

Bellevue City Council Meeting

Tuesday, July 15, 2025 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. PLEDGE OF ALLEGIANCE
2. INVOCATION - Pastor Andrew Diorio, Midlands Baptist Church, 2407 Chandler Road East.
3. CALL TO ORDER AND ROLL CALL
4. OPEN MEETINGS ACT - Posted on the rear wall of the Council Chambers
5. APPROVAL OF AGENDA, CONSENT AGENDA, CLAIMS, AND ADVISORY COMMITTEE REPORTS:
 - a. Approval of the Agenda
 - b. Approval of the Consent Agenda (*Items marked with an (*) are approved where this item is, unless otherwise removed*)
 1. (*) Acknowledge receipt of the June 10, 2025 Tree Board Minutes.
 2. (*) Acknowledge receipt of the June 26, 2025 Board of Health Minutes.
 3. (*) Acknowledge receipt of the June 26, 2025 Planning Commission Minutes.
 4. (*) Approval of the July 1, 2025 City Council Minutes.
6. APPROVAL OF CLAIMS
7. SPECIAL PRESENTATIONS: NONE
8. ORGANIZATIONAL MATTERS:
 - a. (*) Approve changing the beginning time of August 5, 2025 City Council meeting from 6:00 p.m. to 5:00 p.m., so City Council may attend the National Night Out Event. (City Administrator)
9. APPROVED CITIZEN COMMUNICATION: NONE
10. LIQUOR LICENSES: NONE
11. ORDINANCES FOR ADOPTION (3rd reading): NONE
12. ORDINANCES FOR PUBLIC HEARING (2nd reading): NONE
13. ORDINANCES FOR INTRODUCTION (1st reading):
 - a. Ordinance No. 4188: Request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development. Applicant: Quail Crossing, LLC. General Location: 42nd Street and Hwy 370. (Planning Director)
14. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: NONE
15. RESOLUTIONS:
 - a. Resolution No. 2025-13: Request to approve the Redevelopment Plan for Lot 6, Tiller's 4th Addition and authorize the Mayor to sign. Applicant: Great Lakes Capital. General Location: 1724 Wilshire Drive. (Planning Director) **(Public Hearing Required)**
 - b. Resolution No. 2025-14: A resolution approving the 2025-2026 Action Plan and Community Development Block Grant Budget for the October 2025 - September 2026 Program Year and authorizing the Mayor to sign along with the SF-44/424B and Entitlement Certifications, in an amount not to exceed \$342,457.00. (CDBG Program/Finance Director) **(Public Hearing Required)**
16. CURRENT BUSINESS:
 - a. (*) Approve and authorize the Mayor to sign the Nebraska Transportation Assistance Agreement with the Nebraska Department of Transportation (NDOT) to receive reimbursement funds for expenses associated with the Specialized Transportation Service.

(Human Services)

b. Approve and authorize the Mayor to sign the Master Services Agreement with Allo Communications LLC, to install fiber at the fire training site, in an amount not to exceed \$3,048.00/year. (Fire Chief)

c. Approve and authorize the Mayor to sign the Agreement with Felsburg Holt & Ullevig (FHU) for traffic signal improvements at the intersection of Hwy 75 and Capehart Road, in an amount not to exceed \$13,200.00. (Public Works Director)

d. Approve and authorize the Mayor to sign Amendment No. 1 with HGM Associates for additional design services for the Library Parking Lot Resurfacing Project, in an amount not to exceed \$20,700.00. (Public Works Director)

e. Approve the estimate from Best Cut Lawn Care for a new parking pad for Cemetery employees and sidewalk to the office entrance, in an amount not to exceed \$12,775.00. (Public Works Director)

17. ADMINISTRATION REPORTS: Comments must be limited to items on the current Reports **(July report will be attached to the August 5th meeting)**

18. CLOSED SESSION:

19. ADJOURNMENT



City of Bellevue
Tree Board Minutes
June 10, 2025

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

Don asked all to introduce themselves as we welcomed Kay Hegler, our newest member, to the meeting. He also congratulated Nancy Scott on receiving an Environmental Lifetime Achievement Award from the Sierra Club!

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

Minutes of the previous meeting – Nancy made a motion to approve the minutes of the April 8, 2025, meeting, Don seconded the motion. All present approved. **Deborah will send them to the City of Bellevue to be filed.**

Parks Report – Jim was not at the meeting. Deborah and Don reminded the other members that the Parks staff were probably busy with clean up from the weekend event, working on the new playground at American Heroes Park, or mowing.

Tree watering – Tom reported he has received almost 2 inches of rain recently. He is concerned about the chemicals used to eradicate unwanted plants and trees in the Bellevue West tree line that he monitors. Nancy said she is almost out as well. **Don pointed out that the Board can purchase more.** Don suggested the Tree Board simply water any trees showing need of water that are near us when we can. **Tom mentioned he will go and water the new tree at Forest Station Elementary School.**

Old Business

Bellevue 411 articles – Don has been turning in articles for publication as he receives them. Scott has been writing several for us. Don talked to Phil Davidson, and he will post them on both Bellevue 411 and on the city of Bellevue Facebook page. He will also have them put on Channel 17 when it is possible for that to be done.

Tree Festival/Memorial Forest update – Tom asked Don for an update. Don stated that the park is still being worked on by MUD. He has the Bellevue city grant writer working on grants to pay for the trees, etc. He is still looking at planning for late September or early October as dates to have the Tree Festival/Memorial Forest event. All the City Council are also in favor of hosting this event. Don hopes to have more information by our next meeting.

Recap Earth Day Events - Don felt both the Bellevue and the Omaha Earth Day events were successful. Tom reported that several attendees took photos of our information. **Kathy commented on how some booths had interactive things and offered to find some ideas for us to use at next year's Earth Day events.** Deborah reminded all that we need to be environmentally conscious of what we hand out. All agreed. A discussion of using a QR code followed with several members requesting instruction on how to access the information later after copying the code. Nancy requested we obtain a counter clicker to keep track of how many visit our booth. She also thinks one would be beneficial for us to have at the Farmer's Market. **Don will look into costs, etc. and let us know at the next meeting.** Nancy has been giving away orange bags as well as pollinator plants at the Bellevue Farmer's Market.

Recap Arbor Day Plantings – On April 22nd a tree was planted at St. Matthews School. Don thanked Kay for bringing good soil and the mulch for this planting. He also thanked Nancy for providing the mulch for the planting that was done at Pawnee Elementary School. She was impressed that all the children at Pawnee participated in the planting, even digging the hole for the tree! Don reminded the Board to be thinking of which schools in our area could use a new tree for next year's plantings. Tom wondered if Fort Crook School could use a tree.

Tree Inventory – Don explained about how the tree inventory has been done in the past, by our previous President, Jo Langabee, to the new members. Kathy wondered if we inventoried all public land and Don pointed out that city property only has been inventoried. **Don volunteered to contact Joanne about this and to find out which quadrant is due to be inventoried this year.**

Vice President, Tom had to leave and City Councilman, Don presided over the rest of the meeting.

Winter Projects ideas/ needs – Don reminded the members that we usually have a list of projects to work on during the winter months when it isn't feasible to plant trees. **Kathy volunteered to work on Earth Day and/or event give away ideas for 2026.** Nancy

suggested we have a meeting with Jo to learn how to use the Tree Plotter software for the tree inventory. It was discussed to build a list of BPS and area OPS schools that have had a previous planting. Don has already asked for a complete list of Bellevue Public Schools. Deborah thinks someone should work on revising our tri-fold display that is used at events. **Kathy volunteered to work on this project. She would like to look at our old handouts for ideas.** Don reminded all that Nancy has good photos from all our events to be used for events.

Tree City USA Workshop – Don has not heard at this time about when or where they will present the Board with the Tree City Award. Deborah wondered if Graham Herbst, our Forester, would have more information about the Tree City USA event. **Don volunteered to contact him about this.**

New Business

Arrows to Aerospace Parade – Don announced that the City Council has agreed that Saturday, August 16 will be the parade. Don invited all members available to plan on marching in the parade that day. We will meet somewhere on Lincoln Road at 9:30 to march.

Monthly timeline with duties review – were tabled until next month as Deborah neglected to bring them to the meeting. Don explained them to the new members, Kay and Kathy. **Deborah will bring them to the next meeting after all agreed we are probably on schedule.**

Grants seen by Kathy – A discussion of two available grants was started. Don mentioned that the Tree Board has gotten both grants in the past. Kay also had seen the grants on the Statewide Arboretum website and had questions. Don explained that Green Bellevue is how we procure funding from grants, etc. The grants will be tabled until next month's meeting.

Shirts for members to wear at events were discussed. **Don will ask for a colored logo and we will make decisions in July about the shirts. Kathy volunteered to have some examples by next month.**

Nancy will be working in Madagascar for three weeks in July and will need someone to water and transport the pollinator plant to the weekly Farmer's Market

Kay recommended that all members who have not seen the PBS documentary, "Secrets of the Forest" to watch it. She offered to have us watch it together on her phone, if we can't access it from home.

Don asked for any further business. There being none, Kathy and Nancy made a motion and a second that we adjourn the meeting. All approved the motion. Deborah announced the next meeting will be on July 8 at 9am.

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

Tentative agenda for July 8, 2025
Attendance
Volunteer Hours to Deborah
Approve Minutes of June 10,2025, meeting
Parks Report – Jim:
Old Business
Bellevue 411 – articles
Tree inventory
Winter Projects updates
Monthly duties timeline review
New Business
Shirt prices - Kathy
Arrows to Aerospace Parade

MINUTE RECORD

*5b2.
7/15/2025

Bellevue Board of Health, June 26, 2025 Page 1

A meeting of the Bellevue Board of Health was called to order by Mayor Rusty Hike in the City Council Chambers at the Bellevue City Hall at 3:30 p.m. on the 26th day of June, 2025. Board Members present were Mayor Hike, Chief of Police Ken Clary, Council President Rich Casey, Dr. Jeffrey Akerson, and Dr. Tony Yonkers. Also present were City Administrator Jim Ristow and City Attorney Aimee Bataillon.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times, posted and put on city website, the designated method for giving notice and was also given to the Mayor and all members of the City Council. Available in the Office of the City Clerk confirmation of the affidavit of publication, the certificate of posting, and the council's acknowledgment of receipt of notice. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Open Meetings Act

Mayor Hike announced that a copy of the Open Meetings Act is posted on the rear wall of the City Council Chambers.

Mayor Hike explained that the Board of Health has already approved the minutes from January 15, 2025 via email.

Acknowledge receipt of approved January 15, 2025 Board of Health Minutes

Motion was made by Clary, seconded by Casey, to acknowledge receipt of approved January 15, 2025 Board of Health Minutes. Roll call vote on the motion was as follows: Hike, Clary, Casey, Yonkers, and Akerson voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Appeal Decision of Nebraska Humane Society on Potentially Dangerous Dog Declaration on Zyler

Mayor Hike advised the Board of Health is meeting to hear and consider Ms. Zoey Lujan appeal on Potentially Dangerous Dog Declaration (PDD) by the Nebraska Humane Society (NHS) on her dog Zyler. All documents were provided to Ms. Lujan by the City Clerk's Office prior to today's hearing.

Ms. Zoey Lujan, 1106 Birchcrest Road, was present. She stated she doesn't think Zoey is dangerous.

Ms. Fabrienne Atalig, 1210 West Childs Road #24, mother to Zoey, spoke on behalf of Zoey. She explained the reason for the appeal is that they believe Zyler is not dangerous. They have had Zyler for four years and have never had any issues with Zyler in the past. Ms. Atalig stated last year, there was an incident with Zyler, and the neighbor's dog Clover. Clover jumped out of her owner's arms and there was a scuffle with Zyler. She called NHS but Zyler only had scratches, therefore no citation was issued to Clover. She notified the apartment complex. A walking schedule and what doors to use when walking the dogs was made for both parties. This was to prevent any issues or altercations with the dogs. In May, when the incident happened, they were having an event in the clubhouse. Clover's owner used a door she shouldn't have been using. This is when the incident occurred with Zyler and Clover. She explained the reason for the appeal is they do not believe Zyler is a dangerous dog, he has been around many other dogs socially and at the dog park numerous times, with no issues. She explained the night after the incident happened Zyler was removed from the home and taken to her mom's house. They have met with the vet, and they are following all the vet's advice since he is in a different home. They are continuing with training and signed up with the training at NHS.

Mr. Steve Glandt, Executive Vice President of Field Operations for the Nebraska Humane Society, 8929 Fort Street, Omaha, explained there are no other previous records on Zyler with NHS. He reminded everyone that this isn't declaring the dog dangerous but potentially dangerous. He commended the owner for meeting requirements outlined in the PDD already. This is to allow the dog and dog owner to be successful going forward. They are essentially meeting the components of the PDD. The only remaining component is to go 24 months without any other occurrences. He stands behind NHS's decision of the potentially dangerous dog declaration for denying the appeal.

Dr. Akerson inquired if there are any further cost involved. Mr. Glandt advised there are cost for the classes.

Dr. Akerson inquired if there is any insurance requirement. Mr. Glandt replied there is \$100,000 insurance requirement and provide proof to NHS.

Chief Clary requested clarification on the PDD. He questioned if once a dog has the PDD if it always has the PDD or after 2 years if the PDD dissolves.

Mr. Glandt explained the PDD is removed after 24 months.

Dr. Yonkers inquired if it doesn't make any difference that the dog is at the grandmother's place for two years. Mr. Glandt explained the PDD stays with the dog, not the location.

Councilman Casey mentioned Zoey was cited for Zyler not having the rabies vaccination. However, the paperwork indicates Zyler did have it. Mr. Glandt stated they are cited if they cannot prove the vaccination at the time. If they can provide proof, then the citation is dismissed.

Dr. Yonkers requested clarification the dog was adopted from NHS. Mr. Glandt replied yes. Dr. Yonkers inquired why some of these items were not done before the dog was adopted from NHS. He questioned if the need for licensing was explained to the owners before adopting.

Mr. Glandt explained the licensing process and vaccination process is explained. NHS does vaccinate for one year, that cost is to the shelter.

Mayor Hike questioned whether NHS spay or neuter the dogs. Mr. Glandt replied yes and microchipped.

