

Bellevue City Council Meeting +++Amended Agenda+++

Tuesday, October 5, 2021 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. PLEDGE OF ALLEGIANCE

2. INVOCATION - Dr. Rick Janelle, Lead Teaching Minister, Bellevue Church of Christ, 2311 Madison Street.

3. CALL TO ORDER AND ROLL CALL

4. OPEN MEETINGS ACT - Posted in the Entry to the Council Chambers

5. APPROVAL OF AGENDA, CONSENT AGENDA, CLAIMS, AND ADVISORY COMMITTEE REPORTS:

a. Approval of the Agenda

b. Approval of the Consent Agenda (**Items marked with an (*) are approved where this item is, unless otherwise removed**)

1. (*) Approval of the September 21, 2021 City Council Minutes.

6. (*) APPROVAL OF CLAIMS

7. SPECIAL PRESENTATIONS: NONE

8. ORGANIZATIONAL MATTERS: NONE

9. APPROVED CITIZEN COMMUNICATION:

a. Discussion on Code Enforcement Violations and Handicap Parking Permit. (Mr. Daniel Seymour)

10. LIQUOR LICENSES:

a. Recommend approval to NLCC the Application for Reconstruction to Liquor License for Buck's LLC dba "Bucky's Express 33," replacing application for Class D-124055, at 3003 Samson Way, Bellevue. (City Clerk)

b. Recommend approval to NLCC the Application for Change in Trade Name to Liquor License for Buck's LLC dba "Casey's General Store 6133" replacing application for Class D-124055, at 3003 Samson Way, Bellevue. (City Clerk)

11. ORDINANCES FOR ADOPTION (3rd reading):

a. Ordinance No. 4053: Request to amend Sections 5.27 ML Light Manufacturing, and 5.28 MH Heavy Manufacturing, City of Bellevue Zoning Ordinance, regarding the addition of recycling collection and processing facilities as a permitted use. Applicants: Waste Connections of Nebraska, Inc. and City of Bellevue. Case #: 164. (Planning Manager)

b. Ordinance No. 4054: Request to rezone Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, located in the Southwest ¼ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE, from FX and BNH to ML for the purpose of light industrial development. Applicant: Waste Connections of Nebraska, Inc. General Location: Fairview Road and Fort Crook Road South. (Planning Manager)

c. Ordinance No. 4055: Request to amend Sections 2.22 Definitions, 5.27 ML Light Manufacturing District, 5.28 MH Heavy Manufacturing District, 5.35 HCO Highway 34 Corridor Overlay District, and Article 8 Supplemental Regulations, City of Bellevue Zoning Ordinance, regarding solar energy. Applicant: City of Bellevue. Case #: 165 (Planning Manager)

d. Ordinance No. 4056: Request to rezone Lots 1 and 2, Whispering Timber Estates Replat 7,

being a replat of Lot 106, Whispering Timber Estates, Lot 1, Whispering Timber Estates Replat 6, and Lot 2A1, Fair Hill Addition, from AG, RE and RS-84-PS to RE and RS-84-PS for the purpose of existing residential development; and small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7. Applicants: Todd Santoro and Greg Dennis. General location: Hickory Circle and Childs Road East. (Planning Manager)

1. Small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7.

e. Ordinance No. 4057: A compensation ordinance reflecting pay ranges covered under collective bargaining agreements and unclassified positions. (HR Director)

12. ORDINANCES FOR PUBLIC HEARING (2nd reading):

a. Ordinance No. 4058: An ordinance amending Article I, Chapter 20 of the Bellevue Municipal Code by adding new Sections 20-15 through 20-20 regarding additional offenses. (Police Chief)

b. Ordinance No. 4059: An ordinance to repeal Article VI, Chapter 19 of the Bellevue Municipal Code regarding noise control. (Police Chief/Legal)

c. Ordinance No. 4060: An ordinance to amend the Bellevue Municipal Code regarding application for plumbing licenses and examination requirements. (Chief Building Inspector)

13. ORDINANCES FOR INTRODUCTION (1st reading):

a. Ordinance No. 4061: Request to rezone Lots 1 and 2, Kunes Addition Replat One, being a replat of Lot 1, Kunes Addition from RA to RE for the purpose of single family residential development, small subdivision plat Lots 1 and 2, Kunes Addition Replat One; and waiver of Section 6-7 (7), Subdivision Regulations. Applicant: Alice Kunes. General Location: 10507 Cedar Island Road. (Planning Manager)

14. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: NONE

15. RESOLUTIONS:

a. Resolution No. 2021-36: A resolution requesting approval to operate a satellite keno location at the business operated by East Coasts Eats LLC dba "Sinful Burger" at 4005 Twin Creek Dr., Bellevue and authorize the Mayor to sign. (City Clerk)

b. Resolution No. 2021-37: Request to declare as blighted and substandard Lot 1, College Apartments Addition. Applicant Stella Realty, LLC. General Location: 400 West 19th Avenue.

16. CURRENT BUSINESS:

a. Recommend approval of waiver of hunting applications. (City Clerk)

b. Approve and authorize Mayor to sign the amendment extending the CDBG-CV inter-departmental agreement with the Human Services Department. (Finance/CDBG)

c. Recommend approval to purchase a 2023 Ford F-550 4x4/Braun Med Unit, in an amount not to exceed \$257,400. (Fire Chief)

d. Approval of a separate agreement with Chamber of Commerce for additional funding for marketing and rebranding services. (Administrator/Community Development Director)

e. Approve corrected Employee Handbook for adoption. (HR Director)

17. ADMINISTRATION REPORTS: Comments must be limited to items on the current Reports. **(Monthly Reports are given at the first Council Meeting of each month - September report is attached to the Council Packet)**

18. CLOSED SESSION:

19. ADJOURNMENT

MINUTE RECORD

Bellevue City Council Meeting, September 21, 2021, Page 1

A regular meeting of the Mayor and Council of the City of Bellevue was called to order by Mayor Rusty Hike at the Bellevue City Hall on the 21st of September 2021, at 6:00 p.m. Present were Council Members Bob Stinson, Paul Cook, Jerry McCaw, Don Preister, Thomas Burns, and Kathy Welch.

Notice of this meeting was given in advance thereof by publication in the Gretna Guide, "Daily Record" and posting in two public places, the designated method for giving notice and was also given to the Mayor and all members of the City Council. A copy of the affidavit of publication, the certificate of posting, and the council's acknowledgment of receipt of notice are hereby attached to these minutes. All proceedings shown hereafter were taken while the convened meeting was open to the public.

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Hike led the Pledge of Allegiance. Senior Pastor Michael Lusk, First Baptist Church, 112 E. 23rd Avenue, Bellevue, gave the invocation.

OPEN MEETINGS ACT

Mayor Hike announced a copy of the Open Meetings Act is posted by the entry in the City Council Chambers.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE CONSENT AGENDA:

Motion was made by Cook, seconded by Preister, to approve the consent agenda.

Motion was made by Cook, seconded by Preister, to amend the consent agenda by removing Item 5b3. Roll call vote on the motion to amend was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Roll call vote on motion to approve the consent agenda as amended consisted of the following items: Acknowledge Receipt of the August 26, 2021 Planning Commission Minutes; Approval of the August 31, 2021 Special City Council Minutes; Acknowledge Receipt of August 10, 2021 Tree Board Minutes; Approval of Claims; and Recommend Approval of waiver of hunting applications. Motion carried.

APPROVAL OF THE SEPTEMBER 7, 2021 CITY COUNCIL MINUTES

Motion was made by Cook, seconded by Welch, to approve the September 7, 2021 City Council Minutes.

Motion was made by Cook, seconded by Welch to amend the September 7, 2021 minutes approving the Mayor to sign the Bellevue Police Officer Association (BPOA) Collective Bargaining Agreement for the term October 1, 2021 through September 30, 2025 to the corrected date of October 1, 2021 through September 30, 2024. Roll call vote on the amended motion was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Roll call vote to approve the September 7, 2021, City Council Minutes as amended was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

SPECIAL PRESENTATIONS: NONE

ORGANIZATIONAL MATTERS: NONE

APPROVED CITIZEN COMMUNICATION:

Improper replacement/repair of culvert in City right-of-way. (Chris and Marny Stricklin (David Levy, Baird Holm LLP)

Mr. David Levy, Baird Holm LLP, provided a brief history on the road ditch along Camp Gifford Road. He explained the ditch flooded in 2019, causing damage to the Stricklin's property. In the summer of 2019, the City of Bellevue installed a culvert across from the property. Since then, the culvert has become damaged & there continues to be a flooding issue. There has been discussion between the City & the Stricklin's on how to resolve the issue. Ms. Bree Robbins, City Attorney, advised that the Administration will take their comments under consideration.

MINUTE RECORD

Bellevue City Council Meeting, September 21, 2021, Page 2

LIQUOR LICENSES:

Recommend to the Nebraska Liquor Control Commission the approval of the application for Kinsey A. Bosselman as the new Manager for Bosselman's Pump & Pantry LLC dba "Pump & Pantry 50" at 3605 Summit Plaza Drive, Bellevue. (City Clerk)

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

No one in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Motion was made by Cook, seconded by Burns, to recommend to the Nebraska Liquor Control Commission the approval of the application for Kinsey A. Bosselman as the new Manager for Bosselman's Pump & Pantry LLC dba "Pump & Pantry 50" at 3605 Summit Plaza Drive, Bellevue. (City Clerk)

Roll call vote on the motion was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

ORDINANCES FOR ADOPTION (Third Reading):

Ordinance No. 4050: An ordinance to amend Section 12-57 through 12-58 of the Bellevue Municipal Code pertaining to fireworks. (City Clerk)

Ordinance No. 4050: An ordinance to amend Section 12-57 through 12-58 of the Bellevue Municipal Code pertaining to fireworks, to repeal all previous versions of the same; to provide for the publication of this ordinance in pamphlet form; and to provide an effective date of this ordinance was read by title only for the third and final time.

Motion was made by Burns, seconded by Stinson, to approve Ordinance No. 4050. Roll call vote on motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; Absent: none. Motion carried.

ORDINANCES FOR PUBLIC HEARING (Second Reading):

Ordinance No. 4053: Request to amend Sections 5.27 ML Light Manufacturing, and 5.28 MH Heavy Manufacturing, City of Bellevue Zoning Ordinance, regarding the addition of recycling collection and processing facilities as a permitted use. Applicants: Waste Connections of Nebraska, Inc. and City of Bellevue. Case #: 164. (Planning Manager)

Ordinance No. 4053: An ordinance to amend Sections 5.27 and 5.28, Ordinance No 3619, Bellevue Zoning Ordinance, relating to permitted uses in the ML (Light Manufacturing) and MH (Heavy Manufacturing) zoning districts; to repeal such sections as heretofore existing; to provide an effective date of the ordinance; and to provide for the publication of this ordinance in pamphlet form was read for the second time and a public hearing was held.

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

Mr. Steve Mossman, Mattson Ricketts Law Firm, 134 S. 13th Street, Suite 1400, Lincoln, was present on behalf of Waste Connections.

Mr. John Love, Papillion Sanitation, provided an overview of the project and the facility to be located off the Fort Crook and Fairview Road intersection. He advised this will be a trucking hub. The facility will allow parking and maintenance of trucks, containers, and include administrative offices. This site may include a future recycling facility. The facility would employ approximately 175 employees. Mr. Love advised this facility is not a landfill.

Councilman Preister questioned if this will replace the existing facility. Mr. Love replied yes it would.

Councilman Preister confirmed at this time, there will be no recycling. Mr. Love replied correct. He advised no material will come to this site unless in the future a recycling center would be built. Discussion followed.

Councilwoman Welch requested the process involved regarding rezoning if a recycling center is to be built. Mrs. Tammi Palm, Planning Manager, explained the two requests on the agenda are for the rezoning and text amendment. This will allow the recycling center to be built in the future.

Councilman Cook inquired if enough land is being purchased to allow construction of a recycling center in the future. Mr. Love replied yes. The land purchased is 25 acres which allows for plenty of expansion.

Councilman Cook questioned if the recycling center would be indoors. Mrs. Palm replied yes, the zoning districts would require it to be indoors.

MINUTE RECORD

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Councilman Cook inquired what the future land use of the area is. Mrs. Palm stated the Future Land Use Map indicates the area as Light Industrial. There will not be any residential or multi-residential development in the land east of Highway 75. Discussion followed.

No one else in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Mayor Hike stated the third reading of the ordinance will be heard at the Council meeting on October 5, 2021.

Ordinance No. 4054: Request to rezone Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, located in the Southwest ¼ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE, from FX and BNH to ML for the purpose of light industrial development. Applicant: Waste Connections of Nebraska, Inc. General Location: Fairview Road and Fort Crook Road South. (Planning Manager)

Ordinance No. 4054: An ordinance to amend the official zoning map of the City of Bellevue, Nebraska, as provided for by Article 3 of Ordinance No. 3619 by changing the zone classification of land located at or about Fort Crook Road South and Fairview Road, more particularly described in Section 1 of the ordinance and to provide an effective date was read for the second time and a public hearing was held.

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

Mr. Steve Mossman, Mattson Ricketts Law Firm, 134 S. 13th Street, Suite 1400, Lincoln, was present on behalf of Waste Connections.

No one else in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Mayor Hike stated the third reading of the ordinance will be heard at the Council meeting on October 5, 2021.

Ordinance No. 4055: Request to amend Sections 2.22 Definitions, 5.27 ML Light Manufacturing District, 5.28 MH Heavy Manufacturing District, 5.35 HCO Highway 34 Corridor Overlay District, and Article 8 Supplemental Regulations, City of Bellevue Zoning Ordinance, regarding solar energy. Applicant: City of Bellevue. Case #: 165. (Planning Manager)

Ordinance No. 4055: An ordinance to amend Sections 2.22, 5.27, 5.28, and 5.35; and Article 8, Ordinance No. 3619, Bellevue Zoning Ordinance, relating to definitions, permitted uses in the ML (Light Manufacturing), MH (Heavy Manufacturing), and HCO (Highway 34 Corridor Overlay) Zoning Districts, and supplemental regulations regarding solar energy; to repeal such sections as heretofore existing; to provide an effective date of the ordinance; and to provide for the publication of this ordinance in pamphlet form was read for the second time and a public hearing was held.

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

Ms. Michaela Valentin, OPPD, 444 S. 16th Street, provided documents for the City Council. She advised she has been working with the Legal Department and Planning Department on the proposed changes. She explained the material has been reviewed by an engineering team who are experts in regards to solar panels. She requested the maximum height on double stacked panels back to 25 feet as previously recommended, be revisited. She also requested a force majeure clause be included in the solar regulations.

No one else in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Mayor Hike stated the third reading of the ordinance will be heard at the Council meeting on October 5, 2021.

Mrs. Palm addressed the issue of height. She explained Ms. Valentine was at the Planning Commission meeting. There was a lot of discussion regarding height. The Planning Commission recommended the height of 15 feet but gave an exception. The exception may be granted with the conditional use permit in cases when typography, floodplain or other natural elements of the natural landscape interfere with the ability to meet the foregoing height restrictions. This language was taken specifically from the Sarpy County ordinance which was recently passed.

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Councilman Preister asked how the exemption would work if the height of 25 feet was requested. Mrs. Palm explained in the proposed regulations, solar would be done through a Conditional Use Permit (CUP). The CUP would be reviewed by the City Council and a CUP agreement would need to be entered. Conversation ensued.

Councilman Preister inquired if there was a reason to only go with 15 feet versus 25 feet. Mrs. Palm advised while doing their research Legal and Planning located an ordinance locally and nationally and numbers were all over the board. A majority of ordinance indicated the height at 15 to 20 feet. Planning Commission recommended 15 feet with exceptions. Discussion followed.

Councilwoman Welch questioned Ms. Valentine why she is requesting the panels go to 25 feet. Ms. Valentin explained after extensive discussion with the expert engineers on solar panel it was determined the best height would be 25 feet, based on looking into the future.

Councilwoman Welch questioned if Planning was okay with the height of 25 feet. Mrs. Palm advised it is up to the City Council. However, Planning is okay with the exception. Conversation ensued.

Ordinance No. 4056: Request to rezone Lots 1 and 2, Whispering Timber Estates Replat 7, being a replat of Lot 106, Whispering Timber Estates, Lot 1, Whispering Timber Estates Replat 6, and Lot 2A1, Fair Hill Addition, from AG, RE and RS-84-PS to RE and RS-84-PS for the purpose of existing residential development; and small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7. Applicants: Todd Santoro and Greg Dennis. General location: Hickory Circle and Childs Road East. (Planning Manager)

Ordinance No. 4056: An ordinance to amend the official zoning map of the City of Bellevue, Nebraska, as provided for by Article 3 of Ordinance No. 3619 by changing the zone classification of land located at or about Hickory Circle and Childs Road East, more particularly described in Section 1 of the ordinance and to provide an effective date was read for the second time and a public hearing was held.

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

Mrs. Palm provided an explanation summarizing the project. There was some confusion at the Planning Commission meeting with the neighbors. The applicants are requesting to take four parcels and combine them into two parcels. This does not create any additional buildable residential lots. This proposal limits potential development.

Mr. Greg Dennis, 908 Camp Gifford Road, stated he lives at lot 107. In February 2021, he purchased lot 106. He basically just looking to purchase the one-acre lot behind his house.

Mr. Todd Santoro, 1606 Camp Gifford Road, mentioned the goal is to block this off for any future development.

Mayor Hike advised an email was received from Gary and Kathleen Jacobs and it was distributed to the City Council members.

Councilwoman Welch questioned if the requested lots have never been developed in the past because they are unbuildable. Mrs. Palm stated she assumes so. This property was previously owned by the city and is a drainage way.

No one else in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Mayor Hike stated the third reading of the ordinance will be heard at the Council meeting on October 5, 2021.

Small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7. (No action required)

Mayor Hike read Item # 12d.1 for the record and stated no action was required.

Ordinance No. 4057: A compensation ordinance reflecting pay ranges covered under collective bargaining agreements and unclassified positions. (HR Director)

Ordinance No. 4057: An ordinance of the City of Bellevue, Nebraska, classifying the employees of the city; fixing the ranges of compensation of such employees; providing a pay range schedule; providing for publication in pamphlet form; repealing Ordinance No. 4038; and providing for an effective date was read for the second time and a public hearing was held.

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

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Bellevue City Council Meeting, September 21, 2021, Page 5

No one in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Mayor Hike stated the third reading of the ordinance will be heard at the Council meeting on October 5, 2021.

ORDINANCES FOR INTRODUCTION: (First Reading)

Ordinance No. 4058: An ordinance amending Article I, Chapter 20 of the Bellevue Municipal Code by adding new Sections 20-15 through 20-20 regarding additional offenses. (Police Chief)

Ordinance No. 4058: An ordinance to amend Article I, Chapter 20, of the Bellevue Municipal Code by adding new Sections 20-15 through 20-20 regarding additional offenses and to provide for an effective date was read for the first time.

Mayor Hike stated the second reading and public hearing of the ordinance will be heard at the Council meeting on October 5, 2021.

Ordinance No. 4059: An ordinance to repeal Article VI, Chapter 19 of the Bellevue Municipal Code regarding noise control. (Police Chief/Legal)

Ordinance No. 4059: An ordinance to repeal Article VI, Chapter 19, of the Bellevue Municipal Code regarding noise control and to provide an effective date was read for the first time.

Mayor Hike stated the second reading and public hearing of the ordinance will be heard at the Council meeting on October 5, 2021.

Ordinance No. 4060: An ordinance to amend the Bellevue Municipal Code regarding application for plumbing licenses and examination requirements. (Chief Building Inspector)

Ordinance No. 4060: An ordinance to amend Article II, Chapter 27, of the Bellevue Municipal Code by amending Section 27-27, Section 27-28, and Section 27-34 regarding application for plumbing licenses and examination requirements and to provide an effective date was read for the first time.

Mayor Hike stated the second reading and public hearing of the ordinance will be heard at the Council meeting on October 5, 2021.

PUBLIC HEARINGS ON MATTERS OTHER THAN ORDINANCES:

Show Cause Hearing on the proposed condemnation of the structure(s) at 3636 Edna Street, Bellevue 68147. (Chief Building Inspector)

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

Mr. Mike Christensen, Chief Building Official, presented a video of the property at 3636 Edna Street. As the video played, he explained the damage was sustained from a fire in August of 2019. He advised the property is a public nuisance and requested the Council's approval to tear the property down.

Councilwoman Welch questioned if there has been any communication with the property owner. Mr. Christensen advised he made contact a couple times to discuss bringing the property into a safer condition. This never happened. The Permits Department hired a contractor to remove the upper portion to make the property safer.

Councilman Preister questioned as of today has no contact from the property owner been received. Mr. Christensen advised one of the Permits Tech received a call from the owner regarding the process and requirements for a demo permit.

Mr. Paul Contreras, 3632 Edna Street, advised the Council he lives next door to the property. He explained the emotional stress the fire had on his daughter who was eleven at the time. The fire to the house at 3636 Edna Street damaged his house as well. It has been sitting there for 2 years and nothing has been done. He requested the property be torn down.

Ms. Antoinette Marsh, 3632 Edna Street, explained the property at 3636 Edna Street is an eye sore and a safety concern. She requested the property be torn down.

Ms. Alyssa Marsh-Contreras, 3632 Edna Street, provided an emotional description of the impact the fire next door had on her family.

No one in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

MINUTE RECORD

Bellevue City Council Meeting, September 21, 2021, Page 6

Resolution No. 2021-32: Condemning the structure(s) at 3636 Edna Street, Bellevue 68147.

Motion was made by Welch, seconded by Preister, to approve the Resolution No. 2021-32, condemning the structure(s) at 3636 Edna Street, Bellevue 68147. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Mayor Hike inquired when the demolition will take place. Mr. Christensen explained the property owner has thirty (30) days to proceed on their own. He will work on bid prior to the thirty days.

Show Cause Hearing on proposed condemnation at 708-720 E. La Platte Road, Bellevue 68123. (Chief Building Inspector)

Mr. Mike Christensen, Chief Building Official, presented a video of the property at 708-720 E. La Platte Road. As the video played, he explained the history of the property and minimum housing issues. The 2019 flood caused uninhabitable conditions to both structures on the property. There are many outbuildings on the property and none of the structures are being utilized for their intended use.

Councilwoman Welch questioned if all the structures will be included in the demo. Mr. Christensen advised the only remaining structure will be the grain elevator.

Resolution No. 2021-33: Condemning the structure(s) at 708-720 E. La Platte Road, Bellevue 68123.

Motion was made by Cook, seconded by McCaw, to approve the Resolution No. 2021-33, condemning the structure(s) at 708-720 E. La Platte Road, Bellevue, 68123. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

RESOLUTIONS:

Resolution No. 2021-34: A resolution to approve extension of moratorium on acting upon applications for any permits, zoning approvals, or zoning changes for any proposed Solar Plants and any related power generation facilities and authorize the Mayor to sign. (City Administrator)

Motion was made by Cook, seconded by McCaw, to approve the Resolution No. 2021-34 – A resolution to approve extension of moratorium on acting upon applications for any permits, zoning approvals, or zoning changes for any proposed Solar Plants and any related power generation facilities and authorize the Mayor to sign. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Resolution No. 2021-35: A resolution approving park expenditure for Sanitary Improvement District (SID) No. 334 (Falcon Pointe), in an amount not to exceed \$330,000. (Planning Manager)

Motion was made by Cook, seconded by McCaw, to approve the Resolution No. 2021-35, A resolution approving park expenditure for Sanitary Improvement District (SID) No. 334 (Falcon Pointe), in an amount not to exceed \$330,000.

Councilman Cook inquired if this park meets the definition of a regional park. Mr. Doug Clark, Public Works Director, replied yes.

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

CURRENT BUSINESS:

Approve the Community Development Block Grant (CDBG) Community Revitalization Fund Policy and Procedures Manual. (CDBG Program Specialist/Finance Director)

Motion was made by Welch, seconded by Preister, to approve the Community Development Block Grant (CDBG) Community Revitalization Fund Policy and Procedures Manual. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Approve and authorize Mayor to sign Memorandum of Understanding (MOU) with Redwood USA LCC. (Planning Manager)

Motion was made by Stinson, seconded by Cook, to approve and authorize Mayor to sign Memorandum of Understanding (MOU) with Redwood USA LCC. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

MINUTE RECORD

Bellevue City Council Meeting, September 21, 2021, Page 7

Approve updated Employee Handbook. (HR Director)

Motion was made by Welch, seconded by Cook, to approve updated Employee Handbook. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign contract with HDR to finalize the Master Plan for American Heroes Park, in an amount not to exceed \$72,500. (Public Works Director)

Motion was made by Burns, seconded by Preister, to approve and authorize the Mayor to sign contract with HDR to finalize the Master Plan for American Heroes Park, in an amount not to exceed \$72,500. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign an Agreement for Professional Services with Lamp Rynearson to review all parks and aquatic facilities, in an amount not to exceed \$333,100. (Public Works Director)

Motion was made by Burns, seconded by McCaw, to approve and authorize the Mayor to sign an Agreement for Professional Services with Lamp Rynearson to review all parks and aquatic facilities, in an amount not to exceed \$333,100.

Councilman Preister asked Mr. Clark what all is included in the agreement. Mr. Clark explained the City of Bellevue maintains over 700 acres of park land. Demands are placed on the Parks Department on a regular basis to maintain and improve those areas. The City of Papillion recently completed a study of how many parks they would like to have when they reach a population of 50,000. They would like to have 30. The City of Bellevue has 55 parks with a population of over 63,000. Maintaining and adequately putting amenities in the parks is burdensome to the taxpayers. Therefore, an independent review of all the parks and the best use for them is needed. The goal is to have a five year plan the citizens and City Council Members can participate in. Discussion followed.

Councilman Preister questioned if this also included all the swimming pools. Mr. Clark advised it does. Discussion followed on the status of swimming pools in Bellevue.

Councilman Preister inquired why a separate contract is being looked at for an aquatic center. Mr. Clark advised as the cost was looked at for replacing two pools it became obvious the citizens of Bellevue and policy makers have a good understanding of a public/private partnership would look like. This addresses a larger, more regional water attraction that would fit into Bellevue and address more needs than a neighborhood swimming pool. Councilman Preister commented this is a lot of money to invest for eight to ten weeks of use throughout the year. Mr. Clark explained if this is operated as a private/public partnership, the system would be open longer, have more amenities, and be a great attraction. Conversation ensued.

Mr. Jim Ristow advised a market analysis will be done on what the competitive nature is. This will determine what the need is. Discussion followed.

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

Recommendation to approve and authorize the Mayor to sign the proposal with Lamp Rynearson to enter into a market study for a regional water park, in an amount not to exceed \$31,000. (Public Works Director)

Motion was made by Stinson, seconded by Burns, to recommend to approve and authorize the Mayor to sign the proposal with Lamp Rynearson to enter into a market study for a regional water park, in an amount not to exceed \$31,000. Roll call vote on the motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; absent: none. Motion carried.

ADMINISTRATION REPORTS: Comments must be limited to items on the current Reports (Monthly Reports are given at the first Council Meeting of each month - September report will be attached to the October 5th Council Packet)

CLOSED SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council at this time, on motion by Cook, seconded by Burns, the meeting was adjourned at 7:29 p.m. Roll call vote on motion to approve was as follows: Stinson, Cook, McCaw, Preister, Burns, and Welch voted yes; voting no: none; Absent: none. Motion carried.

MINUTE RECORD

Bellevue City Council Meeting, September 21, 2021, Page 8

Susan Kluthe, City Clerk

Rusty Hike, Mayor

I, the undersigned, Deputy City Clerk of the City of Bellevue, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on September 21, 2021; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agendas for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Susan Kluthe, City Clerk

MINUTE RECORD

CLAIMS FOR FYE SEPTEMBER 28, 2021

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CITY ADMINISTRATION

BELLEVUE COMMUNITY FOUNDATION	CHAMBER ANNUAL DINNER-FUNDRAISER	2,000.00
SPARTAN NASH STORES, LLC	CPS-WATER, SODAS FOR OFFICE	68.94
TRU BY HILTON	CPS-LODGING FOR CONFERENCE-ELBERT	188.63
		<u>\$ 2,257.57</u>

CITY COUNCIL

DON PREISTER	REIM FOR INTERNET SERVICE-SEPT 2021	59.99
		<u>\$ 59.99</u>

LEGAL

ANNIE MATHEWS	REIMB FOR TRAVEL FOR CONFERENCE	123.20
DROP BOX	CPS-LEGAL FEES	19.99
LEAGUE OF NEBRASKA MUNICIPALITIES	CPS-CONFERENCE-MATHEWS, ROBBINS	865.00
UNITED STATES POSTAL SERVICE	CPS-MAILING CHARGE	7.00
PRENTISS GRANT, LLC	MEDIATION-MAIN ST PROPERTIES	907.50
		<u>\$ 1,922.69</u>

CITY CLERK

AMERICAN LEGAL PUBLISHING CORP	INTERNET SUPPLEMENTAL PAGES	175.50
GRETNA GUIDE & NEWS	LEGAL ADS	14.92
		<u>\$ 190.42</u>

FINANCE/RISK MANAGEMENT

AICPA DUES PROCESSING	CPS-MEMBERSHIP-SEVERSON	625.00
AMAZON.COM, LLC	OFFICE SUPPLIES, PRINTER SUPPLIES	323.06
CAPITAL BUSINESS SYSTEMS, INC	PRINTER EXPENSE	14.07
HANEY SHOE STORE	SAFETY SHOES	298.98
JANI JENNINGS	REIMB PER DIEM EXPENSES FOR TRAINING	305.58
RED WING BUSINESS ADVANTAGE	SAFETY SHOES	339.49
THE CURE	FIRST AID SUPPLIES	202.64
UNIVERSITY OF NEBRASKA-OMAHA	CPS-GFOA CONFERENCE-SEVERSON, HORTON	300.00
		<u>\$ 2,408.82</u>

LIBRARY

ABE BOOKS	CPS-BOOKS	68.09
AMAZON.COM, LLC	BOOKS, VIDEOS, PROGRAM SUPPLIES	1,985.41
APPLE, INC	CPS-PROGRAM SUPPLIES	449.08
BADGE-A-MINIT	CPS-PROGRAM SUPPLIES	118.90
CENTER POINT LARGE PRINT	BOOKS	85.08
DILLONS CUSTOMER CHARGES	CPS-SUPPLIES	34.96
FALLS CITY LIBRARY & ARTS CENTER	LOST BOOK FEE	14.00
INGRAM LIBRARY SERVICES	BOOKS	1,263.21
LOVELESS MACHINE & GRINDING SVC	SHARPEN HAND CUTTER AND ADJUST	58.50
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/06-2021/09/02	124.50
NLA/NSLA CONFERENCE	NLA CONFERENCE REGISTRATIONS-2 EMP	98.00
RUFF WATERS	AQUARIUM MAINTENANCE	98.93
VERIZON WIRELESS	MONTHLY SERVICE 2021/08/17-2021/09/16	400.10
		<u>\$ 4,798.76</u>

MINUTE RECORD

CLAIMS FOR FYE SEPTEMBER 28, 2021

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ADMINISTRATIVE SERVICES/PERSONNEL

ASHLEY DECKER	REIMB FOR PER DIEM FOR CONFERENCE	1,462.88
BELLEVUE LEADER	CANCEL SUBSCRIPTION- BALANCE	8.56
GRETNA GUIDE & NEWS	LEGAL ADS	14.50
IDEAL PURE WATER COMPANY	BOTTLED WATER	19.50
INTEGRATED REHAB	PHYSICAL TESTINGS	380.00
ONE SOURCE	BACKGROUND CHECKS	96.00
UPS	MAILING CHARGE	2.85
		<hr/>
		\$ 1,984.29

CODE ENFORCEMENT

BELLEVUE PRINTING COMPANY	CODE ENFORCEMENT FORMS	597.41
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	95.46
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/05-2021/09/07	14.28
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE 2021/08/10-2021/09/10	167.03
PETTY CASH-FINANCE	NOTARY FEE-SIMPSON	30.00
		<hr/>
		\$ 904.18

PUBLIC WORKS

ALL MAKES	OFFICE FURNITURE	3,312.47
ALFRED BENESCH & COMPANY	MS4 ANNUAL REPORTS TO 2021/09/29	1,639.00
AMAZON.COM, LLC	FILTERS FOR BOTTLE FILLERS	115.88
AMBASSADOR TITLE SERVICES LLC	OWNER SEARCH-LOT 6 HOCTOR TERRACE	150.00
CARHARTT, INC	CPS-UNIFORM FOR FY 2021-2022-PW EMP	6,474.10
HGM ASSOCIATES INC	PUBLIC WORKS FAC MASTER PLAN THRU AUG 21, 2021	2,547.29
LEO A DALY	BELLEVUE PUBLIC LIBRARY RENOVATION	23,923.19
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/05-2021/09/07	23.98
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE 2021/08/10-2021/09/10	279.32
		<hr/>
		\$ 38,465.23

PARKS

ALEXANDER LAWN & LANDSCAPE, INC	MOWING CYCLE 10	9,721.90
A-RELIEF SERVICES	PORTABLE RESTROOM-CITY PARKS	999.30
BEST CUT LAWN CARE	MOWING-AUG 2021	4,965.64
CREATIVE SITES, LLC	TRASH CAN LINERS	984.00
DOSTALS CONSTRUCTION CO	LOOKINGGLASS HTGS PARK IMPROVEMENTS	60,837.72
DPS, LLC	KEYSTONE TRAIL REPAIRS-BPW-210310	87,891.07
HGM ASSOCIATES INC	AMPHITHEATER AHP-THRU AUG 31, 2021	1,190.00
HOSE & HANDLING, INC	AIR HOSE	139.24
HUGHES MULCH PRODUCTS	MULCH	1,600.00
IKEA	CPS-BAGS TO DISTRIBUTE UNIFORMS FROM PW	95.43
J & J SMALL ENGINE SERVICE	PRUNING SAWS	763.76
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021-08/06-2021/09/07	20,603.13
PET WASTE ELIMINATORS	CPS-PEST WASTE ELIMINATOR BOXES	306.98
TERRY HUGHES TREE SERVICE	TREE MAINTENANCE-ASPEN PARK	7,500.00
TERRY HUGHES TREE SERVICE	TREE MAINTENANCE-2307 GEORGETOWN PLC	1,500.00
TREES SHRUBS AND MORE	LANDSCAPE-OAKHURST ENTRANCE	1,793.50
TY'S OUTDOOR POWER & SERVICE	NEW VENTRAC WITH ACCESSORIES	45,462.00
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
		<hr/>
		\$ 246,367.09

MINUTE RECORD

CLAIMS FOR FYE SEPTEMBER 28, 2021

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RECREATION

ANDY ARKFELD	REFUND FOR BIKE RACE FEE	75.00
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	18.09
JEANNE SCHABEN	REFUND WEDDING RECEPTION DEPOSIT	375.00
MIDWEST IMPRESSIONS	T-SHIRTS	50.00
		<u>\$ 518.09</u>

BUILDING MAINTENANCE

ALBIREO ENERGY	RTU NOT WORKING-DIST III	300.00
APOLLO HEATING & A/C	CONDENSATION IN FIXTURES	82.50
AQUA-CHEM	HAMMER HEAD VACUUMS	4,750.00
BIG RED LOCKSMITHS	MASTER LOCKS	132.00
CARPENTER PAPER CO	JANITORIAL SUPPLIES	497.17
DAY ELECTRIC SERVICE, INC	ADD RECEPTACLES IN SWAT ROOM, ELECTRICAL AT AHP	3,659.48
ECHO GROUP, INC	FUSE AND HOLDER	17.64
FILTER SHOP	PLEATED FILTERS	261.62
FIRE PROTECTION SERVICES, LLC	ANNUAL FIRE EXT INSPECTIONS, REPLACE MODULE, TAMPER PANEL	2,039.00
GRAINGER	EMERGENCY LIGHT	98.02
HOTSY EQUIPMENT CO	PRESSURE WASHER-PD	511.09
INTERSTATE POWER SYSTEMS, INC	GENERATOR MAINTENANCE	3,221.26
JACKSON SERVICES, INC	DOOR MATS SERVICE	191.78
MENARDS	LUMBER, BATTERIES, PAINT SUPPLIES, DRILL BITS, TOOLS	250.97
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/06-2021/09/07	550.04
OVERHEAD DOOR COMPANY	ADJUST CHAIN	173.00
ROCHESTER MIDLAND CORPORATION	WATER ENERGY TEAM BILLING-SEPT 2021	300.00
SHERWIN WILLIAMS CO	PAINT FOR FLEET OFFICE, PD TOWER	223.60
THE HOME DEPOT PRO-SUPPLY WORKS	JANITORIAL SUPPLIES	93.42
THYSSENKRUPP ELEVATOR CORPORATION	ELEVATOR MAINTENANCE-SEPT 2021	960.10
TRICO MECHANICAL SERVICES	CAPACITOR-BAE	91.55
WESTLAKE ACE HARDWARE	SPRAY PAINT, SUPPLIES	64.71
		<u>\$ 18,468.95</u>

CEMETERY

DAVID ESPINOSA	CEMETERY PLOTS SELL BACK (3)	900.00
DIY HOLDING COMPANY, LLC	2021 CONCRETE PAVEMENT- THRU 2021/09/24	101,343.00
J & J SMALL ENGINE SERVICE	LAZER MOWER 801KA60	10,720.00
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/06-2021/09/02	103.63
TERRY HUGHES TREE SERVICE	TREE MAINTENANCE-CEMETERY	5,820.00
WINDY PRAIRIE SYSTEMS	DIGITAL CEMETERY DIRECTORY	26,500.00
		<u>\$ 145,386.63</u>

STREETS

3M COMPANY	PAVEMENT MARKING	561.72
ALFRED BENESCH & COMPANY	2021 RESURFACING PE/NEPA 2021/08/02-2021/08/29	7,684.25
ALFRED BENESCH & COMPANY	2021 OVERLAY PROJECTS 2021/08/02-2021/08/29	2,651.80
ALFRED BENESCH & COMPANY	2021 CONCRETE PROJECTS 2021/08/02-2021/08/29	17,204.82
ALFRED BENESCH & COMPANY	SCHILLING DR BRIDGE REMOVAL-PROF SVC-2021/07/26-2021/08/29	6,712.50
ALFRED BENESCH & COMPANY	MS4 ANNUAL REPOSRT TO 2021/09/29	3,436.82

MINUTE RECORD

CLAIMS FOR FYE SEPTEMBER 28, 2021

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STREETS (cont'd)

AMAZON.COM, LLC	CLEANING SUPPLIES, OFFICE SUPPLIES, ICE MAKER, GREASE GUNS	1,147.97
CARHARTT, INC	CPS-UNIFORM-WEAVER	150.00
DIY HOLDING COMPANY, LLC	2021 CONCRETE PAVEMENT- THRU 2021/09/24	101,653.00
DIY HOLDING COMPANY, LLC	2021 CONCRETE PAVEMENT- THRU 2021/09/24	39,405.08
HDR ENGINEERING, INC	FT CROOK RD MASTER PLAN 2021/08/01-08/28	7,210.43
HGM ASSOCIATES INC	MUD CREEK STABILIZATION THRU AUG 31, 2021	868.35
JACOBS ENGINEERING GROUP, INC	STORM DRAINAGE IMP PLAN-2021/07/31-2021/09/03	51,957.87
KEVIN POINTER	REIMB FOR CDL UPGRADE	16.50
LAKEVIEW CONSTRUCTION	2021 CONCRETE PROJECTS THRU 2021/09/18	84,754.84
LOGAN CONTRACTORS SUPPLY	SEALANT	12,060.00
MARTIN ASPHALT	BULK OIL	247.90
MENARDS	CUTTER, CLAMPS, LAG SCREWS, NAILS	41.58
METRO LEASING	8733A-METRO LEASE-2021/09/10 INT'L TRUCK	13,612.86
METRO LEASING	8733B-METRO LEASE-2021/09/10 INT'L TRUCKS	13,261.84
METRO LEASING	8724-METRO LEASE-2021/09/10 AERIAL BOOMTRUCK	5,816.04
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/05-2021/09/07	567.82
MICHAEL J BAILEY	REIMB FOR CDL CLASS A	51.50
NEBRASKA DEPARTMENT OF TRANSPORTATION	36TH ST N 370-SHERIDAN PROJECT THRU AUG 25, 2021	505,168.44
NEWMAN SIGNS	SPECIAL TRAFFIC SIGNS	13,948.02
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE 2021/08/10-2021/09/10	1,335.53
OMNI	2021 OVERLAY PROJECTS TO 2021/09/18	95,735.87
READY MIXED CONCRETE COMPANY	CONCRETE	10,057.44
SHERWIN WILLIAMS CO	PAINT	523.25
THE SCHEMMER ASSOCIATES	GALVIN RD PEDESTRIAN BRIDGE -FINAL	4,100.00
TRISTAR CLAIMS MANAGEMENT SERVICES INC	WORK COMP FUNDING-AUG 2021	1,069.49
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
WESTLAKE ACE HARDWARE	BUG REPELLENT, HAMMER, DRILL BITS	108.59
		\$ 1,003,135.54

FLEET MAINTENANCE

911 CUSTOM, LLC	CONSOLE, ARMREST, CUP HOLDER, CONSOLE, WINDOW BARS, DOOR PANELS	3,096.38
A + UNITED RADIATOR REPAIR	CLEAN FILTERS	250.00
AA WHEEL & TRUCK SUPPLY, INC	DRAWBAR EYE ADJUSTABLE	46.67
AMAZON.COM, LLC	TIMING KIT, HEAD GASKETS, CRANKSHAFT, TIRE PRESSURE SYSTEM	846.57
AUTO VALUE PARTS - SOUTH OMAHA	FILTERS, GREASE TUBES, SEALED BEAMS	289.40
AUTOMOTIVE WAREHOUSE DIST, INC	PARTS, 3M, SILICOME, THREADLOCKER, GASKET MAKER	916.44
AVERY RENTS	PROPANE	23.49
BAUER BUILT	TIRES	500.00
BAXTER FORD	ACCUMULATOR, INJECTOR TUBE, SHOCK ABSORBERS, RESERVOIR	1,072.74

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CLAIMS FOR FYE SEPTEMBER 28, 2021

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FLEET MAINTENANCE (cont'd)

BELLEVUE TIRE & AUTO	TIRES	556.08
CAPE TRUCK ACCESSORIES	FLOOR MATS	129.00
CORNHUSKER INTERNATIONAL TRUCKS	PARTS, EXHAUST SENSORS, DRUMS, BEARINGS, GAUGE, FRONT GUARD, SEALS	2,667.00
DANIELSON / TECH SUPPLY	TIRE BALANCE COMPOUND	293.48
DULTMEIER SALES	MESH SCREEN	24.00
ED M FELD EQUIPMENT CO	CONNECTORS	634.00
EQUIPMENT TECHNOLOGY, LLC	RUBBER BUMPER, RETAINER, PAD	138.59
FACTORY MOTOR PARTS CO	FILTERS, FUEL INJECTOR, MOTOR, SPARK PLUGS	224.45
FARM PLAN	HOUSING, GEAR, CLUTCH, SEALS	11,439.87
HOUSE OF MUFFLERS AND BRAKES	REPAIR EXHAUST	243.77
INDOFF	OFFICE SUPPLIES	78.12
INTERSTATE BATTERIES	BATTERIES	461.58
J & J SMALL ENGINE SERVICE	HYDRO FILTER	407.77
JIM HAWK TRUCK TRAILERS	MERITOR Q+ KIT	156.00
KRIHA FLUID POWER CO	NIPLES, COUPLERS, FITTINGS	316.97
LOGAN CONTRACTORS SUPPLY	FLOW CONTROL VALVE, SENSOR, HYD VALVE	741.43
MARK BRAUN	DUAL GAUGE	99.95
MATHESON TRI-GAS INC	METHANE	329.00
MENARDS	LAMP, RATCHET, D-RINGS, THIMBLES, SPRAY RUST, LUBRICANT	204.40
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021-08/05-2021/09/07	155.78
NAPA AUTO PARTS	CALIPERS, CORES, FILTERS, RESISTORS, TERMNALS, SWAY BAR	1,662.28
NEBRASKA IOWA INDUSTRIAL FASTENERS	EYELETS, TY-RAP, PARTS	63.13
NORTH CENTRAL AMBULANCE	BLOWER MOTOR	321.36
O'REILLY AUTOMOTIVE PARTS	BATTERY TENDER	64.99
P&M HARDWARE	VACUUM FILTERS	34.25
PALFINGER USA LLC	BUCKET TRUCK REPAIR	2,839.67
RAY ALLEN MANUFACTURING CO	HOLSTER WITH CLIP, REMOTE	301.97
TITAN MACHINERY	SWIVEL SEAT	1,155.00
TOMASEK MACHINE SHOP	PINS FOR SNOW PLOW	125.00
TOOL SHED	BATTERY, BRIDGE REAMER	276.40
TOYNE, INC	HANDWHEEL ASSEMBLY	135.16
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	78.40
WESTLAKE ACE HARDWARE	ALUM ANGLE, FASTENERS	41.15
WILLARD AUTO MACHINE INC	REPAIR CYLINDER HEAD-WW102	374.00
WOODHOUSE PARTS DIRECT	LOW FUEL LIGHT INSPECTION	158.14
		<hr/>
		\$ 33,973.83

SOLID WASTE

PAPILLION SANITATION	TRASH HAULING FEES-AUG 2021	314,772.94
PAPILLION SANITATION	GLASS RECYCLING-AUG 2021	336.60
		<hr/>
		\$ 315,109.54

PLANNING

ANGELA M CURRY	REIMB PER DIEM EXPENSES FOR TRAINING	329.10
JO DONS	SIGNS AND STAKES	244.00
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/05-2021/09/07	21.69
NEBRASKA PLANNING & ZONING ASSOCIATION	2021 CONFERENCE-CURRY	105.00
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE 2021/08/10-2021/09/10	252.65
		<hr/>
		\$ 952.44

MINUTE RECORD

CLAIMS FOR FYE SEPTEMBER 28, 2021

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PERMITS & INSPECTIONS

AMAZON.COM, LLC	OFFICE SUPPLIES	15.08
HAMPTON INN KEARNEY	CPS-LODGING FOR TRAINING-FOLLMER	231.06
HARRIS COMPUTER SYSTEMS	SOFTWARE AGREEMENT 2021/10/01-2022/09/30	5,885.00
INDOFF	COPY PAPER	78.00
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	1,238.93
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/05-2021/09/07	28.98
MIDWEST STORAGE SOLUTIONS	MEDIA CABINET	1,700.21
MILLER ELECTRIC	REFUND OVERPAYMENT-PERMIT 21-003626	1,000.00
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE 2021/08/10-2021/09/10	336.87
		\$ 10,514.13

POLICE

ENTERPRISE FM TRUST	DEA VEHICLE LEASE-SEPT 2021	556.70
AARON ESTEP	TRAINER-REIMB PER DIEM	180.00
ACCESS DATA GROUP	CPS-FORENSIC TOO KIT-PAGE	2,518.88
ALAMO RENT-A-CAR	CPS-ALAMO RENTAL CAR-JASHINSKE	0.15
AMAZON.COM, LLC	OFFICE SUPPLIES, COMPUTER SUPPLIES, BULLETIN BOARD, FLASHLIGHTS	1,863.34
ANDREW JASHINSKE	REIMB PER DIEM FOR TRAINING	402.00
A-RELIEF SERVICES	PORTABLE RESTROOMS-GUN RANGE	126.00
ATHLETICO EXCEL NEBRASKA, LLC	POST OFFER SCREENING	75.00
AVERY L LOSCHEN	OCT 2021 K9 BLDG RENT	1,248.00
AXON ENTERPRISE, INC	CPS-TRAINING-BENSHOOF	375.00
BERLA CORPORATION	CPS-RENEW TRANSACTION SOFTWARE-PAGE	2,800.00
CBI*XWAY-CLEVERBRIDGE	CPS-FORENSIC SOFTWARE UPGRADE-PAGE	880.61
CELLEBRITE USA CORP	CPS-UFED RENEWAL-PAGE	4,783.02
CELLEBRITE USA CORP	CPS-DIGITAL COLLECTOR-PAGE	165.15
CITY OF PAPIILLION	SPECIALIZED FORENSIC SOFTWARE	2,567.31
CODY ALBRECHT	REIMB FOR BREAKFAST FOR BIKE CLASS	53.62
COMPCHOICE OCCUPATIONAL HEALTH	MEDICAL TESTING FOR NEW OFFICER	502.61
CULLIGAN OF OMAHA	BOTTLED WATER	271.30
DIGITAL INTELLIGENCE, INC	CPS-WRITE BLOCKER KIT-PAGE	362.21
DOTSTER	CPS-RENEWAL-EIDENMILLER	97.45
DOUGLAS COUNTY SHERIFF OFFICE	FORENSIC FEES	50.00
EVITA SAUCEDO	REIMB FOR TACTICAL BOOTS	289.79
FAIRFIELD INN	CPS-LODGING FOR TRAINING-JASHINSKE-5 EMP	1,469.40
HAMPTON INN	CPS-LODGING FOR TRAINING-3 EMP	991.08
IACNA	CPS-TRAINING-MELROSE	150.00
JACKSON SERVICES, INC	DOOR MAT SERVICE	231.91
JOSEPH GRAY	REIMB FOR K9 SUPPLIES	351.94
KALAHARI RESORT & CONVENTION	CPS-LODGING FORTRAINING-MANNING	378.25
MAGNET FORENSICS	CPS-RENEW AGREEMENT-HOWELL	8,795.40
MENARDS	ENDURANCE FLOOR, GRIP STRIPS	447.93
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/05-2021/09/07	513.56
MIKE BRAZDA	REIMB PER DIEM FOR TRAINING	310.50
MIKE RICHEY	TRAINER-REIMB PER DIEM	180.00
NATIONAL ASSOCIATION OF SCHOOL RESOURCES OFFICERS	CPS-MEMBERSHIP DUES-BANKS	40.00
NET DUTY SOFTWARE	SCHEDULING SOFTWARE-2021/10/01-2022/09/30	828.00
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE 2021/08/10-2021/09/10	5,982.30

MINUTE RECORD

CLAIMS FOR FYE SEPTEMBER 28, 2021

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POLICE (cont'd)

OPEN TEXT, INC	CPS-OPEN TEXT FOR ENCASE-PAGE	2,213.98
PETTY CASH-FINANCE	FUEL-BETSWORTH	70.93
PETTY CASH-FINANCE	DUPLICATE CAR TITLE	14.00
PROVANTAGE LLC	BARCODE PRINTER LABELS KIT-EVIDENCE	144.48
SAMANTHA SPACHER	REIMB FOR SAFETY SHOES	132.15
SHAUN MANNING	REIMB PER DIEM FOR TRAINING	178.50
SMITH DAVIS INSURANCE INC	SURETY BOND-HAVERTY	40.00
SOUTHWEST AIRLINES	CPS-AIR FARE FOR TRAINING-LAMPMAN (REIMB BY GRANT)	755.94
SPRINT	MONTHLY SERVICE-2021/08/06-2021/09/05	125.22
THOMAS DARGY	REIMB PER DIEM FOR TRAINING	76.50
TIMOTHY MELVIN	REIMB PER DIEM FOR TRAINING	76.50
TOWNE PLACE SUITES	CPS-LODGING FOR TRAINING-2 EMP	1,159.92
TRACTOR SUPPLY CREDIT PLAN	CPS-FABRIC COVER FOR KENNEL, DOOR PANEL	197.59
TRAINING FORCE USA	ONLINE TRAINING-LEGBAND	199.00
TRISTAR CLAIMS MANAGEMENT SERVICES INC	WORK COMP FUNDING-AUG 2021	6,899.00
U.S. CELLULAR	MONTHLY SERVICE	118.08
VERIZON WIRELESS	MONTHLY CHARGE	1,763.12
WESTLAKE ACE HARDWARE	KEYS, SUPPLIES	33.37
		\$ 55,036.69

FIRE & RESCUE

AMAZON.COM, LLC	CPS-PHONE MICS, EAR PROTECTION, PRINTER SUPPLIES, OFFICE SUPPLIES, BATH MATS, SHOWER LINERS,	1,378.26
AIR GAS USA	MEDICAL SUPPLIES	176.88
BONNA MCCARTY	REIMB FOR SERVICE	35.00
BOUND TREE MEDICAL	MEDICAL SUPPLIES	4,154.45
CREIGHTON EMS EDUCATION	CPR CARDS	377.80
EC DATA SYSTEMS, INC	CPS-SHARE OF FAX SERVER	7.95
ED M FELD EQUIPMENT	LADDER REPAIR	351.00
GREGORY STANGLER	REIMB FOR SERVICE	762.00
INTERSTATE POWER SYSTEMS	GENERATOR MAINTENANCE	688.92
KFT FIRE TRAINERS	TOWER MAINTENANCE	7,888.00
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/06-2021/09/08	2,512.45
NORTHERN TOOL & EQUIPMENT	CPS-CHAIN SAWS	1,588.33
PWW MEDIA, INC	CPS-CARESACT REPORT EQUIPMENT MANUAL	129.00
THE HOME DEPOT PRO-SUPPLY WORKS	CPS-CHAIN SAWS	99.70
WALMART COMMUNITY	CPS-SUPPLIES	20.40
ZIRMED, INC	MONTHLY PROF CLAIMS MGT FEE	534.63
		\$ 20,704.77

NON-DEPARTMENTAL/CONTRACTS

CENTURY LINK	MONTHLY SERVICE 2021/08/04-2021/09/03	1,028.85
COX BUSINESS SERVICES	MONTHLY SERVICE 2021/09/04-2021/10/03	220.00
CROP RISK SERVICES-MPCI PREMIUMS	HAIL CROP INSURANCE	1,383.00
LOCKTON COMPANIES, LLC	WELLNESS PROGRAM-SEP 2021	1,815.00
SARPY COUNTY COURT HOUSE	ANIMAL CONTROL-OCT 2021	13,452.93
SCOTT WELCH	CPS-MONTHLY WEB MAINTENANCE	125.00
		\$ 18,024.78

MINUTE RECORD

CLAIMS FOR FYE SEPTEMBER 28, 2021

PAGE 8

INFORMATION TECHNOLOGY

AMAZON.COM, LLC	CPS-AUDIO CONNECTORS, POWER STRIPS, PHONE CASE, DOMAIN MAINTENANCE	68.43
DELL MARKETING	POWER EDGE STORAGE	122,407.43
HOSTGATOR.COM	CPS-MONTHLY DOMAIN MAINTENANCE	69.95
PCS MOBILE	NETMOTION PLATFORM	554.40
SHI INTERNATIONAL CORP	CARBON BLACK SOFTWARE RENEWAL, SUPPORT FOR COMPUTERS, OFFICE LICENSES, FAN MODULE	37,052.68
		<hr/>
		\$ 160,152.89

WASTEWATER

AMAZON.COM, LLC	LETTER & NUMBER STAMP KIT	26.97
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	49.74
CITY OF OMAHA	SEWER FEES-JULY 2021	558,978.11
ELLIOTT EQUIPMENT CO	STROBE, CONTACT PINS, LOCKS, LICENSE HOUSING, TIGER TAIL	519.13
GRAINGER	LUBRICANT	221.18
HANEY SHOE STORE	SAFETY BOOTS-WISSIG	165.99
HOA SOLUTIONS, INC	ENCLOSURE FOR BERNADETTE STATION	15,181.00
INDOFF	COPY PAPER	71.98
MENARDS	SAFETY YELLOW PAINT, CAST IRON SUMP PUMP	191.67
METROPOLITAN UTILITIES DIST	MONTHLY SERVICE 2021/08/06-2021/09/08	316.97
NAPA AUTO PARTS	ZEP, GAS CAN	76.72
OMAHA WINLECTRIC CO	CPS-EMERGENCY POWER SWITCH FOR LIFT STATION	2,771.00
PETTY CASH-FINANCE	COFFEE MAKER	131.99
RJN GROUP INC	WHITTED CREEK BASIN-THRU 2021/09/03	14,285.00
		<hr/>
		\$ 592,987.45

COMMUNITY BETTERMENT

MOEN STEEL ERECTION	ROOF FOR FISHING PIER AT AHP	19,440.00
		<hr/>
		\$ 19,440.00

COMMUNITY DEVELOPMENT

ABBY HIGHLAND	CDBG CONSULTANT EXPENSES	5,360.50
		<hr/>
		\$ 5,360.50

FEDERAL FORFEITURES

ADAPTIVE DIGITAL SYSTEMS INC	SURVEILLANCE CAMERA AND ACCESSORIES	23,000.00
VERIZON WIRELESS	MONTHLY CELLULAR SERVICE	361.04
		<hr/>
		\$ 23,361.04

G.O. BONDS

UMB BANK - TRUST OPERATIONS	UMB BOND PAYMENTS 9/15/21 WITHDRAWN 9/13/21	1,266,944.22
		<hr/>
		\$ 1,266,944.22

TOTAL CLAIMS FOR FYE SEPTEMBER 28, 2021 \$ 3,989,430.53



City of Bellevue
Office of the City Administrator
1500 Wall Street • Bellevue, Nebraska 68005 • (402) 292-3023

TOPIC FOR CONSIDERATION
FOR CITY COUNCIL AGENDA

If you have a specific topic that you would like the City Council to consider at a future meeting, please list your name and contact information and the topic. The matter will be reviewed and forwarded to the city staff for appropriate action or scheduled for a future meeting of the City Council, as may be necessary. You will be notified of any staff recommendation or action take on your request or when the matter will be presented to the City Council for consideration.