Mayor Hike inquired how much the potentially dangerous dog license is. Mr. Glandt stated Bellevue does not require one.

Mayor Hike questioned whether NHS offers scholarships or discounts to families who have adopted from NHS. Mr. Glandt explained unfortunately not, due to other cost the shelter covers.

Chief Clary questioned what gives the owners the confidence in only six weeks that Zyler wouldn't have another incident.

Ms. Atalig explained Zyler is currently at her mom's house. The next-door neighbor has two small dogs, and there have not been any issues or concerns with aggression. It is hard to incorporate socialization as he is required to wear a muzzle outside of the yard. She stated they want to reach out to vet for suggestions. Chief Clary inquired how much money they gave to cover vet bills of Clover. Ms. Atalig explained they paid the entire amount. He mentioned having the insurance would be cheaper than having another incident.

Dr. Yonkers mentioned the letter states the Seldin, the apartment company, does not want the dog there anymore. He inquired if the dog will be staying at grandma's house. Ms. Atalig explained yes because they don't want Zyler there and they just signed a year lease.

Mayor Hike mentioned Zoey submitted videos of the dog's character and requested the videos be played.

Three videos were played for the board.

Mayor Hike thanked Zoey for rescuing Zyler.

Councilman Casey clarified the main concern is the potential to socialize the dog in public since Zyler must wear a muzzle. Ms. Atalig replied not so much, just while Zyler is going through training. She understands the PDD process. She stated it is a good amount of time for the owners to do everything for the dog. The real concerns are with the PDD and how it affects their ability to rent in Bellevue and the ability for Zoey to adopt again from NHS. She stated they intend to do everything for Zyler.

Councilman Casey questioned Mr. Glandt if the owner would move into another apartment, would she need to disclose the dog received a PDD. Mr. Glandt stated he is unsure on a potentially dangerous dog. If it is declared a dangerous dog, then yes. He explained the PDD would not impede Zoey from adopting again, there is nothing on her profile prohibiting her from adopting. Discussion followed.

Councilman Casey requested clarification if the dog would be required to be muzzled on its own property. Mr. Glandt stated the muzzle requirement is off their property. Conversation ensued.

Dr. Akerson complimented the applicant on the well written letter she submitted.

Mayor Hike questioned if Zyler were to be surrendered to NHS, would the PDD stay with him. Mr. Glandt replied yes.

Motion was made by Clary, seconded by Casey, to deny the appeal and to affirm the Decision of Nebraska Humane Society on Potentially Dangerous Dog Declaration.

Roll call vote on the motion was as follows: Hike, Clary, Casey, Yonkers, and Akerson voted yes; voting no: none; absent: none. Motion carried.

ADJOURNMENT

There being no further business to come before the Board at this time, on motion by Yonkers, seconded by Akerson, at 4:12 p.m., the meeting was adjourned. Roll call vote on the motion was as follows: Hike, Clary, Casey, Yonkers, and Akerson voted yes; voting no: none; absent: none. Motion carried.

MINUTE RECORD

Bellevue Planning Commission Meeting, June 26, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, June 26, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Aerni, Bennett, Sims, Taylor-Jones, Hankins, Yoder, and Lasenburg. Absent were Commissioners Ackley and Perrin. Also present were Tammi Palm, Planning Director and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Hankins announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Yoder requested a revision to the May 22, 2025, minutes in paragraph six by changing the word "peak" to "bottom."

Motion was made by Yoder, seconded by Lasenburg, to approve the minutes of the May 22, 2025, regular meeting with the requested changes. Upon roll call, all present voted yes. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Palm advised there was an update. She stated a letter was received from Hillcrest Freedom Village on agenda item 3.b. This item had been provided to the Planning Commissioners and was displayed publicly with the rest of the agenda packet.

Motion was made by Aerni, seconded by Yoder, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and part of the Northeast ¼ of the Southwest ¼, north of the road, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General location: 42nd Street and Hwy 370. Case #'s: Z-2504-05, S-2504-10.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request.

Palm stated several months ago the Planning Commission saw a similar request for this applicant for a preliminary plat that was approved by City Council on March 4, 2025. She stated the developer is back and requesting an amendment to the preliminary plat for Lots 1 through 7, and Outlots A and B Quail Crossing. She stated the applicant is requesting a change to the street alignment and lot configuration. The overall development design would remain the same as previously approved with commercial frontage along Highway 370 and multi-family along the Maass Road frontage. Palm said with this request the access would be through a newly created portion of Shannon Drive between South 42nd Street and South 45th Street. She said staff is recommending approval of the preliminary plat and rezoning requests based on conformance with the Comprehensive Plan, Subdivision Regulations, and the Zoning Ordinance.

Kyle Vohl, 10909 Mill Valley Road, Omaha, NE, with E&A Consulting Group, was present on behalf of the applicant. Vohl provided a presentation that showed the previously approved preliminary plat. He stated with this request, they are proposing to split one of the larger lots into two lots. This lot is located on the far west end of the development. He stated the road previously approved on the preliminary plat as South 44th Street would be eliminated, and Shannon Drive would be extended to the west, connecting with South 45th Street. Vohl stated the traffic study was revised, and with that revision came a recommendation to add an additional southbound turn lane on South 42nd Street. He noted that revision was incorporated in the revised preliminary plat submittal.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Hankins closed the public hearing.

MOTION was made by Yoder, seconded by Aerni, to recommend APPROVAL of a request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and

MINUTE RECORD

Bellevue Planning Commission Meeting, May 22, 2025, Page 2

part of the Northeast ¼ of the Southwest ¼, north of the road, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General location: 42nd Street and Hwy 370. Case #'s: Z-2504-05, S-2504-10. 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. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on August 5, 2025.

PUBLIC HEARING was held on a request to approve the Redevelopment Plan for Lot 6, Tiller's 4th Addition. Applicant: Great Lakes Capital. General location: 1724 Wilshire Drive. Case # ECD-65.

Commissioner Aerni declared a conflict and left the chambers at 6:11 P.M.

Hankins asked staff for updates. Palm stated, as previously mentioned, a letter was received from Jim Janicki, owner of Freedom Village of Bellevue, regarding this agenda item, and a copy was presented to each Planning Commissioner. She stated the Redevelopment Plan is for Lot 6, Tiller's 4th Addition. She said the site is approximately 1.5 acres in size. Palm stated the applicant is proposing a multi-family development. She said the Redevelopment Plan indicates there are approximately \$2,300,000 of TIF (Tax Increment Financing) eligible redevelopment costs. Palm stated the applicant is proposing the use of TIF to fund \$1,500,000 of those expenses. She said the application has been reviewed by planning staff, the finance director, and the city's legal department. The finance director is comfortable with the interest rate proposed by the applicant. Palm stated the property was declared blighted and substandard in 2007 and has remained vacant for approximately 20 years. Palm said staff recommends approval based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill development.

Brent Beller, 11440 West Center Road, Omaha, NE, was present on behalf of the applicant. Beller stated the site was previously designated blighted and substandard at the same time as the Freedom Village property, located just to the west. He stated what is being presented is truly affordable housing. He indicated there are two categories of affordable housing: workforce and low-income. Beller said low-income housing is usually 30% of the AMI (adjusted median income) for the area, and workforce housing could be anywhere between 60% and 70% of the AMI. He stated NIFA (Nebraska Investment Finance Authority) credits would be used in addition to TIF to offset construction costs for this project. Beller said this is a \$28,000,000 project with \$18,000,000 worth of construction costs. Beller stated the project would be 96 units that consist of 22 one-bed, 45 two-bed, 19 three-bed, and 10 four-bed units. He stated they would put emphasis on the three- and four-bed units since options are very low for units of this size. Beller said there is approximately \$2,300,000 of true TIF eligible expenses, but they are only asking for \$1,500,000. He stated the County Assessor's office uses an income value approach and the applicant would not be valued at their true construction cost of \$18,000,000. He said the value will be based on the actual rent charged. Beller stated a one-bed unit would start at \$650 and a four-bed unit would be \$950. He said market-rate three-bed units start at \$3,000. He stated there is a need in the area for affordable housing. Beller said this project would be an 18-month build with construction scheduled to begin in 2026 and be completed by early 2027. Beller stated the surrounding property owners were notified. He said based on data calculations from other projects, he would project that approximately 40 children would reside there. He stated a playground with fencing would be made available.

Kerri Pillen, 1810 Wilshire, stated she was the owner of Bellevue Vision Clinic. She expressed having concerns about traffic with the Bellevue Police Department using Wilshire. Pillen said the proposed playground would not be large enough for 40 children. She stated concerns regarding a once fallen retaining wall located between her property and the proposed site, since the applicant has plans for underground parking. Pillen questioned potential problems with loss of utilities, site obstruction for patients leaving her parking lot, and water runoff. Pillen provided printed documentation for the Commissioners.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Hankins closed the public hearing.

Palm stated most of Pillen's concerns were specific to site plan, engineering, and rezoning. She said the Redevelopment Plan is what is being presented to the Planning Commission. She stated the redevelopment plan is a general, high-level plan. The Planning Department received a site plan, landscape plan, and engineering documents within the last week and these documents were sent out

MINUTE RECORD

Bellevue Planning Commission Meeting, June 26, 2025, Page 3

for review; however, will not be discussed at a public hearing until next month. Palm explained the developer is statutorily required to request TIF first. She said there is a "but for" test in statute that says, but for TIF, the developer could not finance the development. Therefore, the TIF request must be presented before any other development request. Palm stated most of the detailed questions asked could be answered in public hearing in July when the rezoning and site plan are presented. She said a traffic report and drainage plans have been required and submitted by the developer.

Beller stated the items for concern stated by Pillen would be addressed by the rezoning and site plan submittals. He stated Great Lakes has hired Earhart Griffin engineering firm and Alley Poyner Architecture firm. He stated the traffic concerns, retaining wall, utilities, and grading would be governed by both the cities and developer's engineers. Palm stated the Redevelopment Plan is step one of the process. She said if the Redevelopment Plan is approved by the City Council, it will be contingent upon the rezoning and site plan being approved.

Yoder asked if LIHTEC (Low-Income Housing Tax Credit) funding would be used and, if so, for how many units. Beller stated that all units would be LIHTEC. He indicated this project is workforce housing. Beller explained how LIHTEC would be used for this project. He stated all the units would be rent-restricted. Yoder asked if it would be possible to amend the site plan and mirror the building based on elevation to address the neighbors' concerns. Nick Goede, 5493 120th Ave, Carlisle, IA, was present on behalf of the applicant. Goede stated the scenario to mirror the building had been discussed. He stated the fire department had concerns with the driveway, and if the building were placed on the back side, it would require a hammerhead turning area, which would diminish their ability for space. Goede stated the AMIs for this building would be up to 80%. He stated that 60% of AMI for this area would be approximately \$50,000 per year in income.

MOTION was made by Bennett, seconded by Lasenburg, to recommend APPROVAL of a request to approve the Redevelopment Plan for Lot 6, Tiller's 4th Addition. Applicant: Great Lakes Capital. General location: 1724 Wilshire Drive. Case # ECD-65. APPROVAL of the Redevelopment Plan for Lot 6, Tiller's 4th Addition, based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment. Upon roll call, Bennett, Sims, Taylor-Jones, Hankins, Yoder, and Lasenburg all voted yes. Aerni abstained with a conflict. MOTION carried.

This item will proceed to City Council for PUBLIC HEARING on July 15, 2025.

Commissioner Aerni returned to the chambers at 6:40 P.M.

Meeting adjourned at 6:41 p.m.

Angela Curry
Assistant Planning Manager

MINUTE RECORD

*5b4.
7/15/2025

Bellevue City Council Meeting, July 1, 2025, Page 1

A regular meeting of the Mayor and City Council of Bellevue was called to order by Mayor Rusty Hike at the Bellevue City Hall on the July 1, 2025 at 6:00 p.m. Present were Council Members Kathy Welch, Don Preister, Rich Casey, Thomas Burns, Julie Collins, and Jerry McCaw.

Also present were City Administrator Jim Ristow and City Attorney Aimee Bataillon.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times, posted and put on city website, the designated method for giving notice and was also given to the Mayor and all members of the City Council. Available in the Office of the City Clerk confirmation of the affidavit of publication, the certificate of posting, and the council's acknowledgment of receipt of notice. All proceedings shown hereafter were taken while the convened meeting was open to the public.

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Hike led the Pledge of Allegiance.

OPEN MEETINGS ACT

Mayor Hike announced a copy of the Open Meetings Act is posted on the rear wall of the City Council Chambers.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE CONSENT AGENDA:

Motion was made by Casey, seconded by Burns, to approve the consent agenda consisting of the following items: Approval of the June 17, 2025 City Council Minutes; and Recommendation to reappoint Scott Hankins, Tom Ackley, and Bruce Yoder to the Planning Commission, for a three-year term ending August 2028. Roll call vote to approve the consent agenda was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

APPROVAL OF CLAIMS:

Motion was made by Burns, seconded by McCaw, to approve the claims. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; absent: none. Motion carried.

SPECIAL PRESENTATIONS: NONE

ORGANIZATIONAL MATTERS: NONE

APPROVED CITIZEN COMMUNICATION: NONE

LIQUOR LICENSES: NONE

ORDINANCES FOR ADOPTION: (Third Reading): NONE

ORDINANCES FOR PUBLIC HEARING: (Second Reading) NONE

ORDINANCES FOR INTRODUCTION (1st reading):

Ordinance No. 4187: Issuing bonds for the purpose of financing the next phase of the water main extension to South Bellevue (Phase B) per contracts with MUD in the amount of \$4,968,504.00.
(Finance Director) **(Staff request to waive the rule requiring three readings, hold a public hearing and vote after the public hearing at tonight's meeting.)**

Ordinance No. 4186: An ordinance authorizing the issuance of general obligation bonds, Series 2025, of the City of Bellevue, Nebraska, in the principal amount of not to exceed five million one hundred thousand dollars (\$5,100,000) to provide financing for the costs of water main improvements for the city; prescribing certain terms and form of such bonds and providing for the setting of certain terms and form of such bonds; providing for the levy of taxes to pay the interest on and principal of such bonds; providing for publication of this ordinance in pamphlet or electronic form; and related matters.

Motion was made by Casey, seconded by Welch, to waive the rule requiring three readings, hold a public hearing, and vote after the public hearing at tonight's meeting.

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

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

MINUTE RECORD

Bellevue City Council Meeting, July 1, 2025, Page 2

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 Welch, seconded by Burns, to approve Ordinance No. 4187: I An ordinance authorizing the issuance of general obligation bonds, Series 2025, of the City of Bellevue, Nebraska, in the principal amount of not to exceed five million one hundred thousand dollars (\$5,100,000) to provide financing for the costs of water main improvements for the city; prescribing certain terms and form of such bonds and providing for the setting of certain terms and form of such bonds; providing for the levy of taxes to pay the interest on and principal of such bonds; providing for publication of this ordinance in pamphlet or electronic form; and related matters.

PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: NONE

RESOLUTIONS: NONE

CURRENT BUSINESS:

Request to approve the Amendment to the Cornhusker Creek Subdivision Agreement (SID # 379). (Planning Director)

Motion was made by Casey, seconded by Collins, Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to execute the Commercial Purchase Agreement with Dana Partnership LLP for land acquisition for the future site of a New Public Works Facility, in an amount not to exceed \$1,445,946.60. (Administration)

Motion was made by Welch, seconded by McCaw, to approve and authorize the Mayor to execute the Commercial Purchase Agreement with Dana Partnership LLP for land acquisition for the future site of a New Public Works Facility, in an amount not to exceed \$1,445,946.60. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to execute the Commercial Purchase Agreement with Armor Storages IX LLC for land acquisition for the future site of a new Public Works Facility, in an amount not to exceed \$654,053.40. (Administration)

Motion was made by Welch, seconded by Collins, to approve and authorize the Mayor to execute the Commercial Purchase Agreement with Armor Storages IX LLC for land acquisition for the future site of a new Public Works Facility, in an amount not to exceed \$654,053.40. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the Interlocal Agreement with Sarpy County for Sarpy County IT Services for a three-year term ending 9/30/2028, in the amount of \$150,318.00. (City Administrator)

Motion was made by Casey, seconded by Preister, to approve and authorize the Mayor to sign the Interlocal Agreement with Sarpy County for Sarpy County IT Services for a three-year term ending 9/30/2028, in the amount of \$150,318.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried.

Approve and authorize the Mayor to sign the Water Main Extension Agreement with Metropolitan Utilities District on the construction of the water mainline for Phase B for service to the NC3 and Bellevue Bay Indoor Water Park, in an amount not to exceed \$4,968,504.00. (Economic and Community Development Director)

Motion was made by Burns, seconded by McCaw, to approve and authorize the Mayor to sign the Water Main Extension Agreement with Metropolitan Utilities District on the construction of the water mainline for Phase B for service to the NC3 and Bellevue Bay Indoor Water Park, in an amount not to exceed \$4,968,504.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; abstain: none; absent: none. Motion carried

Approve and authorize the Mayor to sign the lease for the Bellevue Police "North Site," 726 Fort Crook Road North, in an amount not to exceed \$33,915.00. (Assistant Police Chief)

Motion was made by Preister, seconded by Collins, to approve and authorize the Mayor to sign the lease for the Bellevue Police "North Site," 726 Fort Crook Road North, in an amount not to exceed \$33,915.00.

Ms. Susan Kluthe, City Clerk, advised the amount was changed to include extra cost. The new amount

MINUTE RECORD

Bellevue City Council Meeting, July 1, 2025, Page 3

should be \$40,417.44.

Mayor Hike confirmed with Councilman Preister and Councilwoman Collins if their motion and second for the revised amount is still valid. They replied yes.

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

ADMINISTRATION REPORTS: Comments must be limited to items on the current reports
(June report attached to City Council Packet)

CLOSED SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council at this time, on motion by Preister, seconded by Welch, the meeting was adjourned at 6:13 p.m.

Roll call vote to approve the adjournment was as follows: Preister, Casey, Burns, Collins, and McCaw voted yes; voting no: none; absent: Welch. Motion carried.

Susan Kluthe, City Clerk

Rusty Hike, Mayor

I, the undersigned, City Clerk of the City of Bellevue, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the City Council on July 1, 2025; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agendas for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Susan Kluthe, City Clerk

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7/15/2025

CLAIMS FOR 2025/07/15 COUNCIL MEETING

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MAYOR

GROW SARPY	2025/06/25 BOARD LUNCH	10.00
		\$ 10.00

CITY ADMINISTRATOR

CAPITAL BUSINESS SYSTEMS, INC	2025/05/20-06/19 COPIER EXPENSE	133.18
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	33.89
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	3,938.16
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	403.43
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	32.95
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	62.58
		\$ 4,604.19

CITY COUNCIL

SECURITY EQUIPMENT INC	DEPOSIT ON CARD READER, ELEC STRIKE-COUNCIL MEETING DOOR	2,088.00
		\$ 2,088.00

LEGAL

CAPITAL BUSINESS SYSTEMS, INC	2025/04/07-05/06 COPIER EXPENSE	19.81
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	4,417.67
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	71.19
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	32.15
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	56.08
		\$ 4,596.90

CABLE ADVISORY

COX BUSINESS SERVICES	2025/06/19-07/18 MONTHLY SERVICE	9.04
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	4,425.20
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	355.96
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	20.18
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	26.72
		\$ 4,837.10

CITY CLERK

55TH SCS BOOSTER CLUB	FIREWORKS BOND REFUND	1,000.00
595 AMXS UNIT ADVISORY	FIREWORKS BOND REFUND	1,000.00
BELLEVUE EAST VOCAL MUSIC BOOSTERS	FIREWORKS BOND REFUND	1,000.00
BELLEVUE PUBLIC SCHOOLS	2024/06/01-2025/05/31 TOBACCO LICENSE FEE	465.00
BELLEVUE PUBLIC SCHOOLS	2024/06/01-2025/05/31 LIQUOR LICENSE FEE	14,575.00
BELLEVUE UNIVERSITY ATHLETICS	FIREWORKS BOND REFUND	1,000.00
BELLEVUE UNIVERSITY FOUNDATION	FIREWORKS BOND REFUND	1,000.00
CAPITAL BUSINESS SYSTEMS, INC	2025/05/26-06/25 COPIER EXPENSE	177.91
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	16.95
DANIEL J. GROSS CATHOLIC HIGH SCHOOL	FIREWORKS BOND REFUND	1,000.00
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	2,399.19
INFOSAFE SHREDDING	ON-SITE SHREDDING SERVICE	30.00
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	617.00
OMAHA PUBLIC SCHOOLS	2024/06/01-2025/05/31 TOBACCO LICENSE FEE	195.00
OMAHA PUBLIC SCHOOLS	2024/06/01-2025/05/31 LIQUOR LICENSE FEE	2,400.00
SMITH DAVIS INSURANCE INC	SURETY BOND FOR RICH CASEY	88.16
SPIRIT LIFE CHURCH	FIREWORKS BOND REFUND	1,000.00
PAPILLION PUBLIC SCHOOLS	2024/06/01-2025/05/31 TOBACCO LICENSE FEE	120.00
PAPILLION PUBLIC SCHOOLS	2024/06/01-2025/05/31 LIQUOR LICENSE FEE	3,200.00
TWISTED THUNDER FIREWORKS, LLC	FIREWORKS BOND REFUND	1,000.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	20.98
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	27.12
WILD WILLY'S FIREWORKS	FIREWORKS BOND REFUND	10,000.00
		\$ 42,332.31

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FINANCE/RISK MANAGEMENT

CAPITAL BUSINESS SYSTEMS, INC	2025/05/21-06/20 COPIER EXPENSE	10.49
CAPITAL BUSINESS SYSTEMS, INC	2025/05/20-06/19 COPIER EXPENSE	237.66
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	16.95
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	7,192.45
INFOSAFE SHREDDING	ON-SITE SHREDDING SERVICE	30.00
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	522.08
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	85.19
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	147.21
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		\$ 8,242.03

LIBRARY

BAKER & TAYLOR, LLC	VOX AUDIO BOOKS	658.27
CAPITAL BUSINESS SYSTEMS, INC	2025/05/10-06/09 COPIER EXPENSE	296.22
CAPITAL BUSINESS SYSTEMS, INC	2025/05/31-06/29 COPIER EXPENSE	406.53
CENGAGE LEARNING, INC	LARGE PRINT BOOKS	324.69
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	93.48
CENTURY LINK	2025/06/11-07/10 MONTHLY SERVICE	147.37
COX BUSINESS SERVICES	2025/06/09-07/08 MONTHLY SERVICE	410.00
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	8,726.30
INGRAM LIBRARY SERVICES LLC	BOOKS	2,237.45
SCOTT WELCH	2025/07/31M WEB HOSTING & SUPPORT	125.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	77.18
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	98.98
VERIZON WIRELESS	2025/06/17-07/16 MONTHLY SERVICE	120.03
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		\$ 13,721.50

ADMINISTRATIVE SERVICES/PERSONNEL

CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	16.95
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	11,234.53
INFOSAFE SHREDDING	ON-SITE SHREDDING SERVICE	30.00
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	403.43
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	275.42
ONE SOURCE	2025/06/01-07/01 BACKGROUND CHECKS	56.50
TRALIAN OPERATING, LLC	PREVENTING WORKPLACE HARASSMENT	1,995.00
TRISTAR	2025/05/31M CLAIMS PAID AND ALAE	686.33
UKG INC	2025/07/01-09/30 CONTRACTED FEE, USAGE OVERAGE FEE	33,700.03
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	74.06
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	97.39
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		\$ 48,569.64

CODE ENFORCEMENT

AaLL ABOUT TREES	REMOVE ASH TREE-3843 HARRISON ST	1,500.00
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	16.95
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	9,228.70
METROPOLITAN UTILITIES DIST	2025/05/08-06/05 MONTHLY SERVICE	11.38
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	150.38
TRAVELERS	2025/06/30M PAID LOSS RECOVERY	37.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	57.80
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	72.31
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		\$ 11,074.52

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CLAIMS FOR 2025/07/15 COUNCIL MEETING

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PUBLIC WORKS

BLACKHAWK HOMEOWNERS ASSOCIATION	2025 ANNUAL BHOA MAINTENANCE AGREEMENT	17,312.44
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	27.65
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	5,658.60
MATRIX BUSINESS SYSTEMS INC	2025/06/30M COPIER EXPENSE	156.42
METROPOLITAN UTILITIES DIST	2025/05/08-06/05 MONTHLY SERVICE	19.11
NEBRASKA IOWA SUPPLY COMPANY, INC	DIESEL, UNLEADED FOR CITY TANKS	4,293.85
OLSSON ASSOCIATES	BPW-240802 WATER PARK CITY INFRASTRUCTURE THRU 2025/06/07	17,665.86
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	252.54
ONE CALL CONCEPTS	2025/06/30M LOCATES	1,369.72
PRECISE MRM LLC	2025/05/31M FLAT DATA PLAN	69.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	58.60
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	92.37
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		\$ 46,976.16

PARKS

A-RELIEF SERVICES	2025/05/25-06/21 PORTABLE RESTROOMS- SWANSON PARK	199.00
ARTISTIC SIGN & DESIGN	PARK SIGNS-LAKEWOOD, SUNRISE	970.00
ARTISTIC SIGN & DESIGN	MUHS BRONZE PLAQUE	465.00
CAPITAL BUSINESS SYSTEMS, INC	2025/05/18-06/17 COPIER EXPENSE	18.98
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	16.95
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	8,007.37
HATS OFF MOTORSPORTS	2024 OUTBOARD BOAT W/MOTOR, TRAILER	15,055.00
J & J SMALL ENGINE SERVICE	ZSX4640 SPRAY 40 GAL SPRAY S/N 415236576	14,999.00
METROPOLITAN UTILITIES DIST	2025/05/08-06/06 MONTHLY SERVICE	47.44
MIDWEST DCM, INC	BPW-250108 EVERETT PARK PICKLEBALL COURT THRU 2025/06/30	79,479.00
OMAHA PUBLIC POWER DISTRICT	2025/04/30-05/30 MONTHLY SERVICE	93.64
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	2,030.81
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	33.10
OMAHA PUBLIC POWER DISTRICT	2025/05/21-06/23 MONTHLY SERVICE	458.74
OMAHA PUBLIC POWER DISTRICT	2025/05/27-06/25 MONTHLY SERVICE	71.60
OMAHA PUBLIC POWER DISTRICT	REPLACE WOODEN POLE-JEWELL DOG PARK	1,385.84
PRECISE MRM LLC	2025/05/31M FLAT DATA PLAN	299.00
PRIDE HOME SERVICES, INC	BACKFLOW PREVENTER, INSTALL VALVE- HAWORTH PK BALLFIELD	9,800.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	78.55
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	95.37
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		\$ 133,604.39

RECREATION

ADDISON KETTLESON	REIMB FOR LIFEGUARD SWIMSUIT	35.86
ADDISON TOELLE	REIMB FOR LIFEGUARD SWIMSUIT, CERTIFICATION	210.86
ALANNA CLONTZ	REIMB FOR LIFEGUARD SWIMSUIT, CERTIFICATION	243.95
ALEXANDRA MASHEK	REIMB FOR LIFEGUARD SWIMSUIT	60.74
ALEXANDRA SWOBODA	REIMB FOR LIFEGUARD SWIMSUIT	54.51
ANDI CARMAN	REIMB FOR LIFEGUARD SWIMSUIT, CERTIFICATION	313.87
AQUA-CHEM	CHEMICALS FOR POOLS	179.00
CAMPBELL WALLMAN	REIMB FOR LIFEGUARD SWIMSUIT	52.64
CAPITAL BUSINESS SYSTEMS, INC	2025/05/11-06/10 COPIER EXPENSE	150.74

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RECREATION (cont'd)