Name: DANE SEYMOUR

Address: 1240 SAINT ANDREWS RD

Telephone Number: 402 - 291 - 4951

machine don't work

Email Address: _____

Date of Request: 9/7/2021

Description of Requested Topic:

CODE IN FORSEMET

HADY CAPE

PARKING
STALL

ALTIMERS,
BLIND

RECEIVED
SEP 07 2021
CITY CLERK

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

10a.
9/21/2021

COUNCIL MEETING DATE: 10/05/2021		SUBMITTED BY: Susan Kluthe, City Clerk	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input checked="" type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input checked="" type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Application for Reconstruction to Liquor License for Buck's LLC dba "Bucky's Express 33" replacing application for Class D-124055, at 3003 Samson Way, Bellevue.

SYNOPSIS/BACKGROUND:

Application for Reconstruction to Liquor License for Buck's LLC dba "Bucky's Express 33" replacing application for Class D-124055, at 3003 Samson Way, Bellevue. Applications are turned directly into the NE Liquor Control Commission by the applicant then forwarded on to the City Clerk's Office by the NE Liquor Control Commission. The application is reviewed by the Police and then submitted to the City Council for review and recommendation, and then forwarded to the NE Liquor Control Commission for final approval (if there are no issues).

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Recommend approval to NLCC the Application for Reconstruction to Liquor License for Buck's LLC dba "Bucky's Express 33" replacing application for Class D-124055, at 3003 Samson Way, Bellevue.

ATTACHMENTS:

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

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

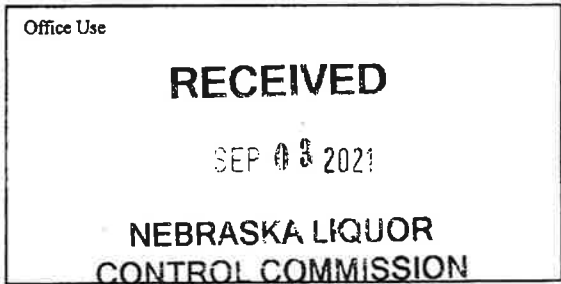
FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:



**APPLICATION FOR RECONSTRUCTION
TO LIQUOR LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov



Application:

- **Must include processing fee of \$45.00 checks made payable to Nebraska Liquor Control Commission (NLCC) or you may pay online at www.ne.gov/go/NLCCpayport**
- **Must include simple hand drawn sketch showing area to licensed, must include outside dimensions in feet (not square feet), show direction north.
NO BLUE PRINTS**
- **May include approval from the local governing body; no reconstruction shall be approved unless endorsed by the local governing body**
- **Check with your local governing body for any additional requirements that may be necessary in making this request for reconstruction**

LIQUOR LICENSE # D-124055 CLASS TYPE D
LICENSEE NAME BUCK'S LLC
TRADE NAME BUCKY'S EXPRESS 33
PREMISE ADDRESS 3003 SAMSON WAY
CITY BELLEVUE ZIP CODE 68123 COUNTY SARPY
CONTACT PERSON MORGAN WIERSCHKE
PHONE NUMBER OF CONTACT PERSON 515-446-6035
EMAIL ADDRESS OF CONTACT PERSON MORGAN.WIERSCHKE@CASEYS.COM

*Five ✓
Ag ✓*



1. What is being reconstructed?
Explain why this area is being rebuilt

REMODELING FOR MORE ADEQUATE AMENITIES FOR CUSTOMERS AND ADDITIONAL STORAGE SPACE.

2. Include a sketch of the area to be licensed showing:
- ✓ Include sketch of building to be licensed with length & width in feet
 - ✓ Is outdoor area to be licensed include on sketch with length & width
 - ✓ Indicate the direction north
 - ✓ Indicate single story building or give number of floors, how many are licensed
 - ✓ Indicate if there is a basement to be included in the licensed description
3. If reconstructing an outdoor area explain:
- ✓ type of fencing
 - ✓ height of fence
 - ✓ length & width of outdoor area in feet

12.07 Outdoor area shall mean an outdoor area included in licensed premises, which is used for the service and consumption of alcoholic liquors and which is contained by a permanent fence, wall or other barrier approved by the Commission and shall be in compliance with all building and fire, or other applicable local ordinances. Rule Chapter 2-012.07

I acknowledge under oath that the premises as reconstructed to comply in all respects with the requirements of the act. Neb Rev Stat §53-129

Julia L. Jackowski

Signature of Licensee or Officer

BY JULIA L. JACKOWSKI
FOR CASEY'S RETAIL COMPANY

State of IOWA
County of POLK

The foregoing instrument was acknowledged before me this

09/02/2021

Date

by JULIA L. JACKOWSKI, SECRETARY, FOR CASEY'S RETAIL COMPANY

name of person acknowledged (individual(s) signing document)

Notary Public signature

Jamie Dietrich

Affix Seal



JAMIE DIETRICH
Commission Number 820899
My Commission Exp. 10/15/22

RECONSTRUCTION TO LIQUOR LICENSE

POLICE REPORT

DATE OF COUNCIL MEETING: 10/05/2021 Due to City Clerk: ASAP

APPLICANT: Buck's LLC dba "Bucky's Express 33"

LOCATION/ADDRESS: 3003 Samson Way, Bellevue

REQUESTED ACTION: Approval to recommend application for Reconstruction to Liquor License for Buck's LLC dba "Bucky's Express 33" replacing Class D-124055, at 3003 Samson Way, Bellevue.

COMMENTS:

Approved 9-27-21

Asst. Chief of Police David Stukenholtz



Pete Ricketts
Governor

STATE OF NEBRASKA

NEBRASKA LIQUOR CONTROL COMMISSION

Hobert B. Rupe

Executive Director

301 Centennial Mall South 5th Floor

P.O. Box 95046

Lincoln, Nebraska 68509-5046

Phone (402) 471-2571

Fax (402) 471-2814 or (402) 471-2374

TRS USER 800 833-7352 (TTY)

September 9, 2021

BELLEVUE CITY CLERK
1500 WALL ST
BELLEVUE, NE 68005

Dear Clerk:

Please present the following application for Reconstruction to your board and send us the results of that action.

RECONSTRUCTION and TRADENAME CHANGE

LICENSE #: D-124055
LICENSEE: BUCKS LLC
TRADE NAME: CASEY'S GENERAL STORE 6133
ADDRESS: 3003 SAMSON WAY
CITY/COUNTY: BELLEVUE/SARPY
CONTACT NUMBER: 515-446-6035
CONTACT PERSON: MORGAN WIERSCHKE
EMAIL: MORGAN.WIERSCHKE@CASEYS.COM

NEW DESCRIPTION: ONE STORY BLDG APPROX 50 X 98

APPROVED _____ **DISAPPROVED** _____

Tracy Burmeister
Licensing Division
NEBRASKA LIQUOR CONTROL COMMISSION
Tracy.burmeister@nebraska.gov

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

10b.
9/21/2021

COUNCIL MEETING DATE: 10/05/2021		SUBMITTED BY: Susan Kluthe, City Clerk	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input checked="" type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input checked="" type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Request for change in Trade Name for Buck's LLC dba "Casey's General Store 6133" replacing application for Class D-124055, at 3003 Samson Way, Bellevue.

SYNOPSIS/BACKGROUND:

Application requesting a Change in Trade Name for Buck's LLC dba "Casey's General Store #6133" replacing application for Class D-124055, at 3003 Samson Way, Bellevue. Applications are turned directly into the NE Liquor Control Commission by the applicant then forwarded on to the City Clerk's Office by the NE Liquor Control Commission. The application is reviewed by the Police and then submitted to the City Council for review and recommendation, and then forwarded to the NE Liquor Control Commission for final approval (if there are no issues).

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Recommend approval to NE Liquor Control Commission the Request for Change in Trade Name for Buck's LLC dba "Casey's General Store 6133" replacing application for Class D-124055, at 3003 Samson Way, Bellevue.

ATTACHMENTS:

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

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

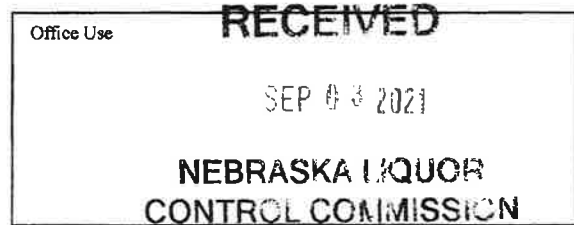
FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

[Handwritten signatures in blue ink]

**REQUEST FOR CHANGE IN
TRADE NAME**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH, 5TH FLOOR
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov



2-008 TRADE NAME

008.01 The Liquor Control Commission shall be notified in writing of any change in an operating trade name (DBA). Notification shall be made by licensee within thirty (30) days of change.

Trade name or premise name is the name on the sign outside your business.

LICENSE INFORMATION

Please type or print legibly

License number: D-124055

Address: 3003 SAMSON WAY

City: BELLEVUE

Current trade/Premises Name: BUCKY'S EXPRESS 33

New trade/Premises Name: CASEY'S GENERAL STORE #6133

Please type or print legibly

CONTACT PERSON: MORGAN WIERSCHKE

Phone Number: 515-446-6035

E-mail: MORGAN.WIERSCHKE@CASEYS.COM


Signature FOR CASEY'S RETAIL COMPANY, BY

JULIA L. JACKOWSKI, SECRETARY 09/02/2021
Print Name Date

**CHANGE IN TRADE NAME TO LIQUOR LICENSE
POLICE REPORT**

DATE OF COUNCIL MEETING: 10/05/2021 Due to City Clerk: ASAP

APPLICANT: Buck's LLC dba "Casey's General Store #6133"

LOCATION/ADDRESS: 3003 Samson Way, Bellevue

REQUESTED ACTION: Approval to recommend application for Request Change in Trade Name Buck's LLC dba "Casey's General Store 6133" replacing application for Class D-124055, at 3003 Samson Way, Bellevue.

COMMENTS:

Approved 9-27-21

Asst Chief of Police David Stukenholtz



Pete Ricketts
Governor

STATE OF NEBRASKA

NEBRASKA LIQUOR CONTROL COMMISSION

Hobert B. Rupe

Executive Director

301 Centennial Mall South 5th Floor

P.O. Box 95046

Lincoln, Nebraska 68509-5046

Phone (402) 471-2571

Fax (402) 471-2814 or (402) 471-2374

TRS USER 800 833-7352 (TTY)

September 9, 2021

BELLEVUE CITY CLERK
1500 WALL ST
BELLEVUE, NE 68005

Dear Clerk:

Please present the following application for Reconstruction to your board and send us the results of that action.

RECONSTRUCTION and TRADENAME CHANGE

LICENSE #: D-124055
LICENSEE: BUCKS LLC
TRADE NAME: CASEY'S GENERAL STORE 6133
ADDRESS: 3003 SAMSON WAY
CITY/COUNTY: BELLEVUE/SARPY
CONTACT NUMBER: 515-446-6035
CONTACT PERSON: MORGAN WIERSCHKE
EMAIL: MORGAN.WIERSCHKE@CASEYS.COM

NEW DESCRIPTION: ONE STORY BLDG APPROX 50 X 98

APPROVED _____ **DISAPPROVED** _____

Tracy Burmeister
Licensing Division
NEBRASKA LIQUOR CONTROL COMMISSION
Tracy.burmeister@nebraska.gov

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

11a.
10/05/2021

COUNCIL MEETING DATE: 06/21/2021		SUBMITTED BY: Tammi Palm		TITLE: Planning Manager	
AGENDA ITEM:		CONSENT AGENDA <input type="checkbox"/>		SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>		ORDINANCE <input checked="" type="checkbox"/>		PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>		CURRENT BUSINESS <input type="checkbox"/>		OTHER <input type="checkbox"/>	

SUBJECT:

Request to amend Sections 5.27 and 5.28, City of Bellevue Zoning Ordinance, regarding permitted uses in the ML (Light Manufacturing) and MH (Heavy Manufacturing) zoning districts to allow for recycling collection and processing facilities, both public and private, as a permitted use. Applicants: Waste Connections of Nebraska, Inc. and City of Bellevue.

SYNOPSIS/BACKGROUND:

Waste Connections of Nebraska, Inc. is requesting an amendment to Section 5.27 of the Zoning Ordinance to allow for "Recycling collection and processing facilities, both public and private" as a permitted use in the ML (Light Manufacturing) zoning district. During the 2011 Zoning Ordinance update, "recycling collection and processing facilities, both public and private" was added as a conditional use in the FX (Flex Space) zoning district. Staff is recommending adding "Recycling collection and processing facilities, both public and private" as a permitted use in our ML (Light Manufacturing) and MH (Heavy Manufacturing Zoning Districts).

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?:	<input type="text" value="NO"/>	COUNTER-PARTY:	<input type="text"/>	INTERLOCAL AGREEMENT:	<input type="text" value="NO"/>
CONTRACT DESCRIPTION:	<input type="text"/>				
CONTRACT EFFECTIVE DATE:	<input type="text"/>	CONTRACT TERM:	<input type="text"/>	CONTRACT END DATE:	<input type="text"/>
PROJECT NAME:	<input type="text"/>				
START DATE:	<input type="text"/>	END DATE:	<input type="text"/>	PAYMENT DATE:	<input type="text"/>
				INSURANCE REQUIRED:	<input type="text" value="YES"/>
CIP PROJECT NAME:	<input type="text"/>	CIP PROJECT NUMBER:	<input type="text"/>		
STREET DISTRICT NAME (S):	<input type="text"/>	STREET DISTRICT NUMBER (S):	<input type="text"/>		
ACCOUNTING DISTRIBUTION CODE:	<input type="text"/>	ACCOUNT NUMBER:	<input type="text"/>		

RECOMMENDATION:

The Planning Department and the Planning Commission have recommended approval of this Zoning Ordinance

ATTACHMENTS:

- | | | |
|---|-------------------------|-----------------------------|
| 1. Planning Commission Recommendation Sheet | 2. Staff Memo | 3. Rezoning Ordinance -4053 |
| 4. <input type="text"/> | 5. <input type="text"/> | 6. <input type="text"/> |

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

A. Bruce Peterson
[Signature]
[Signature]

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Waste Connections of Nebraska, Inc. and the City of Bellevue

CASE #: 164

CITY COUNCIL HEARING DATE: September 21, 2021

REQUEST: to amend Sections 5.27 ML Light Manufacturing, and 5.28 MH Heavy Manufacturing, City of Bellevue Zoning Ordinance, regarding the addition of recycling collection and processing facilities as a permitted use.

On August 26, 2021, the City of Bellevue Planning Commission voted nine yes, zero no, zero absent and zero abstained:

APPROVAL of the amendment as presented.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Compton						
	Aerni						
	Ritz						
	Ackley						
	Hankins						
	Cutsforth						
	Jacobson						

Planning Commission Hearing (s) was held on: August 26, 2021



City of Bellevue

Planning Department

1510 Wall Street • Bellevue, Nebraska 68005
(402) 293-3026

MEMORANDUM

TO: City Council Members
Mayor Rusty Hike
City Administrator Jim Ristow

FROM: Angela Curry, Assistant Planning Manager

DATE: August 30, 2021

RE: Amendment to Sections 5.27 and 5.28 regarding permitted uses

Waste Connections of Nebraska, Inc. is requesting an amendment to Section 5.27 of the Zoning Ordinance to allow for “Recycling collection and processing facilities, both public and private” as a permitted use in the ML (Light Manufacturing) zoning district. During the 2011 Zoning Ordinance update, “recycling collection and processing facilities, both public and private” was added as a conditional use in the FX (Flex Space) zoning district. Staff believes it was an oversight this use was not added to the ML and MH zoning districts as well.

The Planning Department researched and found similar facilities in Omaha, Papillion, and Sarpy County where both city and county ordinances allow collection and processing of recyclables in their Light Industrial and General Manufacturing zones as permitted uses. As a result of this research, staff is recommending adding “Recycling collection and processing facilities, both public and private” as a permitted use in our ML (Light Manufacturing) and MH (Heavy Manufacturing Zoning Districts).

Section 8.07 lists performance standards for flex and industrial uses. The physical appearance section of these regulations states: “All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be displayed or stored in the open if the applicable zoning district permits. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the outdoor storage of vehicles, boats, farm machinery, trailers, mobile homes, or similar equipment when in operable condition. Outdoor storage shall be visually screened from public roadways and residential properties.” This same language is also listed in the Miscellaneous Provisions section of both the ML and MH zoning districts. Based on these regulations, the recycling operations would have to be contained indoors.

As such, staff is recommending the following amendments to Sections 5.27.02 and 5.28.02:

Section 5.27 ML Light Manufacturing District

5.27.01 **Intent.** This zone provides for a wide range of commercial and industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance. The zone specifically excludes residences on the theory that the mixture of residential use, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

5.27.02 **Permitted Uses:**

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Call centers.
5. Car wash.
6. Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
7. Commercial parking lots.
8. Dry cleaning, laundry, and dyeing plants.
9. Feed and seed store.
10. Garages for the storage of automobiles.
11. Garden supply including nursery stock.
12. Gasoline stations.
13. Governmental services – administrative facilities.
14. Governmental services – maintenance and service facilities.
15. Greenhouses, commercial; nursery stock sales yards.
16. Hardware, appliance, and small tool rental when incidental to a hardware or other business.
17. Heavy auto repair services.
18. Highway maintenance yards or buildings.
19. Indoor and Outdoor Recreational Facilities, with the exception of golf courses.
20. Kennels.
21. Laboratories.
22. Light auto repair services.
23. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
24. Logistical centers.
25. Manufacture and assembly of electrical and electronic appliances.
26. Manufacture of light sheet metal products including heating and ventilation equipment.
27. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
28. Manufacturing of food and kindred products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
29. Marine sales and services, but excluding the storage or salvage of boats.
30. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles,

- boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
31. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
 32. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
 - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business inventory) may be located between a front or street side property line and any building on the lot.
 - B. No stacking of containers shall be permitted.
 - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may the use obstruct the circulation of traffic within the zoning lot.
 - D. Containers may not encroach into a drainageway or required landscaped area.
 - E. No container may open into a required side or rear yard, if the site directly abuts a residential zoning district. Containers shall not be located in such a manner which will preclude access to the container, i.e. completely surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
 - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
 - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
 - H. Landscaping shall be provided in accordance with the landscape regulations in Article 9. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
 - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.
 33. Printing services, when mechanical operation is not visible from a street.
 34. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
 35. Radio and television stations, except transmission towers over 35 feet high.
 36. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
 37. Recycling collection and processing facilities, both public and private.
 38. Self-service storage facilities, provided they meet the following restrictions:
 - A. Lot Standards: All space limits as specified in the ML Zone shall be followed,

- B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
- C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide access from one storage bay to another.
- D. Storage Restrictions: All storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the site is prohibited.
- E. Parking/Loading:
 Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee, whichever is greater.
 Loading: Loading docks shall be prohibited, all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
- F. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
- G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
- H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)

- 39. Special and vocational educational and training facilities.
- 40. Stone and monument work.
- 41. Trucking terminals containing 4 or less loading or transfer bays.
- 42. Upholstery shops.
- 43. Veterinary Services.
- 44. Warehouses and storage of non-hazardous goods provided storage is inside building.

5.27.03 Conditional Uses:

- 1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
- 2. Communication Towers meeting the requirements as set forth in Section 8.05.
- 3. Indoor Firing Range (*Ord. No. 3698, Feb. 11, 2013*)
- 4. Indoor recreational facility

5.27.04 Specifically Excluded Uses:

- 1. The following uses are hereby declared incompatible with the purpose of the ML zone and are hereby expressly excluded:
 - A. Churches, synagogues, chapels, and similar places of religious worship and instruction.
 - B. Dwellings and other types of living accommodations shall be prohibited except that quarters for a watchman or caretaker shall be permitted as an

accessory use for any permitted use occupying more than 20,000 square feet of lot area.

- C. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings.
- D. Motels, hotels, and mobile home parks.
- E. Public, parochial and private schools and colleges, except trade schools.
- F. Any use not enumerated as permitted in this zone, but which is specifically provided for in another zone or zones.

5.27.05 Permitted Accessory Uses:

- 1. Accessory uses for light industrial development shall include those normally appurtenant to such development, except as further specified herein.
- 2. Residential and small wind energy systems, subject to Section 8.09.
- 3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

5.27.06 Space Limits:

- 1. Minimum lot area for business or industry: 10,000 square feet.
- 2. Minimum width of lot: 50 feet.
- 3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
- 4. Minimum front yard: 20 feet.
- 5. Minimum rear yard: None.
- 6. Minimum side yard: None.
- 7. Minimum side yard on street side of corner: 10 feet.
- 8. Maximum gross floor area ratio: 1.0
- 9. Maximum ground coverage: 75percent.

5.27.07 Miscellaneous Provisions:

- 1. Buildings and uses customarily incidental to the permitted uses
- 2. Parking as required by Sections 8.01-8.03.
- 3. Signs as permitted in Article 7.
- 4. Landscaping as required by Article 9.
- 5. No outdoor storage is permitted, except
 - A. The display of new merchandise for sale to the public
 - B. Unless specifically permitted within this Section
- 6. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
- 7. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
- 8. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm

- machinery, trailers, mobile homes or similar equipment when in operable condition.
9. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

Section 5.28 MH Heavy Manufacturing District

5.28.01 Intent. This zone provides for the widest range of industrial operations permitted in the city. It is the zone for location of those industries which have not reached a technical stage in processing which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance free manner.

5.28.02 Permitted Uses:

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Car wash.
5. Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
6. Commercial Kennels
7. Dry cleaning, laundry, and dyeing plants.
8. Feed and seed store.
9. Garages for the storage of automobiles.
10. Garden supply including nursery stock.
11. Gasoline stations.
12. Governmental services – administrative facilities.
13. Governmental services – maintenance and service facilities.
14. Greenhouses, commercial; nursery stock sales yards.
15. Heavy auto repair services.
16. Highway maintenance yards or buildings.
17. Junk yards, auto parts salvage and auto wrecking yards when such operations are obscured from any street or from any adjacent property in another zone by a sturdy, sight obscuring fence in good repair, and under the condition that any burning operations be carried on in any enclosed structure provided with such super-heating devices designed to assure complete combustion as may be approved by the Building Inspector.
18. Laboratories.
19. Light auto repair services.
20. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
21. Manufacture and assembly of electrical and electronic appliances.
22. Manufacture of light sheet metal products including heating and ventilation equipment.
23. Manufacturing, compounding, processing, extruding, painting, coating and assembly of steel, metal, vinyl, plastic, paper and similar products and related outdoor and indoor storage activities.
24. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.

25. Manufacturing of apparel, textile mill products, furniture and fixtures, transportation equipment, and assembly of electrical and electronic equipment and components.
26. Manufacturing of food and kindered products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
27. Marine sales and services, but excluding the storage or salvage of boats.
28. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
29. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
30. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
 - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business inventory) may be located between a front or street side property line and any building on the lot.
 - B. No stacking of containers shall be permitted.
 - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may the use obstruct the circulation of traffic within the zoning lot.
 - D. Containers may not encroach into a drainageway or required landscaped area.
 - E. No container may open into a required side or rear yard, if the site directly abuts a residential zoning district. Containers shall not be located in such a manner which will preclude access to the container, i.e. completely surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
 - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
 - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
 - H. Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
 - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.
31. Printing services, when mechanical operation is not visible from a street.
32. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
33. Radio and television stations, except transmission towers over 35 feet high.

34. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
35. Recycling collection and processing facilities, both public and private.
36. Self-service storage facilities, provided they meet the following restrictions:
 - A. Lot Standards: All space limits as specified in the MH Zone shall be followed,
 - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
 - C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide access from one storage bay to another.
 - D. Storage Restrictions: All storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the site is prohibited.
 - E. Parking/Loading:
 Parking: Two parking spaces shall be provided at the rental office of 1.5 parking spaces per employee, whichever is greater.
 Loading: Loading docks shall be prohibited, all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
 - F. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
 - G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
 - H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
37. Stone and monument works.
38. Temporary batch plants, not to exceed 24 months of operation.
39. Truck wash.
40. Trucking terminals containing in excess of 4 loading or transfer bays.
41. Veterinary Services, including livestock.
42. Warehouses and storage of non-hazardous goods, provided storage is inside building.
43. Yards for the sale, transfer and temporary holding of livestock. (*Ord. No. 3840, February 8, 2016*)

5.28.03 Conditional Uses:

1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
2. Communication Towers meeting the requirements as set forth in Section 8.05.
3. Meat packing, slaughtering, eviscerating and skinning.
4. Permanent batch plants for concrete, asphalt, or paving material.
5. Poultry killing, plucking and dressing when such operations are of such size as to employ in excess of 3 persons.

6. Recreational facilities and uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the City Council.
7. Rendering of by-products of slaughtering and killing of animals or poultry.
8. Special and vocational educational and training facilities.
9. The bulk storage above ground of liquid petroleum products or chemicals of a flammable or noxious nature.
10. The bulk storage of flammable or noxious gasses above or below ground.

5.28.04 Specifically Excluded Uses:

1. The following uses are hereby declared incompatible with the purpose of the MH Zone and are hereby expressly excluded:
 - A. Any use which cannot meet the performance standards set forth herein.
 - B. Dwellings except caretaker and watchmen quarters as set forth in the provisions of the MH Zone.
 - C. Schools and colleges, except trade schools.
 - D. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings, except that medical facilities accessory to any industrial operation shall be permitted.
 - E. Motels, hotels and mobile home parks.
 - F. Churches, synagogues, chapels, and similar places of religious worship and instruction.

5.28.05 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Residential and small wind energy systems, subject to Section 8.09.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

5.28.06 Space Limits:

1. Minimum lot area for business or industry: 10,000 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: 10 feet.
8. Maximum gross floor area ratio: 1.0
9. Maximum ground coverage: 50 percent.

5.28.07 Miscellaneous Provisions:

1. Buildings and uses customarily incidental to the permitted uses
2. Parking as required by Sections 8.01-8.03.
3. Signs as permitted in Article 7.
4. Landscaping as required by Article 9
5. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.

6. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
7. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes or similar equipment when in operable condition.
8. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL of the amendment as presented.

PLANNING COMMISSION RECOMMENDATION:

APPROVAL of the amendment as presented.

ORDINANCE NO. 4053

AN ORDINANCE TO AMEND SECTIONS 5.27 AND 5.28, ORDINANCE NO. 3619, BELLEVUE ZONING ORDINANCE, RELATING TO PERMITTED USES IN THE ML (LIGHT MANUFACTURING) AND MH (HEAVY MANUFACTURING) ZONING DISTRICTS; TO REPEAL SUCH SECTIONS AS HERETOFORE EXISTING; TO PROVIDE AN EFFECTIVE DATE OF THE ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA:

Section 1. That Section 5.27 of Ordinance No. 3619 is hereby amended to read as follows:

Section 5.27 ML Light Manufacturing District

5.27.01 Intent. This zone provides for a wide range of commercial and industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance. The zone specifically excludes residences on the theory that the mixture of residential use, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

5.27.02 Permitted Uses:

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Call centers.
5. Car wash.
6. Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
7. Commercial parking lots.
8. Dry cleaning, laundry, and dyeing plants.
9. Feed and seed store.
10. Garages for the storage of automobiles.
11. Garden supply including nursery stock.
12. Gasoline stations.
13. Governmental services - administrative facilities.
14. Governmental services- maintenance and service facilities.
15. Greenhouses, commercial; nursery stock sales yards.
16. Hardware, appliance, and small tool rental when incidental to a hardware or other business.
17. Heavy auto repair services.
18. Highway maintenance yards or buildings.
19. Indoor and Outdoor Recreational Facilities, with the exception of golf courses.
20. Kennels.
21. Laboratories.
22. Light auto repair services.
23. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
24. Logistical centers.
25. Manufacture and assembly of electrical and electronic appliances.
26. Manufacture of light sheet metal products including heating and ventilation equipment.

27. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
28. Manufacturing of food and kindred products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
29. Marine sales and services, but excluding the storage or salvage of boats.
30. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
31. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
32. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
 - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business inventory) may be located between a front or street side property line and any building on the lot.
 - B. No stacking of containers shall be permitted.
 - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may the use obstruct the circulation of traffic within the zoning lot.
 - D. Containers may not encroach into a drainage way or required landscaped area.
 - E. No container may open into a required side or rear yard, if the site directly abuts a residential zoning district. Containers shall not be located in such a manner, which will preclude access to the container, surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
 - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
 - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
 - H. Landscaping shall be provided in accordance with the landscape regulations in Article 9. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
 - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.
33. Printing services, when mechanical operation is not visible from a street.
34. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
35. Radio and television stations, except transmission towers over 35 feet high.
36. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
37. Recycling collection and processing facilities, both public and private.
38. Self-service storage facilities, provided they meet the following restrictions :
 - A. Lot Standards: All space limits as specified in the ML Zone shall be followed,
 - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
 - C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means, which would provide access from one storage bay to another.

- D. Storage Restrictions: All storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the site is prohibited.
 - E. Parking/Loading:
 - F. Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee, whichever is greater.
 - G. Loading: Loading docks shall be prohibited; all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
 - H. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
 - I. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required buffer yards.
 - J. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
- 39. Special and vocational educational and training facilities.
 - 40. Stone and monument work.
 - 41. Trucking terminals containing four or less loading or transfer bays.
 - 42. Upholstery shops.
 - 43. Veterinary Services.
 - 44. Warehouses and storage of non-hazardous goods provided storage be inside building.

5.27.03 Conditional Uses:

- 1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
- 2. Communication Towers meeting the requirements as set forth in Section 8.05.
- 3. Indoor Firing Range (*Ord. No. 3698, Feb. 11, 2013*)
- 4. Indoor recreational facility

5.27.04 Specifically Excluded Uses:

- 1. The following uses are hereby declared incompatible with the purpose of the ML zone and are hereby expressly excluded:
 - A. Churches, synagogues, chapels, and similar places of religious worship and instruction.
 - B. Dwellings and other types of living accommodations shall be prohibited except that quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than 20,000 square feet of lot area.
 - C. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings.
 - D. Motels, hotels, and mobile home parks.
 - E. Public, parochial and private schools and colleges, except trade schools.
 - F. Any use not enumerated as permitted in this zone, but which is specifically provided for in another zone or zones.

5.27.05 Permitted Accessory Uses:

- 1. Accessory uses for light industrial development shall include those normally appurtenant to such development, except as further specified herein.
- 2. Residential and small wind energy systems, subject to Section 8.09.
- 3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

5.27.06 Space Limits:

- 1. Minimum lot area for business or industry: 10,000 square feet.
- 2. Minimum width of lot: 50 feet.

3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions, which may be, imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: 10 feet.
8. Maximum gross floor area ratio: 1.0
9. Maximum ground coverage: 75percent.

5.27.07 Miscellaneous Provisions:

1. Buildings and uses customarily incidental to the permitted uses
2. Parking as required by Sections 8.01-8.03.
3. Signs as permitted in Article 7.
4. Landscaping as required by Article 9.
5. No outdoor storage is permitted, except
 - A. The display of new merchandise for sale to the public
 - B. Unless specifically permitted within this Section
6. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
7. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
8. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes or similar equipment when in operable condition.
9. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

Section 2. That Section 5.28 of Ordinance No. 3619 is hereby amended to read as follows:

Section 5.28 MH Heavy Manufacturing District

5.28.01 Intent. This zone provides for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance free manner.

5.28.02 Permitted Uses:

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Car wash.
5. Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
6. Commercial Kennels
7. Dry cleaning, laundry, and dyeing plants.
8. Feed and seed store.
9. Garages for the storage of automobiles.
10. Garden supply including nursery stock.
11. Gasoline stations.
12. Governmental services – administrative facilities.
13. Governmental services – maintenance and service facilities.
14. Greenhouses, commercial; nursery stock sales yards.
15. Heavy auto repair services.
16. Highway maintenance yards or buildings.

17. Junk yards, auto parts salvage and auto wrecking yards when such operations are obscured from any street or from any adjacent property in another zone by a sturdy, sight obscuring fence in good repair, and under the condition that any burning operations be carried on in any enclosed structure provided with such super-heating devices designed to assure complete combustion as may be approved by the Building Inspector.
18. Laboratories.
19. Light auto repair services.
20. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
21. Manufacture and assembly of electrical and electronic appliances.
22. Manufacture of light sheet metal products including heating and ventilation equipment.
23. Manufacturing, compounding, processing, extruding, painting, coating and assembly of steel, metal, vinyl, plastic, paper and similar products and related outdoor and indoor storage activities.
24. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
25. Manufacturing of apparel, textile mill products, furniture and fixtures, transportation equipment, and assembly of electrical and electronic equipment and components.
26. Manufacturing of food and kindred products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
27. Marine sales and services, but excluding the storage or salvage of boats.
28. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
29. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
30. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
 - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business inventory) may be located between a front or street side property line and any building on the lot.
 - B. No stacking of containers shall be permitted.
 - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may the use obstruct the circulation of traffic within the zoning lot.
 - D. Containers may not encroach into a drainage way or required landscaped area.
 - E. No container may open into a required side or rear yard, if the site directly abuts a residential zoning district. Containers shall not be located in such a manner which will preclude access to the container, surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
 - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
 - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
 - H. Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
 - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.

31. Printing services, when mechanical operation is not visible from a street.
32. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
33. Radio and television stations, except transmission towers over 35 feet high.
34. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
35. Recycling Collection and processing facilities, both public and private.
36. Self-service storage facilities provided they meet the following restrictions:
 - A. Lot Standards: All space limits as specified in the MH Zone shall be followed,
 - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
 - C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide access from one storage bay to another.
 - D. Storage Restrictions: All storage on the site must be within enclosed buildings. The storage of hazardous materials on the site is prohibited.
 - E. Parking/Loading:

Parking: Two parking spaces shall be provided at the rental office of 1.5 parking spaces per employee, whichever is greater.

Loading: Loading docks shall be prohibited; all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
 - F. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
 - G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required buffer yards.
 - H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
37. Stone and monument works.
38. Temporary recycling plant for concrete, asphalt, or paving materials not to exceed 36 months of operation. (*Ord. No. 4027, March 2, 2021*)
39. Temporary batch plants, not to exceed 36 months of operation. (*Ord. No. 4027, March 2, 2021*)
40. Truck wash.
41. Trucking terminals containing in excess of four loading or transfer bays.
42. Veterinary Services, including livestock.
43. Warehouses and storage of non-hazardous goods, provided storage is inside building.
44. Yards for the sale, transfer and temporary holding of livestock. (*Ord. No. 3840, Feb.8, 2016*)

5.28.03 Conditional Uses:

1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
2. Communication Towers meeting the requirements as set forth in Section 8.05.
3. Meat packing, slaughtering, eviscerating and skinning.
4. Permanent batch plants for concrete, asphalt, or paving material.
5. Permanent recycling plant for concrete, asphalt, or paving material. (*Ord. No. 4027, March 2, 2021*)
6. Poultry killing, plucking and dressing when such operations are of such size as to employ in excess of three persons.
7. Recreational facilities and uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the City Council.
8. Rendering of by-products of slaughtering and killing of animals or poultry.

9. Special and vocational educational and training facilities.
10. The bulk storage above ground of liquid petroleum products or chemicals of a flammable or noxious nature.
11. The bulk storage of flammable or noxious gasses above or below ground.

5.28.04 Specifically Excluded Uses:

1. The following uses are hereby declared incompatible with the purpose of the MH Zone and are hereby expressly excluded:
 - A. Any use which cannot meet the performance standards set forth herein.
 - B. Dwellings except caretaker and watchmen quarters as set forth in the provisions of the MH Zone.
 - C. Schools and colleges, except trade schools.
 - D. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings, except that medical facilities accessory to any industrial operation shall be permitted.
 - E. Motels, hotels and mobile home parks.
 - F. Churches, synagogues, chapels, and similar places of religious worship and instruction.

5.28.05 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Residential and small wind energy systems, subject to Section 8.09.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

5.28.06 Space Limits:

1. Minimum lot area for business or industry: 10,000 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: 10 feet.
8. Maximum gross floor area ratio: 1.0
9. Maximum ground coverage: 50 percent.

5.28.07 Miscellaneous Provisions:

1. Buildings and uses customarily incidental to the permitted uses
2. Parking as required by Sections 8.01-8.03.
3. Signs as permitted in Article 7.
4. Landscaping as required by Article 9
5. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
6. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
7. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes or similar equipment when in operable condition.
8. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

Section 3. That Sections 5.27 and 5.28 of Ordinance No. 3619, Bellevue Zoning Ordinance, as heretofore existing are hereby repealed.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

ADOPTED by the Mayor and City Council this _____ day of _____, 2021.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/07/2021
Second Reading: 09/21/2021
Third Reading: 10/05/2021

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

11b.
10/05/2021

COUNCIL MEETING DATE: 09/21/2021		SUBMITTED BY: Tammi Palm		TITLE: Planning Manager	
AGENDA ITEM:		CONSENT AGENDA	<input type="checkbox"/>	SPECIAL PRESENTATION	<input type="checkbox"/>
LIQUOR LICENSE	<input type="checkbox"/>	ORDINANCE	<input checked="" type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION	<input type="checkbox"/>	CURRENT BUSINESS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

Request to rezone Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast 1/4 of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East 1/2 of the East 1/2 in the Southeast 1/4 adjacent to Tax Lot 14, all located in the Southeast 1/4 of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest 1/4 of the Southwest 1/4, West of Fort Crook Road South, located in the Southwest 1/4 of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE, from FX and BNH to ML for the purpose of light industrial development. Applicant: Waste Connections of Nebraska (Stephen D. Mossman). General Location: Fort Crook Road South and Fairview Road.

SYNOPSIS/BACKGROUND:

Stephen Mossman, on behalf of Waste Connections of Nebraska, Inc., has submitted a request to rezone a tract of land described as Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast 1/4 of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East 1/2 of the East 1/2 in the Southeast 1/4 adjacent to Tax Lot 14, all located in the Southeast 1/4 of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest 1/4 of the Southwest 1/4, West of Fort Crook Road South, located in the Southwest 1/4 of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE from FX and BNH to ML to facilitate light industrial development. This property lies north of the intersection of Fort Crook Road South and Fairview Road. The property presently has two access points set along Fort Crook Road South. No platting is being requested at this time.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?:	<input type="text" value="NO"/>	COUNTER-PARTY:	<input type="text"/>	INTERLOCAL AGREEMENT:	<input type="text" value="NO"/>
CONTRACT DESCRIPTION:	<input type="text"/>				
CONTRACT EFFECTIVE DATE:	<input type="text"/>	CONTRACT TERM:	<input type="text"/>	CONTRACT END DATE:	<input type="text"/>
PROJECT NAME:	<input type="text"/>				
START DATE:	<input type="text"/>	END DATE:	<input type="text"/>	PAYMENT DATE:	<input type="text"/>
				INSURANCE REQUIRED:	<input type="text" value="YES"/>
CIP PROJECT NAME:	<input type="text"/>	CIP PROJECT NUMBER:	<input type="text"/>		
STREET DISTRICT NAME (S):	<input type="text"/>	STREET DISTRICT NUMBER (S):	<input type="text"/>		
ACCOUNTING DISTRIBUTION CODE:	<input type="text"/>	ACCOUNT NUMBER:	<input type="text"/>		

RECOMMENDATION:

The Planning Department and Planning Commission have recommended approval of this application.

ATTACHMENTS:

- | | | |
|---|-------------------------|----------------------------|
| 1. Planning Commission Recommendation Sheet | 2. Staff Report | 3. Rezoning Ordinance 4054 |
| 4. <input type="text"/> | 5. <input type="text"/> | 6. <input type="text"/> |

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

A. B. Bellin
Tammi Palm
Dennis E. R.

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Waste Connections of Nebraska, Inc.

Case #: Z-2107-09

CITY COUNCIL HEARING DATE: September 21, 2021

REQUEST: to rezone Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, located in the Southwest ¼ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE,

On August 26, 2021, the City of Bellevue Planning Commission voted nine yes, zero no, zero absent and zero abstained:

APPROVAL based upon conformance with the Zoning Ordinance and Comprehensive Plan, as well as lack of perceived negative impact upon the surround area.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Compton						
	Aerni						
	Ritz						
	Ackley						
	Hankins						
	Cutsforth						
	Jacobson						

Planning Commission Hearing (s) was held on: August 26, 2021

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBER: Z-2107-09

FOR HEARING OF:

REPORT #1: August 26, 2021

REPORT #2: September 21, 2021

I. GENERAL INFORMATION

A. APPLICANT:

Waste Connections of Nebraska, Inc.
c/o Stephen D Mossman
134 South 13th Street, Suite 1200
Lincoln, NE 68508

B. PROPERTY OWNER:

Peter Ciaccio Living Trust
c/o Dean Jungers
101 West Mission Avenue
Bellevue, NE 68005

C. GENERAL LOCATION:

Fort Crook Road South and Fairview Road

D. LEGAL DESCRIPTION:

Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast $\frac{1}{4}$ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East $\frac{1}{2}$ of the East $\frac{1}{2}$ in the Southeast $\frac{1}{4}$ adjacent to Tax Lot 14, all located in the Southeast $\frac{1}{4}$ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, West of Fort Crook Road South, located in the Southwest $\frac{1}{4}$ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE

E. REQUESTED ACTION:

1. Rezone Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast $\frac{1}{4}$ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-

Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, located in the Southwest ¼ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE, from FX and BNH to ML.

F. EXISTING ZONING AND LAND USE:

FX and BNH, Vacant/Agricultural

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning to enable light manufacturing development.

H. SIZE OF SITE:

The site is approximately 48 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The property is presently vacant and being used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Vacant/Agricultural, MH (across Papio Creek)
2. **East:** Vacant/Agricultural, BNH (across Ft Crook Rd S)
3. **South:** Vacant/Agricultural, AG (across Fairview Rd)
4. **West:** Nebraska Department of Roads right-of-way/Highway 75

C. REVELANT CASE HISTORY:

1. On October 25, 2012, the Planning Commission recommended approval of a request to rezone Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska, from AG to FX. The City Council approved the aforementioned request on November 26, 2012.

2. On August 26, 2021, the Planning Commission recommended approval of a request to rezone Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast ¼ of Section 10, T13N, R13E, Sarpy County,

Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, located in the Southwest ¼ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE from FX and BNH to ML for the purpose of light industrial development.

D. APPLICABLE REGULATIONS:

1. Section 5.27, Zoning Ordinance, regarding ML uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as light industrial.

B. OTHER PLANS:

The applicant has submitted a text amendment regarding recycling facilities as a permitted use in the ML zoning district as part of their development request.

C. TRAFFIC AND ACCESS:

1. The 2018 MAPA Traffic Flow Map estimates 2,400 vehicles per day along Fort Crook Road South adjacent to this property.
2. This property has access from two points along Fort Crook Road South.