CASEY ANDERS	REFUND SWIMMINS LESSONS	80.00
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	101.68
CHRISTINE MUELLER	REFUND SWIMMING LESSONS	40.00
CLAIRA MATHEWS	REIMB FOR LIFEGUARD CERTIFICATION	200.00
COTA BARMORE	REIMB FOR LIFEGUARD SWIMSUIT	62.86
CRISTIAN RAMOS	REIMB FOR CERTIFICATION	125.00
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	5,290.54
ERIKA RODRIGUEZ	REFUND SWIMMING LESSONS	40.00
GRACIE HENDERSON	REIMB FOR LIFEGUARD SWIMSUIT	28.84
HANNAH KNIGHT	REIMB FOR LIFEGUARD SWIMSUITS	129.23
HAYLEE JOHNSON	REIMB FOR POL, RECERTIFICATION	165.00
JAY KNIGHT	REIMB FOR CERTIFICATION	275.00
JAYLA FASNACHT	REIMB FOR LIFEGUARD SWIMSUIT, RECERTIFICATION	187.03
KAREN LOPEZ	REFUND SWIMMING LESSONS	80.00
KIM ASMUS	REFUND POOL PASS	135.00
LILLIAN CROUCH	REIMB FOR RECERTIFICATION	125.00
MADDILYN TSCHIRREN	REIMB FOR LFEGUARD SWIMSUIT	48.46
MADELEINE WALTER	REIMB FOR LIFEGUARD SWIMSUIT, CERTIFICATION	169.95
MADISON VANOURNEY	REIMB FOR CPR CLASS, LIFEGUARD SWIMSUIT	80.90
MARIA CONNEALY	REIMB FOR LIFEGUARD SWIMSUIT	45.90
METROPOLITAN UTILITIES DIST	2025/05/08-06/06 MONTHLY SERVICE	11,904.29
METROPOLITAN UTILITIES DIST	2025/05/14-06/12 MONTHLY SERVICE	706.00
MIDWEST IMPRESSIONS	SPORTS CAMP T-SHIRTS	1,360.00
OMAHA PUBLIC POWER DISTRICT	2025/04/30-05/30 MONTHLY SERVICE	52.66
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	1,062.15
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	1,583.47
OMAHA PUBLIC POWER DISTRICT	2025/05/21-06/23 MONTHLY SERVICE	41.74
PRECISE MRM LLC	2025/05/31M FLAT DATA PLAN	92.00
QUINLAN KOEHLER	REIMB FOR LIFEGUARD SWIMSUIT	92.62
SIERRA STEDNITZ	REIMB FOR LIFEGUARD SWIMSUIT, CERTIFICATION	272.52
STEVE'S FLOOR COVERINGS, INC	REPLACE TILE AND BASE COVER -REED CENTER	12,275.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	17.33
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	30.56
ZACHARY TURBES	REFUND TENNIS LESSONS	75.00
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		\$ 38,277.90

FACILITY MAINTENANCE

AMERICAN FENCE COMPANY	INSTALL FENCES, ADJ GATES-LONGO DR	9,527.00
CARPENTER PAPER CO	JANITORIAL SUPPLIES	719.48
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	50.84
CERRIS SYSTEMS NORTH CENTRAL, INC	A/C CONFERENCE ROOM HOT-DIST 3	764.60
CERRIS SYSTEMS NORTH CENTRAL, INC	RELOCATE THERMOSTAT-DIST 3	315.00
CERRIS SYSTEMS NORTH CENTRAL, INC	A/C UNIT 2048 TRIPPING ON HI PRESSURE- PLANNING	178.00
CONTROL MASTERS	LABOR TO UPGRADE EBO	217.50
DWAYNE NIELSEN	CABLE TOILET-LOOKINGGLASS SPLASH PAD	155.00
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	13,835.37
HEARTLAND PNEUMATIC	AIR COMPRESSOR MAINTENANCE-ALL DIST, FIRE GOLDENROD	1,926.50
JACKSON SERVICES, INC	DOOR MAT SERVICE-CITY BUILDINGS	153.20
METROPOLITAN UTILITIES DIST	2025/05/08-06/05 MONTHLY SERVICE	128.46
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	945.07
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	257.18
OMAHA PUBLIC POWER DISTRICT	2025/05/21-06/23 MONTHLY SERVICE	42.27
PILGRIM LANDING GARDEN CLUB	REIMB LANDSCAPING EXPENSES	296.18
PRECISE MRM LLC	2025/05/31M FLAT DATA PLAN	161.00

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CLAIMS FOR 2025/07/15 COUNCIL MEETING

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FACILITY MAINTENANCE (cont'd)

TRICO MECHANICAL SERVICES	SCHEDULED MAINTENANCE-SENIOR CENTER	612.47
TRICO MECHANICAL SERVICES	INSTALL MINI-SPLIT SYSTEM-STREET	6,588.00
TRICO MECHANICAL SERVICES	SCHEDULED REFRIGERATION MAINTENANCE-1510 WALL ST	194.25
TRISTAR	2025/05/31M CLAIMS PAID AND ALAE	63,573.49
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	67.72
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	83.89
		\$ 100,792.47

CEMETERY

CAPITAL BUSINESS SYSTEMS, INC	2025/07/06-08/05 SERVICE AGREEMENT	15.45
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	13.47
COX BUSINESS SERVICES	2025/06/22-07/21 MONTHLY SERVICE	91.99
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	3,065.29
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	247.83
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	22.23
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	26.99
		\$ 3,483.25

STREETS

ALFRED BENESCH & COMPANY	BPW-220813 STREETSCAPING 2025/01/13-02/09	72,241.60
ALFRED BENESCH & COMPANY	BPW-220813 STREETSCAPING 2025/04/07-05/04	72,363.70
CAPITAL BUSINESS SYSTEMS, INC	2025/05/12-06/11 COPIER EXPENSE	25.46
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	84.74
CONCRETE SUPPLY, INC	CONCRETE	2,077.63
COX COUNTRY AUTO, INC	BODY REPAIR-2015 FORD EDGE	1,789.56
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	45,059.49
HGM ASSOCIATES INC	BPW-250602 FT CROOK BRIDGE CONTROL 2025/03/24-06/15	1,436.90
HGM ASSOCIATES INC	BPW-240604 CULVERT REPAIR THRU 2025/06/15	712.50
IA/NE CONCRETE PRODUCTS	CONCRETE	2,136.00
JACOBS ENGINEERING GROUP, INC	BPW 240124 WHITTED CREEK DRAINAGE 2025/04/26-05/23	7,430.99
JACOBS ENGINEERING GROUP, INC	BPW 250301 QUAIL CREEK REHAB 2025/03/18-05/23	17,585.28
JEO CONSULTING GROUP, INC	BPW-250120 INDUSTRIAL RD DRAINAGE IMP THRU 2025/06/20	11,188.75
LOGAN CONTRACTORS SUPPLY	WALK BEHIND ROLLER SN#S0204 UNIT #341646, FREIGHT	13,741.00
OMAHA PUBLIC POWER DISTRICT	2025/04/30-05/30 MONTHLY SERVICE	264.74
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	564.77
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	46.78
OMAHA PUBLIC POWER DISTRICT	2025/05/21-06/23 MONTHLY SERVICE	724.39
OMAHA PUBLIC POWER DISTRICT	2025/05/27-06/25 MONTHLY SERVICE	13,181.31
OMNI ENGINEERING	ASPHALT	870.22
PRECISE MRM LLC	2025/05/31M FLAT DATA PLAN	1,196.00
READY MIXED CONCRETE COMPANY	CONCRETE	20,217.16
RHOMAR INDUSTRIES	STRIPE-OFF CANS, SHIPPING	425.10
STRAIGHT-LINE STRIPING, INC	YELLOW AND WHITE STRIPING PAINT	71,010.00
THE SCHEMMER ASSOCIATES	BPW-240201 FONTENELLE HILLS RECONSTRUCTION 2025/05/31M	1,520.00
UMB BANK - TRUST OPERATIONS	2017 HWY ALLOC DTD 12-28-2017 UMB PAY AGENT FEES	300.00
UMB BANK - TRUST OPERATIONS	2019 HWY ALLOC DTD 3-9-2019 UMB PAY AGENT FEES	300.00

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CLAIMS FOR 2025/07/15 COUNCIL MEETING

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STREETS (cont'd)

UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	263.34
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	330.58
UTILITY EQUIPMENT COMPANY	DRAINAGE PIPE FOR 370 PLZ MAASS RD	1,580.40
		\$ 360,668.39

FLEET MAINTENANCE

911 CUSTOM, LLC	FORD UTILITY BUMPER-PO7090	582.46
ALLIED OIL & TIRE COMPANY	DRY DIESEL	902.40
ARNOLD MOTOR SUPPLY	HD STARTER, BEARINGS, BRAKE DRUMS, BELT TENSIONER	779.10
AUTOMOTIVE WAREHOUSE DIST, INC	ADHESIVE, THREADLOCKER, AIR CHUCKS, GREASE, FORNEY PARTS, RAYBESTOS	906.32
BAXTER FORD	SPARK PLUGS	57.84
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	44.60
CORNHUSKER INTERNATIONAL TRUCKS	DIAGNOSTIC & TECH SERVICES, ALTERNATOR, HOSE, TAIL LIGHT, SEALS	3,987.09
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	24,736.50
FACTORY MOTOR PARTS CO	SPARK PLUGS, COMPRESSOR ASSY	354.75
INLAND TRUCK PARTS CO	SHAFT NUT-ENG21	12.15
MACQUEEN EQUIPMENT, LLC	Q SIREN FOR ENG1	3,923.10
MACQUEEN EQUIPMENT, LLC	CREDIT-Q SIREN FOR ENG1- TO BE PD W/ PCARD	(3,923.10)
MATHESON TRI-GAS INC	WELDING SUPPLIES	472.13
NAFA FLEET MANAGEMENT ASSOCIATION	2025/10/01-2026/09/30 MEMBER DUES	549.00
NAPA AUTO PARTS	FILTERS, GLOVES, BLOWER MOTOR, GROMMETS, DRUM BRAKE CYL, HEATER VALVES	694.95
NEBRASKA IOWA INDUSTRIAL FASTENERS, INC	KNOT CUP BRUSH, HEX DRIVE SCREWS, TY-RAP, DRILL BITS	230.51
NORTH CENTRAL AMBULANCE SALES	DOOR ROLLER ASSY-MED21	673.54
OMAHA PUBLIC POWER DISTRICT	2025/05/21-06/23 MONTHLY SERVICE	1,124.22
QUALITY TIRE, INC	TIRE-PA409	175.00
THERMO KING CHRISTENSEN	BLOCK TYPE 1600, RECEIVER DR	104.78
TOYNE, INC	EXH CLAMPS & GASKETS FOR STOCK-ENG 41	1,667.10
TRUCK CENTER COMPANIES-OMAHA	SERVICE WORK-WW135	1,167.50
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	155.50
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	196.42
WALKERS UNIFORM RENTAL	UNIFORM RENTAL SERVICE, FENDER COVERS	694.62
WOODHOUSE PLATTSMOUTH	HOUSING MOUNT TRANSMISSION-PO615	118.15
		\$ 40,386.63

SOLID WASTE

CITY OF OMAHA	2025/05/30M COMPOST DELIVERIES	16,343.91
		\$ 16,343.91

PLANNING

CAPITAL BUSINESS SYSTEMS, INC	2025/05/18-06/17 COPIER EXPENSE	56.78
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	1.71
COLUMN SOFTWARE, PBC	LEGAL ADS	50.72
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	2,212.60
METROPOLITAN UTILITIES DIST	2025/05/08-06/05 MONTHLY SERVICE	17.29
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	228.43
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	28.50
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	41.20
		\$ 2,637.23

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PERMITS & INSPECTIONS

BELLEVUE PRINTING COMPANY	APPROVAL STICKERS FOR INSPECTIONS	504.54
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	1.71
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	12,962.50
METROPOLITAN UTILITIES DIST	2025/05/08-06/05 MONTHLY SERVICE	23.10
NORATEK SOLUTIONS INC	2025/05/29-05/30 SOFTWARE CONSULTING	1,400.00
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	305.21
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	82.99
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	107.27
		\$ 15,387.32

POLICE

AMAZON WEB SERVICES, INC	2025/06/30M AMAZON WEB SERVICES	1,034.76
A-RELIEF SERVICES	2025/05/29-06/25 PORTABLE RESTROOMS-GUN RANGE	199.00
AT&T MOBILITY-CC	2025/05/05-06/04 MONTHLY SERVICE	1,975.25
AUTO BODY AUTHORITY	REPAIR FRONT BUMPER-UNIT 708	238.00
BELLEVUE ANIMAL HOSPITAL	VET VISIT-KADO	101.27
BELLEVUE PRINTING COMPANY	RED TOW TAGS	271.80
BIG RED LOCKSMITHS	KEYS FOR COMMAND VEHICLES	49.00
CAPITAL BUSINESS SYSTEMS, INC	2025/05/17-06/16 COPIER EXPENSE	388.14
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	71.13
CHRYSLER AUTO LEASE	2025/07/31M CHRYSLER LEASE PD 7/3/25	696.68
CREIGHTON UNIVERSITY COLLEGE OF	BLS CARDS	10.50
DILLON BROTHERS H-D BUELL	MOTORCYCLE REPAIRS, HELMET	664.87
DRY CREEK ARSENAL, LLC	SUPPRESSORS FOR SWAT RIFLES	8,964.78
EDWARDS MOTORTSPORTS, LLC	CAN-AM UTV MAINTENANCE	385.57
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	176,839.24
GALLO PROFESSIONAL POLYGRAPH	POLYGRAPH SERVICE	500.00
GREAT PLAINS UNIFORMS	UNIFORM ITEMS (5 EMP), BALLISTIC VESTS (3 EMP)	5,418.95
HOPE VALENTINE, LLC	2025/06/30M MENTAL HEALTH - 4 HRS	600.00
INFOSAFE SHREDDING	ON-SITE SHREDDING SERVICE	120.00
JACKSON SERVICES, INC	DOOR MAT SERVICE	97.61
KSB SCHOOL LAW, PC LLO	SRO ON-LINE TRAINING-ROSARIO	400.00
MARCO CARRILLO	REPLACE TORN UNIFORM PANTS	96.30
MATRIX BUSINESS SYSTEMS INC	2025/06/30M COPIER EXPENSE	413.57
METROPOLITAN UTILITIES DIST	2025/05/08-06/05 MONTHLY SERVICE	409.28
NATIONAL ASSOCIATION OF TOWN WATCH	NNO SHIRTS, CAPS, ID KITS	2,001.60
NEBRASKA DEPARTMENT OF MOTOR	UNDERCOVER PLATES (5)	41.00
NEBRASKA FURNITURE MART	50IN TV MONITOR	347.99
OFFUTT COLLISION REPAIR CENTER	BODY REPAIR-UNIT 709	5,832.14
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	5,444.98
RILEY LAMPMAN	ADVANCE PER DIEM FOR TRAINING	816.00
TRAVELERS	2025/06/30M PAID LOSS RECOVERY	2,018.00
TRISTAR	2025/05/31M CLAIMS PAID AND ALAE	3,144.55
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	776.91
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	1,896.21
ZERO9 HOLSTERS	PEPPER SPRAY CANS, SHIPPING	180.65
		\$ 222,445.73