D. UTILITIES:

All utilities are available to this location or will be brought in to serve the future development.

E. ANALYSIS:

1. Stephen Mossman, on behalf of Waste Connections of Nebraska, Inc., has submitted a request to rezone a tract of land described as Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road

South, located in the Southwest ¼ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, NE from FX to ML.

2. This property is presently zoned FX. The applicant is requesting a zoning change to ML to facilitate light industrial development. No platting is being requested at this time.

3. This property lies north of the intersection of Fort Crook Road South and Fairview Road. The property presently has two access points set along Fort Crook Road South. The Nebraska Department of Transportation (NDOT) controls access in this area. Any change in access for this property will need to be coordinated with NDOT.

4. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and stated if the requested department did not have comments pertaining to the application, no response was needed.

Krista Hoffart, Offutt AFB Community Planner, stated the site is not located within Offutt's Accident Potential Zones or noise contours. She did request any future industrial development not create and expel smoke that could impair pilot vision or encourage the congregation of birds due to the proximity of location to the Offutt runway and flight tracks.

No other comments were received on this case.

5. The intent of the ML district is to provide for a wide range of commercial and industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance.

6. The Future Land Use Map of the Comprehensive Plan designates this area as light industrial.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area.

V. **PLANNING COMMISSION RECOMMENDATION**

APPROVAL based upon conformance with the Zoning Ordinance and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area.

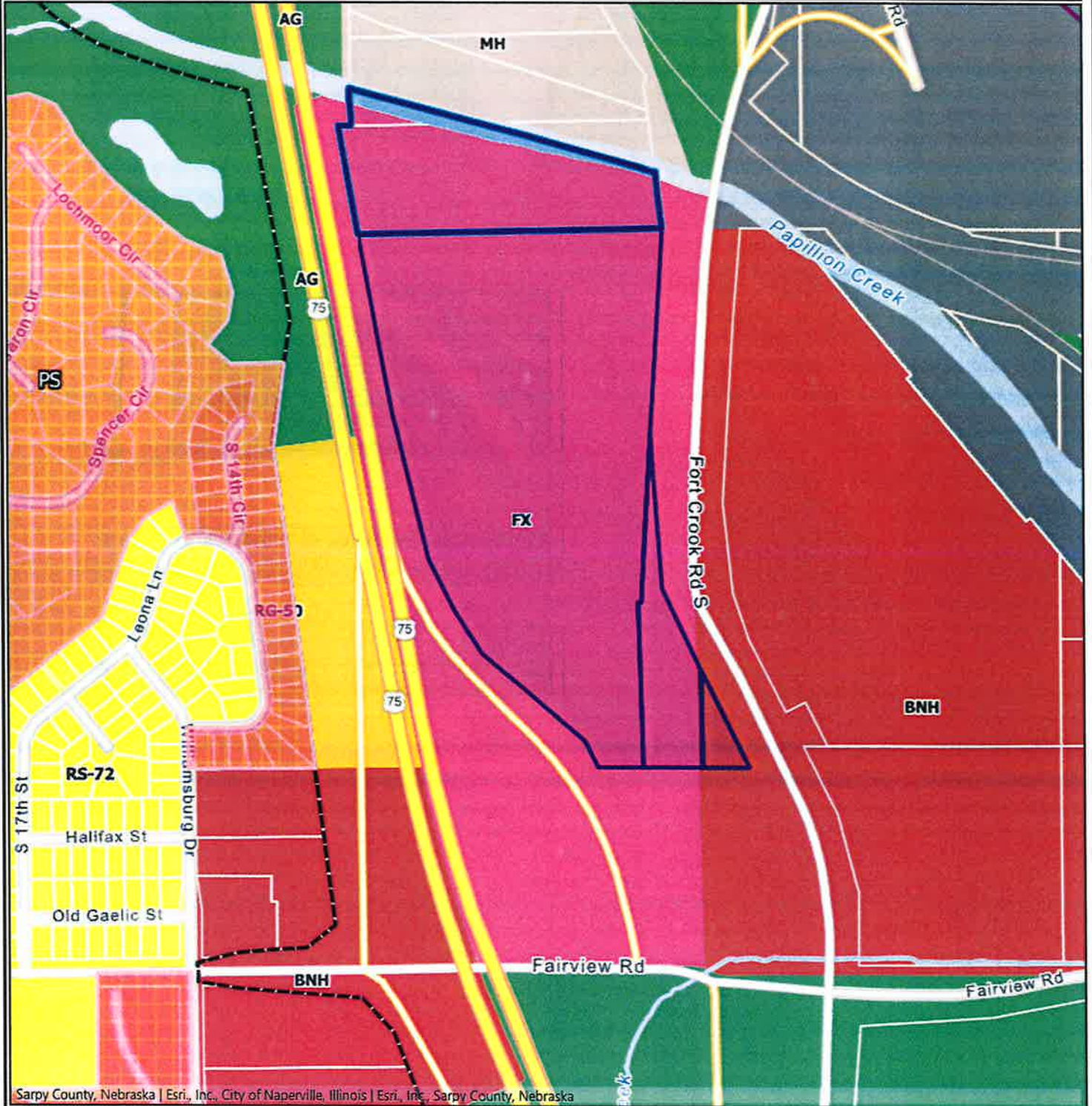
VI. **ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Letter from Stephen Mossman received July 23, 2021

VII. **COPIES OF REPORT TO:**

1. Waste Connections of Nebraska, Inc./Stephen Mossman
2. Peter Ciaccio Living Trust/Dean Jungers
3. Public Upon Request


Planning Manager Date of Report



Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska

Notes



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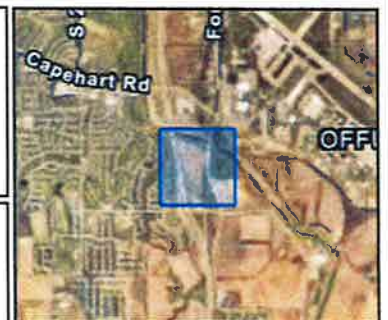
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Notes



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JUL 23 2021
PLANNING DEPT.

Jacob C. Carlsson
Reginald S. Kulin
Stephen D. Messman
Jennifer A. Panko-Ralle
Sally A. Rasmussen
Andrew R. Spader
J. L. Spray
Scott W. Steele
Christina L. Usher
Patricia L. Vannoy
Joseph A. Wilkins
Hon. Randall I. Rehmeier (Ret.), Of Counsel

July 22, 2021

VIA OVERNIGHT MAIL and E-MAIL

Tammi Palm, Planning Manager
City of Bellevue
1510 Wall Street
Bellevue, NE 68005
Tammi.Palm@bellevue.net

Equal Housing Opportunity
Equal Access to Housing

Offices in Lincoln, Nebraska City and Syracuse
www.mattsonricketts.com

RE: Waste Connections of Nebraska, Inc.

Dear Tammi:

As you know, our firm represents Waste Connections of Nebraska, Inc. in conjunction with certain zoning matters with the City of Bellevue. Enclosed with this letter please find a signed Rezoning Application, a signed Text Amendment Application, and supporting documentation. A \$775 check made payable to the City of Bellevue is also enclosed to cover the application fees for these two applications.

I. Rezoning Application

The enclosed Rezoning Application seeks the rezoning of Parcel Nos. 010436901, 010629181, 011608401, and 011608402 (collectively, the "Property") located at 1702 Fort Crook Road, Bellevue, Nebraska 68132 from its current Flex Space ("FX") district to a Light Manufacturing ("ML") district. The purpose of this Rezoning Application is to permit light industrial use on the Property. Maps of the Property are attached hereto as Exhibit "A."

II. Text Amendment Application

The enclosed Text Amendment Application seeks to add "Recycling collection and processing facilities, both public and private" to § 5.27.02 of Bellevue's Zoning Ordinances. The purpose of this Text Amendment Application is to allow recycling facilities as a permitted principal use in the ML district, for both public and private facilities.

If you have any questions, please let me know. Finally, please confirm that the Applications have been timely filed in order for them to be considered by the City of Bellevue Planning Commission at their meeting scheduled for August 26, 2021.

134 South 13th Street, Suite 1200
Lincoln, Nebraska 68508

(402) 475-8433 Phone
(402) 625-0775 Fax

Tammi Palm, Planning Manager
July 22, 2021
Page 2

Very truly yours,



Stephen D. Mossman
sdm@mattsonricketts.com

RECEIVED
JUL 23 2021
PLANNING DEPT.

SDM/eal
Enclosures

Exhibit "A"

Parcel No. 010436901:

I want to...

Tax Parcels

Parcel #010436901
 Site Address:
 Legal Description: Lots 128 & 130 S 07 Green Orch Butterfields
 Subdivision: 8 67 ac
 Land Value: \$14,751
 Total Value: \$14,751

Owner Information:
 Glacis, Pete
 4420 Izard St
 Omaha, NE 68131

[Zoom to Parcel](#)
[Find Data by Parcel Boundary](#)
[Property Details Page](#)
[Create Parcel Detail Report \(pdf\)](#)
[Buffer Parcel](#)

MOBILE LOCATION INFORMATION

[View Additional Details](#)

Parcel No. 010436901
 Site Address: 1792 Fairview Rd
 Legal Description: Tax Lot 14 (Lot 14) (Salem Farm Hwy Proj) 13-13 (35 ac)
 Land Value: \$173,125
 Total Value: \$173,125

Owner Information:
 Glacis, Pete
 4420 Izard St
 Omaha, NE 68131

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[Property Details Page](#)
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Parcel No. 010629181
 Site Address: 1792 Fairview Rd
 Legal Description: Tax Lot 14 (Lot 14) (Salem Farm Hwy Proj) 13-13 (35 ac)
 Land Value: \$173,125
 Total Value: \$173,125

Owner Information:
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I want to...

Tax Parcels

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MOBILE LOCATION INFORMATION

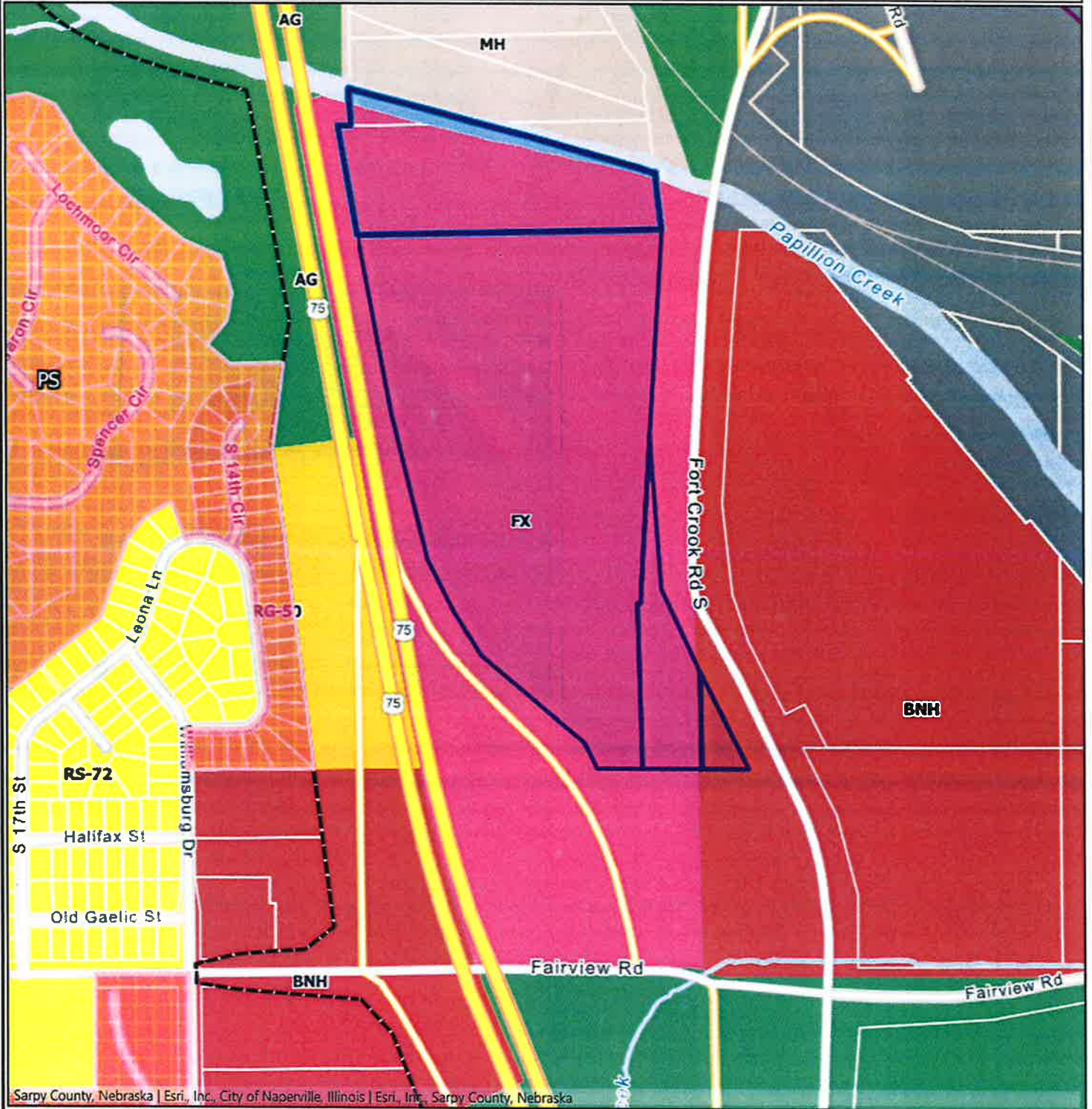
[View Additional Details](#)

Parcel No. 011608401:



Parcel No. 011608402:





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Notes



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Notes



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ORDINANCE NO. 4054

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BELLEVUE, NEBRASKA, AS PROVIDED FOR BY ARTICLE 3 OF ORDINANCE NO. 3619 BY CHANGING THE ZONE CLASSIFICATION OF LAND LOCATED AT OR ABOUT FORT CROOK ROAD SOUTH AND FAIRVIEW ROAD, MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THE ORDINANCE AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, having received a recommendation from the city of Bellevue Planning Commission and proper notice having been given and public hearing held as provided by law:

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

Section 1. That part of the official zoning map of the City of Bellevue, Nebraska, as provided in Article 3, of Ordinance No. 3619 is hereby amended to change the zone classification of the following described parcel of land:

Lots 12B & 13C, South of Drainage Ditch, Butterfields Subdivision, located in the Northeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; Tax Lot 14, Except that Part taken for Highway Right-of-Way, and Part of Vacated State Right-of-Way in the East ½ of the East ½ in the Southeast ¼ adjacent to Tax Lot 14, all located in the Southeast ¼ of Section 10, T13N, R13E, Sarpy County, Nebraska; and Part of Vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, located in the Southwest ¼ of Section 11, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

From FX (Flex Space District) and BNH (Heavy Neighborhood Business District) to ML (Light Manufacturing District).

(Waste Connections of Nebraska Inc.)

Section 2. Except as amended herein, the official zoning map and the classification shown therein shall remain as heretofore existing.

Section 3. This ordinance shall take affect and be in force from and after its adoption and publication according to law.

ADOPTED by the Mayor and City Council this _____ day of _____, 2021.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/07/2021
Second Reading: 09/21/2021
Third Reading: 10/05/2021

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

11c.
10/05/2021

COUNCIL MEETING DATE: 09/23/2021		SUBMITTED BY: Tammi Palm		TITLE: Planning Manager	
AGENDA ITEM:		CONSENT AGENDA	<input type="checkbox"/>	SPECIAL PRESENTATION	<input type="checkbox"/>
LIQUOR LICENSE	<input type="checkbox"/>	ORDINANCE	<input checked="" type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION	<input type="checkbox"/>	CURRENT BUSINESS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

Request to amend Sections 2.22, 5.27.03, 5.28.03 and Article 8 of the City of Bellevue Zoning Ordinance regarding permitted uses in the ML (Light Manufacturing), MH (Heavy Manufacturing), and HCO (Highway 34 Corridor Overlay) zoning district regarding commercial/utility grade solar conversion systems. Applicant: City of Bellevue

SYNOPSIS/BACKGROUND:

The City of Bellevue is proposing to amend the ML (Light Manufacturing), MH (Heavy Manufacturing), and HCO (Highway 34 Corridor Overlay) and Article 8 zoning districts regarding commercial/utility grade solar conversion systems. Currently Section 8.06 has general language regarding the use of solar panels but the language does not address commercial/utility grade solar conversion systems. The city is proposing new language to address this type of use.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

The Planning Department and the Planning Commission have recommended approval of this Zoning Ordinance based on revisions discussed at the August 26, 2021 Planning Commission meeting.

ATTACHMENTS:

1. Planning Commission Recommendation Sheet	2. Staff Memo	3. Rezoning Ordinance 4055
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

[Handwritten signatures]



City of Bellevue

Planning Department

1510 Wall Street • Bellevue, Nebraska 68005
(402) 293-3026

MEMORANDUM

TO: City Council Members
Mayor Rusty Hike
City Administrator Jim Ristow

FROM: Angela Curry, Assistant Planning Manager

DATE: September 1, 2021

RE: Amendment to Section 2.22, Definitions; Sections 5.27, 5.28 and 5.35 regarding permitted uses; and Article 8 regarding Supplemental Regulations

The City of Bellevue is proposing to amend Section 2.22 Definitions, and the ML (Light Manufacturing), MH (Heavy Manufacturing), and HCO (Highway 34 Corridor Overlay) Zoning Districts (Sections 5.27.03, 5.28.03, 5.35.01) regarding commercial/utility grade solar conversion systems.

At the present time, Section 8.06 has general language regarding the use of solar panels. This language does not address commercial/utility grade solar conversion systems. To be proactive, the city is proposing new language to address this type of use. The proposed amendments to several sections of the Zoning Ordinance are designed to fill this void. Several neighboring jurisdictions have recently done the same. The City Attorney's office and Planning Department staff looked at recently drafted language from Saunders County, Cass County, the City of Gretna, and Sarpy County among others statewide and nationwide.

These proposed regulations were shared with OPPD for comment.

Section 2.22 was amended to add a definition for solar conversion system.

Sections 5.27 (ML zoning district) and 5.28 (MH zoning district) were amended to allow commercial/utility grade solar conversion systems as a conditional use.

Section 5.35 (HCO Highway Corridor Overlay District) was amended to specifically prohibit commercial/utility grade solar conversion systems as a use in the defined area.

Staff is also proposing to add language to Article 8 (Supplemental Regulations) Sections 8.06 would allow for residential and individual solar conversion systems. Newly created

Section 8.07 allows for commercial/utility grade solar conversion systems and provides regulations for this type of use.

Based on the aforementioned, as well as recommendations from OPPD and the Planning Commission, staff is proposing to amend Sections 2.22, 5.27.03, 5.28.03, 5.35.01 and Article 8, Supplemental Regulations as follows:

ARTICLE 2: Definitions

Section 2.22 S

SKATEBOARD RAMP shall mean a outdoor structure with an upward inclined surface, essentially one of the sides of a pipe, which are designed and principally intended to permit persons on skateboards to move from horizontal to vertical and back to horizontal.

SLUDGE shall mean solids removed from sewage during wastewater treatment and then disposed of by incineration, dumping, burial, or land application.

SOLAR CONVERSION SYSTEM (SCS) shall mean any device such as a solar panel, Solar Array, or Solar Collector or any combination thereof, which collects and converts solar energy to a form of useable electrical energy and/or supplies electrical energy to an energy storage device.

SOLID WASTE shall mean waste materials consisting of garbage, trash, refuse, rubble, sewage, offal, dead animals, or paunch manure.

SOLID WASTE COMPANY shall mean any company or firm that takes away, removes, or transfers solid wastes from one location to another through the use of vehicles or rail cars.

SPOT ZONING shall mean an arbitrary zoning or rezoning of a small tract of land that is not consistent with the comprehensive land use plan and primarily promotes the private interest of the owner rather than the general welfare. Spot zoning usually results from an upzoning to a more intensive use classification.

STABLE shall mean a facility, either as a principal or accessory use, that is designed for the maintenance, rental, or storage of non-domesticated animals.

STANDARD SYSTEM shall mean a sewage treatment system employing a building sewer, septic tank, and a standard soil absorption system.

STATE shall mean the State of Nebraska.

STORAGE shall mean the keeping, in a roofed or unroofed area, of any goods, junk, material, merchandise, or vehicles on the same tract or premises for more than 30 days.

STOREFRONT shall mean the public-accessible entrance(s) to a commercial use visible from a private/public street or sidewalk.

STORM DRAIN shall mean a conduit that carries natural storm and surface water drainage but not sewage and industrial wastes, other than unpolluted cooling water.

STORMWATER DETENTION shall mean any storm drainage technique that retards or detains runoff, such as a detention or retention basin, parking lot storage, rooftop storage, porous pavement, dry wells, or any combination thereof. Said detention shall be designed by a licensed professional engineer and approved by the City

An Example

STORMWATER MANAGEMENT shall mean the collecting, conveyance, channeling, holding retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, or groundwater, and/or runoff, together with applicable managerial (non-structural) measures.

STORMWATER RETENTION AREA shall mean an area designed by a licensed professional engineer and approved by the City to retain water to control the flow of stormwater.

STORMWATER RUNOFF shall mean surplus surface water generated by rainfall that does not seep into the earth but flows over land to flowing or stagnant bodies of water.

STORY shall mean a space in a building between the surface of any floor and the surface of the floor above, or if there is not floor above, then the space between such floor and the ceiling or roof above.

ARTICLE 5: ZONING DISTRICTS

Section 5.27 ML Light Manufacturing District

5.27.03 Conditional Uses:

1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
2. Commercial/Utility grade solar conversion systems, subject to Section 8.07
3. Communication Towers meeting the requirements as set forth in Section 8.05.
4. Indoor Firing Range (*Ord. No. 3698, Feb. 11, 2013*)

Section 5.28 MH Heavy Manufacturing District

5.28.03 Conditional Uses:

1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
2. Commercial/Utility grade solar conversion systems, subject to Section 8.07
3. Communication Towers meeting the requirements as set forth in Section 8.05.
4. Meat packing, slaughtering, eviscerating and skinning.
5. Permanent batch plants for concrete, asphalt, or paving material.
6. Permanent recycling plant for concrete, asphalt, or paving material. (**Ord. No. 4027, March 2, 2021**).
7. Poultry killing, plucking and dressing when such operations are such size as to employ in excess of 3 persons.
8. Recreational facilities and uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with that efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the City Council.
9. Rendering of by-products of slaughtering and killing of animals or poultry.
10. Special and vocational educational and training facilities.
11. The bulk storage above ground of liquid petroleum products or chemicals of a flammable or noxious nature.
12. The bulk storage of flammable or noxious gasses above or below ground.

Section 5.35 HCO Highway 34 Corridor Overlay District

5.35.01 Intent. The Highway 34 Corridor Overlay District provides basic guidelines which promote quality design along a visible corridor in the city’s zoning jurisdiction. The Highway 34 Corridor Overlay District is intended to: Encourage development design that strengthens the physical character and image of the city; Support the value of property and quality of development of a major highway corridor; set basic requirements for good site design and development, building design, landscaping, and signage without discouraging creativity and flexibility in design; permit safe and convenient transportation access and circulation for motorized and non-motorized vehicles, and for pedestrians; and manage the impact of industrial development on adjacent properties. The uses permitted in the Highway 34 Corridor Overlay District shall be the same as those permitted by the underlying base zoning district except as provided by this section. The following uses shall be prohibited within the Highway 34 Corridor District:

- 1) Hazardous waste storage, as primary use
- 2) Salvage or junk yard operations and transfer stations, as a primary use
- 3) Tow lots, as a primary use
- 4) Commercial/Utility Grade Solar Conversion Systems

ARTICLE 8: SUPPLEMENTAL REGULATIONS

Section 8.06 Residential and Individual Solar Conversion Systems

8.06.01 Purpose

It is the purpose of this ordinance to promote the safe, effective, and efficient use of residential and individual Solar Conversion Systems installed to reduce the on-site consumption of utility supplied electricity and that such systems are appropriately sited within Bellevue’s zoning jurisdiction.

8.06.02 Definitions

The following are defined for the specific use of this section.

1. **Project Area:** The size of the land area occupied by solar array(s), solar collector(s), and/or Solar Conversion System (s), including any foundation, base, other associated electrical equipment or any other extension of the solar conversion system structure.
2. **Solar Array:** Any number of solar photovoltaic modules or panels connected together to increase voltage and/or power to the level required for a given system.
3. **Solar Collector:** A device, or combination of devices, structure, or part of a device or structure which is used to transform solar energy into-thermal, chemical, or electrical energy and that contributes to a structure’s energy supply. It includes any space or structural components specifically designed to retain energy derived from solar energy.

4. **Solar Conversion System (SCS):** Any device such as a solar panel, Solar Array, or Solar Collector or any combination thereof, which collects and converts solar energy to a form of useable or on-site energy storage.
5. **Solar Conversion System – Individual:** A Solar Conversion System for the specific use of an individual, residential, commercial, or public use equal or less than one (1) acre in total project area.
6. **Solar Conversion System – Ground Mounted:** A Solar Conversion System mounted on racks or poles that is not attached to a building or structure.
7. **Solar Conversion System – Structure Mounted:** A Solar Conversion System that is directly connected to and supported by a structure or the roof of a structure.

8.06.03 Permit Required for Residential and Individual Solar Conversion Systems

No solar conversion system shall be constructed within the zoning jurisdiction of the City of Bellevue unless a permit is approved and issued by the building inspector, except for mobile units or those six square feet or less in size and is constructed in conformance with the following requirements. For those devices that include electrical, plumbing and heating constructions, the applicable permits shall also be obtained as well as Federal and Utility permits and inspections.

8.06.04 Lot and Height Requirements: Solar conversion systems shall conform to the required front, side, and rear lot setback requirements except as provided herein:

1. A structure mounted solar conversion system may project four feet into the front yard; six feet into the rear yard; and two feet into a side yard of five feet or less and four feet into a side yard greater than five feet.
2. A ground mounted solar conversion system may be located in the required rear yard provided it does not exceed fifteen feet in height and is located not less than five feet from the rear lot line and not closer than one foot to any existing easement as measured from the closest point of the structure including its foundation and anchorage's, nor shall the solar conversion system or energy storage devices be located in the required side yard or front yard, unless a Waiver is issued by the Board of Adjustment. *(Ord. No. 3643, Nov. 14, 2011)*

8.06.05 Structural Requirements: The physical structure and connections to existing structures shall conform to the applicable building codes.

8.06.06 Plot Plan: For ground mounted solar conversion systems, the application for a permit shall be accompanied by a plot plan drawn to scale showing property lines, existing structures on the lot, proposed solar conversion system location with respect to property lines, and dimensions of the proposed solar conversion system.

Section 8.07 Commercial/Utility Grade Solar Conversion Systems

Section 8.07.01 Purpose

It is the purpose of this ordinance to promote the safe, effective, and efficient use of Commercial/Utility Grade Solar Conversion Systems and that such systems are appropriately sited within the zoning jurisdiction of the City of Bellevue.

Section 8.07.02 Definitions: The following are defined for the specific uses of this section. Additional definitions pertaining to Solar Conversion Systems are found in Section 8.06.02 herein.

1. **Applicant:** Any person or entity submitting an application for a conditional use permit for a Commercial/Utility Grade Solar Conversion System.
2. **Capacity:** The amount of electricity produced by a Solar Conversion System measured in kilowatts (kW).
3. **City:** The City of Bellevue Nebraska including its Extra Territorial Jurisdiction (ETJ).
4. **County:** The County of Sarpy, Nebraska.
5. **Operator:** The person or entity responsible for the day-to-day operation and maintenance of the Commercial/Utility Grade Solar Conversion System including energy storage devices.
6. **Owner:** The person, entity, or entities having controlling or majority equity interest in the Commercial/Utility Grade Solar Conversion System, including their respective successors and assigns.
7. **Landowner:** The person or entity listed as the real property owner under a lease or other property agreement(s) with the Owner or Operator of the Commercial/Utility Grade Solar Conversion System.
8. **Setback:** The minimum distance, measured in feet, between the solar conversion system facility and the property line or access easements.
9. **Solar Conversion System – Commercial/Utility Grade:** A series of Solar Conversion Systems, solar arrays, and/or solar collectors connected together in order to supply the converted energy to a community, power grid, storage device or public utility, which occupies a project area greater than one (1) acre of land.
10. **State:** The State of Nebraska.

Section 8.07.03 General Requirements

1. No commercial or utility grade solar conversion system shall be constructed within the zoning jurisdiction of the City of Bellevue unless a conditional use permit is approved and issued. Permit and applications for Solar Conversion Systems shall comply with all of the policies, requirements, and procedures set out in Article 6: Conditional Use Permits, in addition to the policies, requirements, and procedures set out in this Section.
2. Commercial/Utility Grade Solar conversion systems may be located in districts designated as ML (Light Manufacturing) and MH (Heavy Manufacturing).
3. Commercial/Utility Grade Solar Conversion Systems shall not be permitted within the Highway 34 Corridor Overlay District as defined in Section 5.35 of these regulations.
4. The application fee for the conditional use permit shall be paid by the applicant at the time of submission of the application in accordance with the Master Fee Schedule.

Section 8.07.04 Permitting Requirements

In addition to the requirements and procedures set out in Article 6: Conditional Use Permits, the following requirements and information shall be met and supplied before a Commercial/Utility Grade Solar conversion system be approved as a Conditional Use within any district where the use is listed and allowed:

1. The name(s) of project applicants and operator.
2. The name(s) of the project owner.
3. A narrative describing the proposed solar conversion system, including an overview of the project, and proposed total rated capacity (kW) of the solar conversion system.
4. The proposed number, types, and height or range of heights of solar array to be constructed including their generating capacity, storage devices, dimensions, and respective manufacturers.
5. Description of any ancillary facilities or structures to be erected on the site.
6. A site plan, drawn to scale, of the total project area which indicates the following:
 - a. Total site acreage.
 - b. Description and location of project boundary lines, including all parcels on which the proposed system will be located.
 - c. Proposed location of all solar conversion systems;
 - d. Property lines, setback lines, access roads, and other site features;
7. Existing easements, rights-of way, and current public utility lines or infrastructure;
8. Evidence that the project meets commonly accepted management practices for avian, wildlife, and environmental protections in place at the time of application;
9. Description of existing vegetation and soil information for the proposed site;
10. Erosion/Sediment control plan or resource management plan, if required;
11. Documentation of land ownership and/or legal authority to construct on the proposed site;
12. Any specific requirements of the appropriate fire district and local utilities;
13. A decommissioning plan as required by this ordinance, contingent upon approval of a Conditional Use Permit; and,
14. Any other information as deemed reasonably necessary and requested by the City.

Section 8.07.05 Installation and Design Standards

All commercial/utility grade solar conversion systems shall adhere to the following installation and design standards:

1. All structural, electrical and mechanical components of the solar conversion system shall conform to the relevant and applicable local, state and national codes and standards in effect at the time of permit approval.
2. Electrical Codes and Standards. All solar conversion systems and accessory equipment shall comply with the National Electrical Code and applicable local code in effect at the time of permit approval.

3. Nebraska State Building Code. All solar conversion system structures shall comply with the International Building Code as adopted by the State of Nebraska Building Code and Bellevue City Code.
4. SET BACK REQUIREMENTS: Minimum setback requirements for all equipment and structures are as follows:
 - a. Front Yard – 20 feet
 - b. Rear Yard – 10 feet
 - c. Side Yard – 5 feet
 - d. Street Side Yard - 10

In the event the setback requirements from the applicable zoning district are greater than the minimum setbacks as required by this section, the requirements of the applicable zoning district shall be followed.

5. Maximum Height: Ground mounted solar conversion systems shall not exceed fifteen feet (15') in height at maximum tilt. Exceptions may be granted within the Conditional Use Permit in cases when topography, flood plain or other natural elements of the natural landscape interfere with the ability to meet the foregoing height restrictions.
6. Fencing: All boundary line fencing shall be located entirely upon the property of the solar conversion system. Fences shall consist of open fencing such as chain link. Fences shall not exceed eight (8) feet in height.
7. Buffer Requirement: A berm (2:1 maximum slope with supplemental plant materials including, trees, shrubs, and groundcovers) and/or a continuous evergreen vegetative buffer shall be provided and maintained at all times around the perimeter of the fencing that faces: (a) an existing residence or farmstead not on the subject parcel; or (b) residentially zoned or platted property. The evergreen vegetative buffer shall be composed of evergreen trees or shrubs of a type which at time of planting shall be minimum of six (6) feet in height and which shall be maintained at maturity at a height of eight (8) feet in height to screen the fence. Plantings shall be spaced in accordance with Section 9.05.
8. Stormwater Management and Erosion Control: Solar conversion system sites shall meet the requirements for stormwater management and erosion and sediment control pursuant to applicable Nebraska state and local law.
9. Waste Disposal: Solid and hazardous waste, including but not limited to crates, packing materials, damaged or worn solar panels and parts, batteries, as well as used oils, acids and lubricants, shall be removed from the site promptly and disposed of in accordance with all applicable local, state, and federal regulations during construction and operation.
 10. On-site power lines shall be buried where reasonably feasible, except when connecting to existing overhead utility lines. This requirement shall not apply to fiber optic connections.

8.07.06 Decommissioning: The owner or operator of a commercial/utility grade solar conversion system shall, at its expense, complete decommissioning of the system and/or

individual solar arrays, within twelve (12) months after the end of the useful life of the system of individual solar array. The commercial/utility grade solar conversion system or individual solar array will presume to be at the end of their useful life if no electricity is generated for a continuous period of twelve (12) months. A decommissioning plan shall be submitted with the application for a commercial/utility Grade solar conversion system conditional use permit, which shall document:

1. The removal of all structural, electrical, and mechanical components of the solar conversion system (SCS) after the end of its useful life within twelve (12) months.
2. Grading and re-seeding of all disturbed earth.
3. A report prepared by an independent professional engineer licensed in the State of Nebraska that estimates the total cost of decommissioning (“Decommissioning Costs”) without regard to salvage value of the equipment, and the cost of decommissioning net salvage value of the equipment (“Net Decommissioning Costs”). Said estimates shall be submitted to the City of Bellevue after the first year of operation and every fifth year thereafter.
4. The owner or operator of the SCS shall post and maintain Decommissioning Funds in an amount equal to Net Decommissioning Costs, provided, at no point shall Decommissioning Funds be less than 25 percent of the Decommissioning Costs. The Decommissioning Funds shall be posted and maintained as a bond, escrow, security agreement, or other form of guarantee approved by the City Attorney.
5. If the owner or operator of the SCS fails to complete decommissioning with the period prescribed herein, then the landowner shall have six months to complete decommissioning.
6. If neither the owner or operator of the SCS nor the landowner complete decommissioning within the periods prescribed herein, then the City of Bellevue may take such measures as necessary to complete decommissioning.
7. An easement allowing the City of Bellevue access to the project site, pursuant to reasonable notice, to effect or complete decommissioning.
8. The escrow agent shall release the Decommissioning funds when the owner of the SCS has demonstrated and the City of Bellevue concurs that decommissioning has been satisfactorily completed, or upon written approval of the City of Bellevue in order to implement the decommissioning plan.
9. An agreement that the City of Bellevue is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the right to seek reimbursement from the owner or operator of the SCS, or landowner, for decommissioning costs in excess of the amount guaranteed, and to file a lien against any real estate owned by the owner or operator of the SCS, or landowner, or in which they have an interest, for the amount of the excess, and to take all steps allowed to enforce such lien.
10. Financial provisions shall not be so onerous as to render SCS facilities unfeasible in the City of Bellevue.

8.07.07 Liability Insurance: For each commercial/utility grade solar conversion system, there shall be maintained a current general liability policy covering bodily injury and property damage with limits of at least \$1 million per occurrence and \$1 million in the aggregate. Copies of such certificates shall be made available to the City of Bellevue upon request.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL of the amendment as presented.

PLANNING COMMISSION RECOMMENDATION:

APPROVAL of the amendment as presented including modifications discussed.

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

Case #: 165

CITY COUNCIL HEARING DATE: September 21, 2021

REQUEST: to amend Sections 2.22 Definitions, 5.27 ML Light Manufacturing District, 5.28 MH Heavy Manufacturing District, 5.35 HCO Highway 34 Corridor Overlay District, and Article 8 Supplemental Regulations, City of Bellevue Zoning Ordinance, regarding solar energy.

On August 26, 2021, the City of Bellevue Planning Commission voted nine yes, zero no, zero absent and zero abstained:

APPROVAL of the amendments as presented including modifications discussed.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Compton						
	Aerni						
	Ritz						
	Ackley						
	Hankins						
	Cutsforth						
	Jacobson						

Planning Commission Hearing (s) was held on: August 26, 2021

ORDINANCE NO. 4055

AN ORDINANCE TO AMEND SECTION 2.22, SECTIONS 5.27, 5.28, 5.35, AND ARTICLE 8 ORDINANCE NO. 3619, BELLEVUE ZONING ORDINANCE, RELATING TO PERMITTED USES IN THE ML (LIGHT MANUFACTURING), MH (HEAVY MANUFACTURING), AND HCO (HIGHWAY 34 CORRIDOR OVERLAY) ZONING DISTRICTS; TO REPEAL SUCH SECTIONS AS HERETOFORE EXISTING; TO PROVIDE AN EFFECTIVE DATE OF THE ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA:

Section 1. That Section 2.22 of Ordinance No. 3619 is hereby amended to read as follows:

SECTION 2.22 S

SALVAGE YARD shall mean businesses engaged in the storage, collection, purchase, sale, salvage, or disposal of machinery, parts and equipment that are a result of dismantling or wrecking, including scrap metals or other scrap materials, with no burning permitted. (See also “Junk Yard”)

SCALE shall mean a proportional relationship of the size of parts to one another and to the human figure.

SCHOOL, PRE-, OR NURSERY shall mean a school or center for children under school age, whether licensed as a day care center or not, shall be approved by the Nebraska State Fire Marshall as being in safety conformance with the National Fire Protection Association, Pamphlet 101, known as the Life Safety Code and shall be approved by the Nebraska Department of Health and Welfare as meeting their health and welfare standards.

SCHOOL, PRIVATE shall mean facilities which conduct regular academic instruction for a profit, such as commercial schools, private trade schools, and business schools.

SCREENING shall mean a structure or planting that conceals from view from public ways the area behind such structure or planting.

SEASONAL USE shall mean those land uses and structures that are operated during specific seasons of the year, i.e. Christmas tree sales and haunted houses.

SELECTIVE CLEARING shall be the careful and planned removal of trees, shrubs, and plants using specific standards and protection measures.

SELF-SERVICE STATION shall mean an establishment where motor fuels are stored and dispensed into the fuel tanks of motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products.

SELF-SERVICE STORAGE FACILITY shall mean a facility consisting of a building or a group of buildings containing varying sizes of enclosed, individualized storage areas, for the purpose of storing personal and/or household goods.

SEPARATE OWNERSHIP shall mean ownership of a parcel of land by a person who does not own any of the land abutting such parcel.

SERVICE STATIONS shall mean buildings and premises where the primary use is the supply and dispensing at retail of motor fuels, lubricants, batteries, tires, and motor vehicle accessories and where light maintenance activities such as engine tune-ups, lubrications, and washing may be conducted, but not including heavy maintenance and repair such as engine overhauls, painting, and body repair.

SETBACK LINE, FRONT YARD shall mean the line which defines the depth of the required front yard.

Said setback line shall be parallel with the R.O.W. line.

SETBACK LINE, REAR YARD OR SIDE YARD shall mean the line which defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the district.

SEXUALLY ORIENTED BUSINESSES shall mean any business which offers its patrons services, products or entertainment characterized by an emphasis on matter depicting, exposing, describing, discussing or relating to "specified sexual activities" or "specified anatomical areas," including, but without limitation, adult bookstores, adult motion picture theaters, adult saunas, adult companionship establishments, adult health clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotel or motel, adult internet industries, adult massage parlor/health club, and adult body painting studios. Such businesses are regulated by Chapter 2.5 of the Bellevue Municipal Code.

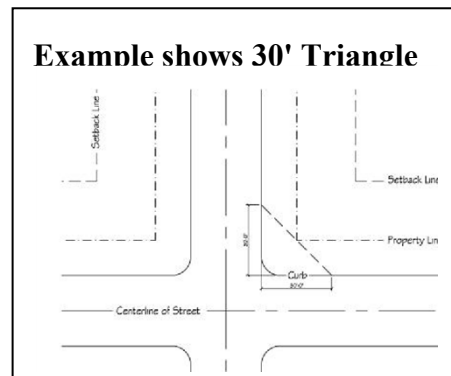
SHOPPING CENTER shall mean a group of commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery that is separated from customer access, aesthetic considerations, and protection from the elements.

SHOPPING CENTER, COMMERCIAL STRIP shall mean a commercial development, usually one store deep, that fronts on a major street for a distance of one City block or more. Includes individual buildings on their own lots, with on-site parking and small linear shopping centers with on-site parking in front of the stores.

SHOPPING CENTER, OUTLET shall mean a commercial development that consists mostly of manufacturers' outlet stores selling their own brands at a discounted price. This definition includes all forms of centers, such as strip style, enclosed mall style, and city clustered style centers.

SIDEWALK CAFE shall mean an area adjacent to a street level eating or drinking establishment located adjacent to the public pedestrian walkway and used exclusively for dining, drinking, and pedestrian circulation. The area may be separated from the public sidewalk by railings, fencing, or landscaping or a combination thereof.

SIGHT TRIANGLE is an area at a street intersection (or street and railroad) in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of 30 inches and 10 feet above the grades of the bottom of the curb of the intersecting streets, measured from the corner points of the curb, 30 feet in each direction along the curb for signs and 45 feet in each direction for fences. At the intersection of major or arterial streets, the 30 and 45-foot distance may be increased to at least 60 and 90 feet respectively for each arterial leg of the intersection. The required distance may be increased based upon subdivision design and speed limits along major or other arterials.



SIGN (See Article 7 of this Ordinance)

SIMILAR USE shall mean the use of land, buildings, or structures of like kind or general nature with other uses within a zoning district as related to bulk, intensity of

use, traffic generation and congestion, function, public services requirements, aesthetics or other similarities.

SITE BREAK shall mean a structural or landscape device to interrupt long vistas and create visual interest in a site development.

SITE PLAN (See “Development Concept Plan”)

SITE, SEPTIC shall mean the area bounded by the dimensions required for the proper location of the septic tank system.

SKATE, IN-LINE shall mean a boot-type device, which is placed on an individual’s feet. In-line skates contain wheels on the bottom of the boot, which are attached in linear fashion.

SKATE PARK shall mean a recreational facility containing skateboard ramps and other obstacle courses and devices for use with skateboards and in-line skates.

SKATEBOARD shall mean a foot board mounted upon four or more wheels and is usually propelled by the user who sometimes stands, sits, kneels, or lays upon the device while it is in motion.

SKATEBOARD PIPE shall mean a outdoor structure which is shaped into a half circle or oval, that are designed and principally intended to permit persons on skateboards to move continuously from one side to the other.

SKATEBOARD RAMP shall mean a outdoor structure with an upward inclined surface, essentially one of the sides of a pipe, which are designed and principally intended to permit persons on skateboards to move from horizontal to vertical and back to horizontal.

SLUDGE shall mean solids removed from sewage during wastewater treatment and then disposed of by incineration, dumping, burial, or land application.

SOLID WASTE shall mean waste materials consisting of garbage, trash, refuse, rubble, sewage, offal, dead animals, or paunch manure.

SOLID WASTE COMPANY shall mean any company or firm that takes away, removes, or transfers solid wastes from one location to another through the use of vehicles or rail cars.

SPOT ZONING shall mean an arbitrary zoning or rezoning of a small tract of land that is not consistent with the comprehensive land use plan and primarily promotes the private interest of the owner rather than the general welfare. Spot zoning usually results from an upzoning to a more intensive use classification.

STABLE shall mean a facility, either as a principal or accessory use, that is designed for the maintenance, rental, or storage of non-domesticated animals.

STANDARD SYSTEM shall mean a sewage treatment system employing a building sewer, septic tank, and a standard soil absorption system.

STATE shall mean the State of Nebraska.

STORAGE shall mean the keeping, in a roofed or unroofed area, of any goods, junk, material, merchandise, or vehicles on the same tract or premises for more than 30 days.

STOREFRONT shall mean the public-accessible entrance(s) to a commercial use visible from a private/public street or sidewalk.

STORM DRAIN shall mean a conduit that carries natural storm and surface water drainage but not sewage and industrial wastes, other than unpolluted cooling water.

STORMWATER DETENTION shall mean any storm drainage technique that retards or detains runoff, such as a detention or retention basin, parking lot storage, rooftop storage, porous pavement, dry wells, or any combination thereof. Said detention shall be designed by a licensed professional engineer and approved by the City

STORMWATER MANAGEMENT shall mean the collecting, conveyance, channeling, holding retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, or groundwater, and/or runoff, together with applicable managerial (non-structural) measures.



An Example of a Stormwater Management project

STORMWATER RETENTION AREA shall mean an area designed by a licensed professional engineer and approved by the City to retain water to control the flow of stormwater.

STORMWATER RUNOFF shall mean surplus surface water generated by rainfall that does not seep into the earth but flows over land to flowing or stagnant bodies of water.

STORY shall mean a space in a building between the surface of any floor and the surface of the floor above, or if there is not floor above, then the space between such floor and the ceiling or roof above.

STORY, ONE-HALF shall mean the same as "Half-Story".

STREET shall mean the entire width between property lines of a way or place dedicated or acquired for the purpose of public use for vehicular traffic or access including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except as excluded in this ordinance and other than an alley. Where a way or place exists by virtue of consent agreement or an established public right, then for the purposes of this ordinance the way or place shall be considered to be 60 feet in width falling half on each side of the centerline of the traveled way. Where the dimensions set out in a consent agreement exceed 60 feet, then the larger dimension shall govern.

STREET, ARTERIAL shall mean a street designed with the primary function of efficient movement of through traffic between and around areas of a City, or county with controlled access to abutting property.

STREET CENTERLINE shall mean the centerline of a street right-of-way as established by official surveys.

STREET, COLLECTOR shall mean a street or highway, which is intended to carry traffic from minor streets to major streets. Collector streets are usually the principal entrance streets to residential developments and the streets for circulation within the development.

STREET, CURVILINEAR shall mean local streets that deviate from straight alignment and change direction without sharp corners or bends.

STREET, EXPRESSWAY shall mean a street or road that provides fast and efficient movement of large volumes of vehicular traffic between areas and does not provide direct access to property.

STREET FRONTAGE shall mean the distance for which a lot line of a zoned lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

STREET, FRONTAGE ACCESS shall mean a street parallel and adjacent to a major street, major interregional highway, or major collection road and primarily for service to the abutting properties, and being separated from the major street by a dividing strip.

STREET HARDWARE shall mean man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

STREET, LOCAL shall mean a street designed for local traffic that provides direct access to abutting residential, commercial, or industrial properties.

STREET, LOOPED shall mean a continuous local street without intersecting streets and having its two outlets connected to the same street.

STREETS, MAJOR shall mean a street or highway used primarily for fast or high volume traffic, including expressways, freeways, boulevards, and arterial streets.

STREET, PRIVATE shall mean an open, unoccupied space, other than a street or alley dedicated to the public, but permanently established as the principal means of vehicular access to abutting properties.

STREET, SIDE shall mean that street bounding a corner or reversed corner lot and which extends in the same general direction as the line determining the depth of the lot.

STREETSCAPE shall mean the scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, plantings, street hardware, and miscellaneous structures.

STRUCTURE shall mean anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including swimming and wading pools and covered patios, excepting outdoor areas such as paved areas, walks, tennis courts, and similar recreation areas.

STRUCTURE, ADVERTISING shall mean the same as "Advertising Structure".

STRUCTURAL ALTERATION shall mean any change in the support members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, or retaining walls or similar components.

SUBDIVISION shall mean the division of land, lot, tract, or parcel into two or more lots, parcels, plats, or sites, or other divisions of land for the purpose of sale, lease, offer, or development, whether immediate or future. The term shall also include the division of residential, commercial, industrial, agricultural, or other land whether by deed, metes, and bounds description, lease, map, plat, or other instrument.

SURFACE WATERS shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, springs, canal systems, drainage systems, and all other bodies or accumulations of water, natural or artificial, public or private, situated wholly or partly within or bordering upon the state. See also Waters of the State.

SWIMMING POOL shall mean a structure, and all appurtenant equipment, constructed either above or below grade with a depth of at least 18 inches utilized for the purposes of swimming, diving, or wading.

(Ord. No. 3774, August 11, 2014)

Section 2. That Section 5.27 of Ordinance No. 3619 is hereby amended to read as follows:

Section 5.27 ML Light Manufacturing District

5.27.01 **Intent.** This zone provides for a wide range of commercial and industrial uses, all of which shall be able to meet comparatively rigid specifications as to nuisance free performance. The zone specifically excludes residences on the theory that the mixture of residential use, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

5.27.02 **Permitted Uses:**

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Call centers.
5. Car wash.
6. Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
7. Commercial parking lots.
8. Dry cleaning, laundry, and dyeing plants.
9. Feed and seed store.
10. Garages for the storage of automobiles.
11. Garden supply including nursery stock.
12. Gasoline stations.
13. Governmental services - administrative facilities.
14. Governmental services- maintenance and service facilities.
15. Greenhouses, commercial; nursery stock sales yards.
16. Hardware, appliance, and small tool rental when incidental to a hardware or other business.
17. Heavy auto repair services.
18. Highway maintenance yards or buildings.
19. Indoor and Outdoor Recreational Facilities, with the exception of golf courses.
20. Kennels.
21. Laboratories.
22. Light auto repair services.
23. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.
24. Logistical centers.
25. Manufacture and assembly of electrical and electronic appliances.
26. Manufacture of light sheet metal products including heating and ventilation equipment.
27. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
28. Manufacturing of food and kindred products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
29. Marine sales and services, but excluding the storage or salvage of boats.
30. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.

31. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
32. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
 - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business inventory) may be located between a front or street side property line and any building on the lot.
 - B. No stacking of containers shall be permitted.
 - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may the use obstruct the circulation of traffic within the zoning lot.
 - D. Containers may not encroach into a drainage way or required landscaped area.
 - E. No container may open into a required side or rear yard, if the site directly abuts a residential zoning district. Containers shall not be located in such a manner, which will preclude access to the container, surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
 - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
 - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
 - H. Landscaping shall be provided in accordance with the landscape regulations in Article 9. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
 - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.
33. Printing services, when mechanical operation is not visible from a street.
34. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
35. Radio and television stations, except transmission towers over 35 feet high.
36. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
37. Recycling collection and processing facilities, both public and private.
38. Self-service storage facilities, provided they meet the following restrictions :
 - A. Lot Standards: All space limits as specified in the ML Zone shall be followed,
 - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
 - C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means, which would provide access from one storage bay to another.
 - D. Storage Restrictions: All storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the site is prohibited.
 - E. Parking/Loading:
 - F. Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee, whichever is greater.
 - G. Loading: Loading docks shall be prohibited; all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.

- H. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
 - I. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required buffer yards.
 - J. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
39. Special and vocational educational and training facilities.
 40. Stone and monument work.
 41. Trucking terminals containing four or less loading or transfer bays.
 42. Upholstery shops.
 43. Veterinary Services.
 44. Warehouses and storage of non-hazardous goods provided storage be inside building.

5.27.03 Conditional Uses:

1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
2. Commercial/Utility grade solar conversion systems, subject to Section 8.07.
3. Communication Towers meeting the requirements as set forth in Section 8.05.
4. Indoor Firing Range (*Ord. No. 3698, Feb. 11, 2013*)
5. Indoor recreational facility

5.27.04 Specifically Excluded Uses:

1. The following uses are hereby declared incompatible with the purpose of the ML zone and are hereby expressly excluded:
 - A. Churches, synagogues, chapels, and similar places of religious worship and instruction.
 - B. Dwellings and other types of living accommodations shall be prohibited except that quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than 20,000 square feet of lot area.
 - C. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings.
 - D. Motels, hotels, and mobile home parks.
 - E. Public, parochial and private schools and colleges, except trade schools.
 - F. Any use not enumerated as permitted in this zone, but which is specifically provided for in another zone or zones.

5.27.05 Permitted Accessory Uses:

1. Accessory uses for light industrial development shall include those normally appurtenant to such development, except as further specified herein.
2. Residential and small wind energy systems, subject to Section 8.09.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

5.27.06 Space Limits:

1. Minimum lot area for business or industry: 10,000 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions, which may be, imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: 10 feet.
8. Maximum gross floor area ratio: 1.0
9. Maximum ground coverage: 75percent.

5.27.07 Miscellaneous Provisions:

1. Buildings and uses customarily incidental to the permitted uses
2. Parking as required by Sections 8.01-8.03.
3. Signs as permitted in Article 7.
4. Landscaping as required by Article 9.
5. No outdoor storage is permitted, except
 - A. The display of new merchandise for sale to the public
 - B. Unless specifically permitted within this Section
6. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
7. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
8. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes or similar equipment when in operable condition.
9. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

Section 3. That Section 5.28 of Ordinance No. 3619 is hereby amended to read as follows:

Section 5.28 MH Heavy Manufacturing District

5.28.01 Intent. This zone provides for the widest range of industrial operations permitted in the city. It is the zone for location of those industries, which have not reached a technical stage in processing, which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance free manner.

5.28.02 Permitted Uses:

1. Automobile rental store.
2. Brewery.
3. Building materials yards with enclosed and screened storage areas.
4. Car wash.
5. Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
6. Commercial Kennels
7. Dry cleaning, laundry, and dyeing plants.
8. Feed and seed store.
9. Garages for the storage of automobiles.
10. Garden supply including nursery stock.
11. Gasoline stations.
12. Governmental services – administrative facilities.
13. Governmental services – maintenance and service facilities.
14. Greenhouses, commercial; nursery stock sales yards.
15. Heavy auto repair services.
16. Highway maintenance yards or buildings.
17. Junk yards, auto parts salvage and auto wrecking yards when such operations are obscured from any street or from any adjacent property in another zone by a sturdy, sight obscuring fence in good repair, and under the condition that any burning operations be carried on in any enclosed structure provided with such super-heating devices designed to assure complete combustion as may be approved by the Building Inspector.
18. Laboratories.
19. Light auto repair services.
20. Light manufacturing; assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials.

21. Manufacture and assembly of electrical and electronic appliances.
22. Manufacture of light sheet metal products including heating and ventilation equipment.
23. Manufacturing, compounding, processing, extruding, painting, coating and assembly of steel, metal, vinyl, plastic, paper and similar products and related outdoor and indoor storage activities.
24. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise from previously prepared materials.
25. Manufacturing of apparel, textile mill products, furniture and fixtures, transportation equipment, and assembly of electrical and electronic equipment and components.
26. Manufacturing of food and kindred products, such as bakery items, dairy products, sugar and confectionary products, and beverages.
27. Marine sales and services, but excluding the storage or salvage of boats.
28. New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
29. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition.
30. Portable Outdoor Storage and the storage of such containers shall be a Permitted Use, subject to the following conditions:
 - A. All minimum setback requirements of the zoning district shall be met. Additionally, no storage container (whether used for storage or as business inventory) may be located between a front or street side property line and any building on the lot.
 - B. No stacking of containers shall be permitted.
 - C. Containers shall not be permitted to be located within any required parking area, as determined by the Zoning Ordinance. In no event may the use obstruct the circulation of traffic within the zoning lot.
 - D. Containers may not encroach into a drainage way or required landscaped area.
 - E. No container may open into a required side or rear yard, if the site directly abuts a residential zoning district. Containers shall not be located in such a manner which will preclude access to the container, surrounded by other containers, except when empty containers are being used as business inventory, rather than for actual storage.
 - F. An approved hard surface will be required for access to and the placement of all containers. Additionally, areas intended for this use shall be marked to distinguish them from required off-street parking areas.
 - G. All containers shall remain locked at all times, when not being attended to, whether empty or full.
 - H. Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each storage area shall be enclosed by fencing or screening walls, as approved by the Planning Director. All fencing/screening walls shall be located on the interior side of any required landscaping.
 - I. The storage of hazardous materials within such containers is permitted to the extent that it is listed as a principal permitted use and/or it meets the performance standards of the zoning district. Containers shall be labeled if combustible materials are being stored.
31. Printing services, when mechanical operation is not visible from a street.
32. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
33. Radio and television stations, except transmission towers over 35 feet high.
34. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
35. Recycling Collection and processing facilities, both public and private.
36. Self-service storage facilities provided they meet the following restrictions:

- A. Lot Standards: All space limits as specified in the MH Zone shall be followed,
 - B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
 - C. Access to Buildings: No storage building may open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide access from one storage bay to another.
 - D. Storage Restrictions: All storage on the site must be within enclosed buildings. The storage of hazardous materials on the site is prohibited.
 - E. Parking/Loading:
 Parking: Two parking spaces shall be provided at the rental office of 1.5 parking spaces per employee, whichever is greater.
 Loading: Loading docks shall be prohibited; all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
 - F. Drive Lanes: Minimum drive land width shall be twenty-four (24) feet.
 - G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required buffer yards.
 - H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. (*Ord. No. 3888, Dec. 11, 2017*)
- 37. Stone and monument works.
 - 38. Temporary recycling plant for concrete, asphalt, or paving materials not to exceed 36 months of operation. (*Ord. No. 4027, March 2, 2021*)
 - 39. Temporary batch plants, not to exceed 36 months of operation. (*Ord. No. 4027, March 2, 2021*)
 - 40. Truck wash.
 - 41. Trucking terminals containing in excess of four loading or transfer bays.
 - 42. Veterinary Services, including livestock.
 - 43. Warehouses and storage of non-hazardous goods, provided storage is inside building.
 - 44. Yards for the sale, transfer and temporary holding of livestock. (*Ord. No. 3840, Feb.8, 2016*)

5.28.03 Conditional Uses:

- 1. Commercial/Utility grade wind energy systems, subject to Section 8.10.
- 2. Commercial/Utility grade solar conversion systems, subject to Section 8.07
- 3. Communication Towers meeting the requirements as set forth in Section 8.05.
- 4. Meat packing, slaughtering, eviscerating and skinning.
- 5. Permanent batch plants for concrete, asphalt, or paving material.
- 6. Permanent recycling plant for concrete, asphalt, or paving material. (**Ord. No. 4027, March 2, 2021**).
- 7. Poultry killing, plucking and dressing when such operations are such size as to employ in excess of 3 persons.
- 8. Recreational facilities and uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with that efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed only upon appeal to the City Council.
- 9. Rendering of by-products of slaughtering and killing of animals or poultry.
- 10. Special and vocational educational and training facilities.
- 11. The bulk storage above ground of liquid petroleum products or chemicals of a flammable or noxious nature.
 The bulk storage of flammable or noxious gasses above or below ground.

5.28.04 Specifically Excluded Uses:

1. The following uses are hereby declared incompatible with the purpose of the MH Zone and are hereby expressly excluded:
 - A. Any use which cannot meet the performance standards set forth herein.
 - B. Dwellings except caretaker and watchmen quarters as set forth in the provisions of the MH Zone.
 - C. Schools and colleges, except trade schools.
 - D. Hospitals, clinics, rest homes and other institutions for the housing or care of human beings, except that medical facilities accessory to any industrial operation shall be permitted.
 - E. Motels, hotels and mobile home parks.
 - F. Churches, synagogues, chapels, and similar places of religious worship and instruction.

5.28.05 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted uses.
2. Residential and small wind energy systems, subject to Section 8.09.
3. Temporary buildings and uses incidental to construction work that will be removed upon completion or abandonment of the construction work.

5.28.06 Space Limits:

1. Minimum lot area for business or industry: 10,000 square feet.
2. Minimum width of lot: 50 feet.
3. Maximum building height: No restriction except as limited by gross floor area ratio and by any restrictions which may be imposed by virtue of aircraft approach and turning zone height restrictions.
4. Minimum front yard: 20 feet.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: 10 feet.
8. Maximum gross floor area ratio: 1.0
9. Maximum ground coverage: 50 percent.

5.28.07 Miscellaneous Provisions:

1. Buildings and uses customarily incidental to the permitted uses
2. Parking as required by Sections 8.01-8.03.
3. Signs as permitted in Article 7.
4. Landscaping as required by Article 9
5. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
6. Height and minimum lot requirements of accessory buildings are considered same as their associated permitted or conditional use.
7. Physical Appearance: All operation shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes or similar equipment when in operable condition.
8. Performance standards shall conform to Section 8.07 of the Supplemental Regulations.

Section 3. That Section 5.35 of Ordinance No. 3619 is hereby amended to read as follows:

Section 5.35 HCO Highway 34 Corridor Overlay District

5.35.01 Intent. The Highway 34 Corridor Overlay District provides basic guidelines which promote quality design along a visible corridor in the city's zoning jurisdiction. The Highway 34 Corridor Overlay District is intended to: Encourage development design that strengthens the physical character and image of

the city; Support the value of property and quality of development of a major highway corridor; set basic requirements for good site design and development, building design, landscaping, and signage without discouraging creativity and flexibility in design; permit safe and convenient transportation access and circulation for motorized and non-motorized vehicles, and for pedestrians; and manage the impact of industrial development on adjacent properties. The uses permitted in the Highway 34 Corridor Overlay District shall be the same as those permitted by the underlying base zoning district except as provided by this section. The following uses shall be prohibited within the Highway 34 Corridor District:

- 1) Hazardous waste storage, as primary use
- 2) Salvage or junk yard operations and transfer stations, as a primary use
- 3) Tow lots, as a primary use
- 4) Commercial/Utility Grade Solar Conversion Systems

5.35.02 Highway 34 Corridor Overlay District Boundaries:

The Highway 34 Corridor Overlay District applies to the following areas:

Land within one (1) mile of the centerline of Highway 34 within the planning jurisdiction of the City of Bellevue; bordered by the Missouri River on the east, and 5th Street on the west;

Tax Lots 4A and 5A (14-13-13), Tax Lots 7 and 8A (13-13-13), Tax Lots 10A and 11A (24-1313), and Tax Lot 15A (23-13-13).

5.35.03 Project Application and Exceptions:

The Highway 34 Corridor Overlay District, its development guidelines, and other provisions, apply to the following:

Any new building or addition requiring a building permit, built on land within the boundaries of the Highway 34 Corridor Overlay District after September 25, 2012

The requirements of the Highway 34 Corridor Overlay District do not apply to a building in place or under construction on a site as of September 25, 2012.

Waivers of Sections 5.35.04 and 5.35.05 may be granted by the Design Review Board as outlined in Section 8.11.07, City of Bellevue Zoning Ordinance.

5.35.04 Site Design Guidelines for Industrial Uses:

(A) BUILDING LOCATION AND ORIENTATION

1. To the maximum degree possible, the arrangement of buildings on a site shall screen operational and loading areas from view abutting highway corridor streets.
2. Buildings with customer entrances shall orient such entrances toward the primary access street.
3. Accessory structures shall not front a primary access street and shall be oriented away from public streets, open space, or residential areas.
4. Buildings shall be arranged and oriented so that loading docks, outdoor storage, trash collection and processing, HVAC equipment, truck parking and servicing areas and other service functions are not visible from Highway 34 except where surrounding topographic features prevent concealment. Site designs shall maximize the amount of landscaping in street yards along these highways. This standard may be met by building and site orientation, site design, and/or landscaped screening that blocks the view of such areas from the highway corridors. Customer and employee parking areas are

permitted in these street yards, subject to other provisions of this regulation.

5. Any industrial building elevation visible from the Highway 34 corridor must use at least two (2) different class I or II materials as listed in Section 8.11.03, and must be composed of at least sixty (60) percent class I or II materials, not more than forty (40) percent of class III or IV materials, and not more than ten (10) percent class IV materials.

(B) VEHICULAR ACCESS

1. To the maximum degree possible, access routes for automobiles and trucks shall be distinguished from one another.
2. Drives and access points shall be directed away from residential areas.

(C) PARKING

1. Signage and site design shall distinguish employee and visitor parking areas from truck loading and servicing areas when the project is sufficiently large to make such separation functionally necessary.
2. Landscaping shall be used to direct vehicles through the site, distinguish between automobile and truck service areas, manage storm water, and break up the size of large impervious automobile parking areas.

(D) PEDESTRIAN ACCESS

1. Developments shall provide public sidewalks in accordance with the City's building code.
2. Multi-building developments shall provide clear and safe walkways at least 5 feet in width that connect all buildings on the site. Buildings not intended for routine customer access or intended solely for drive-up services are excluded from this requirement.
3. Where required walkways cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low maintenance surface materials such as concrete or brick pavers; scored, colored concrete; or painted concrete.
4. Pedestrian connections to adjacent developments should be provided.

(E) SIGNS

1. Attached signs shall be integrated into the design of the building elevation.
2. Freestanding signs shall be constructed per Article 7 of the zoning ordinance.

(F) SCREENING

1. Developments shall provide year-round screening of outdoor storage, utility meters, HVAC equipment, trash collection and processing per the regulations listed in Section 8.11 and Article 9. Utility meters, HVAC, and Trash collection and processing shall be screened to its full vertical height. Outdoor storage shall provide 75% of the vertical plane of this feature to a height of 8 feet. Trash enclosure gates shall furnish a steel frame with decorative steel or wood covering, or another design acceptable to the Planning Director. Chain-link fencing with inlaid wood or metal slats shall not be considered acceptable. Screening shall be integrated into the overall design of buildings and landscaping and fully contain the visual impact of these service functions from adjacent public streets and neighboring properties.

(G) LIGHTING

1. All lighting used to illuminate off-street parking areas, signs or other structures shall be arranged so as to deflect light down and away from any adjoining residential property through fixture type and location.

2. The maximum height of lighting standards shall be 45 feet, unless the city grants a specific exception as part of the application approval process.
3. Exterior lighting of buildings shall be limited to low-level incandescent spotlights, floodlights, and similar illuminating devices hooded in such a manner that the direct beam of any light sources will not glare skyward or upon adjacent property or public streets. The city may approve exceptions to these requirements for sports and athletic field lighting, flagpole lighting, public street lighting, temporary lighting for seasonal/holiday or special events, and lighting used for public safety.

Section 5.35.05 Architectural Guidelines

- (A) MASS AND SCALE
 1. For buildings with office areas that exceed 3,000 square feet, the mass of the office portion of a building shall be distinguished from the mass of the industrial operations portion of the building. Office and/or public entrances shall be distinguished by elements that provide both identification and scale to the development. Techniques include but are not limited to the use of canopies or porticos, overhangs, changes in horizontal plane, variations in façade height and design, arches, peaked or special roof forms, and changes in materials.
- (B) BUILDING MATERIALS
 1. Building materials shall be those classes listed in Section 8.11.03.
- (C) ROOF FORMS
 1. Visible roof materials shall include clay or concrete tile, split shakes, pre-finished metal, architectural grade asphalt shingles, architectural metals, copper, natural or synthetic slate, or similar durable materials. *(Ord. No. 3683, Sept. 10, 2012)*

Section 5. That Article 8 of Ordinance No. 3619 is hereby amended to read as follows:

Section 6. That Sections 2.22, 5.27, 5.28, 5.35, and Article 8 of Ordinance No. 3619, Bellevue Zoning Ordinance, as heretofore existing are hereby repealed.

Section 7. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

ADOPTED by the Mayor and City Council this _____ day of _____, 2021.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/07/2021

Second Reading: 09/21/2021

Third Reading: 10/05/2021



OPPD's recommended changes to the proposed solar regulations:

In general, consider using the acronym SCS after the Solar Conversion System definition. Less wordy.

8.06.03: (Last Sentence): For those devices that include electrical, plumbing and heating constructions, the applicable permits shall also be obtained as well as **any applicable** Federal and Utility permits and inspections **that may be required**.

X

8.07.05 (5)-Maximum height to 25 feet.

8.07.05.9: Waste disposal: Damaged or worn solar panels and parts **no longer installed within the Solar Conversion System** ... shall be removed from the site promptly.

OPPD's concern is: damaged panels that are still connected must be removed immediately, rather than just the intended damaged parts lying around.

8.07.06: "presume to be at the end of their useful life if no electricity is generated for a continuous period of twelve (12) months, **excluding time periods in which a force majeure event prevents the generation of electricity.**"

Contact:

Michaela Valentin, Government & Community Relations Manager

OPPD

402.982.9872

Mvalentin@oppd.com

Testimony @ Bellevue City Council Meeting

9.21.21

Proposed Solar Regulations, Item 12 ©, Ord # 4055

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

11d. and 11d1.
10/05/2021

COUNCIL MEETING DATE: 09/21/2021	SUBMITTED BY: Tammi Palm	TITLE: Planning Manager
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>

SUBJECT:

Request to rezone Lots 1 and 2, Whispering Timber Estates Replat 7, being a replat of Lot 106, Whispering Timber Estates, Lot 1, Whispering Timber Estates Replat 6, and Lot 2A1, Fair Hill Addition, from AG, RE, and RS-84-PS to RE and RS-84-PS for the purpose of existing single family residential development; and small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7. Applicants: Todd Santoro and Greg Dennis. General Location: Hickory Circle and Childs Road East.

SYNOPSIS/BACKGROUND:

Todd Santoro and Greg Dennis are requesting to small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7. The properties as presently platted are undevelopable due to slope, drainage, and being landlocked. The proposed plat will not create additional lots, but rather will consolidate these properties into existing, platted lots. The applicants are also requesting to rezone Lots 1 and 2, Whispering Timber Estates Replat 7. Currently the properties have three different zonings: AG, RE, and RS-84-PS. The applicants are requesting RE zoning for proposed Lot 1, with RS-84-PS zoning for proposed Lot 2. The AG property is non conforming. Proposed Lot 1 is developed with an existing house. Proposed Lot 2 is undeveloped. The proposed zoning will not change the current uses of the properties. The requested zoning matches the existing zoning of the properties these lots will be incorporated with.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRUBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

The Planning Department and Planning Commission have recommended approval of this application.

ATTACHMENTS:

1. Planning Commission Recommendation Sheet	2. Staff Report	3. Rezoning Ordinance 405L6
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

A. Bruce Robbins
Tammi Palm
Todd Santoro

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Todd Santoro
CASE #'s Z-2107-10, S-2107-19
CITY COUNCIL HEARING DATE: September 21, 2021

REQUEST: to rezone Lots 1 and 2, Whispering Timber Estates Replat 7, being a replat of Lot 106, Whispering Timber Estates, Lot 1 Whispering Timber Estates Replat 6, and Lot 2A1, Fair Hill Addition, from AG, RE and RS-84-PS to RE and RS-84-PS for the purpose of existing residential development; and small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7.

On August 26, 2021, the City of Bellevue Planning Commission voted eight yes, zero no, zero absent and one abstained:

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area.

VOTE:

Yes:	Eight:	No:	Zero:	Abstain:	One:	Absent:	Zero:
	Casey				Perrin		
	Compton						
	Aerni						
	Ritz						
	Ackley						
	Hankins						
	Cutsforth						
	Jacobson						

Planning Commission Hearing (s) was held on: August 26, 2026

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-2107-10
S-2107-19

FOR HEARING OF:
REPORT #1: August 26, 2021
REPORT #2: September 21, 2021

I. GENERAL INFORMATION

A. APPLICANTS:

Todd Santoro
1606 Camp Gifford Road
Bellevue, NE 68005

Greg Dennis
908 Camp Gifford Road
Bellevue, NE 68005

B. PROPERTY OWNERS:

Todd Santoro
1606 Camp Gifford Road
Bellevue, NE 68005

Gregory & Sheri Dennis
908 Camp Gifford Road
Bellevue, NE 68005

C. GENERAL LOCATION:

Hickory Circle and Childs Road East

D. LEGAL DESCRIPTION:

Lots 1 and 2, Whispering Timber Estates Replat 7, being a replat of Lot 106, Whispering Timber Estates, Lot 1 Whispering Timber Estates Replat 6, and Lot 2A1, Fair Hill Addition.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Whispering Timber Estates Replat 7, from AG, RE, and RS-84-PS to RE and RS-84-PS.

2. Small Subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7.

F. EXISTING ZONING AND LAND USE:

AG, RE, and RS-84-PS, Single Family Residential/Vacant

G. PURPOSE OF REQUEST:

The applicant owns a parcel of land which is currently nonconforming that he wishes to bring into conformity by rezoning and combining with other properties.

H. SIZE OF SITE:

The site is approximately 13 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 1 is developed with a single family residence built in 1978. Proposed Lot 2 is presently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single Family Residential, RE
- 2. **East:** Single Family Residential, AG and RS-84
- 3. **South:** Single Family Residential, RS-84-PS and RE
- 4. **West:** Single Family Residential, RS-84

C. REVELANT CASE HISTORY:

1. On March 3, 2020, the City Council approved a request to rezone Lots 1 and 2, Whispering Timber Estates Replat 6, being a replat of Lots 103A, 103B, 124A, the West 22' of Lot 127, and Lot 128, Whispering Timber Estates; Lots 6, part of Lot 7B, 8A2A, part of Lot 9 except the South 155', and part of Lot 10B1, except the South 30', Fair Hill Addition, from AG, RE, and RS-84 to RE and RS-84 for the purpose of existing single family residential; and small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 6.

2. On August 26, 2021, the Planning Commission recommended approval of a request to rezone Lots 1 and 2, Whispering Timber Estates Replat 7, being a replat of Lot 106, Whispering Timber Estates, Lot 1 Whispering Timber Estates Replat 6, and Lot 2A1, Fair Hill Addition, from AG, RE, and RS-84-PS to RE and RS-84-PS, for the purpose of existing single family residential development.

D. APPLICABLE REGULATIONS:

1. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.
2. Section 5.09, Zoning Ordinance, regarding RS-84 uses and requirements.
3. Section 5.17, Zoning Ordinance, regarding -PS uses and requirements.
4. Chapter 5, Subdivision Regulations, regarding small subdivisions.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this property as low density and medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data information available for this area.
2. The property has access via Camp Gifford Road and Childs Road East.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Todd Santoro and Greg Dennis have submitted a request to small subdivision plat Lots 1 and 2, Whispering Timber Estates Replat 7.

The properties as presently platted are undevelopable due to slope, drainage, and being landlocked. The proposed plat will not create additional lots, but rather will consolidate these properties into existing, platted lots.

2. The applicants are also requesting to rezone Lots 1 and 2, Whispering Timber Estates Replat 7. Currently, these properties have three different zonings: AG, RE, and RS-84-PS. The AG property is non conforming.

The applicants are requesting RE zoning for proposed Lot 1, with RS-84-PS zoning for proposed Lot 2. The requested zoning matches the existing zoning of the properties these lots will be incorporated with.

3. The proposed zoning will not change the current uses of the properties. Proposed Lot 1 is developed with an existing house. Proposed Lot 2 is undeveloped. As previously mentioned, no additional residential lots are being created through this request.

4. The proposed lots meet the minimum requirements for their intended zoning districts. One of the existing platted lots is land-locked and does not have adequate access. The proposed plat will resolve this issue.

5. This application was sent out for review by the following departments and individuals: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Public Works Engineer Matt Knight requested minor technical revisions to the plat. These revisions have since been made by the applicant's surveyor.

No other comments were received in this case.

6. The Future Land Use Map of the Comprehensive Plan designates this area as low density and medium density residential.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area.

VI. ATTACHMENTS TO REPORT

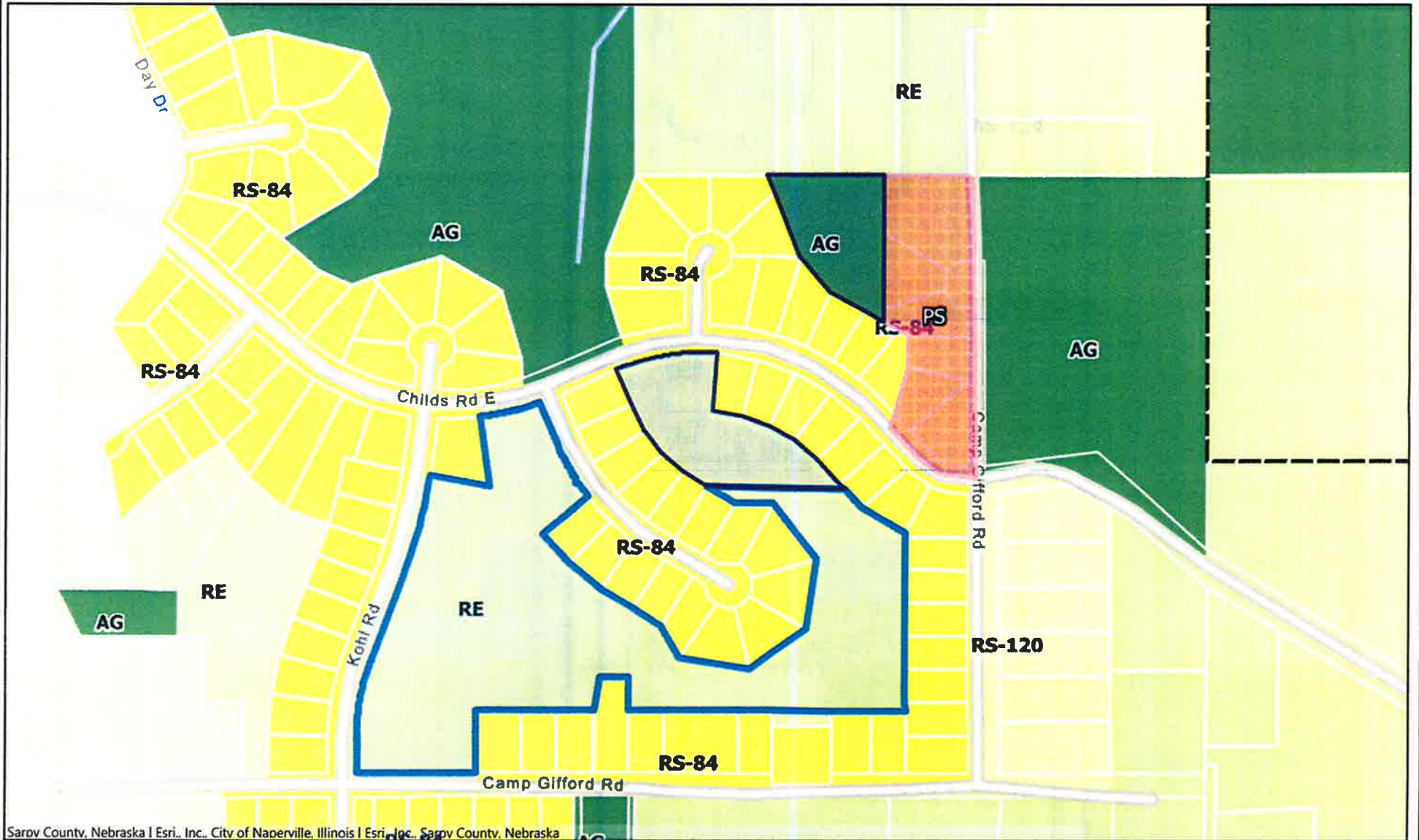
1. Zoning Map
2. 2020 GIS aerial photo of the property
3. Small Subdivision plat received August 13, 2021
4. Zoning justification letter dated July 22, 2021
5. Email received from Michelle Foss August 26, 2021
6. Email received from Matthew Curran August 26, 2021

VII. COPIES OF REPORT TO:

1. Todd Santoro
2. Greg & Sheri Dennis
3. Doug Hill, Hill-Farrell Associates, Inc.
4. Public Upon Request



Planning Manager Date of Report



Sarpy County, Nebraska | Esri, Inc. | City of Naperville, Illinois | Esri, Inc. | Sarpy County, Nebraska



Map Scale 1: 4514

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



Notes



Timbers Estates Replat



Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska

0 500 1000
ft

Map Scale 1: 9028

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



Notes

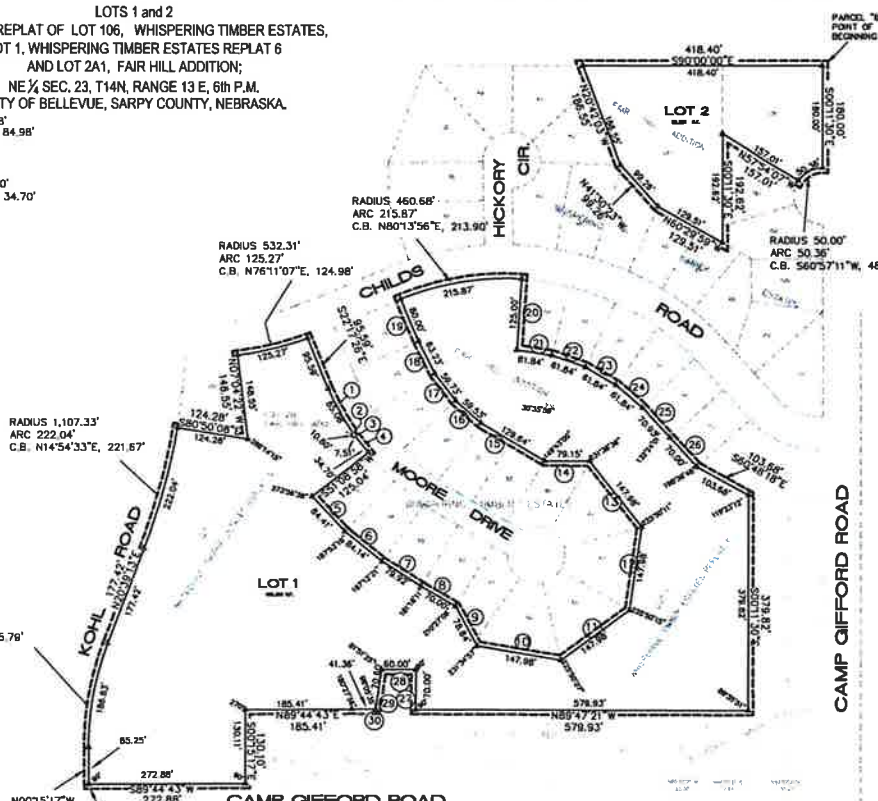


RECEIVED
AUG 13 2021
PLANNING DEPT.

WHISPERING TIMBER ESTATES REPLAT 7

LOTS 1 and 2
BEING A REPLAT OF LOT 106, WHISPERING TIMBER ESTATES,
LOT 1, WHISPERING TIMBER ESTATES REPLAT 6
AND LOT 2A1, FAIR HILL ADDITION;
NE 1/4 SEC. 23, T14N, RANGE 13 E, 6th P.M.
CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA.

- 1 RADIUS 486.65', ARC 85.08'
CHORD BRNG S29°03'54"E, 84.98'
- 2 S00°15'54"E, 10.80'
- 3 S89°47'29"E, 7.51'
- 4 RADIUS 486.65', ARC 34.70'
CHORD BRNG S37°42'17"E, 34.70'
S42°47'40"E, 84.41'
- 5 S50°40'58"E, 84.14'
- 6 S57°53'19"E, 79.92'
- 7 S59°11'30"E, 70.00'
- 8 S28°44'24"E, 78.84'
- 9 S80°19'21"E, 147.98'
- 10 S42°47'40"E, 147.98'
- 11 N08°00'17"E, 147.98'
- 12 N37°49'54"W, 147.98'
- 13 N89°28'30"W, 79.15'
- 14 N59°11'30"W, 129.64'
- 15 N48°35'27"W, 59.53'
- 16 N37°27'22"W, 59.73'
- 17 N26°38'30"W, 63.23'
- 18 N23°11'30"W, 80.00'
- 19 S03°39'22"E, 125.00'
- 20 S81°03'30"E, 61.84'
- 21 S70°29'14"E, 61.84'
- 22 S59°54'58"E, 61.84'
- 23 S49°20'44"E, 61.84'
- 24 S42°20'13"E, 70.93'
- 25 S42°11'30"E, 70.00'



SURVEYORS CERTIFICATE

RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS THE CORNERS AS SHOWN IN "WHISPERING TIMBER ESTATES REPLAT 7", BEING A REPLAT OF LOT 1, WHISPERING TIMBER ESTATES REPLAT 6 AND LOT 2A1, FAIR HILL ADDITION AND LOT 106, WHISPERING TIMBER ESTATES, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A" (LOT 1)
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, WHISPERING TIMBER ESTATES REPLAT 6, THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY OF KOHL ROAD ALONG THE FOLLOWING 4 COURSES:
1) N00°15'17"W, 85.25 FEET 2) NORTHERLY ALONG A CURVE TO THE RIGHT RADIUS 81.87 FEET, ARC 188.83 FEET, CHORD BEARING N10°11'58"E, 185.70 FEET 3) N00°03'37"E, 177.49 FEET 4) NORTHERLY ALONG A CURVE TO THE LEFT RADIUS 101.33 FEET, ARC 222.04 FEET, CHORD BEARING N14°54'33"E, 221.87 FEET TO THE SOUTHWEST CORNER OF LOT 104, WHISPERING TIMBER ESTATES; THENCE S89°50'08"E, 124.28 FEET TO THE SOUTHWEST CORNER OF LOT 104, WHISPERING TIMBER ESTATES; THENCE N07°04'22"W, 148.55 FEET TO THE NORTHEAST CORNER OF LOT 104, WHISPERING TIMBER ESTATES; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF CHOLS ROAD ALONG A CURVE TO THE LEFT RADIUS 532.31 FEET, ARC 125.27 FEET, CHORD BEARING N76°11'07"E, 124.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MOORE DRIVE; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY OF MOORE DRIVE ALONG THE FOLLOWING 3 COURSES: 1) S22°17'07"E, 65.36 FEET 2) SOUTHERLY ALONG A CURVE TO THE LEFT RADIUS 486.65 FEET, ARC 85.08 FEET, CHORD BEARING S29°03'54"E, 84.98 FEET TO THE NORTH CORNER OF LOT 2B, FAIR HILL ADDITION; THENCE S00°15'54"E, 10.80 FEET TO THE SOUTHWEST CORNER OF LOT 2B, FAIR HILL ADDITION; THENCE S89°47'29"E, 7.51 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOORE DRIVE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT RADIUS 486.65 FEET, ARC 34.70 FEET, CHORD BEARING S37°42'17"E, 34.70 FEET TO THE NORTHEAST CORNER OF LOT 70, WHISPERING TIMBER ESTATES; THENCE S28°44'24"E, 78.84 FEET TO THE SOUTHWEST CORNER OF LOT 70, WHISPERING TIMBER ESTATES; THENCE S59°11'30"E, 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 69, WHISPERING TIMBER ESTATES; THENCE S42°47'40"E, 84.41 FEET TO THE SOUTHWEST CORNER OF LOT 68, WHISPERING TIMBER ESTATES; THENCE S50°40'58"E, 84.14 FEET TO THE SOUTHWEST CORNER OF LOT 65, WHISPERING TIMBER ESTATES; THENCE S57°53'19"E, 79.92 FEET TO THE SOUTHWEST CORNER OF LOT 64, WHISPERING TIMBER ESTATES; THENCE S59°11'30"E, 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 63, WHISPERING TIMBER ESTATES; THENCE S49°20'44"E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 62, WHISPERING TIMBER ESTATES; THENCE S42°20'13"E, 70.93 FEET TO THE SOUTHWEST CORNER OF LOT 61, WHISPERING TIMBER ESTATES; THENCE S42°11'30"E, 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 59, WHISPERING TIMBER ESTATES; THENCE N48°35'27"W, 59.53 FEET TO THE NORTHEAST CORNER OF LOT 58, WHISPERING TIMBER ESTATES; THENCE N37°27'22"W, 59.73 FEET TO THE NORTHEAST CORNER OF LOT 57, WHISPERING TIMBER ESTATES; THENCE N08°00'17"E, 83.03 FEET TO THE NORTHEAST CORNER OF LOT 56, WHISPERING TIMBER ESTATES; THENCE N23°11'30"W, 80.00 FEET TO THE NORTHEAST CORNER OF LOT 55, WHISPERING TIMBER ESTATES; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF CHOLS ROAD EAST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 486.65 FEET, ARC 215.87 FEET, CHORD BEARING N00°15'54"E, 215.87 FEET TO THE NORTHEAST CORNER OF LOT 54, WHISPERING TIMBER ESTATES; THENCE S03°39'22"E, 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 54, WHISPERING TIMBER ESTATES; THENCE S81°03'30"E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 53, WHISPERING TIMBER ESTATES; THENCE S70°29'14"E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 52, WHISPERING TIMBER ESTATES; THENCE S59°54'58"E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 51, WHISPERING TIMBER ESTATES; THENCE S49°20'44"E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 50, WHISPERING TIMBER ESTATES; THENCE S42°20'13"E, 70.93 FEET TO THE SOUTHWEST CORNER OF LOT 49, WHISPERING TIMBER ESTATES; THENCE S42°11'30"E, 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 48, WHISPERING TIMBER ESTATES; THENCE S37°42'17"E, 34.70 FEET TO THE SOUTHWEST CORNER OF LOT 47, WHISPERING TIMBER ESTATES; THENCE S28°44'24"E, 78.84 FEET TO THE SOUTHWEST CORNER OF LOT 46, WHISPERING TIMBER ESTATES; THENCE S23°11'30"W, 80.00 FEET TO THE SOUTHWEST CORNER OF LOT 45, WHISPERING TIMBER ESTATES; THENCE N08°00'17"E, 83.03 FEET TO THE NORTHEAST CORNER OF LOT 44, WHISPERING TIMBER ESTATES; THENCE N23°11'30"W, 80.00 FEET TO THE NORTHEAST CORNER OF LOT 43, WHISPERING TIMBER ESTATES; THENCE N37°27'22"W, 59.73 FEET TO THE NORTHEAST CORNER OF LOT 42, WHISPERING TIMBER ESTATES; THENCE N48°35'27"W, 59.53 FEET TO THE NORTHEAST CORNER OF LOT 41, WHISPERING TIMBER ESTATES; THENCE N59°11'30"W, 129.64 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 480,300 SQUARE FEET.

PARCEL "B" (LOT 2)
BEGINNING AT THE NORTHEAST CORNER OF LOT 106, WHISPERING TIMBER ESTATES; THENCE S00°15'30"E, 180.00 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING TIMBER ESTATES; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT RADIUS 50.00 FEET, ARC 50.36 FEET, CHORD BEARING S87°07'11"W, 48.28 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING TIMBER ESTATES; THENCE N37°49'54"W, 157.01 FEET TO THE NORTHEAST CORNER OF LOT 107, WHISPERING TIMBER ESTATES; THENCE S00°15'30"E, 192.62 FEET TO THE SOUTHWEST CORNER OF LOT 108, WHISPERING TIMBER ESTATES; THENCE N48°29'54"W, 128.51 FEET TO THE NORTHEAST CORNER OF LOT 46, WHISPERING TIMBER ESTATES; THENCE N41°50'27"W, 88.28 FEET TO THE NORTHEAST CORNER OF LOT 45, WHISPERING TIMBER ESTATES; THENCE N23°11'30"W, 188.55 FEET TO THE NORTHEAST CORNER OF LOT 41, WHISPERING TIMBER ESTATES; THENCE S00°03'00"E, 418.40 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 80,524 SQUARE FEET.

DATE: _____
RONALD D. HILL NEBRASKA L.S. NO. 373

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TODD A. SANTORO AND TON L. KAVALI SANTORO, AND GREGORY S. DENNIS AND SHERI E. DENNIS, AS THE TRUSTEES OF THE O & S DENNIS FAMILY TRUSTING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBODIED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS "WHISPERING TIMBER ESTATES REPLAT 7", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK COMMUNICATIONS INTERNATIONAL, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, NO PERMANENT BUILDINGS, TREES, RETAINING WALL OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAY, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE INTENDED USES OF THE INTERESTS HEREIN GRANTED, IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS _____ DAY OF _____, 2021.

TODD A. SANTORO TON L. KAVALI SANTORO GREGORY S. DENNIS SHERI E. DENNIS

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }
ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TODD A. SANTORO AND TON L. KAVALI SANTORO, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

COUNTY TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: _____
COUNTY TREASURER: _____

REVIEW BY SARPY COUNTY PUBLIC WORKS
THIS PLAT OF "WHISPERING TIMBER ESTATES REPLAT 7" WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS _____ DAY OF _____, 2021.

SARPY COUNTY SURVEYOR/ENGINEER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SARPY }
ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREGORY S. DENNIS AND SHERI E. DENNIS, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

APPROVAL OF BELLEVUE CITY COUNCIL
THIS PLAT OF "WHISPERING TIMBER ESTATES REPLAT 7" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS _____ DAY OF _____, 2021. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

ATTEST: CITY CLERK _____ MAYOR _____ DATE _____

SURVEY: DCH/AB
DRAWING: FCH
DATE: 08/10/2021
BY: RDC
08/11/2021

WHISPERING TIMBER ESTATES REPLAT 7
SMALL SUBDIVISION PLAT
NE 1/4 SEC. 23, T14N, R13E, OF THE 6th P.M.
SARPY COUNTY, NEBRASKA.

HILL-FARRELL ASSOCIATES, INC.
Land Surveyors
1402 Hudson Lane Fairbury, NE 68009 (402) 251-6100



PROJECT NO.
21/WHISPERING
TIMBERS
REPLAT 7

Hill-Farrell Associates, Inc.

Land Surveyors
Bellevue, Nebraska



July 22, 2021

Tammi Palm
Planning Manager
City of Bellevue
1510 Wall Street
Bellevue, NE 68005

RE: Santoro Rezoning – Whispering Timbers Estates

Dear Tammi:

Justification for the change of zoning for Whispering Timber Estates Replat 7 is to correct the zoning on a parcel which has been surrounded by Residential Development and allow for its inclusion with another Residential property and eliminate its current nonconforming zoning.

Best Regards,

Doug Hill
HILL-FARRELL ASSOCIATES, INC.

RECEIVED
JUL 22 2021
PLANNING DEPT.

Tammi Palm

From: Michelle Foss <MFoss@fontenelleforest.org>
Sent: Thursday, August 26, 2021 7:58 AM
To: Tammi Palm
Subject: Cases# Z-2107-10, S-2107-19

Ms. Palm,

I have concerns regarding erosion and siltation as a result of removing zoning designations of AG and RE on these parcels of land, and the increased likelihood of development. Beginning in 2008, field studies were done by United States Army Corps of Engineers staff to complete a Section 22 report with Fontenelle Forest and City of Bellevue. It was determined that three basins (Childs Hollow, Mill Hollow and Coffin Springs) had seen increased erosion, and the City of Bellevue has suffered increased damage to stormwater infrastructure, due to development in the watersheds. The lots in the proposal drain directly into the Childs Hollow basin identified in the study. Our concerns are the potential for increased stormwater runoff due to loss of permeable surface/increased impermeable surface, and erosion and siltation from potential construction activities directly into Childs Hollow.

I am not against development, I just want to ensure that it is responsible and sustainable.

Thank you.

Sincerely,

Michelle Foss
Director of Resource Stewardship



1111 Bellevue Blvd. North
Bellevue, NE 68005
Main Line: 402.731.3140
Extension: 1036
Fax: 402.731.2403
Fontenelleforest.org



RECEIVED
AUG 26 2021
PLANNING DEPT.

Tammi Palm

From: mkcurran0420 <mkcurran0420@gmail.com>
Sent: Thursday, August 26, 2021 4:59 PM
To: Tammi Palm
Subject: Planning Commission Meeting 8/26/2021

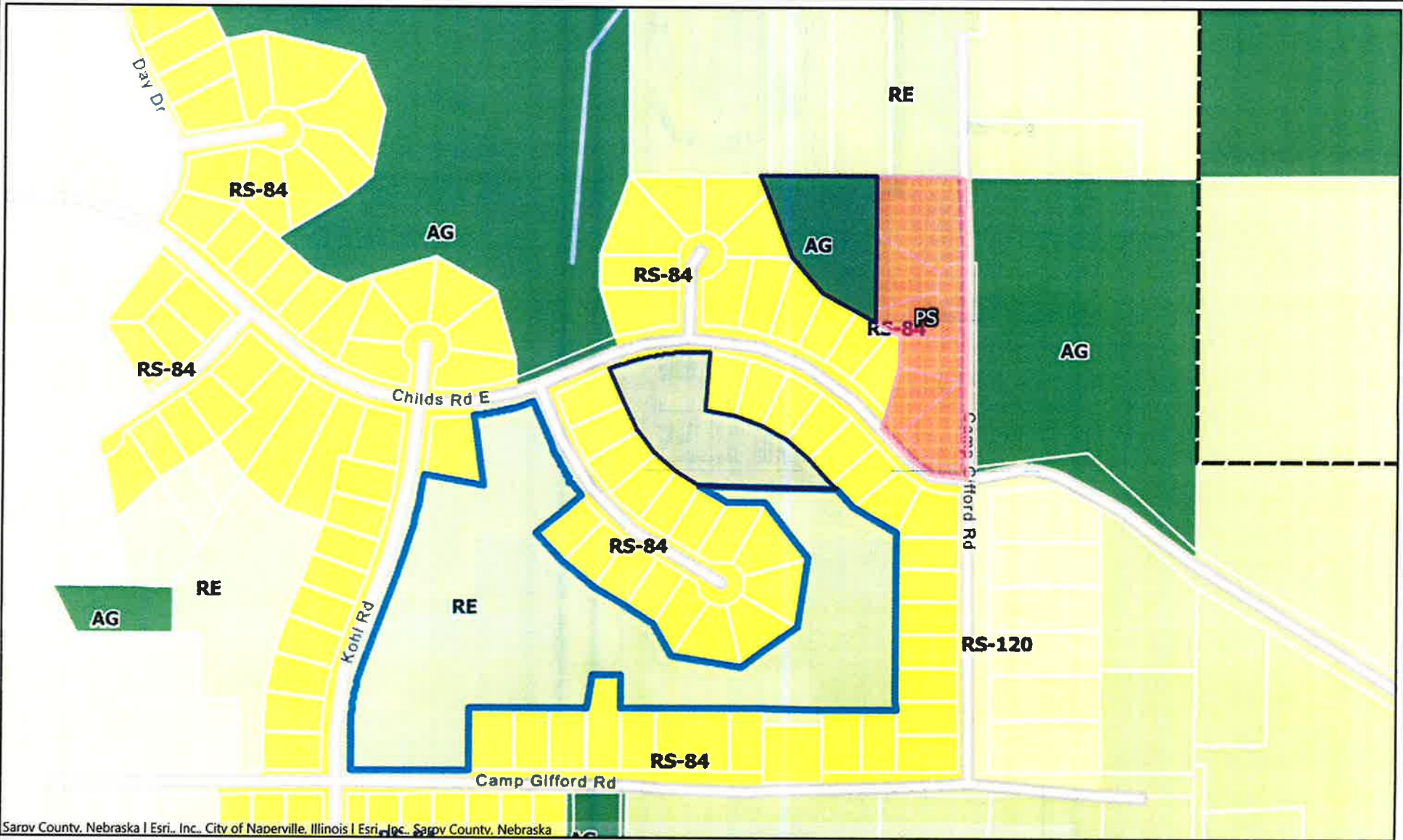
To members of the Bellevue Planning Commission:

I would like you to record my disagreement of the request to change the land in Lots 1 and 2 in Whispering Timbers Eastate to be changed from Agriculture to Residential.

The aesthetic of this neighborhood will be greatly reduced by changing this area. The land has been properly zoned for years and we see no reason that just 2 people in the neighborhood can change it. We would like to keep our neighborhood as is. If they would like a different neighborhood, they should move to a different neighborhood, not change the one we all love and enjoyed for years.

Matthew Curran
Whispering Timbers Resident

RECEIVED
AUG 26 2021
PLANNING DEPT.