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FIRE & RESCUE

AIRGAS USA, LLC	2025/05/31M CYLINDER RENTAL, OXYGEN	650.67
BIG RED LOCKSMITHS	KEYS FOR COMMAND VEHICLES	49.00
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES (PHARMACY) & RESCUE EQUIPMENT & SUPPLIES	18,617.92
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	80.20
CREIGHTON UNIVERSITY COLLEGE OF DEAN SNYDER CONSTRUCTION CO	BLS CARDS	126.00
	BPW-250109 BFD UTILITY BUILDING THRU 2025/06/30	11,880.00
DXP ENTERPRISES, INC	AC ADAPTER CHARGER, TRAVEL CHARGER	370.50
ED M FELD EQUIPMENT CO	SCBA REPAIRS	43.56
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	132,500.41
ESO SOLUTIONS, INC	2025/06/04-09/03 ESO INCIDENT SOFTWARE AND BILLING	10,026.06
EXEMPLIS LLC	16 OFFICE CHAIRS	6,753.60
GP ARCHITECTURE, LLC	BPW-250109 BFD OUTBUILDINGS AND PARKING LOT THRU 2025/06/30	9,175.00
GREAT PLAINS UNIFORMS	UNIFORM ITEMS (6 EMP)	798.90
HORWATH LAJNDRY EQUIPMENT	WASHER REPAIR-DIST 4	480.07
HUMANA HEALTH CARE PLANS	REFUND FOR SERVICES	207.40
KEN BROOKE ROOFING, INC	REPLACE SHINGLE ROOF-DIST 4	49,000.00
MACQUEEN EQUIPMENT, LLC	BUNKER COATS & PANTS FOR RECRUITS	14,604.00
MARCO TECHNOLOGIES, LLC	2025/05/27-06/26 COPIER EXPENSE	68.35
MARCO TECHNOLOGIES, LLC	2025/04/27-05/26 COPIER EXPENSE	98.82
MARCO TECHNOLOGIES, LLC	2025/05/02-06/01 COPIER EXPENSE	213.82
METROPOLITAN UTILITIES DIST	2025/05/07-06/05 MONTHLY SERVICE	51.09
METROPOLITAN UTILITIES DIST	2025/05/08-06/05 MONTHLY SERVICE	47.44
MUTUAL OF OMAHA INS	REFUND FOR SERVICES	88.33
OMAHA PUBLIC POWER DISTRICT	2025/04/30-05/30 MONTHLY SERVICE	1,019.35
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	1,451.23
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	807.85
OMAHA PUBLIC POWER DISTRICT	2025/05/21-06/23 MONTHLY SERVICE	2,596.21
OMAHA PUBLIC POWER DISTRICT	2025/05/27-06/25 MONTHLY SERVICE	860.60
PATRESSE RIEPLE	REFUND FOR SERVICES - C RIEPLE	462.36
SALSBURY INDUSTRIES, INC	OFFSET FOR CREDIT CR-FRT7426	1,495.00
SALSBURY INDUSTRIES, INC	CREDIT FOR DAMAGED ITEMS	(1,495.00)
STERICYCLE, INC	2025/05/31M ON-SITE SHREDDING	69.00
TRI-MUTUAL AID FIREFIGHTERS ASSN	2025/01/01-2027/12/31 - 3 YR MEMBERSHIP	450.00
TRISTAR	2025/05/31M CLAIMS PAID AND ALAE	19,656.12
UL LLC	AERIAL, PUMPS & GROUND LADDERS TESTING	19,380.40
UNIONIST PRINTING	BANNER & TABLE CLOTH FOR FIRE PREVENTION	545.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	622.10
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	1,347.42
ZOLL DATA SYSTEMS INC	2025/08/31M ZOLL BILLING	1,654.80
ZOLL DATA SYSTEMS INC	2025/07/31M ZOLL BILLING	1,654.80
ZOLL MEDICAL CORPORATION	RESQPOD ITD 10	1,130.20
		\$ 309,638.58

NON-DEPARTMENTAL/CONTRACTS

ABBY HIGHLAND	2025/05/30M CDBG CONSULTANT	425.00
CENTURY LINK	2025/05/04-06/03 MONTHLY SERVICE	367.35
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	224.39
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	181.94
SARPY COUNTY COURT HOUSE	2025/08/31M ANIMAL CONTROL	17,530.00
TASC - TOTAL ADMINISTRATIVE SERVICES	2025/09/30Q FSA ADMIN FEES	2,094.75
TRISTAR	2025/09/30Q CLAIMS ADMIN FEES	3,881.25
		\$ 24,704.68

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CLAIMS FOR 2025/07/15 COUNCIL MEETING

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INFORMATION TECHNOLOGY

DELL MARKETING L.P.	6 AIO COMPUTERS FOR IT	8,520.00
GRAYBAR ELECTRIC	COMMUNICATION PARTS & SUPPLIES	550.10
INTERSTATE ALL BATTERY CENTER	BATTERIES	667.20
INTERSTATE POWER SYSTEMS, INC	GENERATOR REPAIR JFK TOWER SITE	1,845.37
MOTOROLA SOLUTIONS, INC	PROGRAMMING CABLES	548.30
ONE CALL CONCEPTS	2025/05/31M LOCATES	6.09
SARPY COUNTY FISCAL ADMINISTRATION	2025/06/30Q DATA PROCESSING SERVICES	30,371.00
SENTINEL TECHNOLOGIES, INC	2025/05/31M FORTIS MONTHLY SERVICE & PRODUCT	5,414.77
SHI INTERNATIONAL CORP	2025/07/01-2026/06/30 MICROSOFT 365 SERVICES	113,664.58
SHI INTERNATIONAL CORP	2025/06/20-11/04 ADOBE LICENSES	717.45
STERLING COMPUTERS	2025/06/13-2028/06/12 FORTIGATE PROTECTION	10,931.26
TJ CABLE	2025/05/31M LOCATES	300.00
TJ CABLE	2025/04/30M LOCATES	50.00
		\$ 173,586.12

BELLEVUE BAY INDOR WATERPARK

HOLLAND BASHAM ARCHITECTS, INC	2025/05/31 PROFESSIONAL SERVICES-WATERPARK	174,330.00
AMERICAN RESORT MANAGEMENT	2025/06/30M REIMB EXPENSES	4,018.97
AMERICAN RESORT MANAGEMENT	2025/06/30M DESIGN SERVICES	22,500.00
MCL CONSTRUCTION	BELLEVUE BAY INDOOR WATERPARK	782,683.08
		\$ 983,532.05

WASTEWATER

AIRGAS USA, LLC	GAS ALERT SENSOR	187.15
AT&T MOBILITY	2025/06/08-07/07 MONTHLY SERVICE	655.08
CAPITAL BUSINESS SYSTEMS, INC	2025/05/09-06/08 COPIER EXPENSE	96.05
CENTURY LINK	2025/06/13-07/12 MONTHLY SERVICE	228.66
CENTURY LINK	2025/06/22-07/21 MONTHLY SERVICE	701.23
CITY OF OMAHA	2025/03/30M SEWER FEES	648,815.97
COX BUSINESS SERVICES	2025/06/12-07/11 MONTHLY SERVICE	208.00
COX BUSINESS SERVICES	2025/06/18-07/17 MONTHLY SERVICE	91.99
ELLIOTT EQUIPMENT CO	ROOT CUTTER MOTORS	6,028.47
EMPLOYEE BENEFITS SYSTEM	2025/07/31M HEALTH INSURANCE	19,967.00
GRAINGER	QUICK CONNECT SOCKETS, PLUGS	459.60
JUDDS BROS CONSTRUCTION CO	BPW 230307 BLUFF ST LIFT STATION 2024/12/24-2025/06/20	164,466.00
MICHAEL TODD INDUSTRIAL SUPPLY	SURVEY PAINT, ENGINEER FLAGS	379.24
MIDWEST LABORATORIES	CLEAR GLASS JARS FOR TESTING	39.75
OMAHA PUBLIC POWER DISTRICT	2025/05/09-06/11 MONTHLY SERVICE	3,715.64
OMAHA PUBLIC POWER DISTRICT	2025/05/20-06/20 MONTHLY SERVICE	1,704.85
OMAHA PUBLIC POWER DISTRICT	2025/05/21-06/23 MONTHLY SERVICE	802.58
PRECISE MRM LLC	2025/05/30M FLAT DATA PLAN	253.00
UMB BANK - TRUST OPERATIONS	2018 WW DTD 6-28-2018 UMB PAY AGENT FEES	300.00
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LIFE	121.07
UNITED OF OMAHA LIFE INSURANCE CO	2025/06/30M LTD	149.16
UTILITY EQUIPMENT COMPANY	PVC COUPLINGS, CEMENT	597.56
		\$ 849,968.05

COMMUNITY BETTERMENT

OMAHA PUBLIC POWER DISTRICT	2025/05/27-06/25 MONTHLY SERVICE	100.55
		\$ 100.55

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CLAIMS FOR 2025/07/15 COUNCIL MEETING

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COMMUNITY DEVELOPMENT

ABBY HIGHLAND	2025/01/31M CDBG CONSULTANT	5,450.00
		<u>\$ 5,450.00</u>

G.O. BONDS

UMB BANK - TRUST OPERATIONS	2020A DTD 6-5-2020 UMB PAYING AGENT FEE	300.00
UMB BANK - TRUST OPERATIONS	2020B DTD 6-5-2020 UMB PAYING AGENT FEE	300.00
UMB BANK - TRUST OPERATIONS	2020C DTD 8-14-2020 UMB PAYING AGENT FEE	300.00
UMB BANK - TRUST OPERATIONS	2020D DTD 12-3-2020 UMB PAYING AGENT FEES	300.00
UMB BANK - TRUST OPERATIONS	2019 PUB SAFETY DTD 4-30-2019 UMB PAY	300.00
UMB BANK - TRUST OPERATIONS	2018 SID 147 DTD 5-15-2018 UMB PAY AGENT FEE	300.00
UMB BANK - TRUST OPERATIONS	2019 SID 265 DTD 6-15-2019 UMB PAY AGENT FEE	300.00
UMB BANK - TRUST OPERATIONS	2019 SID 269 DTD 6-15-2019 UMB PAY AGENT FEE	300.00
		<u>\$ 2,400.00</u>

LAW ENFORCEMENT TRUST

ERIC SAYLES	REFUND	1,251.00
		<u>\$ 1,251.00</u>

TOTAL CLAIMS FOR 2025/07/15	\$ 3,471,710.60
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TOTAL PAYROLL FOR 2025/07/04	\$ 1,888,893.81
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CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

13a.
7/15/2025

COUNCIL MEETING DATE: July 15, 2025		SUBMITTED BY: Tammi Palm, Planning Director		
AGENDA ITEM:	CONSENT AGENDA	<input type="checkbox"/>	SPECIAL PRESENTATION	<input type="checkbox"/>
LIQUOR LICENSE	ORDINANCE	<input checked="" type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION	CURRENT BUSINESS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

Request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast 1/4 of the Southwest 1/4, north of the road, all located in the Southwest 1/4 of Section 32, T14N. R13E of the 6th P.M., Sarpy County, Nebraska, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General location: South 42nd Street and Hwy 370.

SYNOPSIS/BACKGROUND:

Jeff Stoll, on behalf of Quail Crossing, LLC, is requesting approval of a change of zone and preliminary plat to allow for commercial and multi-family residential development. A similar preliminary plat and rezoning was approved by the City Council on March 4, 2025. Prior to a final plat application the developer decided to amend the street/lot configuration, which prompted an amended preliminary plat. Proposed Lots 1 through 6 would be constructed with commercial uses and Lot 7 would be developed with multi-family residential. The applicant will need future site plan approval under the proposed RG-20-PS zoning of the multi-family lot. No site plan approval is being requested at this time

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 Planning Commission have recommended approval of this request.

ATTACHMENTS:

1. Planning Commission Recommendation Sheet	2. Staff Report	3. Ordinance No. 4188
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: Quail Crossing, LLC

CASE #'s: Z-2504-05 and S-2504-10

CITY COUNCIL HEARING DATE: August 5, 2025

REQUEST: To rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing.

On June 26, 2025, the City of Bellevue Planning Commission voted seven yes, zero no, two absent and zero abstained:

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

VOTE:

Yes:	Seven:	No:	Zero:	Abstain:	Zero:	Absent:	Two:
	Taylor-Jones						Ackley
	Sims						Perrin
	Hankins						
	Lasenburg						
	Bennett						
	Yoder						
	Aerni						

Planning Commission Hearing (s) was held on: June 26, 2025

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-2504-05
S-2504-10

FOR HEARING OF:
REPORT #1: June 26, 2025
REPORT #2: August 5, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Quail Crossing, LLC
6860 S 118th Street
Omaha, NE 68137

B. PROPERTY OWNERS:

Austin Alff and Scott Alff
c/o Austin Alff
16602 Longbow Loop
Omaha, NE 68136

C. GENERAL LOCATION:

South 42nd Street and Hwy 370

D. LEGAL DESCRIPTION:

Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, north of the road, located in the Southwest $\frac{1}{4}$ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 through 7, and Outlots A and B, Quail Crossing from AG and RE to BG and RG-20-PS.
2. Preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing.

F. EXISTING ZONING AND LAND USE:

AG and RE, Single Family Residential and Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and preliminary plat to enable commercial and multi-family residential development.

H. SIZE OF SITE:

The site is approximately 16 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is developed with a single-family residential building and a 3,750-square-foot pole barn.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Highway 370 right-of-way
2. **East:** Commercial (across South 42nd Street), BG and BGH-PCO
3. **South:** Vacant (across Maass Road), AG
4. **West:** Commercial (across South 45th Street), BG-PCO

C. RELEVANT CASE HISTORY:

1. On January 23, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast ¼ of the Southwest ¼, north of the road, located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska. City Council approved the aforementioned request on March 4, 2025.

2. On June 26, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing.

D. APPLICABLE REGULATIONS:

1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
2. Section 5.17, Zoning Ordinance, regarding Planned Subdivision District uses and requirements.
3. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.
4. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
5. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as mixed use.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2022 MAPA traffic data indicates 31,000 vehicles per day along Highway 370 near the intersection of South 42nd Street.
2. Shannon Drive will be the east-west street through the proposed plat, with access from South 42nd Street and South 45th Street.

D. UTILITIES:

All utilities are available or will be constructed to serve this development.

E. ANALYSIS:

1. Jeff Stoll, on behalf of Quail Crossing, LLC, has submitted a request to preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing, for the purpose of commercial and multi-family residential development.
2. The applicant is also requesting a change of zone from RE and AG to BG and RG-20-PS for the purpose of commercial and multi-family residential development.

Proposed Lots 1 through 6 would be zoned BG and constructed with commercial/retail space.

The intent of the BG district is to provide for a wide range of retail and service establishments.

The applicant is proposing multi-family residential for Proposed Lot 7.

The RG-20 (General Residential) zoning districts are intended to permit moderately high-density development and uses that are typical and compatible in the operation of apartment houses.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas. Site plan approval is not being requested at this time. The applicant will need site plan approval prior to any construction on this property.

3. A similar preliminary plat and rezoning was approved by the City Council on March 4, 2025 (see attached). Prior to a final plat application, the developer decided to amend the street/lot configuration, which prompted the amended preliminary plat.

4. Any construction on this property will need to comply with Section 8.12, Zoning Ordinance, for design standards. Compliance with these regulations will be reviewed as part of the building permit process.

5. A draft Development Agreement has been submitted and is under review by the City Attorney.

6. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Metropolitan Utilities District, Cox Cable, Black Hills Energy, CenturyLink, Sarpy County GIS/911, OPPD, MAPA, Papio-Missouri River NRD, and the Papillion LaVista 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.

No comments were received on this case.

7. A traffic study was required by Public Works and submitted with this application. City Staff reviewed the traffic study conducted by E&A Consulting Group, Inc. and concurred with its findings.

As part of this development, a northbound left-turn lane and left-turn signal would be included at the intersection of Highway 370 and South 42nd Street. This

intersection will need to be signalized. Other improvements would include a northbound left-turn lane at Shannon Drive and South 42nd Street, a sidewalk and ADA curb ramp will be added along the north side of Maass Road from South 44th Street to South 42nd Street and along the east side of South 45th Street to the cul-de-sac.

8. Based on the number of acres, this development will require a contribution to the Park Fund in the amount of \$15,653.30. This fee must be paid prior to the filing of the final plat.

9. Staff believes this development is compatible with the surrounding area.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

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

VI. ATTACHMENTS TO REPORT

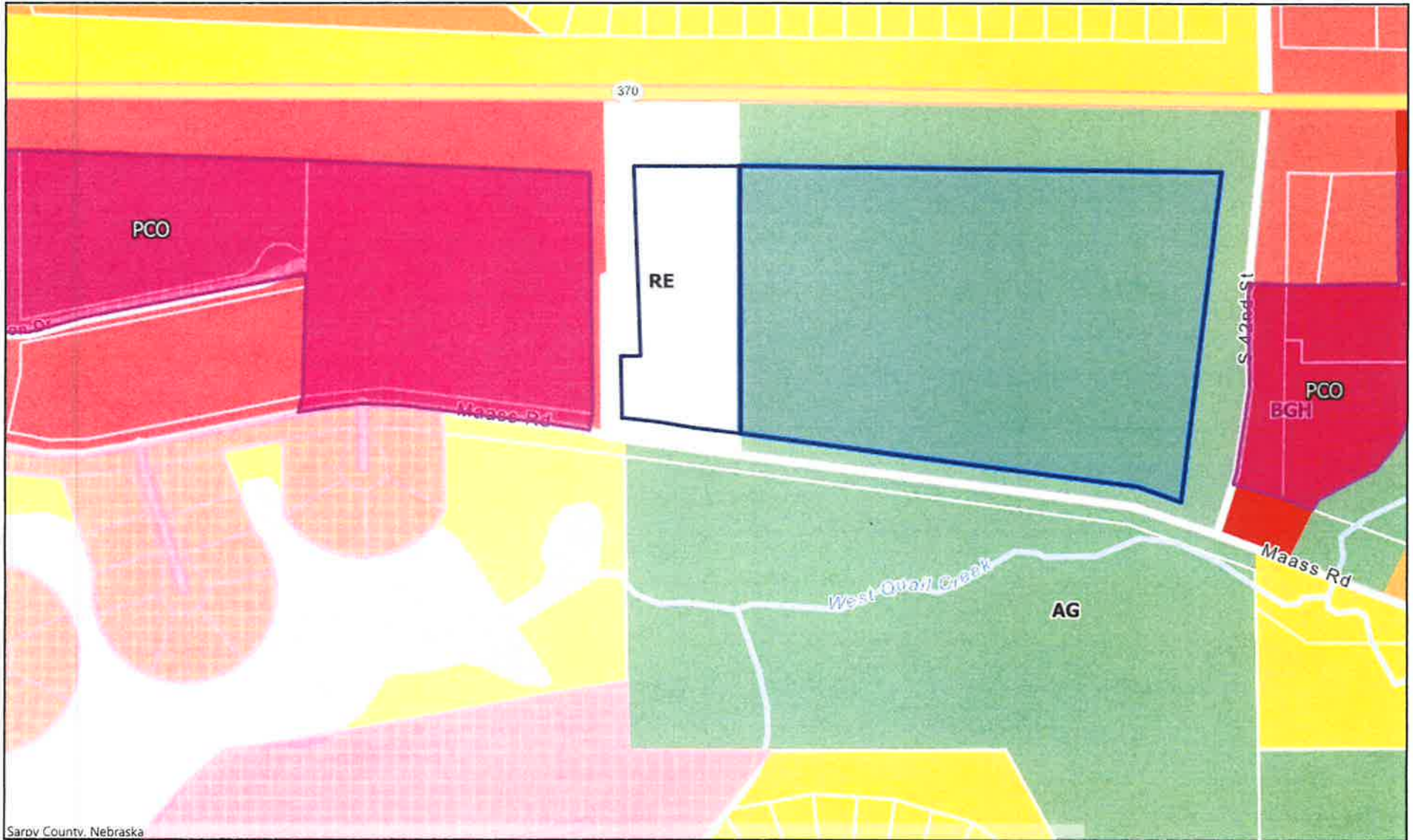
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Zoning justification letter received April 21, 2025
4. Preliminary plat received May 28, 2025
5. Change of zone exhibit received May 28, 2025
6. Prior approved preliminary plat

VII. COPIES OF REPORT TO:

1. Quail Crossing, LLC. (Attn: Austin Alff)
2. E & A Consulting Group, Inc. (Attn: Jeff Stoll)
3. Scott Alff
4. Public Upon Request

 07/08/2025

Planning Director Date of Report

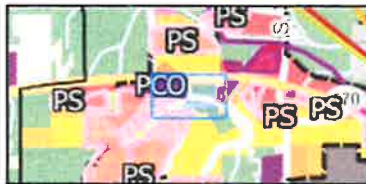


Sarpy County, Nebraska



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





Map Scale 1: 6819

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





E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

April 18, 2025

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

RE: Quail Crossing - Planned Subdivision District Zoning Justification Letter
E&A File: P2023.157.001

Dear Tammi,

On behalf of our client, Quail Crossing, LLC, please allow this letter serve as the Planned Subdivision District justification letter per Section 5.17 of the City of Bellevue's Zoning Ordinance.

5.17.03(1): The proposed modification of the primary district regulations as to platting of lots and space limits will be in the public interest and in harmony with the purpose of this ordinance, and will not adversely affect nearby properties.

Response: The proposed development plan fits within the mixed use designation of the City's Future Land Use. The proposed site will have a mix of commercial and residential uses. Due to the location of the site, most traffic movement will be directed towards Highway 370.

5.17.03 (2): The configuration, topography, vegetation, drainage, or other natural feature of the parcel is such that the normal lot arrangement would not be appropriate, and the natural state of the parcel can best be preserved by application of the Planned Subdivision District classification.

Response: The designation of the Planned Subdivision for the residential use of the property would allow for the future user to better fit the topography and space limitations on the proposed lot. Due to the existing natural gas line located through the middle of the property, it creates a narrow buildable area. The gas line will limit the amount of fill area over the existing easement area and limit where any proposed structure can be placed.

5.17.03 (3): The owner will utilize new and innovation planning methods to develop a subdivision of sound character and in the public interest, and the planned subdivision will be superior to a conventional subdivision.

Response: The future user will create a unique site plan that will utilize the existing natural gas easement to their advance.

5.17.03 (4): The request for PS, Planned Subdivision District classification is not solely for purposes of convenience, profit, or caprice.

Response: The intent of the Planned Subdivision District request is not for the purpose of convenience, profit or caprice. The intent is to create a unique development that fits within the future land use designation and is aimed at developing a workable product within the physical restraints of the site.

RECEIVED

APR 21 2025

PLANNING DEPT.

If you have any questions regarding this justification letter, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

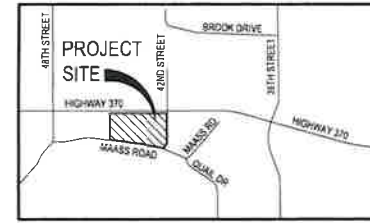


Jeff Stoll
Platting Services Assistant Manager

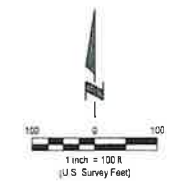
QUAIL CROSSING

LOTS 1 THRU 7 INCLUSIVE & OUTLOTS 'A' AND 'B'

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 32 AND ALSO TOGETHER WITH PART OF SAID NE1/4 OF THE SW1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA



VICINITY MAP



CURVE	RADIUS
1	300.00'
2	300.00'
3	300.00'
4	300.00'

FRONT YARD	NONE
INTERIOR SIDE YARD	0'
STREET SIDE YARD	NONE
REAR YARD	10'

FRONT YARD	25'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	10'
REAR YARD	10'

- LEGEND**
- MONUMENTS FOUND (SIP REBAR UNLESS NOTED)
 - MONUMENTS SET (SIP REBAR W/ CAP L.S. 5/8")
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - ⊕ EX ST. SECTION CORNER
 - EXIST. SECTION LINES
 - EXIST. PROPERTY LINES
 - PTP PAVED TOP OF PPE
 - ▭ BUILDING
 - ▭ POWER RISER
 - ▭ POWER POLE
 - ⋮ GUY WIRE
 - ⊙ LIGHT POLE
 - ⊞ TELEPHONE RISER
 - ⊞ CABLE TV RISER
 - ⊙ FIRE HYDRANT
 - ⊕ UTILITY VALVE (WATER)
 - ⊕ MANNHOLE
 - ▭ CURB INLET
 - ⊕ UTILITY VALVE (GAS)
 - ▭ SIGN
 - FENCE LINE
 - GAS LINE
 - WATER LINE
 - OHP - OHP POWER LINE (OVERHEAD)
 - UGP - UGP POWER LINE (UNDER GROUND)
 - UGC - UGC COMMUNICATION LINE (UNDER GROUND)
 - SS - SS SANITARY SEWER LINE
 - ST - ST STORM SEWER LINE
 - FO - FO FIBER OPTICS LINE

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 32, AND ALSO TOGETHER WITH PART OF SAID NE1/4 OF THE SW1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 722,367 SQUARE FEET OF 16.138 ACRES, MORE OR LESS

DEVELOPER
QUAIL CROSSING LLC
6600 S 118TH STREET
OMAHA, NE 68137

OWNER
SCOTT ALFF
16622 LONGBOW LOOP
OMAHA, NE 68138

ZONING:

EXISTING	AC	RE	PROPOSED
SG	1.031 AC		8.971 AC
RG-20-PB	0.000 AC		8.486 AC
RIGHT-OF-WAY	0.000 AC		1.881 AC
TOTAL			18.138 AC

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE HIGHWAY NO. 370, S 14TH STREET AND S 42ND STREET FROM ANY LOTS ADJUTING SAID STREETS
 - CHAMBERS FOR SIDEWALKS ON CORNERS (LOTS ARE SET AT TWELVE AND HALF FEET (12.5') FROM THE INTERSECTION OF RIGHT-OF-WAY LINES
 - ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE
 - TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAN
 - A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS 'A' AND 'B'

RECEIVED
MAY 28 2025
PLANNING DEPT.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1800 N. 14th Street, Suite 100 • Omaha, NE 68102
Phone: 402.333.3333 • Fax: 402.393.3333
www.eaegroup.com
State of NE • Certificate of Authorization: 05-0004



QUAIL CROSSING
LOTS 1 THRU 7 INCLUSIVE & OUTLOTS 'A' AND 'B'
BELLEVUE, NEBRASKA

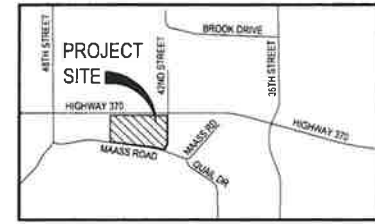
PRELIMINARY PLAN

Project No.	PR2023-001
Date	04-13-2023
Drawn By	AM
Checked By	AM
Scale	1" = 100'
Sheet	1 of 1