Sarpy County, Nebraska | Esri, Inc. | City of Naperville, Illinois | Esri, Inc. | Sarpy County, Nebraska



Map Scale 1: 4514

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



Notes





Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 9028

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



Notes



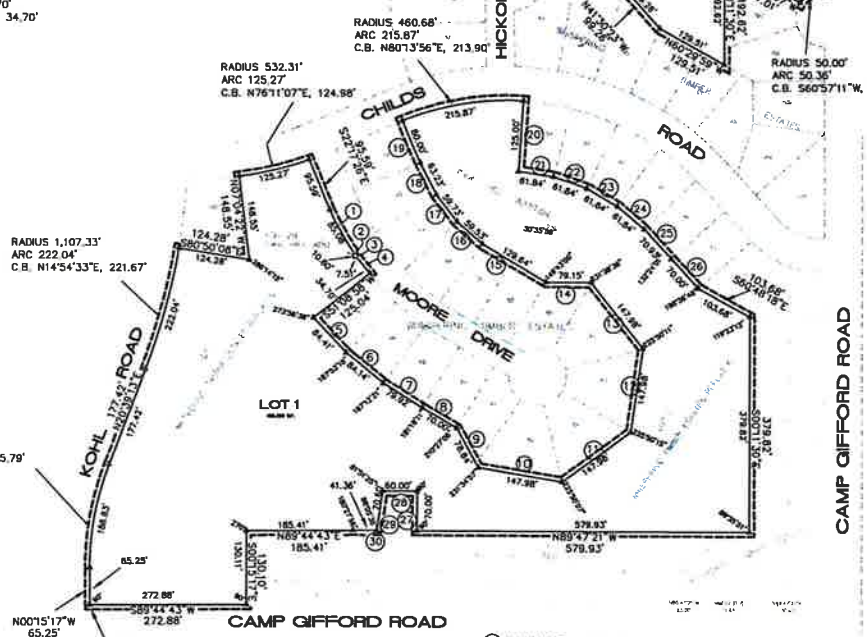
RECEIVED
 AUG 13 2021
 PLANNING DEPT.

SURVEY DCP/AB
 DRAWN PCH
 DATE 08/10/2021
 07/28/2021
 08/10/2021

WHISPERING TIMBER ESTATES REPLAT 7

LOTS 1 and 2
 BEING A REPLAT OF LOT 106, WHISPERING TIMBER ESTATES,
 LOT 1, WHISPERING TIMBER ESTATES REPLAT 6
 AND LOT 2A1, FAIR HILL ADDITION;
 NE 1/4 SEC. 23, T14N, RANGE 13 E, 6th P.M.
 CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA.

- ① RADIUS 486.65', ARC 85.08'
CHORD BRNG S29°05'54"E, 84.98'
- ② S00°11'54"E, 10.80'
- ③ S69°47'29"E, 7.51'
- ④ RADIUS 486.65', ARC 34.70'
CHORD BRNG S37°42'17"E, 34.70'
- ⑤ S42°47'40"E, 84.41'
- ⑥ S50°40'58"E, 84.14'
- ⑦ S57°53'19"E, 79.92'
- ⑧ S59°11'30"E, 70.00'
- ⑨ S28°44'24"E, 78.84'
- ⑩ S80°19'21"E, 147.88'
- ⑪ N51°50'32"E, 147.98'
- ⑫ N08°00'17"E, 147.98'
- ⑬ N37°49'54"W, 147.98'
- ⑭ N89°28'30"W, 79.15'
- ⑮ N59°11'30"W, 129.64'
- ⑯ N48°35'27"W, 59.53'
- ⑰ N37°27'22"W, 59.73'
- ⑱ N26°36'30"W, 63.23'
- ⑲ N23°11'30"W, 80.00'
- ⑳ S03°39'22"W, 125.00'
- ㉑ S81°03'30"E, 61.84'
- ㉒ S70°29'14"E, 61.84'
- ㉓ S59°54'58"E, 61.84'
- ㉔ S49°20'44"E, 61.84'
- ㉕ S42°20'13"E, 70.93'
- ㉖ S42°11'30"E, 70.00'



SURVEYOR'S CERTIFICATE

RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS THE CORNERS AS SHOWN IN "WHISPERING TIMBER ESTATES REPLAT 7", BEING A REPLAT OF LOT 1, WHISPERING TIMBER ESTATES REPLAT 6 AND LOT 2A1, FAIR HILL ADDITION AND LOT 106, WHISPERING TIMBER ESTATES, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A" (LOT 1)
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, WHISPERING TIMBER ESTATES REPLAT 6, THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY OF MOORE ROAD ALONG THE FOLLOWING 4 COURSES:
 1.) N00°15'17"W, 65.25 FEET 2.) NORTHERLY ALONG A CURVE TO THE RIGHT RADIUS 511.87 FEET, ARC 186.83 FEET, CHORD BEARING N10°11'58"E, 185.79 FEET 3.) N00°15'17"W, 177.42 FEET 4.) NORTHERLY ALONG A CURVE TO THE LEFT RADIUS 1107.33 FEET, ARC 222.04 FEET, CHORD BEARING N14°54'33"E, 221.87 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING TIMBER ESTATES, THENCE S00°20'07"E, 124.28 FEET TO THE SOUTHWEST CORNER OF LOT 104, WHISPERING TIMBER ESTATES, THENCE N07°04'22"W, 148.55 FEET TO THE NORTHEAST CORNER OF LOT 104, WHISPERING TIMBER ESTATES, THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF CHILDS ROAD ALONG A CURVE TO THE LEFT RADIUS 532.31 FEET, ARC 125.27 FEET, CHORD BEARING N76°11'07"E, 124.88 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF MOORE DRIVE, THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY OF MOORE DRIVE ALONG THE FOLLOWING 3 COURSES: 1.) S27°17'28"E, 95.58 FEET 2.) SOUTHERLY ALONG A CURVE TO THE LEFT RADIUS 486.65 FEET, ARC 85.08 FEET, CHORD BEARING S29°05'54"E, 84.98 FEET TO THE NORTH CORNER OF LOT 2B, FAIR HILL ADDITION, THENCE S00°11'54"E, 10.80 FEET TO THE SOUTHWEST CORNER OF LOT 2B, FAIR HILL ADDITION, THENCE S69°47'29"E, 7.51 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MOORE DRIVE, THENCE SOUTHERLY ALONG A CURVE TO THE LEFT RADIUS 486.65 FEET, ARC 34.70 FEET, CHORD BEARING S37°42'17"E, 34.70 FEET TO THE SOUTHWEST CORNER OF LOT 70, WHISPERING TIMBER ESTATES, THENCE S42°47'40"E, 84.41 FEET TO THE SOUTHWEST CORNER OF LOT 70, WHISPERING TIMBER ESTATES, THENCE S50°40'58"E, 84.14 FEET TO THE SOUTHWEST CORNER OF LOT 68, WHISPERING TIMBER ESTATES, THENCE S57°53'19"E, 79.92 FEET TO THE SOUTHWEST CORNER OF LOT 67, WHISPERING TIMBER ESTATES, THENCE S 28°44'24" E, 78.84 FEET TO THE SOUTHWEST CORNER OF LOT 66, WHISPERING TIMBER ESTATES, THENCE S 80°19'21" E, 147.88 FEET TO THE SOUTHWEST CORNER OF LOT 65, WHISPERING TIMBER ESTATES, THENCE S 51°50'32" E, 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 64, WHISPERING TIMBER ESTATES, THENCE S 49°20'44" E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 63, WHISPERING TIMBER ESTATES, THENCE S 42°20'13" E, 70.93 FEET TO THE SOUTHWEST CORNER OF LOT 62, WHISPERING TIMBER ESTATES, THENCE S03°39'22"W, 125.00 FEET TO THE NORTHWEST CORNER OF LOT 58, WHISPERING TIMBER ESTATES, THENCE S81°03'30"E, 61.84 FEET TO THE NORTHWEST CORNER OF LOT 57, WHISPERING TIMBER ESTATES, THENCE N08°00'17"E, 147.98 FEET TO THE NORTHWEST CORNER OF LOT 56, WHISPERING TIMBER ESTATES, THENCE N37°27'22"W, 59.73 FEET TO THE NORTHWEST CORNER OF LOT 55, WHISPERING TIMBER ESTATES, THENCE N26°36'30"W, 63.23 FEET TO THE NORTHWEST CORNER OF LOT 54, WHISPERING TIMBER ESTATES, THENCE N23°11'30"W, 80.00 FEET TO THE NORTHWEST CORNER OF LOT 53, WHISPERING TIMBER ESTATES, THENCE N03°39'22"W, 125.00 FEET TO THE NORTHWEST CORNER OF LOT 54, WHISPERING TIMBER ESTATES, THENCE S03°39'22"W, 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 54, WHISPERING TIMBER ESTATES, THENCE S07°29'14"E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 53, WHISPERING TIMBER ESTATES, THENCE S28°44'24"E, 61.84 FEET TO THE SOUTHWEST CORNER OF LOT 51, WHISPERING TIMBER ESTATES, THENCE S42°20'13"E, 70.93 FEET TO THE SOUTHWEST CORNER OF LOT 49, WHISPERING TIMBER ESTATES, THENCE S42°11'30"E, 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 112, WHISPERING TIMBER ESTATES, THENCE S00°44'18"E, 103.88 FEET TO THE SOUTHWEST CORNER OF LOT 112, WHISPERING TIMBER ESTATES, THENCE S00°13'06", 376.82 FEET TO THE NORTHEAST CORNER OF LOT 131, WHISPERING TIMBER ESTATES, THENCE N 09°47'21" W, 578.83 FEET TO THE NORTHWEST CORNER OF LOT 123, WHISPERING TIMBER ESTATES, THENCE N 02°32'51" E, 70.00 FEET TO THE NORTHEAST CORNER OF LOT 2, WHISPERING TIMBER ESTATES REPLAT 6, THENCE S08°21'14"W, 70.60 FEET TO THE NORTHEAST CORNER OF LOT 2, WHISPERING TIMBER ESTATES, THENCE N89°47'21"W, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 2, WHISPERING TIMBER ESTATES REPLAT 6, THENCE S08°21'14"W, 70.60 FEET TO THE NORTHEAST CORNER OF LOT 123, WHISPERING TIMBER ESTATES, THENCE N89°47'21"W, 61.38 FEET, THENCE N89°47'21"W, 185.41 FEET, THENCE S00°15'17"E, 130.10 FEET, THENCE S89°44'43"W, 272.88 FEET TO THE POINT OF BEGINNING. DECIDED TRACT CONTAINS 486.524 SQUARE FEET.

PARCEL "B" (LOT 2)
 BEGINNING AT THE NORTHEAST CORNER OF LOT 106, WHISPERING TIMBER ESTATES, THENCE S00°13'06", 180.00 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING TIMBER ESTATES, THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT RADIUS 50.00 FEET, ARC 50.38 FEET, CHORD BEARING S80°37'11"W, 46.28 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING TIMBER ESTATES, THENCE N37°49'54"W, 157.01 FEET TO THE NORTHWEST CORNER OF LOT 107, WHISPERING TIMBER ESTATES, THENCE S00°13'06", 182.82 FEET TO THE SOUTHWEST CORNER OF LOT 108, WHISPERING TIMBER ESTATES, THENCE N60°29'56"W, 128.51 FEET TO THE NORTHEAST CORNER OF LOT 46, WHISPERING TIMBER ESTATES, THENCE N47°02'27"W, 98.28 FEET TO THE NORTHWEST CORNER OF LOT 45, WHISPERING TIMBER ESTATES, THENCE N02°42'03"W, 188.55 FEET TO THE NORTHWEST CORNER OF LOT 41, WHISPERING TIMBER ESTATES, THENCE S00°00'00"E, 418.40 FEET TO THE POINT OF BEGINNING. DECIDED TRACT CONTAINS 80.524 SQUARE FEET.

DATE: _____
 RONALD D. HILL NEBRASKA L.S. NO. 373

DEDICATION

I, TODD A. SANTORO AND TONI L. KAVAJI SANTORO, AND GREGORY S. DENNIS AND SHERI E. DENNIS, AS THE TRUSTEES OF THE G & S DENNIS FAMILY TRUSTING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "WHISPERING TIMBER ESTATES REPLAT 7", AND WE DO HEREBY RAFFIRY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK COMMUNICATIONS INTERNATIONAL, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPTION THEREON, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, AND PERMANENT BULKHEADS, TREES, RETAINING WALLS OR LOGS, ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE RIGHTS HEREIN GRANTED. IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS THIS _____ DAY OF _____ 2021.

TODD A. SANTORO TONI L. KAVAJI SANTORO GREGORY S. DENNIS SHERI E. DENNIS

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
 COUNTY OF SARPY } SS
 ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TODD A. SANTORO AND TONI L. KAVAJI SANTORO, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
 ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREGORY S. DENNIS AND SHERI E. DENNIS, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 DATE: _____
 COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF "WHISPERING TIMBER ESTATES REPLAT 7" WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS _____ DAY OF _____ 2021.

SARPY COUNTY SURVEYOR/ENGINEER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
 COUNTY OF SARPY } SS
 ON THIS _____ DAY OF _____ 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF "WHISPERING TIMBER ESTATES REPLAT 7" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS _____ DAY OF _____ 2021. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

ATTEST: _____ CITY CLERK _____ MAYOR

WHISPERING TIMBER ESTATES REPLAT 7
 SMALL SUBDIVISION PLAT
 NE 1/4 SEC. 23, T14N, R13E, OF THE 6TH P.M.
 SARPY COUNTY, NEBRASKA.

HILL-FARRELL ASSOCIATES, INC.
 Land Surveyors
 14402 Maple Lane Road Bellevue, NE 68005 (402) 281-9100

PROJECT NO.
 21/WHISPERING
 TIMBER
 REPLAT 7

ORDINANCE NO. 4056

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BELLEVUE, NEBRASKA, AS PROVIDED FOR BY ARTICLE 3 OF ORDINANCE NO. 3619 BY CHANGING THE ZONE CLASSIFICATION OF LAND LOCATED AT OR ABOUT HICKORY CIRCLE AND CHILDS ROAD EAST, MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THE ORDINANCE AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, having received a recommendation from the city of Bellevue Planning Commission and proper notice having been given and public hearing held as provided by law:

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

Section 1. That part of the official zoning map of the City of Bellevue, Nebraska, as provided in Article 3, of Ordinance No. 3619 is hereby amended to change the zone classification of the following described parcel of land:

Lot 1, Whispering Timber Estates Replat 7, being a replat of Lot 106, Whispering Timbers Estates, Lot 1, Whispering Timber Estates Replat 6, and Lots 2A1, Fair Hill Addition, all located in the Northeast ¼ of Section 23, T14N, R13E of the 6th P.M., Sarpy County, Nebraska

From RE (Residential Estates) to RE (Residential Estates); AND

Lot 2, Whispering Timber Estates Replat 7, being a replat of Lot 106, Whispering Timbers Estates, Lot 1, Whispering Timber Estates Replat 6, and Lots 2A1, Fair Hill Addition, all located in the Northeast ¼ of Section 23, T14N, R13E of the 6th P.M., Sarpy County, Nebraska

From AG (Agricultural District) and RS-84-PS (Single Family Residential – 8400 Square Foot Zone – Planned Subdivision) to RS-84-PS (Single Family Residential – 8400 Square Foot Zone-Planned Subdivision)

(Todd Santoro)

Section 2. This ordinance shall not take effect until such time as the final plat of Whispering Timber Estates Replat 7 is filed with the Sarpy County Register of Deeds in accordance with Section 5-10 of the City of Bellevue Subdivision Regulations.

Section 3. Except as amended herein, the official zoning map and the classification shown therein shall remain as heretofore existing.

Section 4. This ordinance shall take affect and be in force from and after its adoption and publication according to law.

ADOPTED by the Mayor and City Council this _____ day of _____, 2021.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/07/2021
Second Reading: 09/21/2021
Third Reading: 10/05/2021

Susan Kluthe

From: GARY slow <JACOBS18170@msn.com>
Sent: Tuesday, September 21, 2021 11:31 AM
To: Susan Kluthe
Subject: City council public hearing case # z-2107-10, s-2107-19

We own property at 1411 Childs Road East, immediately adjacent to replat of lot 1.

Due to short notice, unable to attend meeting in person. Please ensure following comments are provided to city council for their consideration and action.

We were one of the first buyers in the development in Whispering Timber Estates. Prior to purchasing the lot at 1411 Childs Road East, we were promised by the developer that the area next to our lot, would remain common area and not be developed. Once all of his lots were sold, he reneged on his promises and attempted to develop the common areas. We, and members of the neighborhood, obtained an attorney and successfully blocked the development of the promised common areas.

Round 2: Whispering Timbers area was annexed by city of Bellevue. Again, an attempt was made to develop some of the common areas. Again, were successful in blocking this request. Were able to maintain the common areas as promised in the development.

Round 3: Another attempt to replat the common areas. We are not sure of what the final objective is of the owner, Todd Santoro, but he is a real estate developer and, although he has not stated that he plans to attempt to redevelop this area, we are still greatly concerned about any and all future attempts.

Bottom line: How long is the attempted replating going to go on? It seems that first the original developer, then the city of Bellevue, are and will continue to attempt redevelopment of these common areas (I assume, for the tax revenue). How can we be assured that the promises made, time after time, will not be violated? When will the controller of the common areas, honor their promises not to develop the common areas?

Of particular concern, is the common area, adjacent to 1411 Childs Road East (south of 1411) it is not suitable for any development. In order for any development to occur, due to the steep hill, on the northwest side of the lot, would have to be totally excavated, destroying all the trees and ground cover. The aesthetics of trees and areas available for wild live was, and is the primary reason we, along with the other home owners, invested in this area. Any of the attempted development of the promised common areas would completely change this area, result in degradation of property values, and decimate the area.

City Council members: Please disapprove the above request for the afore mentioned issues.

Thank you

Gary & Kathleen Jacobs
property owners of 1411 Childs Road east

our address: 18170 West Forest Drive
Monument, Colorado 80132

RECEIVED
SEP 21 2021
CITY CLERK

Susan Kluthe

From: William Danskine <usafmoose@gmail.com>
Sent: Saturday, September 18, 2021 5:20 PM
To: Susan Kluthe
Subject: Rezoning Case Z-2107-10 and/or S-2107-19

City of Bellevue, Planning Department
Attn: Susan Kluthe

My name is William B. Danskine, owner of Lot 80 Whispering Timber Estates (902 Kohl Rd). I am hesitant to support rezoning Lots 1 and 2, Whispering Timber Estates. My home is across the street from the current green space of Lot 1. I enjoy the views and the wildlife this space supports. I anticipate any change to this green space would have a negative impact on the value of my property (both aesthetically and financially). I am as yet unaware of Mr. Santoro's intentions for this rezoning of Lot 1, and am therefore hesitant to support such a rezoning.

Thank you.
Wm. B Danskine

RECEIVED
SEP 20 2021
CITY CLERK

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

11e.
10/05/2021

COUNCIL MEETING DATE: 09/07/2021		SUBMITTED BY: Ashley Decker		HR Director	
AGENDA ITEM:		CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>		
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>		PUBLIC HEARING <input type="checkbox"/>		
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>		OTHER <input type="checkbox"/>		

SUBJECT:

Compensation Ordinance

SYNOPSIS/BACKGROUND:

The compensation ordinance is updated as needed to reflect pay ranges for employees of the City that are covered under approved collective bargaining agreements and those positions that are unclassified. The ranges are based upon market rate research through a comparability study, as required by Nebraska State Statute. This change is due to recent bargaining with various unions for new collective bargaining agreements that added or removed positions, as well as removal of the grading system of classifications.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: <input type="text" value="NO"/>	COUNTER-PARTY: <input type="text"/>	INTERLOCAL AGREEMENT: <input type="text" value="NO"/>
CONTRACT DESCRIPTION: <input type="text"/>		
CONTRACT EFFECTIVE DATE: <input type="text"/>	CONTRACT TERM: <input type="text"/>	CONTRACT END DATE: <input type="text"/>
PROJECT NAME: <input type="text"/>		
START DATE: <input type="text"/>	END DATE: <input type="text"/>	PAYMENT DATE: <input type="text"/>
INSURANCE REQUIRED: <input type="text" value="NO"/>		
CIP PROJECT NAME: <input type="text"/>	CIP PROJECT NUMBER: <input type="text"/>	
STREET DISTRICT NAME (S): <input type="text"/>	STREET DISTRICT NUMBER (S): <input type="text"/>	
ACCOUNTING DISTRIBUTION CODE: <input type="text"/>	ACCOUNT NUMBER: <input type="text"/>	

RECOMMENDATION:

Approve Compensation Ordinance 4057

ATTACHMENTS:

1. Ordinance No. 4057	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

A. B. [Signature]

[Signature]

[Signature]

ORDINANCE NO. 40574038

AN ORDINANCE OF THE CITY OF BELLEVUE, NEBRASKA, CLASSIFYING THE EMPLOYEES OF THE CITY; FIXING THE RANGES OF COMPENSATION OF SUCH EMPLOYEES; PROVIDING A PAY RANGE SCHEDULE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; REPEALING ORDINANCE NO. 40383997; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

<u>Job Classification</u> <u>Grade</u>	<u>Range</u>
<u>As established in Contract</u>	<u>By Contract</u>
<u>2</u>	<u>By Contract</u>
<u>3</u>	<u>By Contract</u>
<u>4</u>	<u>By Contract</u>
<u>5</u>	<u>By Contract</u>
<u>6</u>	<u>By Contract</u>
<u>7</u>	<u>By Contract</u>
<u>8</u>	<u>By Contract</u>
<u>9</u>	<u>By Contract</u>
<u>10</u>	<u>By Contract</u>
<u>11</u>	<u>By Contract</u>
<u>12</u>	<u>By Contract</u>
<u>13</u>	<u>By Contract</u>

B. Bellevue Professional Management Association (Management and Professional)

<u>Grade</u>	<u>Range</u>
<u>As established in Contract</u>	<u>By Contract</u>
<u>14</u>	<u>By Contract</u>
<u>15</u>	<u>By Contract</u>
<u>16</u>	<u>By Contract</u>
<u>17</u>	<u>By Contract</u>
<u>18</u>	<u>By Contract</u>
<u>19</u>	<u>By Contract</u>
<u>20</u>	<u>By Contract</u>

Section 2. Appointed Officials Range (monthly)
City Administrator By Contract
City Clerk \$5,665 - \$8,164

Treasurer \$305 - \$385

Section 2a. Unclassified Range (monthly)

Ambulance Billing Account Manager	\$4,980 - \$6,684
Assistant City Attorney	\$ 6,848 - \$10,119
Assistant Police Chief	\$ 7,823 - \$ 9,916
City Attorney	\$8,750 - \$11,364
Community Development Director	By Contract
<u>Community Relations Media Coordinator</u>	<u>\$5,866 - \$7,925</u>
Acctg, Reporting & Compliance Manager	\$6,458 - \$ 9,032
Deputy Director Parks & Rec	\$ 5,935 - \$ 8,642
Finance Director	\$7,942 - \$ 11,248
Fire Chief	\$8,304 - \$ 11,534
Human Resources Coordinator <u>Generalist</u>	\$4,241 - \$ 6,488
Human Resources Director	\$7,108 - \$ 10,662
Human Services Manager	\$ 4,489 - \$ 6,053
Manager of Engineering Services	\$7,353 - \$ 10,057
Library Director	\$7,190 - \$ 9,887
Planning Manager	\$6,315 - \$ 8,693
Police Chief	\$8,708 - \$12,012
Public Works Director	\$8,538 - \$11,813
Public Works Engineer II	\$6,238 - \$8,791
Risk Manager	\$5,562 - \$7,498

Section 2b. Unclassified Range (hourly)

CATV Specialist	\$22.09 - \$30.38
Executive Secretary	\$25.09 23.24 - \$33.26 31.66
Emergency Medical Services Supervisor	\$40.16 - \$51.56
<u>Human Resources Assistant</u>	<u>\$22.60 - \$30.61</u>
Sr. HRIS/Payroll Specialist	\$23.90 - \$32.97

Section 2c. If the wages for the City Clerk and the employees listed in Section 2a, Section 2b and Section 5 are above the top step of the wage range for their position, their wage will be red-circled, or frozen, until the wage range catches up to them. Beginning October 1, 2022, in order to maintain competitive market pay, the wage ranges listed for City Clerk, Section 2a, Section 2b and Section 5 will be increased by 2% annually for the beginning and ending wage on October 1 of each year.

Section 3. Bellevue Police Officers Association

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

Section 4. Bellevue Police Command Staff Association

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

Section 5. Fire Command

<u>Unclassified</u>	<u>Range (monthly)</u>
Assistant Fire Chief	\$8,041 - \$ 10,482

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

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

Section 6. Seasonal:

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>			
\$9.00	\$9.25	\$9.50	\$9.75	\$10.00			
<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>			
\$10.25	\$10.50	\$10.75	\$11.00	\$11.25			
<u>K</u>	<u>L</u>	<u>M</u>	<u>N</u>	<u>O</u>			
\$11.50	\$11.75	\$12.00	\$12.25	\$12.50			
<u>P</u>	<u>Q</u>	<u>R</u>	<u>S</u>	<u>T</u>			
\$12.75	\$13.00	\$13.25	\$13.50	\$13.75			
<u>U</u>	<u>V</u>	<u>W</u>	<u>X</u>	<u>Y</u>			
\$14.00	\$14.25	\$14.50	\$14.75	\$15.00			
<u>Z</u>	<u>A-1</u>	<u>B-1</u>	<u>C-1</u>	<u>D-1</u>	<u>E-1</u>	<u>F-1</u>	
\$15.25	\$15.50	\$15.75	\$16.00	\$16.25	\$16.50	\$16.75	

Section 7. Part-Time Positions:

Part-Time Administrative Positions:

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

<u>Unclassified Part-Time Positions</u>	<u>Range (hourly)</u>
Part-Time Administrative Intern Position:	\$9.00 to \$12.00

Section 7a. Bellevue Professional Firefighters Association (Part-Time Firefighters)

Job Classification
Firefighters

Range (hourly)
By Contract

Section 8. That Ordinance 3997 is hereby repealed.

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

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

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

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

PASSED AND APPROVED THIS _____ day of _____, 2021.

Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

12a.
10/05/2021

COUNCIL MEETING DATE: 09/21/2021		SUBMITTED BY: Police Department		Legal
AGENDA ITEM:		CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LICQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>		
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>		

SUBJECT:

An ordinance to amend Article I, Chapter 20 of the Bellevue Municipal Code by adding new sections 20-15 through 20-20 regarding additional offenses and to provide an effective date.

SYNOPSIS/BACKGROUND:

After review of Chapter 19, several code violations made more sense to be included in Chapter 20 for offenses that can be cited by the police and enforceable by the police department given the nature of the violation and enforceability of the same. The corresponding codes in Chapter 19 are subject to repeal by different ordinance.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRUBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve ordinance to amend Article I, Chapter 20 of the Bellevue Municipal Code which adds new sections 20-15 through 20-20 regarding additional offenses.

ATTACHMENTS:

1. Ordinance 4058	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

A. Br...
[Signature]
[Signature]

ORDINANCE NO. 4058

AN ORDINANCE TO AMEND ARTICLE I, CHAPTER 20, OF THE BELLEVUE MUNICIPAL CODE BY ADDING NEW SECTIONS §20-15 THROUGH §20-20 REGARDING ADDITIONAL OFFENSES AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA.

Section 1. That Sections §20-15 through §20-20 of Chapter 20, Article I of the Bellevue Municipal Code is hereby added to read as follows:

§20-15 HORNS, SIGNALING DEVICES, DRUMS, RADIOS, PHONOGRAPHS, ETC.

It shall be unlawful to do any of the following:

- (A) Sound any horn, drum or signaling device which creates any unreasonably loud or harsh sound and the sounding of any such device, horn or drum is for any unnecessary and unreasonable period of time. This section shall not apply to:
 - (1) The use of any such signaling device or horn as a danger warning,
 - (2) The use of any such signaling device or horn during the participation of a sporting event or other school function if being used in connection with the operations of the sporting event or school function,
 - (3) The use of any horn, whistle or other device operated by engine exhaust, or
 - (4) The use of any such signaling device when traffic is for any reason held up.
- (B) To use, operate or permit to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing of sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vicinity, vehicle or chamber in which such machine or device is operated and who are voluntarily listeners thereto.
- (C) To operate any such horn, drum, signaling device, radio, musical instrument, phonograph, or other machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 50 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this article.
- (D) Waiver.
 - (1) This section shall not apply when:
 - i. The city council finds and declares that it is in the best interests of the general public and welfare that subsection (A), (B) and/or (C) be waived after proper consideration of the facts and circumstances surrounding certain events to be held at public-use facilities,
 - ii. The city council waives the above provisions so as to permit the use, operation, or playing of any such radio receiving set, musical instrument, phonograph, or other machine or device for the production of sound at any fully enclosed, public-use facility during the hour from 11:00 p.m. to 12:00

- a.m. (midnight); upon the application and approval of any eligible organization or individual,
- iii. Application is made by any individual or organization for the use of a city-owned facility and said waiver and application is submitted to the city clerk and after being scheduled to be heard during a regularly scheduled city council meeting, the city council determines whether or not it is in the general public interest to grant the said one-hour waiver.

§20-16 YELLING, SHOUTING, ETC.

It shall be unlawful to yell, shout, hoot, whistle or sing on the public streets, particularly between the hours of 11:00 p.m. and 7:00 a.m., or at any time or place so as to annoy or disturb the quiet comfort or repose of persons in any office, or in any dwelling, hotel or other type of residence or of any persons in the vicinity.

§20-17 EXHAUSTS, BLOWERS, DEFECT IN VEHICLE, LOAD, ETC.

It shall be unlawful to:

- (A) discharge into the open air the exhaust of any steam engine, stationary internal combustion engine, motor boat or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises therefrom,
- (B) to use any automobile, motorcycle or vehicle so out of repair, so loaded or in such manner as to create loud and unnecessary grating, grinding, rattling or other noise.
- (C) to operate any noise-creating blower or power fan or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise.

§20-18 BUILDING CONSTRUCTION, REPAIR

It shall be unlawful to erect (including excavation), demolish, alter, or repair any building other than between the hours of 7:00 a.m. and 6:00 p.m. on week days, except in case of urgent necessity in the interest of public health and safety. If building construction as outlined above occurs outside of the specified hours, it shall only be allowed with a permit from the building inspector, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for periods of three days or less while the emergency continues. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways within the hours of 6:00 p.m. and 7:00 a.m., and if he shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done within the hours of 6:00 p.m. and 7:00 a.m., upon application being made at the time the

permit for the work is awarded or during the progress of the work. Showing a valid permit is an affirmative defense to a violation under this section.

§20-19 PILE DRIVERS, HAMMERS, ETC.

It shall be unlawful to operate between the hours of 10:00 p.m. and 7:00 a.m. any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is attended by loud or unusual noise.

§20-20 OBSTRUCTING DRIVEWAYS, ALLEYS, SIDEWALKS, ETC.

It shall be unlawful to interfere with, obstruct, stop, or stand on any public right-of-way, public or private street, alley, highway, sidewalk, driveway, stream, ditch or drainage:

- (A) In any manner that would interfere with ingress or egress of said public right-of-way, public or private street, alley, highway, sidewalk, driveway, stream, ditch or drainage,
- (B) Within two feet of either side of the opening of a private driveway, public driveway or established alley,
- (C) Within any intersection of a street, highway, roadway or sidewalk area in any manner which interferes with the use thereof by the public.

The restrictions in this section shall not apply to city and welfare departments engaged in the interest of public safety and emergency, obstructions during public events such as parades wherein a street or sidewalk is closed for such event.

Section 2. This Ordinance shall take effect and be in full force fifteen (15) days after passage of the same.

ADOPTED by the Mayor and City Council this ____ day of _____ 2021.

ATTEST:

Mayor, Rusty Hike

City Clerk

APPROVED AS TO FORM:

First Reading: 09/21/2021
 Second Reading: 10/05/2021
 Third Reading: _____

City Attorney

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

12b.
10/05/2021

COUNCIL MEETING DATE: 09/21/2021		SUBMITTED BY: Police Department		Legal
AGENDA ITEM:		CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>		
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>		

SUBJECT:

An ordinance to repeal Article VI, Chapter 19 of the Bellevue Municipal Code regarding noise control and to provide an effective date.

SYNOPSIS/BACKGROUND:

After review of this Article by the legal department and the police department, the sections contained in Article VI, Chapter 19 make more sense as enforceable offenses under Chapter 20 of the City Code rather than in Chapter 19 due to the nature of the code violations and the enforceability of the same. Many of the items repealed herein will be remodeled and contained in Chapter 20.

FISCAL IMPACT: 0 BUDGETED FUNDS?: NO GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve ordinance repealing Article VI, Chapter 19 of the Bellevue Municipal Code regarding noise control.

ATTACHMENTS:

1. Ordinance 1059	2.	3.
4.	5.	6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:



FINANCE APPROVAL AS TO FORM:



ADMINISTRATOR APPROVAL AS TO FORM:



ORDINANCE NO. 4059

AN ORDINANCE TO REPEAL ARTICLE VI, CHAPTER 19, OF THE BELLEVUE MUNICIPAL CODE REGARDING NOISE CONTROL AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA.

Section 1. That Sections 19-70 through 19-82 of Chapter 19 Article VI of the Bellevue Municipal Code which read as follows are hereby repealed and shall be “reserved” for future use.

§ 19-70 PROHIBITED GENERALLY; DECLARATION OF NUISANCE.

Notwithstanding sections 19-2 and 19-3, it shall be unlawful and a public nuisance for any person to make, continue or cause to be made or continued within the city’s zoning jurisdiction, any loud, unnecessary or unusual noise, or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the city’s zoning jurisdiction.

§ 19-71 ENUMERATION.

The acts described in this article, among others, are declared to be loud, disturbing and unnecessary noises in violation of this Code, but such enumeration shall not be deemed to be exclusive.

§ 19-72 HORNS, SIGNALING DEVICES.

The following shall be deemed a violation of the provisions of this article:

- (A) The sounding of any horn or signaling device on any automobile, motorcycle, street car or other vehicle on any street or public place, except as a danger warning.
- (B) The creation by means of any such signaling device of any unreasonably loud or harsh sound and the sounding of any such device for any unnecessary and unreasonable period of time.
- (C) The use of any signaling device except one operated by hand or electricity.
- (D) The use of any horn, whistle or other device operated by engine exhaust.
- (E) The use of any such signaling device when traffic is for any reason held up.

§ 19-73 RADIOS, PHONOGRAPHS, ETC.

(A) Prohibitions. The following shall be deemed a violation of the provisions of this article:

- (1) The using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing of sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room, vehicle or chamber in which such machine or device is operated and who are voluntarily listeners thereto.
- (2) The operation of any such radio, musical instrument, phonograph, or other machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of 50 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this article.

(B) Waiver.

- (1) Provided, however, that the city council hereby finds and declares that it is in the best interests of the general public and welfare that subsection (A) be waived from time to time upon proper consideration of the facts and circumstances surrounding certain events to be held at public-use facilities.
- (2) The city council may waive the above provisions so as to permit the use, operation, or playing of any such radio receiving set, musical instrument, phonograph, or other machine or device for the production of sound at any fully enclosed, public-use facility during the hour from 11:00 p.m. to 12:00 a.m. (midnight); upon the application of any eligible organization or individual.
- (3) At such time as any individual or organization makes application for the use of a city-owned facility, the application shall specify whether such waiver is requested. As to any other public use facility, the application for a waiver may be made to the city clerk. At the next occurring regularly scheduled city council meeting, the city council shall consider the application and the relevant surrounding facts and circumstances and shall determine whether or not it is in the general public interest to grant the said one-hour waiver.
- (4) The relevant surrounding facts and circumstances upon which such determination shall be based shall include (but not be limited to) the following items:
 - a) If an organization, the nature and purpose of the organization;
 - b) The purpose of the function for which the waiver is requested; and
 - c) The prior experience of the city in its contacts and dealings with the requesting individual or organization.

§ 19-74 RESERVED.

§ 19-75 YELLING, SHOUTING, ETC.

Yelling, shouting, hooting, whistling or singing on the public streets, particularly between the hours of 11:00 p.m. and 7:00 a.m., or at any time or place so as to annoy or disturb the quiet comfort or repose of persons in any office, or in any dwelling, hotel or other type of residence or of any persons in the vicinity shall be deemed a violation of the provisions of this article.

§ 19-76 ANIMALS, BIRDS, ETC.

The keeping of any animal or bird, which, by causing frequent or long continued noise, shall disturb the comfort and repose of any person in the vicinity shall be deemed to be a violation of the provisions of this article.

(Ord. 3193, § 1, passed 2-25-2002; Ord. 3387, § 1(19-76), passed 10-24-2005)

§ 19-77 EXHAUSTS.

The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor boat or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises therefrom shall be deemed a violation of the provisions of this article.

§ 19-78 DEFECT IN VEHICLE, LOAD.

The use of any automobile, motorcycle or vehicle so out of repair, so loaded or in such manner as to create loud and unnecessary grating, grinding, rattling or other noise shall be a violation of the provisions of this article.

§ 19-79 BUILDING CONSTRUCTION, REPAIR.

The erection (including excavating), demolition, alteration or repair of any building other than between the hours of 7:00 a.m. and 6:00 p.m. on week days, except in case of urgent necessity in the interest of public health and safety, shall be deemed a violation of the provisions of this article. Such construction or repair shall be allowed only with a permit from the building inspector, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for periods of three days or less while the emergency continues. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways within the hours of 6:00 p.m. and 7:00 a.m., and if he shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done within the hours of 6:00 p.m. and 7:00 a.m., upon application being made at the time the permit for the work is awarded or during the progress of the work.

§ 19-80 DRUMS.

The use of any drum or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale shall be deemed a violation of the provisions of this article.

§ 19-81 PILE DRIVERS, HAMMERS, ETC.

The operation between the hours of 10:00 p.m. and 7:00 a.m. of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is attended by loud or unusual noise shall be deemed a violation of the provisions of this article.

§ 19-82 BLOWERS.

The operation of any noise-creating blower or power fan or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise, shall be deemed a violation of the provisions of this article.

Section 2. This Ordinance shall take effect and be in full force fifteen (15) days after passage of the same.

ADOPTED by the Mayor and City Council this ____ day of _____ 2021.

ATTEST:

Mayor, Rusty Hike

City Clerk

APPROVED AS TO FORM:

First Reading: 09/21/2021
Second Reading: 10/05/2021
Third Reading: _____

City Attorney

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

12c.
10/05/2021

COUNCIL MEETING DATE: 09/21/2021		SUBMITTED BY: Mike Christensen		Permits and Inspections	
AGENDA ITEM:		CONSENT AGENDA	<input type="checkbox"/>	SPECIAL PRESENTATION	<input type="checkbox"/>
LIQUOR LICENSE	<input type="checkbox"/>	ORDINANCE	<input checked="" type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION	<input type="checkbox"/>	CURRENT BUSINESS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

amendments to the plumbing license ordinance

SYNOPSIS/BACKGROUND:

Bring the plumbing license ordinance in line with other trade licenses in our ordinances, by allowing the Building Official to accept a passed examination/test equivalent to that required by this division, along with the applicant's currently in effect issued license to such applicant from a competent jurisdiction outside the jurisdiction of this city. In addition, when an applicant for a plumbing license has failed to pass the examination based on the minimum acceptable score, the applicant may apply to the Permits and Inspections Department for re-examination any time, rather than have to wait for the expiration of three calendar months.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?:	NO <input type="text"/>	COUNTER-PARTY:	<input type="text"/>	INTERLOCAL AGREEMENT:	NO <input type="text"/>
CONTRACT DESCRIPTION:	<input type="text"/>				
CONTRACT EFFECTIVE DATE:	<input type="text"/>	CONTRACT TERM:	<input type="text"/>	CONTRACT END DATE:	<input type="text"/>
PROJECT NAME:	<input type="text"/>				
START DATE:	<input type="text"/>	END DATE:	<input type="text"/>	PAYMENT DATE:	<input type="text"/>
				INSURANCE REQUIRED:	NO <input type="text"/>
CIP PROJECT NAME:	<input type="text"/>	CIP PROJECT NUMBER:	<input type="text"/>		
STREET DISTRICT NAME (S):	<input type="text"/>	STREET DISTRICT NUMBER (S):	<input type="text"/>		
ACCOUNTING DISTRIBUTION CODE:	<input type="text"/>	ACCOUNT NUMBER:	<input type="text"/>		

RECOMMENDATION:

ATTACHMENTS:

1. amended ordinance <i>10/0</i>	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

[Handwritten Signature]

[Handwritten Signature]

ORDINANCE NO. 4060

AN ORDINANCE TO AMEND ARTICLE II, CHAPTER 27, OF THE BELLEVUE MUNICIPAL CODE BY AMENDING SECTION 27-27, SECTION 27-28, AND SECTION 27-34 REGARDING APPLICATION FOR PLUMBING LICENSES AND EXAMINATION REQUIREMENTS AND TO PROVIDE AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA.

Section 1. That Section 27-27 of Chapter 27, Article II of the Bellevue Municipal Code is hereby amended to read as follows:

Section §27-27 APPLICATION

(A) Each applicant for a license required by the preceding section shall make application to the Permits and Inspections Department on blank forms prepared and furnished by such department and indicating thereon whether the application is for a master plumber or a journeyman plumber license.

(B) Examination. Application for Plumbing examinations will be administered by an authorized testing agency, the applications for said examination shall be provided by the Permits and Inspections Department, and the applicant must provide proof of the following:

(1) A journeyman plumber must have a minimum of three years' practical work experience as an apprentice and pass the journeyman test with a minimum grade of 70 percent. An apprentice is a person other than a licensee who is engaged in the learning of the plumbing trade through practical work experience under a licensed master plumbing contractor. A plumbing apprentice shall be employed full-time under the supervision and guidance of a master plumbing contractor and shall be exempt from examination during the period and time said license is in effect. Plumbing apprentice licenses are established to provide individuals with the ability to pursue time and grade criteria for future licensing. Formal education accrued from an approved educational institution may be submitted for consideration by the building official towards the practical work experience requirement for the journeyman license.

(2) A master plumber (contractor) must have a minimum of three years practical work experience as an apprentice, or the equivalent in formal education approved by the building official, and a minimum of three years practical work experience as a licensed journeyman and pass the written test with a minimum grade of 70 percent.

Section 2. That Section 27-28 of Chapter 27, Article II of the Bellevue Municipal Code is hereby amended to read as follows:

Section §27-28 EXAMINATION – REQUIRED

(A) Each applicant for a license required by this division of the Code shall appear before the Permits and Inspections Department, voluntarily or upon notice from the Permits and Inspections Department, and submit to examination and testing of his/her education and competency, as may be required by such department.

(B) In lieu of the examination and testing of education referenced in (A) above, an applicant for a license under the provisions of this section may submit to the Permits and Inspections Department evidence, satisfactory to the building official, of having passed an examination and test equivalent to that required by this division, together with his/her license currently in effect issued to such applicant from a competent jurisdiction outside the jurisdiction of this city. If the building official finds that by virtue of such evidence and the license that the applicant has successfully passed an examination and testing of his/her education equivalent to that required by this division and also that the applicant then meets the other requisites of this division, the building official may accept such findings as an acceptable standard and issue to the applicant a license without submitting the applicant to further examination and testing.

Section 3. That Section 27-34 of Chapter 27, Article II of the Bellevue Municipal Code is hereby amended to read as follows:

Section § 27-34 RE-EXAMINATION AFTER FAILURE.

When an applicant for a plumbing license has failed to pass the examination based on the minimum acceptable score, the applicant may apply to the Permits and Inspections Department for re-examination any time.

Section 4. This Ordinance shall take effect and be in full force after passage of the same.

ADOPTED by the Mayor and City Council this ____ day of _____ 2021.

ATTEST:

Mayor, Rusty Hike

City Clerk

APPROVED AS TO FORM:

First Reading: 09/21/2021
Second Reading: 10/05/2021
Third Reading: _____

City Attorney

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

13a.
09/21/2021

COUNCIL MEETING DATE: 10/19/2021		SUBMITTED BY: Tammi Palm		TITLE: Planning Manager	
AGENDA ITEM:		CONSENT AGENDA <input type="checkbox"/>		SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>		ORDINANCE <input checked="" type="checkbox"/>		PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>		CURRENT BUSINESS <input type="checkbox"/>		OTHER <input type="checkbox"/>	

SUBJECT:

Request to rezone Lots 1 and 2, Kunes Addition Replat One, being a replat of Lot 1, Kunes Addition, from RA to RE for the purpose of single family residential development; small subdivision plat Lots 1 and 2, Kunes Addition Replat One; and waiver of Section 6-7 (7), Subdivision Regulations. Applicant: Alice Kunes. General Location: 10507 Cedar Island Road.

SYNOPSIS/BACKGROUND:

Alice Kunes has submitted a request to rezone and small subdivision plat Lots 1 and 2, Kunes Replat One from RA to RE for the purpose of single family residential acreage development. The site is approximately 6.8 acres in size. The minimum lot size in the RE zone is 1 acre and each of the proposed lots meets this requirement. The applicant desires to create a single family residential lot for a family member. The permitted uses of the RE District allow for a single family residence as well as farming operations. The applicant is also requesting a waiver of Section 6-7 (7), Subdivision Regulations that deal with excessive depth in relation to width of lots over three (3) to one (1). Staff has no objections to this request.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

The Planning Department and Planning Commission have recommended approval of this application.

ATTACHMENTS:

- | | | |
|---|-------------------------|-----------------------------|
| 1. Planning Commission Recommendation Sheet | 2. Staff Report | 3. Rezoning Ordinance 40601 |
| 4. <input type="text"/> | 5. <input type="text"/> | 6. <input type="text"/> |

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

A. Bree Kellen
Tammi Palm

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Alice Kunes
CASE #'s: Z-2108-12, S-2108-22
CITY COUNCIL HEARING DATE: October 19, 2021

REQUEST: to rezone Lots 1 and 2, Kunes Addition Replat One, being a replat of Lot 1, Kunes Addition, from RA to RE for the purpose of single family residential development; small subdivision plat Lots 1 and 2, Kunes Addition Replat One; and wavier of Section 6-7 (7), Subdivision Regulations

On September 23, 2021, the City of Bellevue Planning Commission voted seven yes, zero no, two absent and zero abstained:

APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area.

VOTE:

Yes:	Seven:	No:	Zero:	Abstain:	Zero:	Absent:	Two:
	Casey					Ritz	
	Perrin					Cutsforth	
	Cain						
	Aerni						
	Ackley						
	Hankins						
	Jacobson						

Planning Commission Hearing (s) was held on: September 23, 2021

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-21-08-12
S-2108-22

FOR HEARING OF:
REPORT #1: September 23, 2021
REPORT #2: October 19, 2021

I. GENERAL INFORMATION

A. APPLICANT:

Alice Kunes
10507 Cedar Island Road
Bellevue, NE 68123

B. PROPERTY OWNER:

Alice Kunes
10507 Cedar Island Road
Bellevue, NE 68123

C. GENERAL LOCATION:

10507 Cedar Island Road

D. LEGAL DESCRIPTION:

Lots 1 and 2, Kunes Addition Replat One, being a replat of Lot 1, Kunes Addition

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Kunes Addition Replat One, from RA to RE.
2. Small Subdivision plat Lots 1 and 2, Kunes Addition Replat One.
3. Waiver of Section 6-7 (7), Subdivision Regulations.

F. EXISTING ZONING AND LAND USE:

RA, Single Family Residential/Agricultural

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a change of zone and small subdivision plat to create an additional single family residential acreage lot.

H. SIZE OF SITE:

The site is approximately 6.8 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 2 is developed with a single-family residence built in 1980.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Vacant/Agricultural, AG
2. **East:** Single Family Residential, RS-72
3. **South:** Single Family Residential, RA
4. **West:** Single Family Residential, AG

C. REVELANT CASE HISTORY:

1. On August 23, 2012, the Planning Commission recommended Approval of a request to rezone Lots 1 and 2, Kunes Addition, being a platting of Tax Lot 15A, located in the Northeast ¼ of Section 28, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to RA; small subdivision plat Lots 1 and 2, Kunes Addition; and waiver of Section 6-7 (7), Subdivision Regulations. On October 8, 2012, the City Council approved the aforementioned request.
2. On September 23, 2021, the Planning Commission recommended Approval of a request to rezone Lots 1 and 2, Kunes Addition Repat One, being a replat of Lot 1, Kunes Addition; small subdivision plat Lot Lots 1 and 2, Kunes Addition Repat One; and waiver of Section 6-7 (7), Subdivision Regulations. This request was approved on consent.

D. APPLICABLE REGULATIONS:

1. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.

2. Chapter 5, Subdivision Regulations, regarding small subdivisions.
3. Chapter 8, Subdivision Regulations, regarding hardship and waivers.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this property as medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. The property has access from Cedar Island Road.

D. UTILITIES:

This property is not served by public water. All other utilities are available.

E. ANALYSIS:

1. Alice Kunes has submitted a request to small subdivision plat Lots 1 and 2, Kunes Addition Replat One. In conjunction with the plat, the applicant is requesting a change of zone from RA to RE.

2. The Residential Estates (RE) District is intended for the purpose of allowing low density residential uses on larger parcels of land that are compatible with adjacent urban growth.

The minimum lot size in the RE zone is 1 acre. Each of the proposed lots meets this requirement.

3. There is an existing single family residence and garage on proposed Lot 2. This land is also being used agriculturally. A family member intends to build a single family residence on proposed Lot 1.

The permitted uses of the RE District allow for a single family residence as well as farming operations.

4. In conjunction with the plat, the applicant is requesting a waiver of Section 6-7 (7), Subdivision Regulations. This regulation deals with excessive depth in relation to width of lots over three (3) to one (1). Staff has no objections to this request.

5. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, the Bellevue School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Matt Knight, Public Works Engineer, requested technical revisions to the plat. The applicant's engineer has satisfied this request.

No other comments were received on this case.

6. This property lies outside of the Air Installation Compatible Use Zone (AICUZ).

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area.

VI. ATTACHMENTS TO REPORT

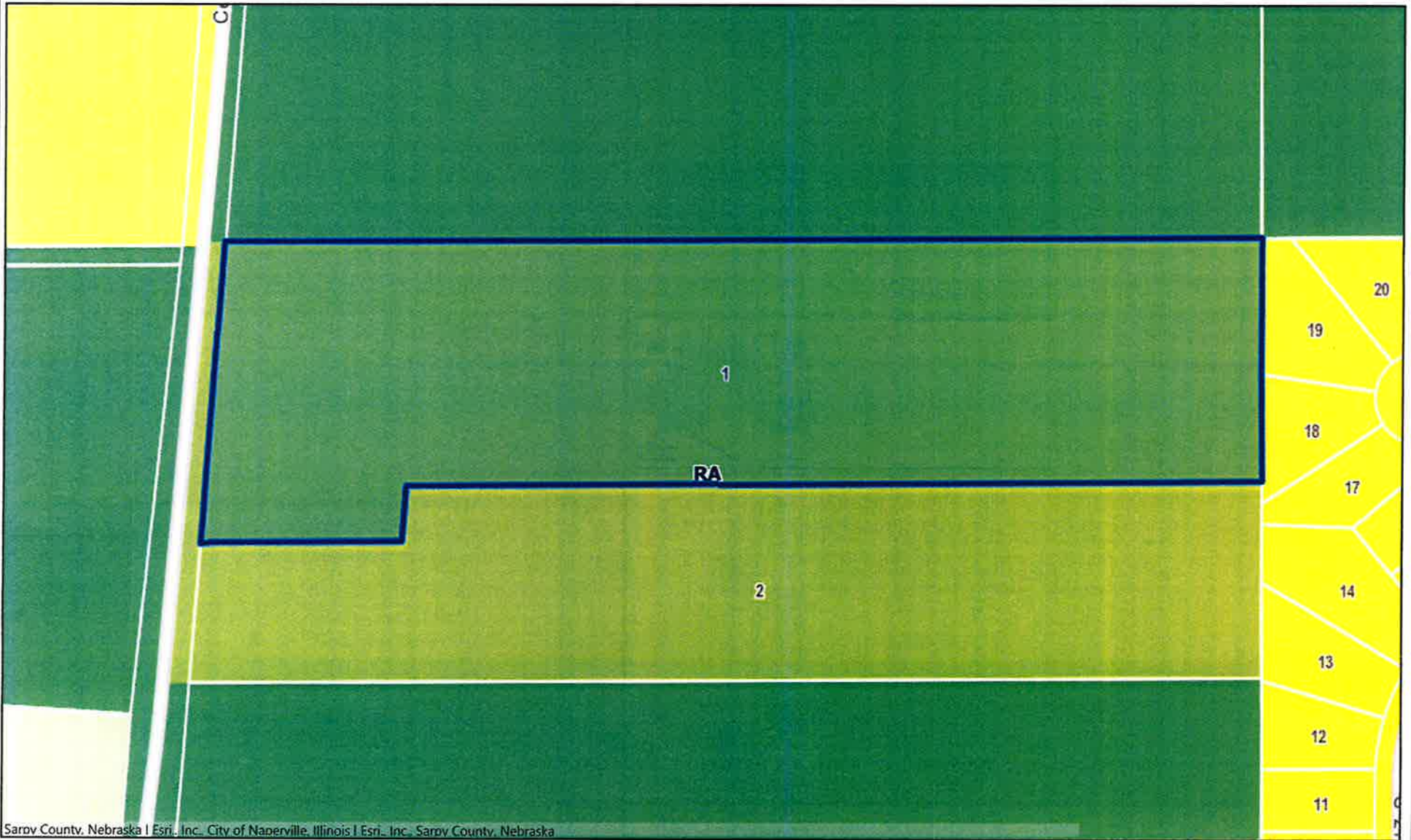
1. Zoning Map
2. 2020 GIS aerial photo of the property
3. Small Subdivision plat received September 8, 2021

VII. COPIES OF REPORT TO:

1. Alice Kunes
2. Jim Warner, TD2
3. Public Upon Request

Angelica A. Perry 9/27/21
Assistant Planning Manager Date of Report

Summi S. Palm 09/27/21
Planning Manager Date of Report

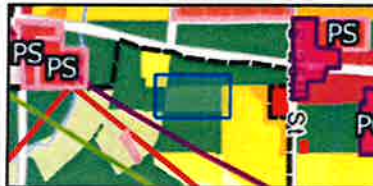


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



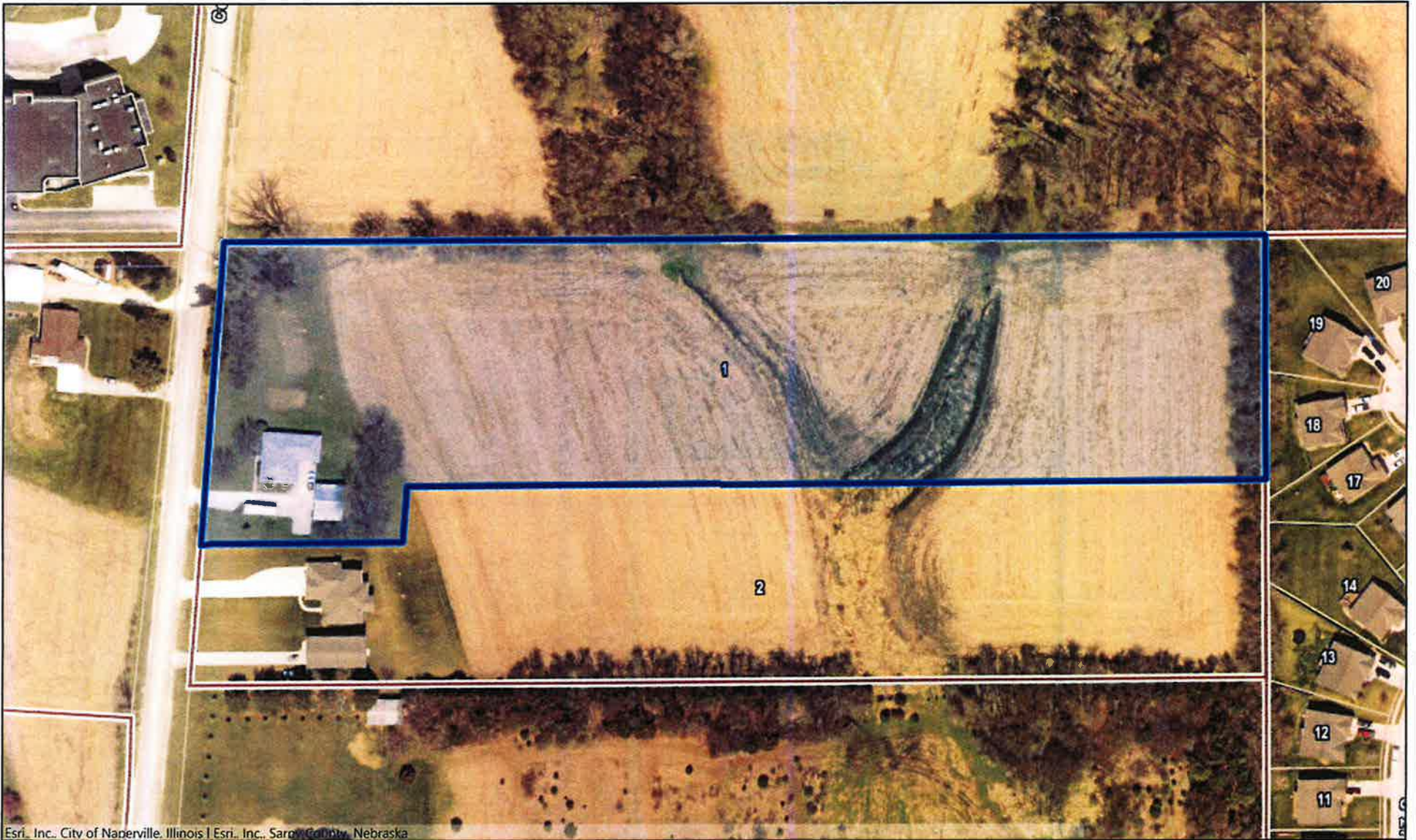
Map Scale 1: 2257

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

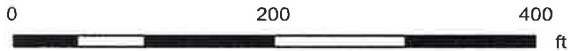


Notes





Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 2257

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



Notes



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS KUNES ADDITION REPLAT ONE, LOTS 1 AND 2, BEING A REPLATTING OF LOT 1, KUNES ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 1:

THENCE N89°38'04"E (ASSUMED BEARING) 1086.15 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF;
 THENCE S00°24'37"E 257.91 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF;
 THENCE S89°33'44"W 896.57 FEET ON THE SOUTH LINE OF SAID LOT 1;
 THENCE S04°21'20"W 60.00 FEET ON THE SOUTH LINE OF SAID LOT 1;
 THENCE S89°32'04"W 210.78 FEET THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF;
 THENCE N04°18'50"E 320.25 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.



CONTAINING 6.801 ACRES MORE OR LESS
 JULY 8, 2021
 DATE:

JAMES D. WARNER
 NEBRASKA RLS #308

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2021.

TREASURER'S SEAL

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF KUNES ADDITION REPLAT ONE WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

BELLEVUE PLANNING COMMISSIONER

KUNES ADDITION REPLAT ONE

LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, KUNES ADDITION, IN THE SW 1/4 OF THE NE 1/4 OF SECTION 28, T14N, R13E OF THE 6th P.M. SAID SARPY COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT, DAVID E. KUNES FAMILY TRUST, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS KUNES ADDITION REPLAT ONE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, LUMEN AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREBIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE- DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING CEDAR ISLAND ROAD.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

DAVID E. KUNES FAMILY TRUST
 BY: _____
 ALICE KUNES, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY ALICE E. KUNES, TRUSTEE OF DAVID E. KUNES FAMILY TRUST, ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

RECEIVED
 SEP 08 2021
 PLANNING DEPT.

APPROVAL OF BELLEVUE CITY COUNCIL

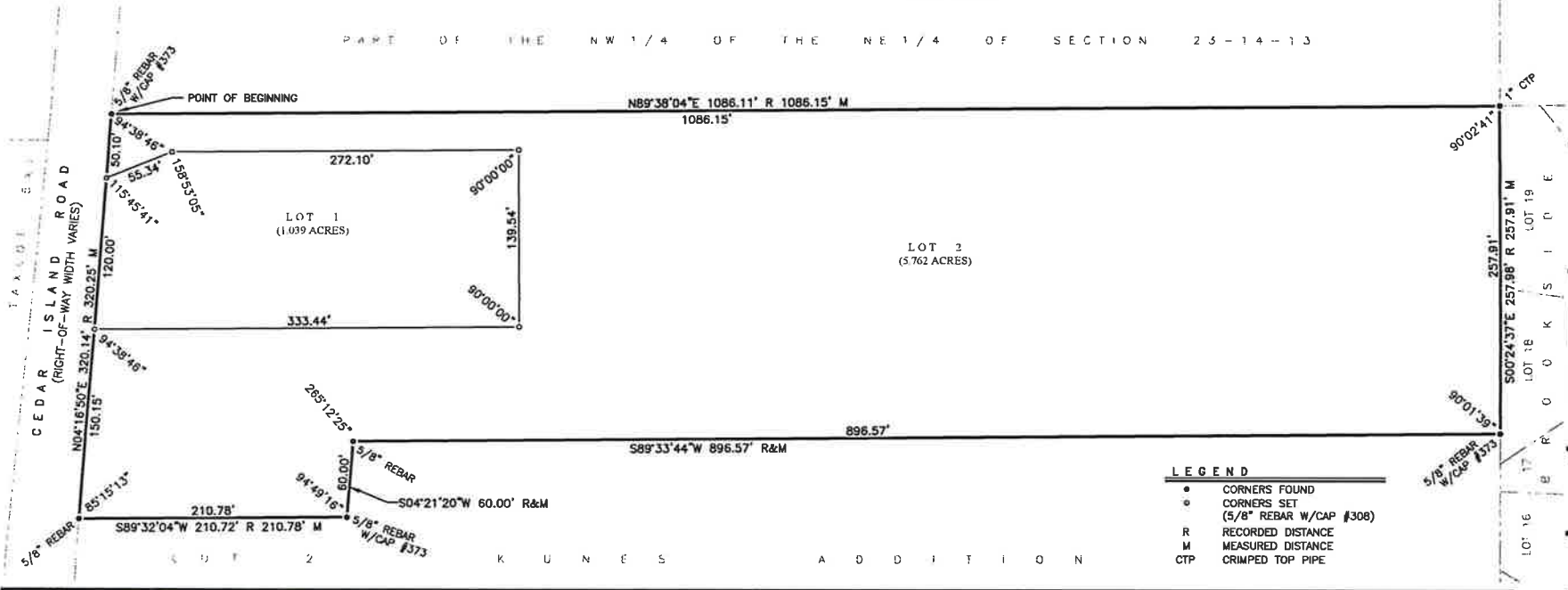
THIS PLAT OF KUNES ADDITION REPLAT ONE WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

RUSTY HIKE, MAYOR
 SUSAN KLUTHE, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF KUNES ADDITION REPLAT ONE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2021.

SARPY COUNTY SURVEYOR/ENGINEER



KUNES ADDITION REPLAT ONE
 LOTS 1 AND 2

North Arrow

Revision Dates

No.	Description	MM-DD-YY

Job No.: A1438-21-8A
 Drawn By: RJR
 Reviewed By: JDW
 Date: JULY 8, 2021
 Book: 21/18
 Pages: 58&59

Sheet Title
 CITY OF BELLEVUE
 SMALL SUBDIVISION

Sheet Number
 SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT PERMANENT MARKERS WERE FOUND AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS KUNES ADDITION REPLAT ONE, LOTS 1 AND 2, BEING A REPLATTING OF LOT 1, KUNES ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 1:

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THENCE S89°32'04"W 210.78 FEET THE SOUTH LINE OF SAID LOT 1 TO THE SW CORNER THEREOF;

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TREASURER'S SEAL

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE PLANNING COMMISSION
 THIS PLAT OF KUNES ADDITION REPLAT ONE WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN 90 DAYS OF THE ABOVE DATE.

_____ BELLEVUE PLANNING COMMISSIONER

KUNES ADDITION REPLAT ONE

LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, KUNES ADDITION, IN THE SW 1/4 OF THE NE 1/4 OF SECTION 28, T14N, R13E OF THE 6th P.M. SAID SARPY COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT, DAVID E. KUNES FAMILY TRUST, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS KUNES ADDITION REPLAT ONE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, LUMEN AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE- DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING CEDAR ISLAND ROAD.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

DAVID E. KUNES FAMILY TRUST
 BY: _____
 ALICE KUNES, TRUSTEE

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SARPY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY ALICE E. KUNES, TRUSTEE OF DAVID E. KUNES FAMILY TRUST. ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

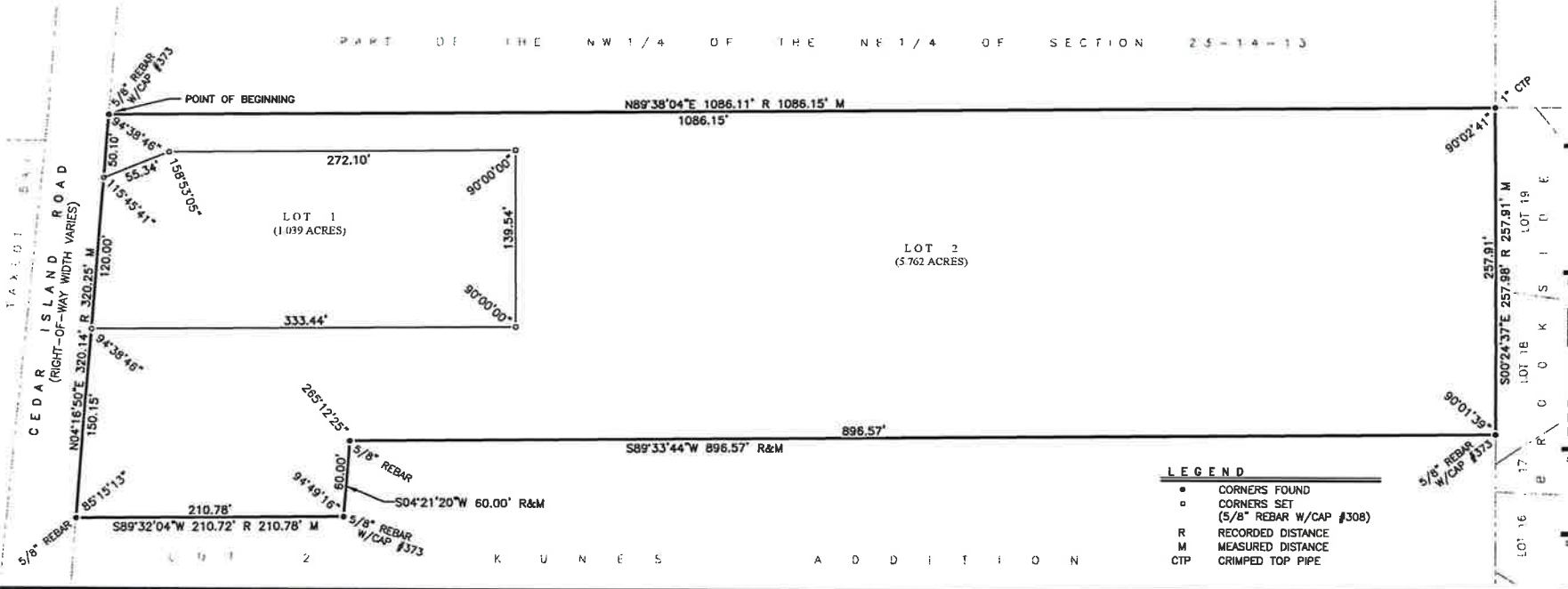
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 SEP 08 2021
 PLANNING DEPT.

APPROVAL OF BELLEVUE CITY COUNCIL
 THIS PLAT OF KUNES ADDITION REPLAT ONE WAS APPROVED BY THE BELLEVUE CITY COUNCIL ON THIS _____ DAY OF _____, 2021.

RUSTY HIKE, MAYOR SUSAN KLUTHE, CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS
 THIS PLAT OF KUNES ADDITION REPLAT ONE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2021.

SARPY COUNTY SURVEYOR/ENGINEER



KUNES ADDITION REPLAT ONE
 LOTS 1 AND 2

North Arrow

Revision Dates

No.	Description	MM-DD-YY

Job No.: A1438-21-8A
 Drawn By: RJR
 Reviewed By: JDW
 Date: JULY 8, 2021
 Book: 21/18
 Pages: 58&59

Sheet Title
 CITY OF BELLEVUE
 SMALL SUBDIVISION

Sheet Number
 SHEET 1 OF 1

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BELLEVUE, NEBRASKA, AS PROVIDED FOR BY ARTICLE 3 OF ORDINANCE NO. 3619 BY CHANGING THE ZONE CLASSIFICATION OF LAND LOCATED AT OR ABOUT 10507 CEDAR ISLAND ROAD, MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THE ORDINANCE AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, having received a recommendation from the city of Bellevue Planning Commission and proper notice having been given and public hearing held as provided by law:

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

Section 1. That part of the official zoning map of the City of Bellevue, Nebraska, as provided in Article 3, of Ordinance No. 3619 is hereby amended to change the zone classification of the following described parcel of land:

Lots 1 and 2, Kunes Addition Replat One, being a replat of Lot 1, Kunes Addition, located in the Northeast ¼ of Section 28, T14N, R13E of the 6th P.M., Sarpy County, Nebraska

From RA (Residential Agricultural District) to RE (Residential Estates)

(Alice Kunes)

Section 2. This ordinance shall not take effect until such time as the small subdivision plat of Kunes Addition Replat One is filed with the Sarpy County Register of Deeds in accordance with Section 5-10 of the City of Bellevue Subdivision Regulations.

Section 3. Except as amended herein, the official zoning map and the classification shown therein shall remain as heretofore existing.

Section 4. This ordinance shall take affect and be in force from and after its adoption and publication according to law.

ADOPTED by the Mayor and City Council this _____ day of _____, 2021.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 10/5/2021
Second Reading: _____
Third Reading: _____

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

15a.
9/21/2021

COUNCIL MEETING DATE: 07/06/2021	SUBMITTED BY: Susan Kluthe, City Clerk	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>
RESOLUTION <input checked="" type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>

SUBJECT:

Approval to operate a satellite keno location at the East Coast Eats LLC dba "Sinful Burger"

SYNOPSIS/BACKGROUND:

Advanced Gaming has a Lottery Operator's Agreement with the City allowing them to receive City Council approval of satellite and other keno locations to be operated in accordance with this agreement. Advanced Gaming received an application for permission to operate a satellite location at 4005 Twin Creek Drive, a business owned and operated by East Coast Eats LLC, dba "Sinful Burger." Advanced Gaming is now requesting permission from City Council to operate a satellite keno location at this site, with a new owner.

FISCAL IMPACT: N/A BUDGETED FUNDS: NO GRANT/MATCHING FUNDS: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: n/a CIP PROJECT NAME: n/a

STREET DISTRICT NAME (S): n/a STREET DISTRICT NUMBER (S): n/a

ACCOUNTING DISTRIBUTION CODE: n/a ACCOUNT NUMBER: n/a

RECOMMENDATION:

Approval of Resolution No. 2021-36: Requesting approval to operate a satellite keno location at the business operated by East Coasts Eats LLC, dba "Sinful Burger" at 4005 Twin Creek Dr., Bellevue, NE and authorize the Mayor to sign

ATTACHMENTS:

1. Resolution No. 2021-36 2. Form 50G Location License App 3.

4. 5. 6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

A. Bruehler
[Signature]
[Signature]

RESOLUTION NO. 2021-36

WHEREAS, the City of Bellevue has entered into a Lottery Operator's Agreement with Advanced Gaming Technologies, Inc. ("Advanced"), to operate a keno-type lottery within the City of Bellevue, Nebraska ("the Lottery Operator's Agreement"); and,

WHEREAS, the Lottery Operator's Agreement allows Advanced to receive the Bellevue City Council's approval of satellite and other keno locations to be operated in accordance with the Lottery Operator's Agreement approved by this Council; and,

WHEREAS, Advanced has received an application for permission to operate a satellite location at 4005 Twin Creek Drive, Bellevue, Nebraska, a business operated by East Coast Eats LLC doing business under the name "Sinful Burger."

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA, that:

Advanced Gaming Technologies, Inc., is hereby granted approval to operate a satellite keno location at the business operated by East Coast Eats LLC, doing business under the name "Sinful Burger" at 4005 Twin Creek Drive, Bellevue, Nebraska.

PASSED AND APPROVED this 5th day of October 2021.

APPROVED AS TO FORM:

City Attorney

Mayor

ATTEST:

City Clerk



Nebraska Schedule II – County/City Lottery Sales Outlet Location Application

Form 50G
Schedule II

- No license fee required.
- Incomplete schedules will be returned.

1 Nebraska ID Number of County, City, or Village
323357

2 County, City, or Village Name on Form 50G
City of Bellevue

Please Do Not Write In This Space

Sales Outlet Location Information (Attach additional sheet if necessary)

3 Nebraska ID Number: 14047217

4 Federal ID or Social Security Number: 85-2821700

5 Type of Application: New Renewal Report Changes Cancel

Business Name and Location Address		Business Name and Mailing Address	
Name	EAST COAST EATS LLC	Business Name	SINFUL BURGER
Trade Name of Business (If Different Than Above)	SINFUL BURGER	Street or Other Mailing Address	4005 Twin Creek Dr.
Street Address	4005 Twin Creek Dr.	City	Bellevue
City	Bellevue	State	NE
State	NE	Zip Code	68123
Zip Code	68123	Nebraska Liquor License Number	124015

6 Type of Ownership

Sole Proprietorship Domestic Corporation Limited Liability Company Nonprofit Corporation or Organization

Partnership Foreign Corporation Domesticated Corporation Other

7 Location Type

Keno Satellite Keno Independent Game

Your Social Security number and date of birth are required under the Nebraska County and City Lottery Act and will be used to request criminal history information from law enforcement agencies to determine if the legal requirements for a lottery sales outlet location's license are met.

- 8 List the Social Security number, full name, home address, date of birth, type of involvement, and percentage of ownership for each of the following persons involved with the applicant.
- If a sole proprietorship, list the individual owner.
 - If a partnership, list each partner and spouse.
 - If a corporation, list each officer and spouse and each person holding 10% or more of the debt or equity of the applicant corporation. If any person holding 10% or more of the debt or equity of the applicant corporation is a partnership, limited liability company, or corporation, list each partner of such partnership, each member of such limited liability company, or each officer of such corporation and every person holding 10% or more of the debt or equity of any such partnership, limited liability company or corporation.
 - If a limited liability company, list each member and spouse.
 - If a nonprofit organization or nonprofit corporation, list each officer and the individual designated as manager.
- (Attach additional sheet if necessary)

Social Security Number	Name, Address, City, State, Zip Code (See instructions)	Date of Birth	Type of Involvement and Percentage of Ownership
139 62 0837	MICHAEL TRIPP 1137 Devon DR. Papillon NE. 68046	11-04-73	50%
750 26 6581	AMANDA CALDERON " " " " " "	05-12-74	50%

9 Does any person other than those listed in line 8 above have any ownership interest in the license applicant? (See instructions)

Yes No

If Yes, in the case of an individual, identify the Social Security number, full name, home address, date of birth, type of ownership interest of each such individual. In the case of a business, identify the federal employer ID number, business name, address, and type of ownership interest of each such business. (Attach additional sheet if necessary)

10a Has anyone listed in line 8 ever been convicted of, forfeited bond upon a charge of, or pled guilty or nolo contendere to any felony or misdemeanor at any time involving any gambling activity, fraud, theft, willful failure to make required payments or reports, or filing false reports with a governmental agency at any level? This includes shoplifting or issuing bad checks.

Yes No If Yes, see instructions.

10b Has anyone listed in line 8 ever been convicted of, forfeited bond upon a charge of, or pled guilty or nolo contendere to any felony other than that described in line 10a within 10 years preceding the date of this application?

Yes No If Yes, see instructions.

11 Has each of the individuals listed in line 8 above complied with the Instructions for Completing Fingerprint Application, or when applicable, filed a signed Affidavit by Spouse for Waiver form?

Yes No (See What Must Be Filed instructions)

12 Do any of the individuals listed in line 8 above have a financial interest, directly or indirectly, in any company licensed as a manufacturer or distributor pursuant to the Nebraska Bingo Act or the Nebraska Pickle, Card Lottery Act or in any company licensed as a manufacturer-distributor pursuant to the Nebraska County and City Lottery Act?

Yes No If Yes, attach a detailed explanation of such interests.


13 Does any member of the governing board or any governing official of the county, city, or village named in this application have any financial interest, directly or indirectly, in the business named in this application?

Yes No If Yes, attach a detailed explanation of such interests.

14 Do any of the individuals listed in line 8 above currently hold or have they previously held any other licenses issued under the Nebraska Bingo Act, the Nebraska Pickle Card Lottery Act, the Nebraska Lottery and Raffle Act, or the Nebraska County and City Lottery Act?

Yes No If Yes, indicate the types of licenses, and their current status (active, suspended, cancelled, revoked, or expired).

Under penalties of law, I declare that I have examined this application, and to the best of my knowledge and belief, it is correct. I will comply with the provisions of the Nebraska County and City Lottery Act and the regulations adopted under such Act.

sign here 

Signature of Sales Outlet Location Owner, Member, Partner, Officer, or Person Authorized by Attached Power of Attorney

Name of Person to Contact Regarding This Application: Name Michael Tripp Title OWNER

Date 09/16/21 Daytime Phone Number 862-252-0289

Authorization – Signature of Governing Official

Attach documentation indicating approval of location by governing board of the county, city, or village and a copy of the site agreement.

sign here

I declare that I have examined this application, and authorize the applicant to conduct a lottery on behalf of the county, city, or village named in this application.

Authorized Signature _____ Title _____ Date _____ Daytime Phone Number _____

Retain a copy for your records.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

15b.
09/21/2021

COUNCIL MEETING DATE: 10/05/2021	SUBMITTED BY: Tarumi Palm,	Title: Planning Manager
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>
RESOLUTION <input checked="" type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>

SUBJECT:

Request to declare as blighted and substandard Lot 1, College Apartments Addition. Applicant: Stella Realty, LLC.
General Location: 400 West 19th Avenue.

SYNOPSIS/BACKGROUND:

Stella Realty, LLC is requesting approval of a blighted and substandard designation for Lot 1, College Apartments Addition. The area is located between Madison Street and Wayne Street, north of Mission Avenue. The lot is approximately 4 acres. The property consists of three buildings built in 1900 and a parking lot, once used for an apartment complex. The applicant describes the site as under-developed and under-utilized. The existing buildings are vacant, in disrepair, suffering severe deterioration, unfit for human occupancy, and need to be demolished.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

The Planning Commission and Planning Department are both recommending approval of this blighted and substandard request.

ATTACHMENTS:


1. Planning Commission Recommendation	2. Staff Memo	3. Resolution No. 2021-37
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>


SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:





City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Stella Realty, LLC

CASE #: ECD-51

CITY COUNCIL HEARING DATE: October 5, 2021

REQUEST: to declare as Blighted and Substandard Lot 1, College Apartments Addition.

On August 26, 2021, the City of Bellevue Planning Commission voted nine yes, zero no, zero absent and zero abstained:

APPROVAL based upon the designation analysis by the Planning Department that it meets the statutory requirements of blighted and substandard.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Ritz						
	Aerni						
	Ackley						
	Hankins						
	Cutsforth						
	Jacobson						
	Compton						

Planning Commission Hearing (s) was held on: August 26, 2021



MEMORANDUM

TO: City Council
Mayor Rusty Hike
City Administrator Jim Ristow

From: Angela Curry, Assistant Planning Manager

Date: September 27, 2021

Subject: Blighted and Substandard Designation for Lot 1 College Apartments Addition

Andrew Panebianco, on behalf of Stella Realty, LLC, is requesting Lot 1 College Apartments Addition, be designated as blighted and substandard. The applicant's analysis is attached. Lot 1, College Apartments Addition, is located between Madison Street and Wayne Street and north of Mission Avenue. Please refer to the attached map, where the property is outlined in blue.

The area requested to be designated as blighted and substandard is approximately 4.01 acres in total. The property consists of three buildings built in 1900 and a parking lot, once used for an apartment complex.

Section 18-2103 of Nebraska State Statutes provides the following definitions of "substandard" and "blighted" which must be met for the City Council to approve a resolution designating an area as blighted and substandard:

(3) Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v)

the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

(31) Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

In order for the City Council to declare an area as blighted and substandard, the property must meet the statutory criteria outlined above. The authority of the City in making such a determination "shall be liberally construed" as stated in Section 18-2143 of the State Statutes.

The site requested to be blighted and substandard is currently underdeveloped and underutilized. The existing buildings are vacant, in disrepair, suffering severe deterioration, unfit for human occupancy, and due to the existing deterioration, need to be demolished for health and safety concerns. Additionally, the following conditions exist in the area:

The blighted properties are within Census Tract 101.06. The median per capita income is approximately \$26,006.92, with a percentage below poverty rate at 13.8%.

Based upon the above analysis, the Planning Department feels that Lot 1, College Apartments Addition, meets the statutory requirements of blighted and substandard.

PLANNING DEPARTMENT RECOMMENDATION:

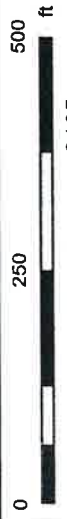
The Planning Department recommends APPROVAL of this designation based upon the above analysis that Lot 1, College Apartments Addition, meets the statutory requirements of blighted and substandard. This designation supports the overall goal of redevelopment of the area and will not result in more than 35% of the city being designated as blighted and substandard.

PLANNING COMMISSION RECOMMENDATION:

APPROVAL based upon the analysis by the Planning Department that it meets the statutory requirements of blighted and substandard.



Notes



Map Scale 1: 3185

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

**SUBSTANDARD AND BLIGHT DESIGNATION
FOR
ELEVATION LOFTS REDEVELOPMENT**

**400 W 19th AVENUE BELLEVUE, NEBRASKA
July 23, 2021**

Submitted by:

Applicant:
Andrew Panebianco
Maxim Realty Group
office: (402) 991-1162
direct: (402) 991-0573

Attorney for Applicant:
Brent W. Beller
Fullenkamp, Jobuen Johnson & Beller LLP
11440 West Center Road
Omaha, Nebraska 68144
(402) 334.0700

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JUL 23 2021
PLANNING DEPT.

Substandard and Blight Designation:

The site contains 4.01 total acres, consisting of one legal parcel of property. The property has long been used for a run-down apartment complex, consisting of three buildings and a parking lot used to serve the property. The buildings are now vacant, and no residents are living therein. Due to the existing conditions of the existing buildings, the buildings need to be demolished for health and safety concerns.

The site is currently underdeveloped and underutilized. The existing buildings are vacant, in disrepair, suffering severe deterioration, are obsolete, and unfit for human occupancy. The site also contains poor soil conditions, including brick rubble and very soft and wet natural soil. Because of the poor soil conditions, the development of this site will require over-excavation and replacement of suitable materials or other stabilization methods to support the proposed buildings on the site. In addition, traffic circulation and access serving the site is inadequate for the effective utilization and redevelopment of this site. The boundaries of the site to be included within the blight and substandard designation include the properties legally described on Exhibit A attached hereto and shall include the adjacent public rights-of-way of Lawre Circle. The cost of the public improvements, demolition of the buildings and other site development costs are estimated to be \$2,751,600.00, and the land acquisition costs are in the amount of \$2,000,000.00. Accordingly, the TIF eligible costs are in the amount of \$4,751,600.00. The itemized estimated cost-breakdown of the TIF eligible costs for the redevelopment plan is attached hereto as Exhibit B.

An area is substandard where "there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare." Neb.Rev.St. §18-2103(10). The two vacant equipment sheds impose inherent risks to the public health, safety and welfare because of fire, vandalism, vermin and nuisance.

An area is blighted where "An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of the site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare in its present condition and use." Neb.Rev.St. §18-2103(11)

RECEIVED

JUL 23 2021

PLANNING DEPT.


To declared blighted a site must meet one (1) of the following additional conditions: (i) unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses." Neb.Rev.St. §18-2103(11).

The area is eligible for a designation of blighted and substandard in accordance with the Community Development Law, Neb.Rev.St. §18-1201 et.seq. The area is one in which there is a deteriorating structure, unsafe conditions, conditions which threaten property, and conditions which substantially impairs the sound growth of the community. The area is detrimental to the public health, safety, morals and welfare in its present condition. The area has a lower average per capita income than the City of Bellevue as shown on the attached Exhibit C. The area in Census Tract 101.06 in Sarpy County had a median per capita income of \$26,006.92, with a percentage below poverty rate at 13.8%. The area has had a stable or decreasing population based upon the last two decennial censuses as shown on the attached Exhibit D. The area showed a population of 4386 persons in 2010 and a population of 4397 persons in 2019. The change of only eleven (11) persons is a stable population. The area meets the requirements of the Community Development Law to be declared as blighted by the City of Bellevue.

"Elevation lofts of Bellevue" is a proposed 164 apartment community which will consist mainly of unique "lofted" style studio and 1 bedroom apartments with an emphasis on fulfilling the need for young professional housing in the area of Bellevue, NE commonly referred to as Old Town. The proposed location is located towards the top of a large hill offering wonderful views of the Missouri River and Iowa Bluffs. With the unique topography of the parcel, the development will utilize an innovative parking design allowing some parking under the buildings as well as maintaining a clean and sophisticated front street view with the entries located at grade along both 19th Ave and Lawre Circle. Some of the tenant amenities are to include an in-ground pool, elevator access, clubhouse area, gym facility, and Resident Package delivery center. This proposed development would bring in a needed density to a more mature areas of the City, which will continue to make the area a sustainable in a more mature area of Bellevue. The area meets the requirements of the Community Development Law to be declared as blighted by the City of Bellevue.

Accordingly, the site is blighted and substandard as defined by the Nebraska Community Development Law.

Respectfully submitted,



Brent W. Beller

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Exhibit A Page 1

BLIGHTED AND SUBSTANDARD AREA

The properties legally described on this Exhibit A, together with adjacent public right-of way of Lawre Circle.

Lot 1 College Apartments Addition, an addition in the City of Bellevue, Sarpy County, Nebraska.

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Exhibit B

TIF ELIGIBLE COSTS

Item	Cost
Acquisition Cost	\$780,000.00
Architectural/Engineering	\$750,000
Demolition	\$1,363,500
Site Work/Grading/Special Foundations	\$874,650
Site Utilities and Public Infrastructure	\$983,450
TOTAL	\$4,751,600.00

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Exhibit C

CENSUS TRACT FACT SHEET

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Table

All Topics

Bellevue city,
Nebraska

Population estimates, July 1, 2019, (V2019)	53,544
PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	53,544
Population estimates base, April 1, 2010, (V2019)	51,520
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	3.9%
Population, Census, April 1, 2020	X
Population, Census, April 1, 2010	50,137
Age and Sex	
Persons under 5 years, percent	▲ 7.5%
Persons under 18 years, percent	▲ 24.4%
Persons 65 years and over, percent	▲ 13.8%
Female persons, percent	▲ 49.2%
Race and Hispanic Origin	
White alone, percent	▲ 81.8%
Black or African American alone, percent (a)	▲ 6.4%
American Indian and Alaska Native alone, percent (a)	▲ 0.5%
Asian alone, percent (a)	▲ 2.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.2%
Two or More Races, percent	▲ 4.4%
Hispanic or Latino, percent (b)	▲ 18.8%
White alone, not Hispanic or Latino, percent	▲ 70.4%
Population Characteristics	
Veterans, 2015-2019	7,028
Foreign born persons, percent, 2015-2019	8.7%
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2015-2019	62.0%
Median value of owner-occupied housing units, 2015-2019	\$148,900
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,355
Median selected monthly owner costs -without a mortgage, 2015-2019	\$560
Median gross rent, 2015-2019	\$944
Building permits, 2020	X
Families & Living Arrangements	
Households, 2015-2019	20,406
Persons per household, 2015-2019	2.81
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	80.4%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	14.1%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	93.8%
Households with a broadband Internet subscription, percent, 2015-2019	87.8%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	92.5%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	28.5%
Health	
With a disability, under age 65 years, percent, 2015-2019	8.4%
Persons without health insurance, under age 65 years, percent	▲ 11.4%
Economy	
In civilian labor force, total, percent of population age 18 years+, 2015-2019	67.4%
In civilian labor force, female, percent of population age 18 years+, 2015-2019	62.7%
Total accommodation and food services sales, 2012 (\$1,000) (c)	88,664
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	170,127

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Total manufacturers shipments, 2012 (\$1,000) (c)	125,384
Total retail sales, 2012 (\$1,000) (c)	661,918
Total retail sales per capita, 2012 (c)	\$12,583
Transportation	
Mean travel time to work (minutes), workers age 18 years+, 2016-2019	21.3
Income & Poverty	
Median household income (in 2019 dollars), 2015-2019	\$65,308
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$29,822
Persons in poverty, percent	▲ 10.5%

BUSINESSES

Businesses	
Total employer establishments, 2019	X
Total employment, 2019	X
Total annual payroll, 2019 (\$1,000)	X
Total employment, percent change, 2018-2019	X
Total nonemployer establishments, 2018	X
All firms, 2012	3,080
Men-owned firms, 2012	1,281
Women-owned firms, 2012	1,229
Minority-owned firms, 2012	481
Nonminority-owned firms, 2012	2,414
Veteran-owned firms, 2012	374
Nonveteran-owned firms, 2012	2,404

GEOGRAPHY

Geography	
Population per square mile, 2010	3,182.8
Land area in square miles, 2010	15.85
FIPS Code	3103950

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MEDIAN FAMILY INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 101.06, Sarpy County, Nebraska Bellevue city, Nebraska				
Label	Estimate	Margin of Error	Estimate	Margin of Error
Median family income in the past 12 months (in 2019 inflation-adjusted dollars)	64,063	±5,994	77,492	±2,965

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POVERTY STATUS IN THE PAST 12 MONTHS

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 101.06; Sarpy County, Nebraska		Below poverty level		Percent below poverty level		
Total						
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
<ul style="list-style-type: none"> ✓ Population for whom poverty status is determined <ul style="list-style-type: none"> > AGE > SEX > RACE AND HISPANIC OR LATINO ORIGIN > EDUCATIONAL ATTAINMENT > EMPLOYMENT STATUS > WORK EXPERIENCE > ALL INDIVIDUALS WITH INCOME BELOW THE FOLLOW > UNRELATED INDIVIDUALS FOR WHOM POVERTY STATUS 			4,397	±285	606	
			1,101	±217	377	

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Table Notes

POVERTY STATUS IN THE PAST 12 MONTHS

Survey/Program: American Community Survey

Year: 2019

Estimates: 5-Year

Table ID: S1701

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Dollar amounts are adjusted to respective calendar years. For more information, see: Change to Income Deficit.

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

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Exhibit D
POPULATION MAP

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ACS DEMOGRAPHIC AND HOUSING ESTIMATES

Exhibit D

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 101.06, Sarpy County, Nebraska - 2010

Label	Estimate	Estimate Margin of Error	Percent	Percent Margin of
SEX AND AGE				
Total population	4,386	±424	4.386	
Male	2,276	±253	51.9%	
Female	2,110	±294	48.1%	
Under 5 years	187	±97	4.3%	
5 to 9 years	303	±96	6.9%	
10 to 14 years	346	±194	7.9%	
15 to 19 years	409	±99	9.3%	
20 to 24 years	360	±125	8.2%	
25 to 34 years	471	±175	10.7%	
35 to 44 years	733	±189	16.7%	
45 to 54 years	539	±116	12.3%	
55 to 59 years	178	±80	4.1%	
60 to 64 years	168	±98	3.8%	
65 to 74 years	359	±77	8.2%	
75 to 84 years	281	±80	6.4%	
85 years and over	52	±43	1.2%	
Median age (years)	36.3	±3.1	(X)	
18 years and over	3,300	±312	75.2%	
21 years and over	3,117	±263	71.1%	
62 years and over	809	±89	18.4%	
65 years and over	692	±50	15.8%	
78 years and over	3,300	±312	3,300	
Male	1,604	±214	48.6%	
Female	1,696	±188	51.4%	
65 years and over	692	±50	692	
Male	244	±45	35.3%	
Female	448	±52	64.7%	
> RACE				
> HISPANIC OR LATINO A				

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ACS DEMOGRAPHIC AND HOUSING ESTIMATES

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 101.06, Sarpy County, Nebraska - 2019

Label	Estimate	Margin of Error	Percent
▼ SEX AND AGE			
▼ Total population	4,397	±285	4,397
Male	2,353	±263	53.5%
Female	2,044	±179	46.5%
Sex ratio (males per 100 females)	115.1	±17.8	(X)
Under 5 years	309	±91	7.0%
5 to 9 years	210	±104	4.8%
10 to 14 years	246	±77	5.6%
15 to 19 years	329	±119	7.5%
20 to 24 years	377	±127	8.6%
25 to 34 years	590	±165	13.4%
35 to 44 years	573	±147	13.0%
45 to 54 years	608	±144	13.8%
55 to 59 years	233	±80	5.3%
60 to 64 years	290	±112	6.6%
65 to 74 years	403	±94	9.2%
75 to 84 years	172	±56	3.9%
85 years and over	57	±36	1.3%
Median age (years)	36.6	±4.8	(X)
Under 18 years	938	±149	21.3%
16 years and over	3,555	±244	80.9%
18 years and over	3,459	±225	78.7%
21 years and over	3,242	±207	73.7%
62 years and over	776	±110	17.6%
65 years and over	632	±96	14.4%
▼ 18 years and over	3,459	±225	3,459
Male	1,825	±201	52.8%
Female	1,634	±146	47.2%
Sex ratio (males per 100 females)	111.7	±17.0	(X)
▼ 65 years and over	632	±96	632
Male	332	±72	52.5%
Female	300	±60	47.5%
Sex ratio (males per 100 females)	110.7	±31.7	(X)
▼ RACE			
▼ Total population	4,397	±285	4,397
One race	4,122	±304	93.7%

RESOLUTION 2021-37

WHEREAS, certain contiguous real property currently legally described as:

Lot 1, College Apartments Addition, located in the Northeast ¼ of Section 36, T14N, R13E of the 6th P.M., Sarpy County Nebraska; and

WHEREAS, the Nebraska Community Development Law, (Sections 18-2103(3) and 18-2103(31) et seq., R.R.S. Neb.) (the “Act”), provides for Community Development Agencies to declare areas as substandard and blighted, and in need of redevelopment; and

WHEREAS, the Redevelopment Area is a combination of vacant and improved real estate which exhibits blighted and substandard conditions, as such terms and conditions are defined in and contemplated by the Act including, without limitation:

- (i) Conditions which are detrimental to the public health, safety, morals, and welfare of the community;
- (ii) Conditions which impair the sound growth of the community;
- (iii) The presence of deteriorating structures;
- (iv) A stable or decreasing population based upon the last two decennial censuses;
- (v) Average age of residential structures in excess of 40 years; and

WHEREAS, these designations will provide for financing alternatives by the redevelopment authority for community purposes.

NOW, THEREFORE, be it resolved by the City Council for the City of Bellevue as follows:

1. That the City Council of the City of Bellevue finds it is in the best interest of the City of Bellevue, its residents and taxpayers that this Council should, and hereby does, find and declare and reaffirm that the Redevelopment Area is blighted and substandard and in need of development as such terms and conditions are defined in and contemplated by the Nebraska Community Development Law.

2. That the officers, employees and agents of the City are authorized and directed to undertake all lawful acts as shall be necessary or appropriate to implement this Resolution.

PASSED AND ADOPTED THIS 5th day of October 2021.

Rusty Hike, Mayor

Susan Kluthe, City Clerk

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

*16a.
9/21/2021

COUNCIL MEETING DATE: 10/05/2021		SUBMITTED BY: Susan Kluthe, City Clerk	
AGENDA ITEM:	CONSENT AGENDA <input checked="" type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Approval of Waiver Hunting Regulations - Lt. Kurt Stroehler or Sgt. Don Pleiss reviewed information, either approving or denying the application and then it is submitted to Council for approval.

SYNOPSIS/BACKGROUND:

Hunters wishing to bow hunt within the City of Bellevue during archer season of 9/1/2021 through 12/31/2021 must fill out application and provide documentation they have permission from property owner, provide a sketch of how they set up their hunting site, and provide a copy of their current hunting permit.

FISCAL IMPACT: \$ 0.00 BUDGETED FUNDS?: NO GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION: N/A

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME: N/A

START DATE: N/A END DATE: N/A PAYMENT DATE: N/A INSURANCE REQUIRED: NO

CIP PROJECT NAME: N/A CIP PROJECT NAME: N/A

STREET DISTRICT NAME (S): N/A STREET DISTRICT NUMBER (S): N/A

ACCOUNTING DISTRIBUTION CODE: N/A ACCOUNT NUMBER: N/A

RECOMMENDATION:

Request approval of the applications for waiver of hunting applications. Police Lt. Kurt Stroehler or Sgt. Don Pleiss has already given approval for these hunters and their specified sites.

ATTACHMENTS:

1. Listing for approval 2. 3.

4. 5. 6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

A. Buehler
Don Pleiss

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

*16b.
9/21/2021

COUNCIL MEETING DATE: 10/05/2021		SUBMITTED BY: Finance/CDBG		
AGENDA ITEM:		CONSENT AGENDA <input checked="" type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>		
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>		

SUBJECT:

Amendment extending the Inter-Departmental Agreement for CDBG-CV funding with the City of Bellevue Human Service Department for the COVID-19 Homeless Prevention project

SYNOPSIS/BACKGROUND:

The City approved a CDBG-CV inter-departmental agreement with the Human Service Department for the COVID-19 Homeless Prevention project on October 6, 2020, as outlined in the substantial amendment to the 2019 Action Plan with the Time of Performance expiring one-year from the date of execution. The rental assistance program currently has a remaining grant balance of \$274.67. The agreement allows for a one-year extension upon request, and the Human Service Department has verbally requested an extension to retain use of the remaining funds. Staff recommends approval of an extension for the use of funds.

FISCAL IMPACT: \$274.67 BUDGETED FUNDS?: YES GRANT/MATCHING FUNDS?: YES 100% HUD

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES	COUNTER-PARTY: Human Services	INTERLOCAL AGREEMENT: NO
CONTRACT DESCRIPTION: Amendment to the CDBG-CV Inter-Departmental Agreement		
CONTRACT EFFECTIVE DATE: 10/05/2021	CONTRACT TERM: 1 year	CONTRACT END DATE: 10/04/2022
PROJECT NAME: COB COVID-19 Homeless Prevention		
START DATE: 10/05/2021	END DATE: 10/04/2022	INSURANCE REQUIRED: YES
CIP PROJECT NAME:	CIP PROJECT NUMBER:	
STREET DISTRICT NAME (S):	STREET DISTRICT NUMBER (S):	
ACCOUNTING DISTRIBUTION CODE: CDBG-192022	ACCOUNT NUMBER:	

RECOMMENDATION:

Approve and authorize Mayor to sign the amendment extending the CDBG-CV inter-departmental agreement with the Human Service Department.

ATTACHMENTS:

- | | | |
|--------------------------------|----|----|
| 1. CDBG-CV Agreement Amendment | 2. | 3. |
| 4. | 5. | 6. |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

A. Breckobler

[Signature]

[Signature]

**FIRST AMENDMENT TO THE INTER-DEPARTMENTAL AGREEMENT FOR USE OF CDBG FUNDS BETWEEN
COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS PROGRAM AND THE CITY OF BELLEVUE
HUMAN SERVICE DEPARTMENT**

THIS FIRST AMENDMENT TO THE INTER-DEPARTMENTAL AGREEMENT FOR USE OF CDBG CORONAVIRUS (CDBG-CV) FUNDING ("AGREEMENT") entered into this 24th day of September, 2021, by and between the THE CITY OF BELLEVUE HUMAN SERVICE OFFICE, hereinafter referred to as the SUBRECIPIENT and the CITY OF BELLEVUE, COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, a Grantee of the CDBG-CV program, hereinafter referred to as the GRANTEE.