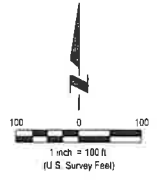
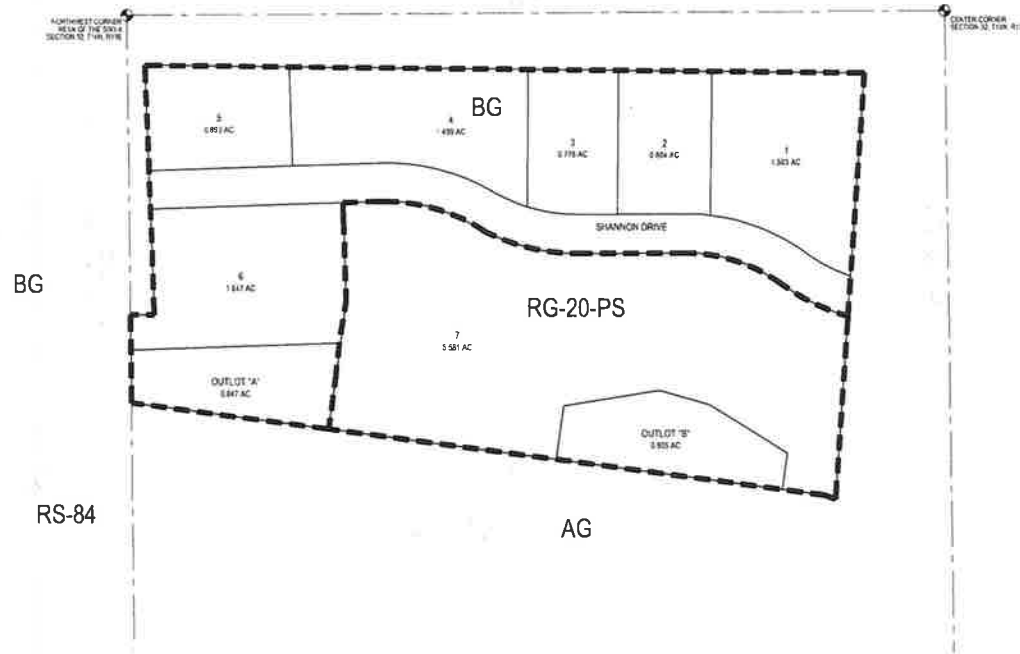
QUAIL CROSSING

LOTS 1 THRU 7 INCLUSIVE & OUTLOTS "A" AND "B"

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 32, AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA



VICINITY MAP



LEGEND

- BOUNDARY LINE
- ⊕ EXIST SECTION CORNER
- EXIST SECTION LINES
- EXIST PROPERTY LINES
- CHANGE OF ZONE LINE

BG ZONING SETBACK TABLE (LOTS 1 THRU 6 & OUTLOT "A")

FRONT YARD	NONE
INTERIOR SIDE YARD	5'
STREET SIDE YARD	NONE
REAR YARD	10'

RG-20-PS ZONING SETBACK TABLE (LOT 7 & OUTLOT "B")

FRONT YARD	25'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	10'
REAR YARD	10'

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 32, AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4" FINCHED TOP PIPE ACCEPTED AS MARKING THE NORTHWEST CORNER OF SAID LOT 1, KATHERINE ADDITION, SAID POINT ALSO BEING THE INTERSECTION THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 375 AND THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 45TH STREET, THENCE S87°29'42" E (BASIS OF BEARING: JOUGLAS/SARPY COUNTY LOWN DISTORTION PROJECTION) ALONG THE NORTH LINE OF SAID LOT 1, KATHERINE ADDITION, AND THE EASTERLY EXTENSION THEREOF, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 375, A DISTANCE OF 1155.74 FEET, TO A FOUND 5/8" REBAR ACCEPTED AS MARKING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 375 AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 42ND STREET, THENCE S87°42'20" ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 42ND STREET, A DISTANCE OF 863.68 FEET TO A FOUND 5/8" REBAR ACCEPTED AS MARKING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 42ND STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF MASS ROAD, THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MASS ROAD, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, KATHERINE ADDITION AND THE EASTERLY EXTENSION THEREOF ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N87°45'00" W, A DISTANCE OF 18.94 FEET TO A FOUND 5/8" REBAR ACCEPTED AS MARKING THE CORNER; (2) THENCE N82°23'38" W, A DISTANCE OF 124.28 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP 5/8" MARKING THE SOUTHWEST CORNER OF SAID LOT 7, KATHERINE ADDITION, SAID POINT ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF MASS ROAD AND SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 45TH STREET, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, KATHERINE ADDITION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH 45TH STREET ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) N107°29'00" W, A DISTANCE OF 142.86 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP 5/8" MARKING THE CORNER; (2) THENCE S45°43'17" E, A DISTANCE OF 38.81 FEET TO A FOUND 3/4" FINCHED TOP PIPE ACCEPTED AS MARKING THE CORNER; (3) THENCE N07°18'50" W, A DISTANCE OF 402.58 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 782.87 SQUARE FEET OF 16.138 ACRES, MORE OR LESS.

DEVELOPER: QUAIL CROSSING LLC, 5866 S 119TH STREET, OMAHA, NE 68137
 OWNER: SCOTT ALFF, 15802 LONGBOW LOOP, OMAHA, NE 68138

ZONING:

EXISTING	AG, RE
PROPOSED	BG, LOTS 1 THRU 6 AND OUTLOT "A" 7871 AC
	RG-20-PS, LOT 7 AND OUTLOT "B" 6486 AC
	RIGHT-OF-WAY 1,581 AC
TOTAL	16,138 AC

RECEIVED
MAY 28 2025
PLANNING DEPT.

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

1090 N. Valley Road, Suite 100 • Omaha, NE 68104
 Phone: 402.884.0004 • Fax: 402.884.0001
 State of NE, Certificate of Registration #0000000000

E & A CONSULTING GROUP, INC.
Engineering Division

QUAIL CROSSING
 LOTS 1 THRU 7 INCLUSIVE & OUTLOTS "A" AND "B"
 BELLEVUE, NEBRASKA

CHANGE OF ZONE EXHIBIT

Proj No: P2023.07.001
 Date: 4.18.2023

Revised: _____
 Description: _____
 Date: _____

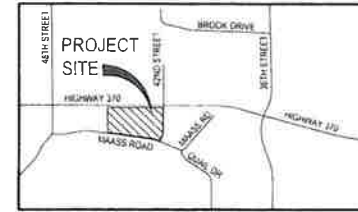
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Printed: _____
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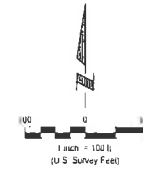
QUAIL CROSSING

LOTS 1 THRU 6 INCLUSIVE & OUTLOTS "A" AND "B"

A TRACT OF LAND BEING ALL OF LOT 7, KATHARINE AUSTIN, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 22 AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 22, ALL LOCATED IN TOWNSHIP 19 NORTH RANGE 13 EAST OF THE 11TH W. CITY OF BELLEVUE, SARRY COUNTY, NEBRASKA



VICINITY MAP



CURVE	INDICATOR
1	AW 50
2	AW 50
3	AW 50
4	AW 50
5	AW 50

FRONT YARD	REAR
15	5
STREET SIDE YARD	5
STREET SIDE YARD	5
REAR YARD	5

FRONT YARD	REAR
15	5
STREET SIDE YARD	5
STREET SIDE YARD	5
REAR YARD	5

- LEGEND**
- MONUMENTS FOUND (DIT NEIGH UNLESS NOTED)
 - MONUMENTS SET (DIT NEIGH UNLESS NOTED)
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LOT LINE
 - EASEMENTS
 - ⊙ EAST SECTION CORNER
 - ⊙ EAST SECTION CORNER
 - ⊙ EAST PROPERTY LINES
 - ⊙ PINCHED TOP PIPE
 - ⊙ BULGING
 - ⊙ POWER RISER
 - ⊙ POWER POLE
 - ⊙ CRY WIRE
 - ⊙ LIGHT POLE
 - ⊙ TELEPHONE RISER
 - ⊙ CABLE TV RISER
 - ⊙ FIRE HYDRANT
 - ⊙ UTILITY VALVE (WATER)
 - ⊙ MANHOLE
 - ⊙ CURB INLET
 - ⊙ UTILITY VALVE (GAS)
 - ⊙ SIGN
 - ⊙ FENCE LINE
 - ⊙ G-S LINE
 - ⊙ WATER LINE
 - ⊙ PWR LINE (OVERHEAD)
 - ⊙ PWR LINE (UNDERGROUND)
 - ⊙ COMMUNICATION LINE (UNDERGROUND)
 - ⊙ BARRIAGE BEHEM LINE
 - ⊙ STORM SEWER LINE
 - ⊙ FIBER OPTICS LINE

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 7, KATHARINE AUSTIN, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 22 AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 22, ALL LOCATED IN TOWNSHIP 19 NORTH RANGE 13 EAST OF THE 11TH W. CITY OF BELLEVUE, SARRY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 122.94 SQUARE FEET OF 16.16 ACRES MORE OR LESS.

DEVELOPER
DUKE CROSSING, LLC
1802 LONGROW LOOP
OMAHA, NE 68117

OWNER
SCOTT ALLEN
1802 LONGROW LOOP
OMAHA, NE 68117

ZONING

4. KATHARINE: 40.00 AC
PROPOSED: 80.00 AC (LOTS 1 THRU 6 AND OUTLOT "A")
80.00 AC (LOTS 4 AND OUTLOT "B")
RIGHT OF WAY: 1.50 AC
TOTAL: 81.50 AC

- NOTES**
1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE HIGHWAY 40. USE WALKER ROAD OR 45TH STREET AND 32ND STREET FROM ANY LOTS ADJACENT SAID STREETS.
 2. CHANGING CURB SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET AND SEVEN FEET (7 FT) FROM THE INTERSECTION OF RIGHT OF WAY LINES.
 3. ALL UNLASHINGS SHOWN WITH PARALLEL LINES FOR THE LOCATION OF CENTERLINE.
 4. TYPICAL UTILITY EASEMENTS WILL BE INDICATED WITH THE FINAL PLAN.
 5. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" AND "B".

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

1100 WEST 10TH STREET, SUITE 100, LINCOLN, NEBRASKA 68502
PHONE: 402.476.1100 FAX: 402.476.1101
WWW.EAGROUP.COM

Soil in NE Corner of Intersection of 40th & 10th

E & A CONSULTING GROUP, INC.
Engineering & Architecture

QUAL CROSSING
LOTS 1 THRU 6 INCLUSIVE & OUTLOTS "A" AND "B"
NEBRASKA

PRELIMINARY PLAN

Plan No. 19-001-001
Date: 10/01/2024
Design: JAB
Drawn: JAB
Scale: AS SHOWN

RECEIVED
JAN 13 2025
PLANNING DEPT.

ORDINANCE NO. 4188

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BELLEVUE, NEBRASKA, AS PROVIDED FOR BY ARTICLE 3 OF ORDINANCE NO. 4146 BY CHANGING THE ZONE CLASSIFICATION OF LAND LOCATED AT OR ABOUT SOUTH 42nd STREET AND HWY 370, 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 through 6 and Outlot A, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, North of Road, located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

From AG (Agricultural) and RE (Residential Estates) to BG (General Business District)

Lot 7 and Outlot B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, North of Road, located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

From AG (Agricultural) and RE (Residential Estates) to RG-20-PS (General Residential – 2,000 Square Foot Zone – Planned Subdivision).

(Quail Crossing, LLC)

Section 2. This ordinance shall not take effect until such time as the final plat of Quail Crossing is filed with the Sarpy County Register of Deeds in accordance with Section 4-10 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 _____, 2025.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: _____

Second Reading: _____

Third Reading: _____

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

15a.
7/15/2025

COUNCIL MEETING DATE: July 15, 2025		SUBMITTED BY: Tammi Palm, Planning 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 checked="" type="checkbox"/>	
RESOLUTION <input checked="" type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Request to approve the Redevelopment Plan for Lot 6, Tiller's 4th Addition. Applicant: Great Lakes Capital. General Location: 1724 Wilshire Drive.

SYNOPSIS/BACKGROUND:

Great Lakes Capital is requesting \$1,500,000 in Tax Increment Financing (TIF) for a multifamily residential redevelopment project for Lot 6, Tiller's 4th Addition. The property was declared blighted and substandard in 2007, and has been vacant for over 20 years. The land is presently valued at \$197,289. The developer estimates the value at full build-out to be \$11,784,422. If the redevelopment plan is approved, it would be contingent upon the rezoning/site plan approvals at a later date.

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 NAME:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

The Planning Department and Planning Commission are recommending approval of this request.

ATTACHMENTS:

1. PC Recommendation	2. Staff Memo	3. Res. No. 2025-13
4. Letter Received from Freedom Village	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

Tammi Palm
[Signature]
[Signature]

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Great Lakes Capital
CASE #: ECD-65
CITY COUNCIL HEARING DATE: July 15, 2025
REQUEST: To approve the Redevelopment Plan for Lot 6, Tiller's 4th Addition.

On June 26, 2025, the City of Bellevue Planning Commission voted six yes, zero no, two absent and one abstained:

APPROVAL based upon the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment.

VOTE:

Yes:	Six:	No:	Zero:	Abstain:	One:	Absent:	Two:
	Taylor-Jones				Aerni		Ackley
	Sims						Perrin
	Hankins						
	Lasenburg						
	Bennett						
	Yoder						

Planning Commission Hearing (s) was held on: June 26, 2025



We Influence The World!

City of Bellevue
Planning Department
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

To: City Council
Mayor Rusty Hike
Jim Ristow, City Administrator
From: Angela Curry, Assistant Planning Manager
Date: July 8, 2025
Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Attached for your review and recommendation is the Redevelopment Plan for The Wilshire. This plan proposes the redevelopment of the vacant lot located at Lot 6, Tiller's 4th Addition. This area was previously designated as blighted and substandard by Resolution 2007-09, which was approved by the City Council on March 12, 2007. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The site is approximately 1.51 acres in size and consists of one lot located on the northwest corner of Wilshire Drive and Wall Street. The lot is undeveloped with concrete along the north side of the property along Wall Street and along the east side abutting Wilshire Drive. The property lacks improvements and has been vacant for over 20 years. Historical imagery shows the property was most recently used in 2021 as a putt-putt golf course.

The applicant is proposing redevelopment of the property by rezoning the existing lot to be developed into a five-level multi-family affordable housing apartment complex. The development will consist of 22 one-bed units, 45 two-bed units, 19 three-bed units, and 10 four-bed units for a total of 96 units. The applicant will provide an underground parking garage, an outdoor play area, community rooms, bike storage, and a storm shelter.

The applicant is estimating the property's valuation to be \$11,784,422 upon completion.