WHEREAS, the GRANTEE has received funds for the prevention, preparation for, and response to the coronavirus under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Public Law 116-136 and under the Catalog of Federal Domestic Assistance Number 14-218 (CDBG), from the United States Government under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383; and

WHEREAS, the SUBRECIPIENT, the City of Bellevue Human Services Office is part of a local government agency capable of undertaking CDBG-CV assisted activities thereby subject to the applicable Federal regulations specified in 24 CFR 570.501(a); and

WHEREAS, the GRANTEE wishes to engage the SUBRECIPIENT to assist in the utilization of Community Development Block Grant Coronavirus (CDBG-CV) funds from the B-20-MW-31-0003 HUD contract in the amount of \$ 20,000.00 for the COVID-19 Homeless Prevention Program and

WHEREAS, the parties desire to amend the Agreement to extend the term thereof, update the Timeliness and Time of Performance by the SUBRECIPIENT to the GRANTEE, and to otherwise modify the Agreement as provided for herein; and

NOW, THEREFORE, it is agreed between the parties hereto that:

AGREEMENT AMENDMENT

NOW, THEREFORE, in consideration of the premises and obligations as set forth in this Amendment, the receipt and adequacy of which is hereby agreed and acknowledged, the parties agree as follow:

A. SCOPE OF SERVICE.

1. Time of Performance. The agreement will remain in effect for twelve (12) months from the date of execution. The time of performance for this amendment will be extended and remain in effect through October 4, 2022.

B. RECORDS, REPORTING AND PAYMENT SCHEDULES.

1. Timeliness. Funding allocated as part of this agreement must be expended within 12 months from the date of the agreement. The agreement may be eligible for one extension for one additional year.
 - a. Agreement Extension Request. To be eligible for an agreement extension, the SUBRECIPIENT must provide a written request with narrative explaining the reason for the delay in project completion, an updated timeline for project completion, and any additional information as requested by the GRANTEE. The GRANTEE CDBG staff will review the request

and prepare the request for City Council consideration. The GRANTEE CDBG staff reserves the right to reallocate any unexpended funds upon expiration of the agreement.

- b. The SUBRECIPIENT has submitted an Agreement Extension Request and the agreement will remain in effect until October 4, 2022. Any remaining balance following the expiration of this agreement amendment shall be eligible for reallocation by the GRANTEE.

(Remainder of page intentionally left blank)



Rusty Hike, Mayor
City of Bellevue, Nebraska

Amanda Parker, Manager
Human Service Department

Rich Severson, Finance Director
City of Bellevue, Nebraska

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

16c.
9/21/2021

COUNCIL MEETING DATE:	October 5, 2021	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:	Chief Guido	ORDINANCE	<input type="checkbox"/> PUBLIC HEARING REQUIRED
		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED
		CURRENT BUSINESS	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:
2023 Ford F-550 4x4/Braun Med Unit #42

SYNOPSIS:
This was pricing using Soucewell contract # 022188-BRN City of Bellevue # 1276.

BACKGROUND
The 2023 Ford F-550 4x4/Braun Med Unit will be replacing a 22 year Med Unit with over 100,000 miles on it. (unit #42)

FISCAL IMPACT: \$ 257,400.00 **BUDGETED FUNDS?** Yes **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
CIP PROJECT NAME:	CIPFI22(01)	CIP PROJECT NUMBER:	REPLACE MEDIC#42		
MAPA NAME(S):					
MAPA NUMBER(S):					
STREET DISTRICT NAME(S):					
STREET DISTRICT NUMBER(S):					
ACCOUNTING DISTRIBUTION CODE:	CIPFI22(01)	ACCOUNT NUMBER:	7110		

RECOMMENDATION:
Recommend purchase of a 2023 Ford F-550 4x4/Braun Med Unit.

ATTACHMENTS:

1	Contract and Quotation	4	
2		5	
3		6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL TO SUBMIT: _____

(Handwritten signatures in blue ink)




A d/b/a of Jerry's Transmission Service Inc.
3800 W. Cavalry Court, Lincoln, NE 68528
(402) 512-9925
www.ncambulance.com

CONTRACT

Sign in ink in the space provided below. Unsigned contracts will be considered incomplete and will not be valid.

IT IS AGREED BY THE UNDERSIGNED BIDDER AND PURCHASER THAT THE SIGNING AND DELIVERY OF THIS CONTRACT REPRESENTS THE BIDDER'S AND PURCHASER'S ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE BID PROPOSAL AS SUBMITTED TO THE PURCHASER.

Name of Bidder: North Central Ambulance Sales and Service
Address: 3800 W. Cavalry Court
Lincoln, NE 68528
Phone Number: (402) 650-4616

Signature:  _____
Title: General Manager
Date: September 17, 2021

Contract for: One (1) 2022 Braun Chief XL/F-550 4X4 Diesel, per proposal attached.

Bid Price: \$257,400.00

Purchasing organization: Bellevue Fire Department
Address: 1500 Wall St
Bellevue, NE 68005
Phone Number:

Signature: _____
Title:

Date this contract is signed: _____
(Must be signed by an officer of the purchaser.)

Delivery of the new ambulance will be made to the Bellevue Fire Department; Bellevue, Nebraska to the terms of the bid proposal. Payment of the total amount of the ambulance is due upon delivery to Bellevue, NE.



Quotation

3800 W. Cavalry Court
Lincoln, NE 68528
402-650-4616

DATE September 17, 2021
Quotation # 4482
Customer ID Bellevue Fire Dept

Bill To:

Quotation valid until: October 31, 2021

Bellevue Fire Department
1500 Wall St
Bellevue, NE 68005
donald.gifford@bellevue.net

Prepared by: Grant Anderson

Description	AMOUNT
2022 Braun Chief XL Modular Ambulance, Ford F550, 4X4, Diesel, Chassis per proposal attached	\$257,400.00
TOTAL	\$257,400.00

If you have any questions concerning this quotation, Grant Anderson, 402-650-4616, nesales@northcentralambulance.com

THANK YOU FOR YOUR BUSINESS!



Quotation Summary

Bellevue Fire Department Braun Proposals 2021-09-14 14-08-31

Reference: QUO0000004482 Rev: 0
Purchaser: North Central Emergency Vehicles
Contact: Grant Anderson
Address: 3800 W Cavalry Court
 Lincoln, NE

Opportunity: Bellevue Fire Department
Account: Bellevue Fire Department
Contact: Donald Gifford
Shipping Address: 1500 Wall St
 Bellevue, NE 68005

Telephone:

Currency: USD
Quotation Date: 2021-09-17
Expiration: 2021-10-31

Sales Contact: Grant Anderson
Mobile: 402-650-4616

Factory Contact:
Mobile:

Name	Specifications
Chief XL Type I	-74" Headroom -169"L Full Seam Welded Module



Product	Description	Quantity	Unit Net	Total Net
CHFXLI	169" long x 96" wide module with 72" headroom.	1.00	257,400.00	257,400.00

Price Details	Price
Base and options	162,717.00
Custom Options	99,483.00
List Price Per Unit	262,200.00
Ford Discount Amount FIN amount for 2022	-4,800.00
* Estimated freight (to be re-evaluated at time of shipping)	
Amount Due:	257,400.00
Payment Terms: Due Upon Delivery	



Sales Options by Category

Braun - KKK Change Notice

Item Number	Description	Quantity
00-01-0001	GENERAL CONDITIONS	1.00
00-01-0006	DYNAMIC SIDE IMPACT & ROLLOVER TESTS	1.00
00-01-0018	BIDDER KKK-A-1822F CHANGE NOTICE 8 COMPLIANT	1.00
00-01-0019	BIDDER KKK-A-1822F CHANGE NOTICE 9 COMPLIANT	1.00
00-01-0020	BIDDER KKK-A-1822F CHANGE NOTICE 10 COMPLIANT Bidder shall be: KKK-A 1822F Change Notice 10 compliant.	1.00
00-01-0022	BIDDER KKK-A-1822F CHANGE NOTICE 11 COMPLIANT	1.00
00-01-0023	BIDDER KKK-A-1822F CHANGE NOTICE 12 COMPLIANT	1.00
00-01-0021	BIDDER KKK-A-1822F CHANGE NOTICE 13 COMPLIANT KKK Change Notice 13	1.00
80-10-0212	CAAS GVS 1.0 COMPLIANCE PACKAGE A CAAS GVS 1.0 compliance sticker, electrical load analysis sticker, and payload sticker shall be installed in the oxygen compartment. Any deviations from CAAS GVS 1.0 shall be listed in the vehicle delivery packet with a notation on the-compliance sticker.	1.00
00-01-0029	Sourcewell Contract Pricing – Contract ##022118-BRN City of Bellevue Sourcewell Member #1276	1.00
00-01-0053	NO BOND REQUIRED No Bond is Required	1.00

Braun - Chassis

Item Number	Description	Quantity
SR00097732	CHASSIS MY22 FORD F550 193" WB 4X4 DRW (108 C.A.) DIESEL ENGINE	1.00
00-01-0040	Administration Fee	1.00
21XLF450-550	TYPE I - AMBULANCE - CHIEF XL I - 72 INCH INTERIOR HEADROOM 2021 Chief XL Type I - 169" Module - 74" Interior Headroom	1.00



15-00-0010	FUEL TANK - FULL UPON FACTORY RELEASE The chassis fuel tank of the completed unit shall be full at time of release from the ambulance manufacturer's facility.	1.00
20-10-0603	ENGINE BLOCK HEATER - OEM PLUG An engine block heater shall be included in the chassis with the 125 VAC power cord.	1.00
20-20-0252	HEAT SHIELDS, PROTECTIVE Install: aluminized steel protective heat shields to the upper laterals above the exhaust system.	1.00
20-20-0277	HIGH IDLE SYSTEM, AUTOMATIC A high-idle system provided on the chassis, shall activate via cruise control switches on dash only when the transmission is placed in park/neutral/parking brake, will be automatically engaged when node provides low voltage signal and when in park/neutral/parking brake.	1.00
20-01-0105	SUSPENSION - LIQUID SPRING TYPE I Install: Liquid Spring	1.00
20-10-0206	BATTERY - TWO SYSTEM - F SERIES CHASSIS The vehicle shall have a 12 V two (2) battery system rated at 1500 cold cranking amps. Both batteries shall be securely installed in the Ford OEM locations, under the vehicle hood.	1.00
20-21-0101	FLOOR CONSOLE F450/F550 STANDARD CONSOLE - ALUMINUM PLEASE NOTE: Console drawings are for reference only and do not include all features depicted on the drawings. All consoles shall be designed, priced, and approved internally to allow for accurate BOM pricing. The prices shown are estimated for general budget pricing only and pricing is subject to design; must contact manufacturer for pricing validation.	1.00
30-10-0030	BACKUP ALARM Install: (OSHA approved) back up alarm with a disable control for silent backing, located on the MCC (master control console).	1.00
20-30-0806	RUNNING BOARDS - STAR PUNCHED DIAMOND PLATE Aluminum diamond plate running boards with a star punched non-skid surface shall be provided on the cab. The running boards shall be dip anodized after they are formed to retain finish and increase corrosion resistance.	1.00
40-10-0117	DEF TANK FILL PROTECTOR - STAINLESS STEEL Install: stainless steel DEF tank fill protector per drawing.	1.00
40-10-0112	FUEL FILL PROTECTOR - STAINLESS STEEL Install: stainless steel fuel fill protector per drawing.	1.00
30-10-0392	LIGHT, MAP LIGHT VERTICAL LED 18" WITH FLEXIBLE NECK & RED/WHITE LED Install 18" Vertical LED map light with flexible neck on the cab console. (LF18ES-LED) Braun #27554	1.00
20-30-0202	MIRRORS, EXT OEM MANUAL TELESCOPNG WREMOTE & HEAT	1.00



	The chassis shall have OEM manual telescoping, folding trailer tow mirrors with power/heated glass, heated convex spotter mirror, integrated clearance lamps/turn signals.	
20-30-0263	OEM AUTO-LOCK W/ AUTO UN-LOCK (cab and module doors auto unlock in park) All cab and module doors shall automatically lock when vehicle is place in drive and reaches 12 mph. All doors shall automatically unlock when vehicle is placed in park.	1.00
30-10-0753	SIREN, WHELEN 295-HFSA7-REMOTE WITH MICROPHONE (Meets CA Title 13) A Whelen 295-HFSA7 remote dual siren amplifier shall be flush-mounted in the master control console located in the cab. The siren shall be capable of hands-free operation and shall be equipped with a noise canceling microphone. (Meets CA Title 13)	1.00
30-10-0812	SIREN SPEAKERS, CAST PRODUCTS - IN FRONT BUMPER Install: Two (2) Cast Products - 100-watt siren speakers, shall be installed in outer ends of the front bumper.	1.00
	Add – Whelen Howler Siren/Speaker System with power activated by switch on MCC Console	1.00
20-40-0203	WHEELS, FORGED POLISHED ALUMINUM - 19.5 - F450/550 193" WB Forged, polished aluminum wheels shall be provided, to include bright hub covers and center ornaments and valve stem extensions.	1.00
SR00095527	74" Headroom - Unit to have 74" headroom. Adjust all interior cabinet heights appropriately.	1.00

Braun - Electrical

Item Number	Description	Quantity
SR00095526	125VAC Outlet - Curbside Bench Area - Add 125VAC outlet to curbside wall toward the rear bench area per drawing.	1.00
SR00095528	Pre-wire customer supplied radio cables from the radio cabinet. (1) cable terminates in the MCC and (1) cable terminates in the ACP.	1.00
SR00095533	Install a minimum 1-1/2" flex PVC electrical conduit with fish/pull wire from the PDQ to MCC.	1.00
SR00095534	2nd 30 Amp ato-eject - 2nd 30 amp auto eject shall be installed above the other per drawings. Receptacles should be equipped with integral dynamic disconnect. The 2nd 30 amp auto eject will be for the dual-voltage Heat/AC	1.00
SR00095535	(1) set of 12V/25 amp radio tie-in points shall be installed in the cab console. The set shall include (1) battery hot, (1) ignition hot, and (1) grounded junction stud.	1.00



30-06-0004	<p>-----</p> <p>ELECTRICAL SYSTEM - WELDON V-MUX, MICRO PROCESSOR BASED</p> <p>Install: Weldon V-MUX 100% solid state microprocessor based multiplex system.</p> <p>-----</p>	1.00
30-10-0110	<p>-----</p> <p>ELECTRICAL CIRCUITS</p> <p>All electrical circuits: shall have wiring and circuit protection suitable to the demand and must meet the national electric code (NEC) wiring requirements, added on wiring (18 GA through 10 GA) color coded and stamped with code numbers for easy identification, SLX high temperature thermoplastic cross link wire used. SGX insulated cable used for all under hood / underbody battery and charging system cable. High temperature (375° f) thermoplastic loom used on all harnesses.</p> <p>-----</p>	1.00
30-06-0126	<p>-----</p> <p>ELECTRICAL COMPARTMENT (PDQ) - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Electrical compartment / hinged door w/ (2) chrome locking lever latches/ located on the partition wall behind the attendant seat.</p> <p>-----</p>	1.00
30-06-0325	<p>-----</p> <p>FLASHER - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Provide: Flasher within and programmed by the multiplex electrical system.</p> <p>-----</p>	1.00
30-06-0350	<p>-----</p> <p>FLASHING HEADLIGHTS - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Headlights (high beams) shall be programmed through the multiplex system to alternate flash (wig-wag).</p> <p>-----</p>	1.00
30-10-0190	<p>-----</p> <p>GROUND FAULT CIRCUIT INTERRUPTER-GFCI</p> <p>Install: A 125 VAC, 20 AMP circuit breaker with ground fault circuit interrupter (GFCI) electronic ground leakage detection in the load center for the shoreline circuit.</p> <p>-----</p>	1.00
30-06-0285	<p>-----</p> <p>MODULE DISCONNECT - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Install: In-Power disconnect to keep the module power switch engaged, after the ignition is switched to the "off" position.</p> <p>-----</p>	1.00
30-06-0575	<p>-----</p> <p>REVERSE -TRANSMISSION- FUNCTIONS - MULTIPLEX ELECTRICAL SYSTEM</p> <p>System programmed to provide activation for: rear outboard warning lights, rear side warning lights, rear scene lights, the rear side scene lights - when the transmission selector lever is placed into "reverse" position.</p> <p>-----</p>	1.00
30-06-0150	<p>-----</p> <p>SPARE CIRCUIT - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Provide (1) spare 15-amp circuit.</p> <p>-----</p>	1.00
30-06-0175	<p>-----</p> <p>WIRING HARNESS CONNECTORS - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Connect all wiring harnesses via quick connect circular plug connectors.</p> <p>-----</p>	1.00
30-06-0300	<p>-----</p> <p>VOLTMETER - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Provide: (1) digital voltmeter on the master control console screen.</p> <p>-----</p>	1.00
30-06-0026	<p>-----</p> <p>WARNING DISPLAY - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Install: digital warning display integrated into the cab display console, programmed through the multiplex system to provide visual and audible indication.</p> <p>-----</p>	1.00
30-06-0225	<p>-----</p> <p>EMERGENCY MASTER SWITCH - MULTIPLEX ELECTRICAL SYSTEM</p> <p>Supply: A single emergency master switch for activating all the emergency warning</p> <p>-----</p>	1.00



lights on the master control console screen, emergency master switch will activate the module power automatically, include an Emergency Master Menu button to allow access to individual warning light functions.

30-06-0250	<p>CONTROL PANEL SWITCHES - MULTIPLEX ELECTRICAL SYSTEM Switches on the master control console and attendant control panel screens shall have dimmable perimeter backlighting.</p>	1.00
30-06-0275	<p>MODULE POWER SWITCH - MULTIPLEX ELECTRICAL SYSTEM Provide: A module power switch for the electrical system on both the Master Control Console and the Attendant Control Panel screens.</p>	1.00
30-06-0101	<p>ATTENDANT CONTROL PANEL (ACP) - MULTIPLEX ELECTRICAL SYSTEM Attendant Control Panel (ACP) contains a color micro processor screen, controls all equipment installed in the patient compartment.</p>	1.00
30-06-0375	<p>PARK OVERRIDE - MULTIPLEX ELECTRICAL SYSTEM Park override switch on the master control console screen, reactivates all lights disabled when the transmission is placed in the neutral/park position.</p>	1.00
30-06-0400	<p>LOAD MANAGER-SEQUENTIAL SWITCHING SYSTEM - MULTIPLEX ELECTRIC SYSTEM Load manager-sequential switching system controlled by the microprocessor based electrical system: emergency master button shall control the sequential switching of the emergency lights and/or other warning devices, load manager shall automatically shed non-critical electrical loads during low voltage conditions.</p>	1.00
30-06-0450	<p>FRONT CLEAR DISABLE SWITCH - MULTIPLEX ELECTRICAL SYSTEM Activation of the switch on the master control console screen to disable all forward-facing clear warning lights.</p>	1.00
30-06-0076	<p>MASTER CONTROL CONSOLE (MCC) - MULTIPLEX ELECTRICAL SYSTEM Floor mounted Master Control Console (MCC) located in the cab, housing siren, color microprocessor display screen, controlling all the Emergency Warning functions, Patient Compartment lighting and module heat/ac functions.</p>	1.00
30-06-0475	<p>CURBSIDE SCENE LIGHTS ON WITH CURBSIDE DOOR The Curbside scene lights: programmed to activate when the Curbside door is in the open position.</p>	1.00
30-06-0500	<p>REAR SCENE LIGHTS ON WITH REAR DOORS OPEN Rear scene lights programmed to activate when the rear doors are in the open position.</p>	1.00
30-06-0525	<p>DISABLE SWITCH FOR REAR SCENE LIGHTS - MULTIPLEX ELECTRICAL SYSTEM Install: disable switch at the rear door area to disable the rear scene lights.</p>	1.00
30-06-0550	<p>DISABLE SWITCH FOR SIDE SCENE LIGHTS - MULTIPLEX ELECTRICAL SYSTEM A disable switch shall be installed at the curbside door area to disable the curbside scene lights.</p>	1.00
30-06-0015	<p>VISTA IV ACP - PUSH BUTTON Install: Weldon V-MUX Vista IV interface module / display screen mounted on an</p>	1.00



angled flip - down panel with chrome lever latches, in the patient compartment ACP area.

30-06-0010	VISTA IV MCC - PUSH BUTTON Install: Weldon V-MUX Vista IV interface module / display screen in the cab, operated through the use of push buttons.	1.00
30-10-0901	SYSTEM ACTIVE AND CHECK OUT LIGHTS - 15 MINUTES Switch: located at the curb and rear entry doors for activation of the V-MUX electrical system, check out light switch located at the curb and rear doors for activation of the left LED angled lights prior to entering the module, system programmed to shut down automatically after 15 minutes unless the ignition is on.	1.00
30-06-0050	DAYTIME RUNNING LAMPS - MULTIPLEX ELECTRICAL SYSTEM OEM Daytime Running Light headlights activated for daytime operation, when transmission is placed in drive.	1.00
30-10-0071	CAMERA REAR VIEW - SINGLE SYSTEM - VISTA SCREEN Install: camera system rear view, tied to M-Tech display screen. Per Dwg #2. Camera alignment will be conducted at final inspection, if applicable.	1.00
30-10-0915	SYSTEM AUTO ACTIVE WITH DOOR OPEN OR UNLOCK SIGNAL The system will auto activate when a door is opened or when a door unlock signal is received.	1.00
30-10-0585	USB - DUAL OUTLET, ONE (1) INTERIOR LOCATED ON CONSOLE Install: (1) dual USB port outlet, 5 volt / 2.1 amp, in the vehicle, located on the Master Control Console in the cab.	1.00
USBAA101	OUTLET, USB - ONE (1) DUAL - PRIMARY ACTION AREA One (1) dual USB port outlet, 5 volt / 2.1 amp, shall be installed in the vehicle, located on the streetside primary action area in the patient compartment.	1.00
125AA101	OUTLET, 125VAC - ONE (1) INTERIOR DUPLEX - LEFT WALL ACTION AREA One (1) 2-wire +plus ground 125 VAC duplex outlet in the street side wall in the primary action area.	1.00
125AA201	OUTLET, 125VAC - ONE (1) INTERIOR DUPLEX - SECONDARY ACTION AREA One (1) 2-wire +plus ground 125 VAC duplex outlet in the street side wall in the secondary action area.	1.00
125IF201	OUTLET, 125VAC - ONE (1) INTERIOR DUPLEX - FRONT WALL CABINET One (1) 2-wire +plus ground 125 VAC duplex outlet in the front wall cabinet.	1.00
30-10-0258	INVERTER, VANNER - 1100 WATT, LIFESINE LSC 12-1100-DC CHARGER Install: Vanner LifeSine LSC 12-1100-DC watt inverter with battery conditioner / charger per drawing (non-hardwired).	1.00
12VAA101	OUTLET, 12VDC - ONE (1) - LEFT WALL ACTION AREA One (1) 12 VDC power point outlet shall be installed in the street side wall in the primary action area. The outlet shall be labeled, "12 VDC". A Schottky diode medical isolator shall be provided to protect the 12 VDC outlet.	1.00



12VIF201	OUTLET, 12VDC - ONE (1) FRONT WALL - CABINET One (1) 12 VDC power point outlet shall be installed in the patient compartment, in the front wall cabinet. The outlet shall be labeled, "12 VDC". A Schottky diode medical isolator shall be provided to protect the 12 VDC outlet.	1.00
30-12-0100	RECEPTACLE SHORELINE INLET-SUPER 30 AMP, AUTO EJECT - YELLOW COVER Install: Kussmaul super auto eject shoreline inlet receptacle with yellow cover on module exterior (forward street side) near the driver's door, equipped with an integral dynamic disconnect.	1.00
30-10-0663	RADIO ANTENNA BASES - FOUR (4) (2) most forward antennas are to terminate to the vented radio cabinet. (2) most rearward antennas are to terminate to the MCC in the cab. Do not drill holes into module. Antennas are to be coiled above each respected dome light and the customer will drill holes and mount bases. Each antenna to be labeled at both ends so they can be identified easily. Antenna Base: install (2) additional bases and coax, (2) antenna bases terminate in standard location of the PDQ, (2) bases require termination location(s) to be specified.	1.00
30-10-0299	LIGHT, ATTENDANT CONTROL PANEL AREA - TECNIQ SILHO-X LED - WARM WHITE A Tecniq Silho-X 2.75" round warm white LED light with SS trim ring, shall be mounted above the left wall forward action area counter. The light shall be operated through a button on the ACP Vista screen labeled "Attendant Light". (Braun #26415)	1.00
30-10-0310	LIGHT, LED ELECTRICAL COMPARTMENT -PDQ A 12 VDC light shall be located in the PDQ. The light shall be wired "battery-hot" to activate when the PDQ door is in the open position. The light shall be off when the door is in the closed position.	1.00
30-11-0106	LIGHTS, DOME LED (8) WHELEN SUPER LED Eight (8) Whelen #LED (80COEHCR) dome lights, shall be installed. See dwg #9	1.00
30-11-0152	LIGHTS, RIDGEBACK LED PANEL (3) STREETSIDE - ANGLED Install: (3) Ridgeback LED lights streetside per dwg #5.	1.00
30-11-0156	LIGHTS, DELETE LIGHTS ON PANEL CURBSIDE ANGLED Delete / Omit lights on angled panel, Curbside interior.	1.00
40-10-0191	LOCKS POWER - PASSAGE, COMPARTMENTS, KEY FOBS Install: power door locks on module passage doors, and (5) OSS compartments, use OEM key fobs.	1.00
40-10-0151	SWITCH DOOR UNLOCK, WATERPROOF - HIDDEN IN FRONT GRILLE AREA Install: exterior hidden door unlock switch in grille area.	1.00
30-06-0201	RADIO TIE-IN POINT - (1) 12V/40 AMP - CAB CONSOLE AREA Install (1) set of 12 volt/40 amp radio tie-in points in cab console: (1) battery hot, (1) ignition hot, (1) "grounded" stud rated max 250 amps.	1.00
30-06-0202	RADIO TIE-IN POINT - (1) 12V/40 AMP - PATIENT COMPARTMENT Install (1) set of 12 volt/40 amp radio tie-in points in the patient compartment: (1)	1.00



battery hot, (1) ignition hot, (1) "grounded" stud rated max 250 amps.

30-06-0203	RADIO TIE-IN POINT - (1) 12V/400 AMP - PDQ Install (1) set of 12 volt/40 amp radio tie-in points in the PDQ: (1) battery hot, (1) ignition hot, (1) "grounded" stud rated max 400 amps.	1.00
SR00095523	12V DC outlet to be installed on the bottom of ACP per drawing.	1.00
SR00095525	125VAC - Front Wall Cabinet #1 - Add 125VAC outlet to bottom of front wall cabinet #1 per drawing.	1.00

Braun - Exterior Lighting

Item Number	Description	Quantity
SR00095532	Condenser Lighting/Opticom - Condenser will have (1) Blue Whelen 700 with clear lens and (1) Red Whelen 700 with clear lens mounted on each side of the front of the condenser per drawing #1. (1) 792H Opticom will be mounted centered on the condenser. Opticom to be activated with emergency lights AND have it's own switch through the front Vista.	1.00
30-06-0410	WARNING LIGHTS FLASH PATTERN SIGNAL ALERT 75 - MULTIPLEX ELECTRICAL SYSTEM The default flash pattern for the vehicle warning lights: Signal Alert 75.	1.00
ClearLENS	CLEAR LENSES ON ALL WARNING LIGHTS	1.00
GWL050002	LIGHTS GRILLE - 2 WHELEN 500 SUPER LED Two (2) Whelen 500 series super LED warning lights, with waterproof connectors shall be installed the grille area of the chassis. The lights shall operate from a switch on the master control console labeled "Flashers".	1.00
GWLCLR1R	GRILLE WARNING LIGHT LOCATION 1 - RED The warning light located on the grille in location 1 shall be red.	1.00
GWLCLR2B	GRILLE WARNING LIGHT LOCATION 2 - BLUE The warning light located on the grille in location 2 shall be blue.	1.00
STRPTRN	STRAIGHT PATTERN WARNING LIGHTS The front warning lights will be aligned in a straight pattern across the module.	1.00
30-25-0122	LIGHTS, ICC / LED CLEARANCE - ON MODULE FRONT - TECNIQ Install: (5) amber Tecniq LED (S33-AA00-1) clearance / ICC lights on the front of the module near the roof line per dwg #1.	1.00
FWL090007	LIGHTS FRONT MODULE - 7 WHELEN 900 SUPER LED Seven (7) Whelen 900 series super LED warning lights with chrome bezels shall be installed on the module front. The lights shall operate from a switch on the master	1.00



	control console, labeled "Flashers".	
FWLCLR1R	FRONT WARNING LIGHT LOCATION 1 - RED The warning light located on the upper front of the module in location 1 shall be red.	1.00
FWLCLR2R	FRONT WARNING LIGHT LOCATION 2 - RED The warning light located on the upper front of the module in location 2 shall be red.	1.00
FWLCLR3R	FRONT WARNING LIGHT LOCATION 3 - RED The warning light located on the upper front of the module in location 3 shall be red.	1.00
FWLCLR4W	FRONT WARNING LIGHT LOCATION 4 - WHITE The warning light located on the upper front of the module in location 4 shall be white.	1.00
FWLCLR5B	FRONT WARNING LIGHT LOCATION 5 - BLUE The warning light located on the upper front of the module in location 5 shall be blue.	1.00
FWLCLR6B	FRONT WARNING LIGHT LOCATION 6 - BLUE The warning light located on the upper front of the module in location 6 shall be blue.	1.00
FWLCLR7B	FRONT WARNING LIGHT LOCATION 7 - BLUE The warning light located on the upper front of the module in location 7 shall be blue.	1.00
30-25-4900	LIGHT, OPTICOM, INFRARED (W/VISIBLE FLASHING LIGHT) PRIORITY CONTROL SYSTEM - 792H Install: 3M Opticom priority control system on the module front, #792H with bezel per dwg #1.	1.00
30-25-0123	LIGHTS, ICC / LED CLEARANCE - ON MODULE REAR - TECNIQ Install: (5) red TECNIQ LED (S33-RR00-1) clearance / ICC lights on the rear of the module near the roof line per dwg #2.	1.00
ROL090002	LIGHTS REAR MODULE, UPPER OUTER - 2 WHELEN 900 LED Two (2) Whelen 900 series super LED warning light with chrome bezels shall be installed on the upper rear of the module, in the outer location. The lights shall operate from a switch on the master control console, labeled "Flashers".	1.00
ROLCLR1RB	REAR OUTER MODULE LIGHT LOCATION 1 - RED-BLUE The warning light located on upper rear of the module, in outer location 1 shall be split red/blue.	1.00
ROLCLR2RB	REAR OUTER MODULE LIGHT LOCATION 2 - RED-BLUE The warning light located on upper rear of the module, in outer location 2 shall be split red/blue.	1.00
RCL090001	LIGHTS REAR MODULE, UPPER CENTER - 1 WHELEN 900 LED One (1) Whelen 900 series super LED warning light with a chrome bezel shall be installed on the upper rear of the module, center location. The light shall operate from a switch on the master control console, labeled "Flashers".	1.00
RCLCLR1A	REAR CENTER MODULE LIGHT LOCATION 1-AMBER	1.00



The warning light located on upper rear of the module in the center location shall be amber.

RS090002	LIGHTS REAR SCENE - 2 WHELEN 900 24 DIODE LED Two (2) Whelen 900 Series super LED scene/load lights with chrome bezels shall be installed on the upper rear of the module. The lights shall operate from a switch on the master control console, labeled "Rear Scene Lights".	1.00
WL090002	LIGHTS REAR WINDOW - 2 WHELEN 900 SUPER LED Two (2) Whelen 900 series super LED warning lights with chrome flanges shall be installed on the rear of the module at window level, one (1) on each side. These lights shall operate from a switch on the master control console, labeled "Flashers".	1.00
WLCLR1RB	WINDOW LEVEL LIGHT LOCATION 1 - RED-BLUE The warning light located on rear of the module at window level, location 1 shall be split red/blue.	1.00
WLCLR2RB	WINDOW LEVEL LIGHT LOCATION 2 - RED-BLUE The warning light located on rear of the module at window level, location 2 shall be split red/blue.	1.00
30-26-3008	LIGHTS, REAR TAIL - WHELEN 600 LED STOP, TURN, & MINIMUM INTENSITY BACK-UP Install: (1) pair each of Whelen 600 series LED stop/tail lights, turn lights, and LED MINIMUM intensity back-up lights with chrome bezels on rear of the module.	1.00
30-26-7002	LIGHT, LICENSE PLATE LED - WHELEN OACOEDCR Install:(1) Whelen OACOEDCR LED license plate light with 45 deg angled chrome-plated bezel on the rear of module, lower left side.	1.00
FIL07T0002	LIGHTS FRONT INTERSECTION - 2 WHELEN 700 LED W/15 DEGREE TILT HOUSING Two (2) Whelen 700 series super LED warning lights, with water-proof connectors, shall be mounted in 15 degree tilt housings on the front chassis fenders, one (1) on each side. The lights shall operate from a switch on the master control console labeled "Flashers". NOTE: When vehicle is placed in park, the override switch must be on for intersection light(s) to remain on.	1.00
FILCLR1R	FRONT INTERSECTION LIGHT LOCATION 1 - RED The warning light located on front of the chassis fender in location 1 shall be red.	1.00
FILCLR2R	FRONT INTERSECTION LIGHT LOCATION 2 - RED The warning light located on front of the chassis fender in location 2 shall be red.	1.00
RIL070002	LIGHTS INTERSECTION REAR - 2 WHELEN 700 LED Two (2) Whelen 700 series super LED warning lights with, chrome flanges and water-proof connectors, shall be installed above the rear wheel wells, one (1) on each side. These lights shall operate from a switch on the master control console screen labeled "Flashers". NOTE: When vehicle is placed in park, the override switch must be on for intersection light(s) to remain on.	1.00
RILCLR1R	REAR INTERSECTION LIGHT LOCATION 1 - RED The warning light located on above the rear wheel well at location 1 shall be red.	1.00



RILCLR2R	REAR INTERSECTION LIGHT LOCATION 2 - RED The warning light located on above the rear wheel well at location 2 shall be red.	1.00
30-27-1102	LIGHTS, ICC / LED CLEARANCE - ON MODULE SIDE - TECNIQ Install: (2) Tecniq (S330) red mini-LED marker lights, (1) red on each side at rear of the vehicle, flash with turn signal, per Dwg #3 and #4.	1.00
SWL090004	LIGHTS SIDE WARNING - 4 WHELEN 900 SUPER LED Four (4) Whelen 900 series super LED warning lights with chrome flanges shall be installed, two (2) on each side of module exterior per dwg.	1.00
SWLCLR1RB	SIDE WARNING LIGHT LOCATION 1 - RED-BLUE The warning light located on side of the module, in outer location 1 shall be split red/blue.	1.00
SWLCLR2RB	SIDE WARNING LIGHT LOCATION 2 - RED-BLUE The warning light located on side of the module, in outer location 2 shall be split red/blue.	1.00
SWLCLR3RB	SIDE WARNING LIGHT LOCATION 3 - RED-BLUE The warning light located on side of the module, in outer location 3 shall be split red/blue.	1.00
SWLCLR4RB	SIDE WARNING LIGHT LOCATION 4 - RED-BLUE The warning light located on side of the module, in outer location 4 shall be split red/blue.	1.00
SS090004	LIGHTS SIDE SCENE - 4 WHELEN 900 24 DIODE LED Four (4) Whelen 900 series 24 Diode LED scene lights with chrome flanges shall be installed, two (2) each module side. These lights shall operate from switches on the master control console labeled "Left Scene Light" and "Right Scene Light".	1.00

Braun - Module Body Construction

Item Number	Description	Quantity
39-00-0005	AWS ALUMINUM CERTIFIED WELDERS	1.00
39-10-0003	CONNECTIONS, MODULE Bolt: to the chassis frame rail with (12) 5/8" -11 grade 8 bolts through OEM rubber insulating spacers installed on outriggers at twelve (12) separate locations (six each frame rail), providing noise insulation and easy removal for chassis replacement, mounting bolts to be properly torqued and secured with locktite, system used for fastening the module to the frame to be that approved by the chassis manufacturer.	1.00
40-00-0080	INSULATION - POLYURETHANE SPRAY FOAM The walls, ceiling, passage doors, outside storage doors, the entire underside of the module floor (except for mounting pads), the underside of the outside storage	1.00



compartments, the wheel wells, and the underside of the curbside step area shall be completely foam - in - place insulated with nominal 3/4" thick sprayed on Class I, urethane foam for thermal and acoustical insulation. The insulation shall comply with FMVSS #302 flame spread requirements. The underside of the body shall be properly prepared to ensure adhesion before the spray insulation is applied.

39-00-0001	<p>MODULE BODY CONSTRUCTION - SEAMLESS</p> <p>Module: fabricated entirely of parts cut and formed from .125" (minimum) thickness 5052-H32 flat aluminum sheet stock, using CNC machines capable of .010" repeatability. This is the only alloy that may be used for body parts that are welded together. Roll-cage type interior super-structure, aluminum partition and module welded together into a single unit, roof designed with a minimum 1.5" crown to facilitate water run-off. Floor, roof, sides, all exterior doors fabricated from .125" (minimum) thick flat aluminum sheet stock, exterior joints between the roof and side components continuous full seam welded the entire length of the module. All exterior body panel joints continuous full seam welded. No VHB bonding tape or other adhesives used in the construction of the ambulance module.</p>	1.00
39-00-0002	<p>SOLE SOURCE MODULE BODY CONSTRUCTION</p>	1.00

Braun - Module Features / Exterior

<i>Item Number</i>	<i>Description</i>	<i>Quantity</i>
SR00095520	<p>Install one (1) SCBA storage tube with CPI access door on curbside to the rear of wheel well. Install hold-open for door. See specification in previous build #7820.</p>	1.00
40-00-0009	<p>ALUMINUM PARTS - MODULE EXTERIOR</p> <p>All unpainted exterior aluminum parts to be bright dip anodized after fabrication to retain the finish and increase corrosion resistance.</p>	1.00
40-00-0010	<p>CORROSION MINIMIZATION - MODULE</p> <p>All module contact with dissimilar metals shall be minimized with the use of nylon screw-hole inserts to provide hinge to door isolation with the module body, polypropylene strip hinge isolation, polyethylene backed rubber tape, ceramic coated stainless steel hinge bolts, and ECK brand corrosion inhibitor spray.</p>	1.00
40-00-0020	<p>DOOR CONSTRUCTION - GASKET PLACEMENT</p> <p>All exterior hinged module doors shall be constructed in an inverted pan-formed design. The pan shall be constructed from .125" thick 5052-H32 flat sheet aluminum. The exterior door skin shall be constructed of .190" thick aluminum and welded to the pan. Door gaskets shall be attached to the interior side of the door skin on the top, bottom and outer edge of the door. The gasket on the hinge side of the door will be attached to the door frame.</p>	1.00
40-00-0060	<p>EXTERIOR COMPARTMENTS - SWEEP-OUT</p> <p>Exterior module compartments: a sweep-out design to aid in facilitation of the purchaser's routine care and cleaning of the vehicle. All exterior compartment floors, with the exception of the front ALS compartment to be constructed to be flush with the bottom door frame.</p>	1.00



40-00-0030	<p>EXTERIOR COMPARTMENTS DESIGN</p> <p>All exterior compartments shall be vented and include: sound absorbing slip resistant polyurethane material sprayed on the inside of all compartments and compartment shelving, slide out trays and closeouts, baffled seep holes provided to prevent water from splashing or seeping into the exterior compartments, full-length, two-way adjustable, stainless steel hinges on all exterior compartment doors with 3/16" stainless steel hinge pins, compartment doors installed, flush with the module body, when double doors are provided, each door to have exterior handle, but only the forward door lockable, rearward door is secured when forward door is locked), all exterior compartments and passage doors keyed alike, lockable Eberhard "free-floating" type chrome plated handles with rotary locks. gasket installed under each handle to protect the paint; drip rails installed above all exterior compartment doors.</p>	1.00
40-00-0050	<p>EXTERIOR COMPARTMENTS, VENTING</p> <p>(9) square inches (minimum) of venting inside #1, #2, #3, & #4 exterior storage compartments to provide for easier closure of the compartment doors.</p>	1.00
40-00-0055	<p>EXTERIOR COMPARTMENTS, VENTING - OXYGEN STORAGE</p> <p>(9) square inches (minimum) of venting provided in the exterior oxygen storage compartment, to dissipate any leaking oxygen gas.</p>	1.00
40-00-0070	<p>HANDLES, EBERHARD - CHROME FREE FLOATING TYPE</p> <p>Install: Eberhard #EMC-1-2110 chrome "free-floating" handles on each exterior module door, large enough to accommodate a gloved hand.</p>	1.00
40-10-0072	<p>LOWERED MODULE SIDES</p> <p>Module sides to be as low as possible and still comply with KKK-1822-F ramp break over angle.</p>	1.00
40-10-0321	<p>STEPWELL, CURBSIDE DOORWAY - MID STEP AREA</p> <p>Install: aluminum diamond plate step well and mid-level step in curbside doorway threshold area.</p>	1.00
40-00-0091	<p>THRESHOLD, STAINLESS STEEL - ALL OSS STORAGE COMPARTMENTS</p> <p>Each exterior storage compartment with a hinged door: stainless steel lower threshold at the door opening to protect the paint.</p>	1.00
40-00-0082	<p>SOUND DEADENING PACKAGE</p> <p>Apply: audioguard acoustic coating - entire floor, left wall, ceiling, left and right panels forward of the partition to be covered at the manufacturers recommended thickness.</p>	1.00
40-10-0340	<p>STONE GUARDS, MOD FRNT -ANODIZED DIAMOND PLATE</p> <p>Install: anodized aluminum diamond plate stone guards on module front, (1) each side.</p>	1.00
40-10-0066	<p>DOOR SLIDING - MODULE CURBSIDE PASSAGE</p> <p>Install EZ Glide curb door.</p>	1.00
40-10-0088	<p>DOORS - REAR PASSAGE</p> <p>Patient compartment rear door opening: doors flush without a protruding flange or lip, right rear passage door lockable, chrome exterior handle, left rear door non-</p>	1.00



locking, chrome exterior handle, all handles installed with a gasket, hinge full length stainless steel with a 3/16" stainless steel hinge pin, two-way adjustable, each rear door two-point slam action automotive type rotary latching system to the body, right rear door lock to the body at the top and bottom, not to left rear door, doors .213" steel door latch activator rods with clevis adjusters, doors lockable from inside and outside, shut on molded, air-core, automotive type door seals to prevent water from leaking into vehicle interior.

40-10-0130	EMERGENCY RELEASE LEVER, REAR PATIENT PASSAGE DOORS Install emergency release lever, attached to each rear passage door latch to be free-floating from the interior door linkages.	1.00
40-10-0505	WINDOWS, PASSAGE DOOR - (CURB SLIDING, REAR FIXED) Curbside passage door (sliding) window with removable screen, rear passage doors w/ non-openable window, windows 26% dark tint, secured with black oxide coated fasteners, open doors not to block warning lights.	1.00
40-10-0103	FENDERETTES - POLISHED ALUMINUM Install: Polished aluminum fenderettes around the rear wheel well openings.	1.00
40-10-0119	HOLD-OPEN - REAR DOORS - GRABBERS Install: door grabbers (1 pair) with hard rubber inserts on rear doors.	1.00
40-10-0360	KICKPLATE/THRESHOLD, REAR DOORWAY - ANODIZED DIAMOND PLATE Install: anodized aluminum diamond plate kick plate at the rear exterior doorway, providing a kick / scuff plate at rear of the vehicle above rear step, per dwg # 2.	1.00
40-10-0204	MUD FLAPS, REAR - BLACK RUBBER FIBERGLASS REINFORCED - THREE COLOR Install black rubber, fiberglass reinforced mud flaps with a minimum 1/4" thickness bolted to underside of module behind rear wheels, to provide adequate coverage of rear dual wheels of the chassis, mud flaps to be (3) color with the Manufacturers Logo.	1.00
40-10-0266	REAR STEP/BUMPER -FLIP-UP CENTER SECTION - STAR PUNCHED AND ANODIZED Affix: rear bumper to chassis frame, to be constructed with a hinged center section, (2) steel braces to secure step to chassis frame, outer 17" on each end of bumper constructed from heavy gauge stamped polished stainless steel bumper parts, to provide smooth rounded corners, step constructed of star punched .125" thick aluminum diamond plate, (2) rear LED step illumination lights provided. All diamond plate surfaces to be anodized; strip of black PVC installed on face of step.	1.00
40-10-0381	TOW HOOKS, MODULE REAR Secure: fasten (2) tow hooks in rear step area to rear step braces.	1.00
40-10-0280	RUB RAILS, ANODIZED ALUMINUM Install: anodized polished aluminum rub rails on lower sides of body, below outside compartment sill areas., rub rails to be offset 3/16" from body.	1.00
40-00-0019	DOOR SKINS, OUTSIDE STORAGE COMPARTMENTS - DIAMOND PLATE INTERIOR SKINS Interior door skins for all outside storage compartments constructed of .063" thick aluminum diamond plate.	1.00
40-15-0046	TURTLE TILE MATTING (BLACK) - BOTTOM OF OUTSIDE COMPARTMENTS	1.00



Install: Black Turtle Tile with ramps to bottom of the standard OSS compartments #1, #2, #3, #4, and #5. does not include battery compartment.

OS1XL1STD	OSS #1 - STREETSIDE FORWARD OSS #1 streetside forward, hinged door with spring-loaded gas cylinder, locking handle installed on the exterior of the door.	1.00
OS1XL1OP7	OSS #1 - EZ-O2 LIFT OXYGEN SYSTEM OSS #1 streetside forward, with an EZ-O2 lift system, for housing an O2 cylinder.	1.00
SR00095518	OSS #1 - Adjustable Shelf - (1) adjustable shelf above oxygen per dwg. #3.	1.00
OS102EZ	OSS #1 - OXYGEN STORAGE EZ O2 LIFT An E-Z O2 lift shall be mounted to the door as an assisted lift for the H and M cylinders.	1.00
OS2XL1STD	OSS #2 - STREETSIDE CENTER OSS #2 streetside center, hinged double doors with spring-loaded gas cylinders, handles installed on the exterior of each door, forward door with locking handle.	1.00
OS2XL1OP1	OSS #2 - (1) ADJUSTABLE SHELF OSS #2 streetside center, with one (1) adjustable shelf.	1.00
OS2SHELF1	OSS #2 - SHELF ONE (1) ADJUSTABLE WITH TRACK Outside storage compartment #2 shall contain one (1) adjustable shelf with track.	1.00
OS3XL1STD	OSS #3 - STREETSIDE REAR - TALL DOOR OSS #3 streetside rear, hinged door with spring-loaded gas cylinder, locking handle installed on the exterior of the door.	1.00
OS3XL1OP2	OSS #3 - (2) ADJUSTABLE SHELVES WITH INSIDE/OUTSIDE ACCESS OSS #3 streetside rear, for providing I/O storage access, and contain two (2) adjustable shelves.	1.00
OS3SHELF2	OSS #3 - SHELVES TWO (2) ADJUSTABLE WITH TRACK Outside storage compartment #3 shall contain two (2) adjustable shelves with track.	1.00
OS4XL1STD	OSS #4 - CURBSIDE REAR OSS #4 curbside rear, hinged door with spring-loaded gas cylinder, locking handle installed on the exterior of the door.	1.00
OS4XL1OP4	OSS #4 - BACKBOARD AND (2) ADJUSTABLE SHELVES WITH INSIDE/OUTSIDE ACCESS AND FIXED DIVIDER OSS #4 curbside rear, with one (1) fixed vertical divider for backboard/scoop stretcher storage on one side and and two (2) adjustable shelves with inside/outside storage access on other.	1.00
OS4BB	OSS #4 - BACKBOARD - SCOOP STRETCHER STORAGE Compartment #4 shall provide storage for backboards / scoop stretcher, with a (1) inch adjustable strap with black plastic buckle.	1.00
OS4DIV1	OSS #4 - FIXED DIVIDER	1.00



One (1), fixed divider with sprayed on polyurethane material shall be provided and installed in outside storage compartment #4 per dwg. #4.

OS4SHELF2	OSS #4 - SHELVES TWO (2) ADJUSTABLE WITH TRACK Two (2) adjustable shelves with track in outside storage compartment #4.	1.00
OS5XL1STD	OSS #5 - CURBSIDE FORWARD OSS #5 curbside forward, hinged door with spring-loaded gas cylinder, locking handle installed on the exterior of the door.	1.00
SR00095519	OSS #5 - Adjustable Shelves - Total of 2 adjustable shelves in OSS #5 per drawing	1.00

Braun - Module Interior / Patient Compartment

Item Number	Description	Quantity
SR00097733	CABINET - FIXED FRAME WITH SLIDING POLYCARBONATE DOORS AND (1) ADJ. SHELF EACH SIDE OF CENTER DIVIDER. Left wall, upper rear interior cabinet (#1): fixed frame, sliding polycarbonate doors w/full length handles, the outer most sliding door to have handles on both ends, center divider with (1) adjustable shelf each side	1.00
SR00097734	CABINET - FIXED FRAME WITH SLIDING POLYCARBONATE DOORS AND (1) ADJ. SHELF EACH SIDE OF CENTER DIVIDER. Left wall, upper rear interior cabinet (#2): fixed frame, sliding polycarbonate doors w/full length handles, the outer most sliding door to have handles on both ends, center divider with (1) adjustable shelf each side	1.00
SR00097736	CABINET - SINGLE CABINET WITH ROM LOCKING ROLL-UP DOOR, (2) ADJ. SHELVES. Front wall, lower interior cabinet (#2): single section w/ ROM locking roll up door, (2) adjustable shelves, (1) each 125VAC and 12VDC outlets in upper right interior corner.	1.00
SR00097737	HEAT/AIR CONDITIONING, PROAIR IW-3856 - 110/12 volt, see dwg	1.00
50-51-1001	CABINET CONSTRUCTION - INTERIOR - ALUMINUM All interior cabinets shall be constructed of .090" thick welded aluminum.	1.00
50-60-0220	EMBLEMS / SIGNS - REAR PATIENT COMPARTMENT (2) "No Smoking / Oxygen Equipped / Fasten Seat Belts" signs: (1) sign installed in the cab, (1) above the oxygen outlets in the patient compartment street side cabinet.	1.00
50-60-0300	FLOOR CONSTRUCTION- PATIENT COMPARTMENT, NON-WOOD COMPOSITE Sub-floor in the patient compartment: constructed of .125" thick aluminum over .125" and .190" thick reinforcing hat sections and mounting laterals, aluminum sub-floor covered with a 3/4" non-wood composite material, all corner molding, edging and trim anodized aluminum or stainless steel and sealed to prevent fluids from seeping under the cabinets.	1.00
50-60-0301	FLOORING - COVE	1.00



	Patient compartment floor radius: covered with pre-formed floor coving material, installed behind the vinyl floor covering, along both the street side and curbside walls.	
50-60-0391	HEADLINER - REAR PATIENT COMPARTMENT Headliner in the patient compartment shall be one-piece, seamless, .090 thick aluminum finished with sprayed-on multi-use polychromatic coating.	1.00
50-51-1013	HOLD OPENS FOR INTERIOR DOORS All interior cabinets with doors less than 6" tall shall have friction hinges as hold opens for door(s). Doors 6" and taller shall be designed using gas shocks as hold opens for the door(s).	1.00
50-60-0660	PADDED EDGING PROTECTION Install: padded corner edging where necessary on exposed corners and edges in the patient compartment for patient and attendant protection.	1.00
50-00-0202	ROUNDED INTERIOR CORNERS Interior vertical edges: rounded/padded corners in the following locations: forward and aft edges of the CPR seat, the wall at the aft end of the squad bench, the partition opening cabinet edges and the upper front wall cabinet.	1.00
50-51-1011	RECESSED ADJUSTABLE SHELF TRACK - CABINETS Install recessed adjustable shelf track in cabinets.	1.00
50-51-5001	UPHOLSTERY - PATRIOT PLUS CHARCOAL #8605 All cushions, head pads and seating surfaces shall be covered with Patriot Plus Charcoal #8605	1.00
50-60-0661	INTERIOR MODULE PADS Vinyl upholstered, foam cushioned head/back pads shall be installed as follows: the lower edge of the upper front wall cabinet (above the partition doorway or window), above the rear doors, above the side door, and on the street side wall behind and on each side of the CPR seat. The pads shall be covered with a flame-retardant color coordinated vinyl upholstery material.	1.00
50-51-6003	LONPLATE II, NON-SLIP EMBOSSED SM. GRID - GUNMETAL #424 The floor in the patient compartment shall be covered with Lonseal brand "Lonplate II" non-slip; small grid (embossed) Gunmetal #424.	1.00
50-51-2002	CABINET DOORS - CLEAR POLYCARBONATE All cabinet doors shall be clear polycarbonate material / installed in aluminum track lined with PPL inserts / An edge mounted aluminum handle shall be installed on each sliding cabinet door.	1.00
50-51-3001	CABINETS/ WALLS - POLYCHROMATIC COATING - MARBLE STONE Headliner, walls, cabinet faces, and cabinet interiors MultiSpec color to be #99-7371 Marble Stone	1.00
IS-CNT2-ACR	COUNTER TOP, SOLID ACRYLIC - SECONDARY ACTION AREA Install: solid acrylic countertop with 1/2" lip on the secondary action area.	1.00



IS-CNT-ACR	COUNTER TOP, SOLID ACRYLIC Install: solid acrylic countertop with 1/2" lip on the primary action area.	1.00
50-51-4123	COUNTERTOP - SOLID ACRYLIC - MIDNIGHT MELANGE Install a solid acrylic countertop, Midnight Melange. (#9091ML).	1.00
50-01-0301	INVENTORY CONTROL SYSTEM Install mini footman loops on the sliding door cabinet frames, and drill holes in the cabinet door handles for the inventory control system	1.00
50-01-0408	LATCHES, CABINET, CN10 COMPLIANT AS APPLICABLE - INCLUDING RADIO CABINET The ACP (attendant control panel) door, the PDQ (power distribution quarters) door, and the radio cabinet door shall be secured with chrome locking lever latches/ all remaining interior hinged cabinet doors with center squeeze latches/all interior drawers with locking flush pull latches.	1.00
50-10-0229	LEFT WALL - ATTENDANT CONTROL PANEL - WITH FLAT AREA A Weldon Vista Control Screen shall be mounted on a hinged access panel and secured with two (2) latches. The panel will be located to the immediate right of the attendant's seat. The forward portion of the panel will contain a flat area that may be used for future radio mounting, etc.	1.00
IS3XL1OP1	CABINET - HINGED POLYCARBONATE DOORS WITH CENTER SQUEEZE LATCHES AND FULL LENGTH HANDLES, INSIDE/OUTSIDE ACCESS TO OSS #3 Left wall rear interior cabinet (#3): fixed frame, hinged polycarbonate doors w/ center squeeze latches and full length handles, inside/outside access to OSS #3.	1.00
IS4XL1OP1	CABINET - SLIDING POLYCARBONATEDOORS WITH (1) ADJUSTABLE SHELF Left wall interior cabinet (#4) below secondary action area: fixed frame, sliding polycarbonate doors w/ full length handles, the outermost sliding door to have handles on both ends (1) adjustable shelf.	1.00
AA1XL1OP1	PRIMARY ACTION AREA WITH SUCTION CONTROL, 125VAC/12VDC/DUAL USB OUTLETS, OXYGEN OUTLET AND BYPASS, VISTA SCREEN ON AN ANGLED FLIP-DOWN PANEL	1.00
AA2XL1OP1	SECONDARY ACTION AREA WITH 125VAC OUTLET	1.00
50-60-0018	ASPIRATOR / SUCTION - SSCOR - WITH ELECTRIC PUMP - RECESSED An SSCOR suction system shall be recessed into the street side lower interior wall near the attendant's seat. The 12 VDC SSCOR electric vacuum pump to be installed in an exterior compartment per the location on the drawing (must use SSCOR pump and tubing).	1.00
50-60-0470	BLANKET WARMER - LOCATED INSIDE (1) INTERIOR CABINET Bottom of streetside #4 Provide: (1) Blanket warmer plate and adjustable thermostat in the patient compartment of the unit.	1.00



IC1XL1OP2	INSIDE/OUTSIDE ACCESS TO OSS #4 WITH HINGED POLYCARBONATE DOOR, FULL LENGTH HANDLE, AND CENTER SQUEEZE LATCH Compartment #1 on the rearward curb side wall, inside/outside access to OSS #4, hinged polycarbonate door, full length handle, center squeeze latch.	1.00
IC2XL1OP5	SQUAD BENCH WITH RECESSED SHARPS/WASTE AND (2) EVS V4 SEATS. SECOND PATIENT TRANSPORT ON THE SQUAD BENCH. Curb side wall: squad bench (2) EVS V4 seats, base storage, a split lid with hold opens, recessed sharps / waste container.	1.00
IC3XL1C2	CABINETS - RIGHT WALL, UPPER #3- HINGED FLIP UP DOORS Curb side interior wall cabinet #3: overhead separated into (2) cabinet sections, each section enclosed by (1) flip up, hinged polycarbonate door with center squeeze latch.	1.00
IC3XL1OP2	OVERHEAD CABINETS WITH HINGED POLYCARBONATE DOORS, GAS SHOCK HOLD-OPENS, AND CENTER SQUEEZE LATCHES. Curb side interior wall cabinet #3: overhead, separated into (2) cabinet sections, each section enclosed by (1) flip up, hinged polycarbonate door with center squeeze latch, gas shock hold-opens.	1.00
50-50-0503	SQUAD BENCH TOP - SPLIT WITH HINGED LID FORWARD WITH SHARPS / TRASH ACCESS Squad bench top and cushion shall be split into two (2) sections with separate hinged lids/ forward most section shall have the sharps and trash container installed/ bench covered with color coordinated vinyl upholstery material/automatic latching fastener shall be installed in both sections	1.00
50-50-0541	HOLD OPENS - SQUAD BENCH LID - GAS CYLINDERS Gas cylinder hold-open(s) shall be provided and installed to hold lid in the open and closed position.	1.00
50-60-0709	SHARPS AND TRASH CONTAINERS - ACCESS THRU SQUAD BENCH LID A 6.9 qt. #BD5489 sharps container, and a 8 qt. trash container installed in the forward end of the squad bench base, containers accessed through the squad bench lid covered with a 3/8" thick clear acrylic hinged lid with a biohazard warning label.	1.00
50-60-0718	SQUAD BENCH FACE - VINYL FLOORING MATERIAL The face of the squad bench shall be covered with vinyl flooring material.	1.00
SQ-BN-BASE	SQUAD BENCH BASE W/STORAGE A storage area shall be provided in the squad bench base. The squad bench base shall be constructed of .090" thick aluminum for maximum storage capacity and minimum weight. The interior of the squad bench shall be sprayed with sound absorbing polyurethane material.	1.00
IF3PDQ	CABINET - PDQ The Power Distribution Quarters (PDQ) shall hold electrical components, (i.e., power distribution nodes, circuit breakers, etc.), hinged door with (2) chrome locking lever latches, located on the partition wall behind the attendant seat.	1.00
IF3XL1OP1	CABINET - VENTED RADIO CABINET PDQ ABOVE Power Distribution Quarters (PDQ) compartment and a vented radio compartment below the PDQ, lower front wall, left.	1.00



IF3XL1RAD	<p>CABINET - FRONT WALL, LOWER BELOW PDQ (SINGLE VENTED DOOR) A radio cabinet with a vented, hinged aluminum door, secured by a chrome locking lever latch, located on the front lower left wall, door to open towards rear of the module.</p>	1.00
IF4XL1OP1	<p>PASS-THROUGH WINDOW OPEN TO THE CAB Window opening, pass-through from cab to module.</p>	1.00
50-20-0507	<p>PASS THROUGH - CAB TO MODULE, WINDOW OPENING A window opening: provided in the rear of the cab to accommodate pass-through communications to the patient compartment, bellows provided to connect the cab to the module.</p>	1.00
50-50-0103	<p>SEATING - ATTENDANT - EVS HiBAC, INTEGRAL CHILD, SWIVEL BASE CN8 COMPLIANT A rear facing EVS HiBAC attendant seat shall be installed at the head of the patient cot. The seat shall be equipped with a sliding swivel base and incorporate an integral child safety restraint system and V4 belting. The seat shall be padded and covered with color coordinated, cushioned vinyl.</p>	1.00
50-50-0122	<p>SEATING - ATTENDANT - SIDE MOUNT POSITION The attendant seat shall be in a side mount position.</p>	1.00
CPROP3	<p>SEATING - CPR - EVS WITH V4 HARNESS A CPR seat shall be installed on the street side of the patient compartment aft of the primary action area counter. The CPR seat shall be KKK-A-1822F Change Notice 8 compliant with V4 harness style shoulder / seat belt and conform to all applicable FMVSS and SAE J3026 requirements.</p>	1.00
SQSTOP3	<p>SEATING - CN8 COMPLIANT TWO (2) EVS V4 A Squad bench seat with two (2) EVS individual seating positions on the curb side of the patient compartment. The squad bench seat shall be KKK-A-1822F Change Notice 8 compliant with (2) V4 harness style shoulder / seat belts and conform to all applicable FMVSS and SAE J3026 requirements. The headrest and backrest will be constructed of energy absorbing material. The seat bottom, backrest, and headrest shall be padded and covered with color coordinated, cushioned vinyl material.</p>	1.00
50-41-1001	<p>CONDENSER - MODULE FRONT, PROAIR 206, TOP CENTER MOUNT WITH WEDGE BRACKETS Install: ProAir 206 single coil/single port A/C condenser with 45,000 BTU coil capacity and 1,960 CFM of airflow on the top, front center of the module with wedge mounting brackets per DWG #1. Condenser and brackets painted to match the module.</p>	1.00
50-61-0004	<p>ASSIST HANDLES, (2) 'V-BARS' ANTI-MICROBIAL (STAINLESS STEEL), (4) BLACK URETHANE Install: (6) assist handles- (2) stainless steel Anti-Microbial "V" assist handles, (1) on each rear passage door, (4) 10-7/8" black vulcanized rubber with steel core assist handles, (2) handles at the rear doorway, (1) at the Curbside doorway, (1) on the Curbside sliding door.</p>	1.00



50-60-0730	<p>DOOR PANELS - MODULE PASSAGE DOORS - FULL LENGTH ALUMINUM - W/ACCESS PANELS</p> <p>Interior rear and curbside passage door panels to be full length aluminum, Multi-Spec sprayed to match interior color and contain removable latch access panel per dwg. # 6 & # 8. (Total 3).</p>	1.00
50-60-0256	<p>EXHAUST VENTILATOR, 3-SPEED - MULTIPLEX ELECTRIC SYSTEM</p> <p>Install: three-speed, 250 CFM (minimum) exhaust fan in the street side cabinet in the patient compartment, fan pulse width modulated from a switch on the attendant control panel vista screen, exhaust system to have a louvered grille inside and a chrome vent outside, system vent through the side of the vehicle, not through the roof.</p>	1.00
50-60-0322	<p>GLOVE DISPENSER - (3) BOX - ABOVE ENTRY DOOR - CURBSIDE (ABS)</p> <p>A three (3) - box glove dispenser unit, with a clear acrylic hinged access panel with three (3) cut-outs, shall be provided above the curbside entry door. A 1/4" turn latch will be installed on the face of the glove box access panel.</p>	1.00
50-60-0354	<p>GRAB RAILS, 1-1/4" DIAMETER, ANTI-MICROBIAL(STAINLESS STEEL) 96" AND 64"</p> <p>Install stainless steel Anti-Microbial Grab rails, (1) 96" over the cot area and (1) 64" above the squad bench area.</p>	1.00
50-60-0431	<p>IV HANGERS - CEILING RECESSED - CAST PRODUCTS #IV2008-1 (2)</p> <p>Two (2) Cast Products #IV2008-1 recessed; dual ceiling I.V. hangers shall be provided per Dwg #9 locations.</p>	1.00
50-60-0640	<p>OXYGEN SYSTEM, ELECTRIC - MULTIPLEX ELECTRIC SYSTEM</p> <p>A 12 VDC controlled electric O2 system operated through the v-mux multiplex electrical system shall be provided and installed.</p>	1.00
50-60-1601	<p>OXYGEN OUTLET (1) LEFT WALL - OHIO MED - ACTION AREA</p> <p>One (1) Ohio Medical flush mounted; quick release wall outlet shall be installed in the forward street side cabinet action area. Per dwg #5</p>	1.00
50-60-1640	<p>OXYGEN OUTLET (1) RIGHT WALL - OHIO MED - HEAD END OF SEATING AREA</p> <p>One (1) Ohio Medical flush mounted; quick release wall outlet shall be installed in the right wall above the head end of the curbside seating area. Per dwg #6</p>	1.00
50-60-1680	<p>OXYGEN OUTLET (1) CEILING - OHIO MED - ABOVE HEAD OF COT</p> <p>One (1) Ohio Medical flush mounted; quick release oxygen outlet shall be installed in the ceiling above the head of cot in the center mount position. Per dwg #9</p>	1.00
50-60-0629	<p>FLOW METER, OXYGEN - THORPE STYLE</p> <p>One (1) Thorpe style oxygen flow meter (15LPM) shipped loose with the completed vehicle.</p>	1.00
50-60-0761	<p>STAINLESS STEEL WALL PROTECTION - INTERIOR STREETSIDE</p> <p>A brushed stainless steel panel shall be provided on the street side wall from the bottom of the CPR seat.</p>	1.00
50-60-0820	<p>TURTLE TILE - SKID-RESISTANT MAT, CURBSIDE STEPWELL</p>	1.00



Skid resistant charcoal gray turtle tile matting shall be installed in the curbside step well.

SR00095524	Front Wall - MedVault and OTE Cabinet - Per drawing, install Medvault (5530H3RK) recessed into front wall. Medvault does not include Cloud software,, this must be purchased by the customer before we can order the Medvault. Per drawing install OTE 19511 Drug cabinet with single code access lock recessed and provide vent for OTE cabinet.	1.00
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Braun - Optional Patient Compartment Items

Item Number	Description	Quantity
SR00095531	(1) ABC fire extinguisher 5lb and mounting bracket to be shipped loose with the vehicle.	1.00
SR00095536	ActiveTek Induct 500 - Install an ActiveTek Induct 500 on the HVAC unit located in the front wall.	1.00
50-62-0446	COT FASTENER - STRYKER FLOOR PLATE AND 12v PRE-WIRE FOR CUSTOMER FUTURE INSTALL OF A POWER OR PERFORMANCE COT LOAD SYSTEM Install Stryker Floor plate kit and 12v pre-wire for Customer supplied / Customer installed Stryker Performance or Power Load Cot	1.00

Braun - Paint / Graphics

Item Number	Description	Quantity
SR00095529	Cab and Module paint strip to e per attached drawing. Paint code is Red 1024CT	1.00
SR00095530	Graphics to be installed per attached drawings	1.00
60-01-0001	PAINT PROCEDURE All non-anodized aluminum module body surfaces: completely chemically steam cleaned, filled with premium body filler as needed, sanded smooth and primed with an epoxy primer and then primed again with a high solid primer, cured primer surfacer shall be DA sanded with 320 grit and cleaned. A high solid primer shall then be applied, where needed, as a sealer.	1.00
60-01-0005	STANDARDS AND SPECIFICATIONS FOR VEHICLE PAINT APPEARANCE Adhere to Standards and Specifications for Vehicle Paint Appearance.	1.00
60-10-0108	CAB - OEM PAINT White	1.00
60-01-0004	BUFFING, PAINT - MODULE The paint on the module sides shall be buffed to a high shine using a recommended paint buff system.	1.00



60-01-0002	PAINT MODULE - OEM PAINT PLUS CLEAR COAT White Paint module OEM to match the chassis. The entire module shall be clear-coated, using an Axalta Process, sprayed over the final paint coat.	1.00
60-30-0200	REFLECTIVE - DOOR REFLECTIVITY Install reflective material (25" x 2.5" red/silver chevron style), on the lower interior stainless steel panel of each rear door and hinged side door. NOTE: If a sliding side door is provided, install a 1.50" x 40.00" white reflective stripe on the rear facing edge.	1.00
60-25-0101	REFLECTIVE - BLACK MATERIAL IN RUB RAILS Install black reflective material in rub rails.	1.00

Braun - Vehicle Manuals

<i>Item Number</i>	<i>Description</i>	<i>Quantity</i>
80-20-0001	VEHICLE MANUALS (1) PACKAGE SET One (1) Delivery Manual Package shall be supplied with the vehicle, and shall include the following items: Ambulance manufacturer parts, service, and operation manuals, OEM chassis owner's guide, complete 12 VDC and 125 VAC wiring schematics for all included standard and optional systems, Multiplex Electrical system programming - electronic media	1.00
90-10-0007	STATEMENT OF LIMITED WARRANTY NEW AMBULANCES	1.00

tabled to 10/15/2021
tabled to 08/17/21
tabled to 08/03/21

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16d.
09/21/2021

COUNCIL MEETING DATE: <u>07/06/2021</u>		SUBMITTED BY: <u>Administrator/Community Development Director</u>	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:
Approval of the Agreement for additional funding to the Chamber for marketing as outlined in the Marketing Agreement on or about April 22, 2020.

SYNOPSIS/BACKGROUND:
The City Council previously approved funding in the amount of \$100,000 for rebranding and marketing in an Agreement with the Chamber of Commerce outlining the funding for the fiscal year 2020. In the Agreement any additional funding by the City to the Chamber for marketing as outlined in the Marketing Agreement shall be approved by the City Council by separate agreement. The City and the Chamber now desire to enter into a separate agreement for additional funding approval, in the amount of \$55,000.00.

FISCAL IMPACT: \$55,000 BUDGETED FUNDS?: No GRANT/MATCHING FUNDS?: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION: Agreement between City of Bellevue and Chamber of Commerce

CONTRACT EFFECTIVE DATE: CONTRACT TERM: N/A CONTRACT END DATE:

PROJECT NAME: Additional Funding Agreement for marketing and rebranding services with the Chamber

START DATE: END DATE: PAYMENT DATE: 07/06/2021 INSURANCE REQUIRED: No

CIP PROJECT NAME: N/A CIP PROJECT NUMBER: N/A

STREET DISTRICT NAME (S): N/A STREET DISTRICT NUMBER (S): N/A

ACCOUNTING DISTRIBUTION CODE: 23-CONT ACCOUNT NUMBER: 6033

RECOMMENDATION:
Recommendation to approve a separate agreement with Chamber of Commerce for additional funding for marketing and rebranding services, in an amount not to exceed \$55,000.00.

- ATTACHMENTS:**
- Agreement w/Exhibit A & Invoice
 -
 -
 -
 -
 -

SIGNATURES:

LEGAL APPROVAL AS TO FORM: 

FINANCE APPROVAL AS TO FORM: 

ADMINISTRATOR APPROVAL AS TO FORM: 

*REVISED 10/2019

**AGREEMENT BETWEEN THE CITY OF BELLEVUE AND THE GREATER
BELLEVUE AREA CHAMBER OF COMMERCE**

This (the "Agreement") is between the City of Bellevue (hereinafter "the City") and the Greater Bellevue Area Chamber of Commerce (hereinafter "Chamber"). Collectively referred to as "the parties".

The Parties entered into a Marketing Agreement (Attached Exhibit "A") on or about April 22, 2020. Pursuant to the terms of the Marketing Agreement Section 3, any additional requests for funding by the City to the Chamber for marketing as outlined in the Marketing Agreement shall be approved by the Bellevue City Council by separate agreement. The parties now desire to enter into a separate agreement for additional funding approval.

The City and the Chamber understand that the City does not have a contractual relationship with OBI and this Agreement does not create any contractual relationship between OBI and the City.

1. COMPENSATION:

The Chamber has received an Invoice from OBI in the amount of \$86,000.00 for marketing initiatives as contemplated under the Marketing Agreement. The Chamber requests the City pay \$55,000.00 to the Chamber to help compensate and reimburse the Chamber for the same. (Exhibit "B"). In exchange for the services provided, the City agrees to pay the Chamber a one-time payment of FIFTY-FIVE THOUSAND DOLLARS and 00/100 (\$55,000.00) under this Agreement. Payment to the Chamber shall be due and owing upon the approval of this Agreement by the Bellevue City Council. This is a one-time payment and no other payments will be made without prior written approval by the Bellevue City Council. The parties further agree that the compensation under this paragraph to be paid to the Chamber will be used to pay or reimburse the Chamber for work completed by OBI. The parties also acknowledge and agree that in consideration of the Chamber receiving the compensation under this Agreement, the Chamber will continue to operate and function as the Greater Bellevue Area Chamber of Commerce and help complete the branding initiatives with the City.

2. GENERAL PROVISIONS:

The text herein shall constitute the entire agreement between the parties. This agreement may not be changed orally, but only by an agreement in writing, signed by the party against whom enforcement of any waiver, change, modification, extension, or discharge is sought. This agreement shall become effective commencing upon the date the Agreement is signed and executed by all parties. If any provisions, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

3. APPLICABLE LAW:

This Agreement is made pursuant to and shall be governed, construed, and enforced in all respects and for all purposes in accordance with the laws of the State of Nebraska.

4. MAINTENANCE OF RECORDS:

The Chamber shall retain possession of any and all invoices it receives for services from OBI for a period of ten (10) years. If requested by the City to review said invoices, the Chamber shall make the invoices available for inspection upon request.

5. NOTICES:

Any and all notices under this Agreement shall be sent to the following:

Jim Ristow
City of Bellevue, City Administrator
1500 Wall Street
Bellevue, NE 68005

The Greater Bellevue Area Chamber of Commerce
1036 Bruin Blvd., Ste. 119
Bellevue, NE 68005

AGREEMENT/ACKNOWLEDGMENT

The parties hereto have caused this Agreement to be executed and do hereby warrant, represent, and agree that their respective signatories appearing below have been and are on the effective date of this Agreement duly authorized to sign, agree to, and bind the parties to the same.

CITY OF BELLEVUE:

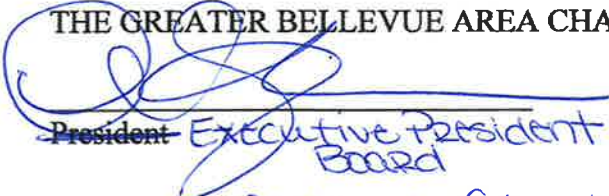
Mayor, Rusty Hike

Date

ATTEST:

City Clerk

THE GREATER BELLEVUE AREA CHAMBER OF COMMERCE


~~President~~ Executive President
Board
Amanda Glazebrook

6/14/2021
Date



Greater Bellevue Area Chamber of Commerce
 1036 Bruin Blvd.
 Suite 119
 Bellevue, NE 68005
 (402) 898-3000 | fax: (402) 291-8729
 Bellevue@bellevuenebraska.com

Invoice

Invoice Date: 6/10/2021
 Invoice Number: 3806

City of Bellevue
 Jim Ristow
 1500 Wall Street
 Bellevue, NE 68005

		Terms	Due Date
		Due on receipt	6/10/2021
Description	Quantity	Rate	Amount
Branding Initiative Phase 1 & 2 complete	1	\$55,000.00	\$55,000.00
Subtotal:			\$55,000.00
Tax:			\$0.00
Total:			\$55,000.00
Payment/Credit Applied:			\$0.00
Balance:			\$55,000.00



**AGREEMENT BETWEEN THE CITY OF BELLEVUE AND THE GREATER
BELLEVUE AREA CHAMBER OF COMMERCE**

This Marketing Agreement (the "Agreement") is between the City of Bellevue (hereinafter "the City") and the Greater Bellevue Area Chamber of Commerce (hereinafter "Chamber"). Collectively referred to as "the parties".

The parties wish to enter into an agreement wherein the Chamber, through their separate Master Service Agreement with OBI Creative (hereinafter "OBI"), will rebrand and market the City and work on developing and maintaining economic vitality for the Bellevue community.

The City and the Chamber understand that the City does not have a contractual relationship with OBI and this Agreement does not create any contractual relationship between OBI and the City.

1. SERVICES:

The Chamber has contracted with OBI to provide marketing services related to the overall marketing plans directed by the Chamber. OBI and the Chamber will develop and enter into one or more Statements of Work which will incorporate a description of the specific services to be provided. The goal of the services is to rebrand and market the City of Bellevue and work on developing and maintaining economic vitality for the Bellevue community.

The Chamber, by working with OBI, will provide these services to the City.

2. COMPENSATION:

In exchange for services, the City agrees to pay the Chamber a one-time payment of ONE HUNDRED THOUSAND DOLLARS and 00/100 (\$100,000.00) under this Agreement. Payment to the Chamber shall be due and owing upon receiving an "Invoice" from the Chamber for said funds and shall be payable to the Chamber within fifteen-days after receipt of the Invoice. The City has not entered into any agreement to pay OBI directly for services but rather will pay the Chamber the compensation as outlined above. This payment shall be a one-time payment for the fiscal year 2020, regardless of any fees incurred by the Chamber to OBI.

3. TERM:

This Agreement will automatically expire on September 30, 2020. Any additional requests for funding will have to be approved by the Bellevue City Council by separate agreement.

4. GENERAL PROVISIONS:

The text herein shall constitute the entire agreement between the parties. This agreement may not be changed orally, but only by an agreement in writing, signed by the party against whom enforcement of any waiver, change, modification, extension, or discharge is sought. This agreement shall become effective commencing upon the date the Agreement is signed and executed by all parties. If any provisions, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.



5. APPLICABLE LAW:

This Agreement is made pursuant to and shall be governed, construed, and enforced in all respects and for all purposes in accordance with the laws of the State of Nebraska.

6. MAINTENANCE OF RECORDS:

The Chamber shall retain possession of any and all invoices it receives for services from OBI for a period of ten (10) years. If requested by the City to review said invoices, the Chamber shall make the invoices available for inspection upon request.

7. NOTICES:

Any and all notices under this Agreement shall be sent to the following:

Jim Ristow
City of Bellevue, City Administrator
1500 Wall Street
Bellevue, NE 68005

Kevin Hensel
The Greater Bellevue Area Chamber of Commerce
1036 Bruin Blvd., Ste. 119
Bellevue, NE 68005

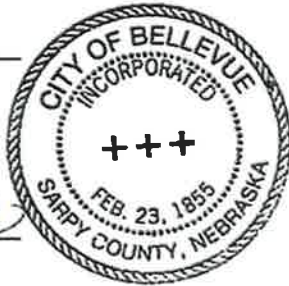
AGREEMENT/ACKNOWLEDGMENT

The parties hereto have caused this Agreement to be executed and do hereby warrant, represent, and agree that their respective signatories appearing below have been and are on the effective date of this Agreement duly authorized to sign, agree to, and bind the parties to the same.

CITY OF BELLEVUE:



Mayor, Rusty Hike



04.22.2020

Date

ATTEST:



City Clerk

THE GREATER BELLEVUE AREA CHAMBER OF COMMERCE



President, Kevin Hensel

4-20-2020

Date

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

10/05/21

COUNCIL MEETING DATE: 09-21-2021		SUBMITTED BY: Ashley Decker		Human Resources Director	
AGENDA ITEM:		CONSENT AGENDA	<input type="checkbox"/>	SPECIAL PRESENTATION	<input type="checkbox"/>
LIQUOR LICENSE	<input type="checkbox"/>	ORDINANCE	<input type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION	<input type="checkbox"/>	CURRENT BUSINESS	<input checked="" type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

Employee Handbook Correction

SYNOPSIS/BACKGROUND:

Handbook changes were approved on September 21, 2021, however there was one line that was missed on being removed. The birthday holiday was replaced with Juneteenth, therefore the line referencing birthday holidays on page 51 should be deleted.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve corrected Employee Handbook for adoption.

ATTACHMENTS:

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

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

A. Breyer-Rollen
[Signature]
[Signature]

Initial assessment/counseling time with the EAP will be considered “City Time” for supervisory referrals only. Leave time for follow-up sessions with the EAP and/or referral agencies will be handled in accordance with standard leave policies.

3. **Responsibility of the Employee:** The employee has the responsibility to follow through with the Supervisor’s recommendation to contact the EAP counsellor and to cooperate with the recommended course of action. Employees who refuse assistance or who do not respond to or fail to successfully complete the recommended course of action will be handled in accordance with standard disciplinary procedures for unsatisfactory job performance and/or insubordination.

F. HEALTH INSURANCE

The City offers health insurance to full-time employees and their dependents on the first day of the month following completion of the first 30 days of employment.

G. RETIREMENT SYSTEMS

Types of Systems: Three retirement systems exist within the City of Bellevue: one for sworn personnel in the classified service of the Police Department, one for classified service of the Fire Department and one for civilian personnel in service throughout the City. Each system requires contribution from both the employee and the City.

- a. **Sworn Positions in the Police Department:** Sworn members of the Police Department will be retired in accordance with the provisions of Nebraska State Statutes and collective bargaining agreements covering retirement for their classifications.
- b. **Sworn Positions in the Fire Department:** Sworn members of the Fire Department will be retired in accordance with the provisions of Nebraska State Statutes and collective bargaining agreements covering retirement for their classifications.
- c. **Civilian Positions throughout the City:** Regular full-time civilian employees, as well as the City, will contribute an amount as described in Appendix F of this handbook.

The City will provide the death benefit to all members of the retirement plan in accordance with this plan.

H. HOLIDAYS

The City observes the following holidays:

1. New Year’s Day
2. Martin Luther King Day
3. President’s Day
4. Memorial Day
5. Juneteenth
6. Independence Day
7. Labor Day
8. Veteran’s Day
9. Thanksgiving Day
10. Day after Thanksgiving
11. Christmas Day

If a holiday occurs on a Saturday, the City will observe the holiday on the preceding Friday. If a holiday occurs on a Sunday, the City will observe the holiday on the Monday following the holiday. ~~Employees may use their birthday holiday for time off on their birthday or on any day during the period in which their birthday occurs.~~

Full-time employees who are not required to work on a holiday will receive pay at their normal base rate of pay as if they did work the holiday. However, if an employee should have an unpaid absence (excluding FMLA) on the work day immediately before or after a holiday, such employee shall not receive holiday pay. Full-time, non-exempt employees who are required to work on a holiday will receive one and one-half (1½) times their base rate of pay for the actual number of hours worked.

Employees on suspension or an unpaid leave of absence are ineligible for holiday pay.

I. JURY DUTY

When selected for jury duty, employees must immediately notify their immediate supervisor and provide him/her with a copy of the jury notification. The City will pay employees their regular wages while serving jury duty, and employees must give the City any compensation or fees (other than mileage) earned or received for jury service. If an employee should be required to testify in other litigation, or if the employee should be an expert witness (not in official capacity), the employee will not be granted leave with pay, but may use vacation time or be granted a leave without pay for the length of such service.

J. LEAVE OF ABSENCE

The City recognizes that a leave of absence for personal or medical reasons may be necessary. When an employee has exhausted his/her paid time off, he/she may request an unpaid leave of absence. Employees must direct a leave of absence request in writing to their department Director and specify the reason for and duration of the leave. The department Director must forward the request to the City Administrator with a recommendation to grant or deny the request. Unpaid leaves of absence shall not begin until approved by the City Administrator.

1. Benefits While on Leave of Absence:

- a. Upon approval, an employee who has been granted a leave of absence without pay will not be granted any advancement or promotion in relation to the position from which the employee is on leave. The employee will be entitled to and will retain all benefits accrued up to the effective date and the employee's seniority will cease at that date and will continue upon reinstatement. There will be no seniority gained during the leave of absence.
- b. An employee will not accrue vacation leave, sick leave, holiday pay or other benefits during the period the employee is on leave of absence without pay for more than three (3) working days.
- c. An employee may continue his or her health insurance coverage through the COBRA option, provided a personal check is received for the required monthly premium.

2. Return from Leave of Absence:

- a. If possible, at the discretion of the Director and City Administrator, an employee will be returned to the position they held at the time the leave of absence was granted.
- b. Upon expiration of the leave of absence and the return-to-work by the employee, the employee's salary will reflect all general cost of living adjustments made during the leave.

CITY OF BELLEVUE
ADMINISTRATION REPORT

Sept 30th, 2021

Administration

Meeting with Burlington Capital – project discussion.
Met with Grow Sarpy for Bellevue future developments.
Met with owner of Golden Bowl to discuss P&I and Contractor issues.
Code Enforcement hearing for Emiline Street.
Joe Kohout discussion –legislative.
Chamber Branding 3 v 3 meetins. Fort Crook Road redevelopment planning discussion.
Wastewater Agency Admin meeting (multiple).
Agenda meetings.
Bellevue Public Library project – building and construction.
United Cities meeting.
BPD Retirement committee.
MSP Mediation discussion.
MSP Mediation with claimant.
Leadership Sarpy ED tour.
Bellevue Cemetery discussion.
Bellevue Chamber dinner.
Meeting with Chief Guido to discuss position assignments in EMS.
Internal Waste Water meeting.

Community Development

Planning

Conducted a Hard Surface Parking Committee meeting
Met with developer re: multi-family residential development
Attended (Curry) the Nebraska Planning and Zoning Association Conference
Participated in Transit-Orientated development workshop

Permits and Inspections

Performed 828 Inspections

Issued 20 new permits for single family dwellings

Code Enforcement

Performed 828 Inspections

Issued 20 new permits for single family dwellings

Communications

Updating the Website and Social Media Pages with all the end of summer and start of fall activities. Several updates to storm clean up, recreation, and construction.

Participated in National Night Out and took numerous photos for social media.

Worked with the Community Foundation on the first ever Bellevue Rocks Festival. Over 7,000 people attended the festival.

Provided media coverage for the 50th Annual A2A parade.

Finance

(See Attached)

City Clerk

- Citizen Communication – Topic for Consideration Forms received by Clerk’s Office (Month of September – 4 received).
- Updating of Clerk’s Tab on city’s website to make it more user friendly when applying for licenses and/or permits, city code, etc.
- Codification Project Update – The 2nd Supplement sent to American Publishing has been updated in the manuals and on to the City Codes online. This supplement is through Ordinance #4042, passed 7/20/2021.
- The deadline for the 2021 Statement of Fireworks Profits & Expenses Form was September 30th. All forms and documentation have been received from each of the organizations. I will provide a spreadsheet showing gross revenue, taxable sales and sales tax paid, for your review with the next report for October.
- Pet Shop and Grooming Licenses expire Sept. 30th.
- Class “C” Liquor Licenses are being paid for and picked up. The existing license will expire on October 31, 2021.
- Preparing for next BOE Meeting on October 19, 2021 @ 5:30 p.m.

Public Works

Engineering

Reviewing Priority Project for the City of Bellevue

- a. Working with Vrana and Olsson to resolve utility conflicts in the south 36th Street Improvement Project
- b. Worked with MUD conflicts on 36th Street
- c. Working with Wastewater to Address AHP, Haworth Park and Softball Diamond wastewater needs
- d. Reviewing Greenbrier Drainage Issues

Facilities

- a. Assessing the Bellevue Professional Building for Repairs on Roof and HVAC
- b. Review installation of dehumidifier 1510 Wallstreet
- c. Review and hire janitorial staff

Fleet Services

- a. Addressing Wastewater Line Issues
- b. Performing Routine Maintenance on All City Vehicles and Equipment
- c. Responsible for all ordering and dispersion of uniforms for Public Works

Parks

- a. Installed new fountain at American Heroes Park
- b. Cleaning Parks of Tree Debris
- c. Working to clear all damaged trees in Aspen Park

Streets

- a. City Wide Street Repair
- b. Completed traffic speeds on Calhoun Street
- c. Assisting with Evaluation of Where Fiber should be in the city

Wastewater

- a. Finalizing details with Sarpy County Wastewater on south of the ridgeline costs and acres
- b. Training new Employee for the Department
- c. Assisting in Cost Estimate for Wastewater Services in AHP, Haworth Park and the Bellevue University and City of Bellevue Softball Fields
- d. Finalizing costs for South Bellevue Lift Station

Library

- The library was awarded \$18,475 through the American Rescue Plan (ARPA) federal grant program administered by the Nebraska Library Commission. These funds must be expended before the end of May 2022. This money is related to the COVID pandemic stimulus funding and there are limitations on how it can be used.
- Brandilyn Kanawyer has begun her duties as the new Assistant Children's Librarian. A California native, she brings experience as a preschool teacher and an art instructor to the position and has already planned some S.T.E.A.M. (Science, Technology, Engineering, Arts, and Mathematics) activities for the Children's Department.
- The Bellevue Public Library Advisory Board met for its regular monthly meeting on Sept. 15. The Board approved the holiday closings schedule for Fiscal Year 2021-2022, approved changes to the Library Card policy to allow for free cards to disabled veterans, and approved changes to the policies regarding Materials Checkouts to reflect new collections at the library (e.g., movie Binge Boxes and puzzles). In addition, the Board heard reviews of the 2021 Summer Library programs for both the Children's and the Young Adult departments.
- New in September for the Children's Department is a Digital Art on the iPad activity for students Grades 4-6. Creighton Prep junior Marcel Nash, who has volunteered at the library for a number of years, is the instructor for this class on digital art. Using the Procreate app and a little imagination, Nash will instruct students on how to create digital art that is relevant to them and pleasing to the eye. Registration is limited due to the six iPads that the library has available (purchased through a Youth Services Grant from the Nebraska Library Commission).
- New this year for teens is a 100 Books Challenge program. Teens can log the books they read toward the 100 book challenge through the online Beanstack interface. As they achieve significant milestones in the challenge, they become eligible for prizes. The kickoff for this program will be held via Zoom on Sept. 30.
- The Friends of the Bellevue Public Library will hold their annual meeting on Monday, Oct. 11. Featured speaker will be local author Joy Johnson who has penned the Burned-Out Old Broads series of books. The in-person program (seating is limited) will begin at 6:30 p.m. and also be aired via Zoom for those persons unable to attend in person. Gift prizes will include copies of Johnson's books.
- The Bellevue Public Library will serve as a collection point for a food drive for the Bellevue Food Pantry from October through December.

Police

- 09/16 – Chamber Dinner
- 09/16 – Citizen's Academy kick-off
- 09/20 – Lt. Col. Maher
- 09/21 and 09/22 – Assist with Papillion Assistant Chief selection process

CITY OF BELLEVUE
ADMINISTRATION REPORT

- 09/21 – City Council Meeting
- 09/24 – 30 x 30 Webinar presentation
- 09/28 – Civil Service Meeting

Fire

(See Attached)

1. Month-end/Year-end financials

August 2021 YTD numbers reflecting favorable results. Full year is expected to be favorable to budget.

City-Wide Financials - Year-To-Date September 2021 (Preliminary)

	YTD September 2021 (Preliminary)			
	Oct-Aug Act.			Prior Year Actual
	September Est.	Budget	Variance	
Revenues				
Property Taxes	29,467,246	28,715,639	751,607	28,819,352
Sales Taxes	15,197,232	12,751,300	2,445,932	12,544,527
Occupation/Business Taxes	1,872,217	2,221,283	(349,066)	2,030,497
Other Revenues	50,353,038	55,624,196	(5,271,158)	73,622,995
Total Revenues	96,889,733	99,312,418	(2,422,685)	117,017,371
Expenditures				
Personnel	28,380,905	32,805,878	4,424,973	29,872,562
Department Expenditures	22,801,463	22,820,155	18,692	22,952,487
Capital Expenditures	9,549,478	25,998,506	16,449,028	10,675,268
Other Expenditures	16,884,293	15,687,879	(1,196,414)	53,029,011
Total Expenditures	77,616,139	97,312,418	19,696,279	116,529,328
Net Revenues	19,273,594	2,000,000	17,273,594	488,043
Cash Balance	41,152,616			21,777,793

2. Debt

Better than planned (lower outstanding debt). Manageable.

**City of Bellevue
2021-22 Annual Budget
Bonded Indebtedness**

	Total Debt	Total Debt to Valuation	Highway Allocation Bonds	Wastewater Bonds	Net GO Debt	G.O. Debt to Valuation
Beginning Bonded Indebtedness at 10-01-20	\$ 78,905,000	1.80%	\$ 7,095,000	\$ 2,175,000	\$ 69,635,000	1.59%
Principal Payments During Year	(12,630,000)		\$ (435,000)	\$ (250,000)	\$ (11,945,000)	
New Debt Issued	12,370,000		\$ 5,850,000	\$ -	\$ 6,520,000	
Ending Bonded Indebtedness at 09-30-21	<u>78,645,000</u>	1.72%	\$ 12,510,000	\$ 1,925,000	\$ 64,210,000	1.40%
Principal Payments During Year	(6,880,000)		\$ (435,000)	\$ (255,000)	\$ (6,190,000)	
New Debt To Be Issued	10,260,000		\$ 6,260,000	\$ -	\$ 4,000,000	
Ending Bonded Indebtedness at 09-30-22	<u>\$ 82,025,000</u>	1.79%	\$ 18,335,000	\$ 1,670,000	\$ 62,020,000	1.35%
Valuation: \$4,579,120,000						
Budgeted Cash Balances (unrestricted) at 09-30-22	25,685,036		\$ 12,751,276	\$ 5,840,100	\$ 7,093,659	
Cash / Debt Principal at 09-30-22			70%	350%	11%	
Cash Balances / FYE2022 Debt Service			21.8	20.1	2.0	
Debt Service Coverage Ratio				1.8		

3. Budget Summary

FYE2021 ends the year with higher sales taxes, lower bonding and less spent on capital projects than planned.

FYE2022 will catch up on capital projects and determine the best use of federal funding.

4. Finance Activities (other than regular A/R, A/P and accounting)

2021-2022 budget uses cash reserves built up over the past two years to replenish resources, adequately staff departments and perform needed infrastructure improvements, including street projects. FYE2022 Budget was approved September 7th.



City of Bellevue

Fire Department

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Bellevue Fire Department Council Report

Report Date 9/28/2021

A. General Items:

- QA/QI
- Stroke Team meeting at Nebraska Medicine Bellevue this Tuesday
- Meeting with Sarpy County dispatch and medical director to discuss any dispatching issues this Wednesday
- Meeting scheduled with full time Paramedic on ALS probation to discuss progress
- Training scheduled with Children's Hospital-pediatric airway and circulation
- EMS Bureau meeting scheduled next week
- Boundtree rep will be here next week-we will be looking at a potential replacement for the King Tube we currently utilize for supra-glottic airways
- Preparing for physical agility test for FT firefighter applicants on October 9
- Finalizing new phone system install.

B. Training:

- FAE II (fire apparatus engineer) training.
- Ventilation in station skills session
- Ground ladder in station skills session
- Completed part time EMS training day.
- Pit crew CPR training.
- Special health care needs (lecture)
-

C. Inspections:

- Final inspection 5601 Harrison St.
- Site plan meeting for the reconstruction of the Fontenelle Apartments.
- Inspection of the removal of products lines at the Sinclair Fuel Station 1009 W Mission Ave.
- Plan review Milt's Storage 2715 Chandler Rd. W. outdoor and carport storage.
- Home daycare inspection 4723 Ponderosa Dr.
- Home daycare inspection 3007 Evelyn St.





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- State liquor license inspection Casey's General Store 3003 Samson Way.
- Remodel plan review State Farm 3503 samson Way.
- Fire sprinkler plan review for remodel Hotworx Studio 2012 Cornhusker Rd.
- Plan review tenant finish Omaha Bakery 10503 S 15th St.
- Final remodel inspection Walmart 2109 Town Center Dr.
- Health care inspection Mable Rose Estates 4609 Hilltop St.
- Suppression hood plan review El Rio 1021 W 23rd St.

D. Calls: Sept 14th through Sept 27th

Fire – 53

Rescue - 209

E. Ambulance Billing

August 1-31, 2021

\$ 219,583.00 has been billed out to insurance companies (280 insurance claims)
<\$98,812.35 > approximate amount we will have to write off due to mandatory
adjustments/write-offs
(45% of \$219,583.00)

=====

\$ 120,770.65 is the anticipated, approximate net revenue from these insurance billings

Deposited into Bank:

\$ 80,314.91 deposited into the bank August 1-31, 2021

8,000.27 additional revenue in Credit/Debit card payments were received August 1-31,
2021.

\$ 88,315.18 TOTAL August 1-31, 2021 rescue fee revenue

Statement Billing:

401 statements were mailed to patients for unpaid account balances

These statements totaled \$ 221,075.24

This is money owed the City from patients who have balances on their accounts after their
insurance has paid **OR** patients who are self-pay.





City of Bellevue

Fire Department

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F. Manpower Report Staffing

Staffing Report from 8/30/2021 through 9/5/2021

Monday	AM	T21 & E31	3-person	
Monday	PM	Full		
Tuesday	AM	E1, E31 & E41	3-person	No Batt. 2
Tuesday	PM	Full		
Wednesday	AM	E1, T21, E31 & E41	3-person	No Batt. 2
Wednesday	PM	E1 & T21	3-person	
Thursday	AM	T21, E31 & E41	3-person	No Batt. 2
Thursday	PM	T21 & E31	3-person	No Batt. 2
Friday	AM	E1 & E41	3-person	
Friday	PM	E1 & E41	3-person	
Saturday	AM	E1, T21, E31 & E41	3-person	No Batt. 2
Saturday	PM	E1, T21, E31 & E41	3-person	No Batt. 2
Sunday	AM	E1, T21, E31 & E41	3-person	No Batt. 2
Sunday	PM	E1 & E41	3-person	No Batt. 2

Staffing Report from 9/6/2021 through 9/12/2021

Monday	AM	Full		No Batt. 2, No EMS
Monday	PM	Full		No Batt. 2
Tuesday	AM	E1, E31 & E41	3-person	
Tuesday	PM	Full		
Wednesday	AM	Full		
Wednesday	PM	Full		
Thursday	AM	E1, T21, & E31	3-person	No Batt. 2, No EMS
Thursday	PM	Full		
Friday	AM	T21	3-person	No Batt. 2
Friday	PM	Full		No Batt. 2
Saturday	AM	E1, E31 & E41	3-person	
Saturday	PM	E1, E31 & E41	3-person	
Sunday	AM	E1, E31 & E41	3-person	No Batt. 2
Sunday	PM	E1	3-person	No Batt. 2





City of Bellevue

Fire Department

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Staffing Report from 9/13/2021 through 9/19/2021

Monday	AM	E1, T21, & E31 3-person, E41 OOS	No Batt. 2
Monday	PM	E1, & E31 3-person	
Tuesday	AM	E1, T21, & E41 3-person	
Tuesday	PM	Full	
Wednesday	AM	E1, T21, E31 & E41 3-person	No EMS
Wednesday	PM	Full	No EMS
Thursday	AM	E1 3-person	No Batt. 2
Thursday	PM	E1 3-person	No Batt. 2
Friday	AM	T21, E31 & E41 3-person, E1 OOS	
Friday	PM	E31 & E41 3-person	No Batt. 2
Saturday	AM	T21 3-person	No Batt. 2, No EMS
Saturday	PM	E1, T21, & E41 3-person	No Batt. 2
Sunday	AM	T31 Closed	No Batt. 2
Sunday	PM	T31 Closed	No Batt. 2

Staffing Report from 9/20/2021 through 9/26/2021

Monday	AM	E41 Closed	No Batt. 2
Monday	PM	Full	
Tuesday	AM	E1 Closed	
Tuesday	PM	E41 3-person	
Wednesday	AM	E1, T21, & E31 3-person	No Batt. 2
Wednesday	PM	E1 3-person	No Batt. 2
Thursday	AM	E1, T21, E31 & E41 3-person	No Batt. 2, No EMS
Thursday	PM	T21, & E41 3-person	No Batt. 2, No EMS
Friday	AM	E1, T21, E31 & E41 3-person	No Batt. 2
Friday	PM	E1, T21, E31 & E41 3-person	No Batt. 2
Saturday	AM	E1, T21, E31 & E41 3-person	
Saturday	PM	E1, T21, E31 & E41 3-person	
Sunday	AM	E1, T21, E31 & E41 3-person	No Batt. 2
Sunday	PM	E1, T21, E31 & E41 3-person	No Batt. 2, No EMS