The Redevelopment Plan states there is approximately \$2,355,000 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The applicant is proposing the use of TIF to fund \$1,500,000 of the expenses. The breakdown of costs and data supporting the payback of TIF expenditures is attached to the Redevelopment Plan for your review.

The plan has been reviewed by both the City Attorney's Office and the Finance Director.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard area that has remained vacant and underutilized.

The Redevelopment Plan meets the requirements of Section 18-2111 of Nebraska State Statutes concerning required plan contents. As required by Nebraska State Statutes, the Planning Department advertised the public hearing on this application twice in local publications and sent notification to the governing bodies of Sarpy County, the Papio-Missouri River NRD, Metropolitan Community College, ESU #3, and the Bellevue Public School District

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the Redevelopment Plan based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of the Redevelopment Plan based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment.

RESOLUTION 2025-13

WHEREAS, Great Lakes Capital is the developer of certain real property currently situated within the corporate limits of the City of Bellevue ("City"), legally described Lot 6, Tiller's 4th Addition, located in the Northeast ¼ of Section 35, T14N, R13E, of the 6th P.M., Sarpy County, Nebraska ("Redevelopment Project Area"); and

WHEREAS, the Redevelopment Project Area is situated within an area previously designated by the Bellevue City Council as blighted and substandard and in need of redevelopment as such terms are defined and contemplated by the Nebraska Community Development Law (Sections 18-2103(3) and 18-2103(31) et seq., R.R.S. Neb.) (the "Act"); and

WHEREAS, Great Lakes Capital has submitted the Redevelopment Project Plan for the Redevelopment Project Area ("Redevelopment Plan") to the Council for its approval as the authority and the governing body of the City (as such terms are contemplated by the Act) for the redevelopment of the Redevelopment Project Area; and

WHEREAS, the Redevelopment Plan is attached to this Resolution as Exhibit "A"; and

WHEREAS, the Redevelopment Plan anticipates the redevelopment of land with new residential units to be used for multi-family residential and other property improvements as shown in Exhibit "A" (the "Redevelopment Project Plan"); and

WHEREAS, the Redevelopment Plan contemplates that the Redevelopment Project shall be the sole responsibility of, and shall be undertaken and completed at the sole cost and expense of Great Lakes Capital; and

WHEREAS, it is further anticipated that, when completed, the Redevelopment Project will result in an approximately \$11,587,133 increase in the current assessed valuation of the Redevelopment Project Area, and will also enhance the potential for increases in commercial and other desired development within the surrounding vicinity of the Redevelopment Project Area; and

WHEREAS, the Redevelopment Plan contemplates that pursuant to the covenants, terms and conditions of a redevelopment agreement among the City, Great Lakes Capital, and such other parties as shall be appropriate, the City will issue such appropriate tax increment financing instruments as City shall deem to be appropriate, at the cost of Great Lakes Capital, in an amount not to exceed the principal sum of \$1,500,000 which, if fully paid, will reimburse Great Lakes Capital for costs incurred in furtherance of those eligible Project improvements that are identified in the Plan and the Redevelopment Agreement from the increase in ad valorem real estate taxes levied upon the Redevelopment Project Area over a period of not more than fifteen (15) years from the effective date of the Redevelopment Plan as contemplated by the Act; and

WHEREAS, the Redevelopment Plan contemplates that the tax increment financing instruments to be issued in furtherance of the Redevelopment Project will be fully retired within fifteen (15) years from the effective date of the Redevelopment Plan as a result of the anticipated increase in the assessed value of the Redevelopment Project Area alone (by the payment of the corresponding increase in ad valorem real estate taxes to be levied upon Redevelopment Project Area); and

WHEREAS, following a public hearing convened by the Bellevue Planning Commission pursuant to and in accordance with Section 18-2115 of the Act, the Bellevue Planning Commission concluded that the Redevelopment Plan was in conformity with the general plan for the development of the City and otherwise in conformity with the Act and recommended that this Council approve the Redevelopment Plan, such recommendation being attached to this Resolution in the form of Exhibit "B"; and

WHEREAS, following a public hearing convened in accordance with the requirements of Section 18-2115 of the Act, and in consideration of all information therein presented together with such other information as this Council has determined to be appropriate, this Council finds:

(a) The Redevelopment Plan is in conformity with the general plan for the development of the City and otherwise in conformity with the legislative declarations and determinations of the Act;

(b) The Redevelopment Project would not be economically feasible without the use of tax-increment financing;

(c) The Redevelopment Project would not occur in the Redevelopment Project Area without the use of tax-increment financing;

(d) The costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the City, and the demand for public and private services are in the long-term interest of the City, its residents and taxpayers and the Redevelopment Project Area; and

(e) The cost-benefit analysis for the Redevelopment Project, including that analysis identified and discussed in the Redevelopment Plan, i.e.

- (i) Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147 of the Act;
- (ii) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the Redevelopment Project;
- (iii) Impacts on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Project Area;
- (iv) Impacts on other employers and employees within the City and the immediate areas that are located outside the Redevelopment Project Area; and
- (v) Such other impacts determined by this Council, as the Redevelopment Authority and governing body of the City to be relevant to the consideration of costs and benefits arising from the Redevelopment Project,

sufficiently demonstrates to this Council that approval of the Redevelopment Project as outlined in the Redevelopment Plan is in the best interest of the City, its residents, and taxpayers, subject to the execution and delivery of a Redevelopment Agreement (and other related agreements) among the Great Lakes Capital and such other appropriate parties, containing covenants, terms and conditions as shall be necessary or appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of Bellevue as follows:

1. That the Redevelopment Plan should be and hereby is approved subject to the due execution and delivery of a Redevelopment Agreement and other appropriate agreements by and among the City, Great Lakes Capital, and such other parties as shall be appropriate, to be first approved by this City Council, which agreement(s) shall implement the Redevelopment Plan and set forth the covenants, terms, conditions and other appropriate provisions by which any tax increment financing instruments shall be issued and by which the Redevelopment Project shall be effected.

2. That, subject to the due execution and delivery of a Redevelopment Agreement and other appropriate agreements by and among the City, Great Lakes Capital, and such other parties as shall be appropriate, to be first approved by this City Council, the appropriate City officers, employees and agents shall undertake all such acts as shall be necessary or appropriate to implement the Redevelopment Plan or to otherwise allow for the Redevelopment Project.

PASSED AND ADOPTED THIS 15TH DAY OF JULY 2025.

Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

THE WILSHIRE
REDEVELOPMENT PROJECT PLAN

BELLEVUE, NEBRASKA

May 27, 2025

Submitted by:

Applicant:
Great Lakes Capital
7410 Aspect Dr, Suite 100
Granger, IN 46530

Attorneys for Applicant:
Brent W. Beller
Fullenkamp Jobeun Johnson & Beller LLP
11440 West Center Road, Suite C
Omaha, Nebraska 68144

Introduction:

The attached redevelopment plan proposes to develop a 1.49-acre site, generally located at 1724 Wilshire Drive, Bellevue, Nebraska 68005, into a 96-unit low-income multi-family residential apartment building. The plan encompasses all of Lot 6 Tiller's 4th Addition. The redevelopment project site includes all of the abutting and adjacent rights-of-way which will receive improvement as may be required by the City of Bellevue, Nebraska, which plan will include the installation of a more pedestrian oriented streetscape with accompanying landscaping.

Site History:

The proposed redevelopment site is land currently owned by Ewing Bellevue Associates, LLC, and has remained vacant and undeveloped for many years. The site is bounded by Wilshire Drive on the East. The site is bounded on the North by Wall Street. An existing senior care/living facility is located to the West of the site. A commercial use (Bellevue Vision Clinic) is located to the South of the site, located in an originally constructed residential home. The site has remained undeveloped for many years, as the market has indicated that the site is not well positioned for commercial uses, rather the site's highest and best use is more akin to the use taking place on the lot located West of the Site, residential use.

As depicted on the attached Site Plan attached as Exhibit B (the "Site Plan"), the Applicant proposes to construct a 5-level low-income apartment building (basement level will be underground parking), which will encompass 96-units: 22 one-bed units, 45 two-bed units, 19 three-bed units, and 10 four-bed units. In addition to the living space within the project, the Applicant will construct an underground parking garage, an outdoor playing area for residents, storm shelter, community meeting rooms, and bike storage. The total hard costs for the project will be \$18,496,502. The approximate costs for the public improvements that will ultimately serve and will be required to be installed by the Applicant are approximately \$520,000. The total project costs will be approximately \$28,525,200. Accordingly, the tax increment financing ("TIF") eligible costs are in the amount of \$2,355,000; provided, that, the Applicant will only be requesting \$1,500,000.00 in TIF. The itemized breakdown of TIF eligible costs is attached hereto as Exhibit A. The approval of the redevelopment plan will facilitate the construction of much needed low-income housing units for the City of Bellevue by creating the opportunity for TIF to be used as a financing mechanism to cover some of the TIF eligible costs. The site has current base value of \$197,289.00 for purposes of calculating TIF Incremental value. The proposed valuation upon full build-out of the site is expected to be approximately \$11,784,422.00. Per Neb Rev Stat 18-2111(a)-(c), Exhibit B and Exhibit E reference the Site Plan for the proposed redevelopment area shows the proposed use of the site, along with a current depiction of the redevelopment area, which reflect the boundaries of the site and the current zoning and use of the site. The redevelopment area is currently an undeveloped site, with no current residential or commercial uses taking place thereon. Upon completion of the redevelopment project, the project will consist of 22 1-bedroom units, 45 2-bedroom units, 19 3-bedroom units, and 10 4-bedroom units. The Applicant anticipates that upwards of 43 children could live in the project, and that the Bellevue School District should be able to accommodate that amount of elementary aged children.

In its present condition, the site would remain as an economic liability to this area and a detriment to the redevelopment of this area within the City. The market has spoken that commercial uses on the site are not feasible. The City of Bellevue, like most cities currently, has a need to provide much desired low-income housing options for both existing and new residents that wish to live within the City, which is precisely what this project will provide. Low-income apartment developments have the same costs as

market-rate projects, but can only be built with the assistance of federal and state low-income housing tax credits, low interest loans or grants, and incentives like tax increment financing. Without these incentives it is impossible to construct and provide true low-income rent restricted apartment units. Through the utilization of TIF for a project of this nature, the Applicant in partnership with the City of Bellevue can continue to provide new and efficient housing to residents who's income would otherwise not allow them to live in a community like Bellevue.

Substandard and Blighted:

The property is located within a community redevelopment area, which has been determined by the City of Bellevue, Nebraska, to be blighted and substandard in accordance with Neb. Rev. Stat. §18-2103.

Land Use/Zoning/Site Redevelopment:

The site is currently zoned Metropolitan General Business (BGM). The Applicant will work with the City Planning Department regarding any and all land use approvals that may be required for the proposed redevelopment. Notwithstanding that the project plans to enhance the streetscape of the public rights-of-ways, the proposed redevelopment will not result in any material modification to the street layout, street levels or grades, or building codes and ordinances of the site. Exhibit E references the project's current land use and plans & specifications.

Utilities/Infrastructure:

Currently, utility services are located in public rights-of-way adjacent to the site and which may be required to be moved in connection with the redevelopment of the site and as required by the City. Additional utility services and public facilities will be added as may be necessary or required by the redevelopment of the site and as required by the City. The Applicant will work with the City regarding any site enhancements which may affect any public rights-of-ways, alleys or sidewalk areas.

The redevelopment provides the mechanism to fund the public improvement costs through the use of TIF. The costs of the redevelopment and public infrastructure improvements are estimated to be \$2,355,000.00 (See Exhibit A).

TIF Compliance:

The request meets the necessary requirements for consideration under the Nebraska Community Development Law. The project will provide new housing and potentially employment opportunities in the City. It is anticipated that 2 new jobs will be created in connection with the project, and upwards of 50 construction jobs will be created in connection with the project development. The TIF proceeds will be used to cover all public improvement costs with the remaining balance of the TIF to be used for site specific TIF eligible costs. The project will have a positive economic growth to the City of Bellevue. Further, as set forth on Exhibit C attached hereto, the up-front costs associated with the acquisition and rehabilitation of the proposed site would be prohibitively high without TIF. As such, the Applicant requests TIF to help offset these costs such that the proposed redevelopment is feasible.

Financing:

The estimated assessed value of the project upon full build-out is estimated to be \$11,784,422.00 (lower value is based on the lower rents that are generated from the project). Accordingly, the project will support the TIF request in the principal amount of \$1,500,000, plus interest at the rate of seven percent

(7.00%) percent per annum. The amortization schedule is attached hereto as Exhibit D. The remaining project costs will be paid through low income tax credits, equity and traditional debt financing.

TIF Cost Benefit Analysis:

The project provides redevelopment in an area of the City that is ripe for additional multi-family housing and in-fill housing, with the material bonus of providing true low-income housing. Accordingly, it is necessary to implement innovative financing approaches to be used to encourage redevelopment and to support the potential growth that will occur because of this and other improvements that are likely to follow within the surrounding area. The following benefits will result from the redevelopment of this area through the use of TIF:

(1) The use of TIF will not result in tax shifts. By using the base value of \$197,289, the various public authorities will gain some level of new property tax valuation, and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvements through the use of TIF.

(2) No community public service needs will be generated as a result of this project. The proposed TIF will be used, in part, to offset public infrastructure costs that are eligible for TIF.

(3) The development of this site will allow for the continued growth of low-income housing in the area and in particular housing which will serve the growing needs of employers in the area. Additionally, the revitalization of the site will have a positive impact on the employers and employees in the immediate area surrounding the site. Specifically, the redevelopment will continue to add viability to the surrounding area, and will make the site more aesthetically pleasing, which will result in a positive impact on the foot traffic of any surrounding businesses.

(4) The development of this site will be an impetus for further growth and a catalyst to providing the additional goods necessary to serve this part of the City.

(5) The long-term benefits resulting from the elimination of the substandard and blight conditions and the increase in the tax base resulting from the development are other valid justifications for the use of TIF for this project.

The project site meets the requirements of the City's Comprehensive Development Plan and City Ordinances as well as the Nebraska Community Redevelopment Law that establishes the process and requirements for the approval of this Redevelopment Plan.

Based upon the forgoing, the applicant respectfully requests the principal amount of TIF equal to \$1,500,000.00.

Respectfully Submitted

By: 

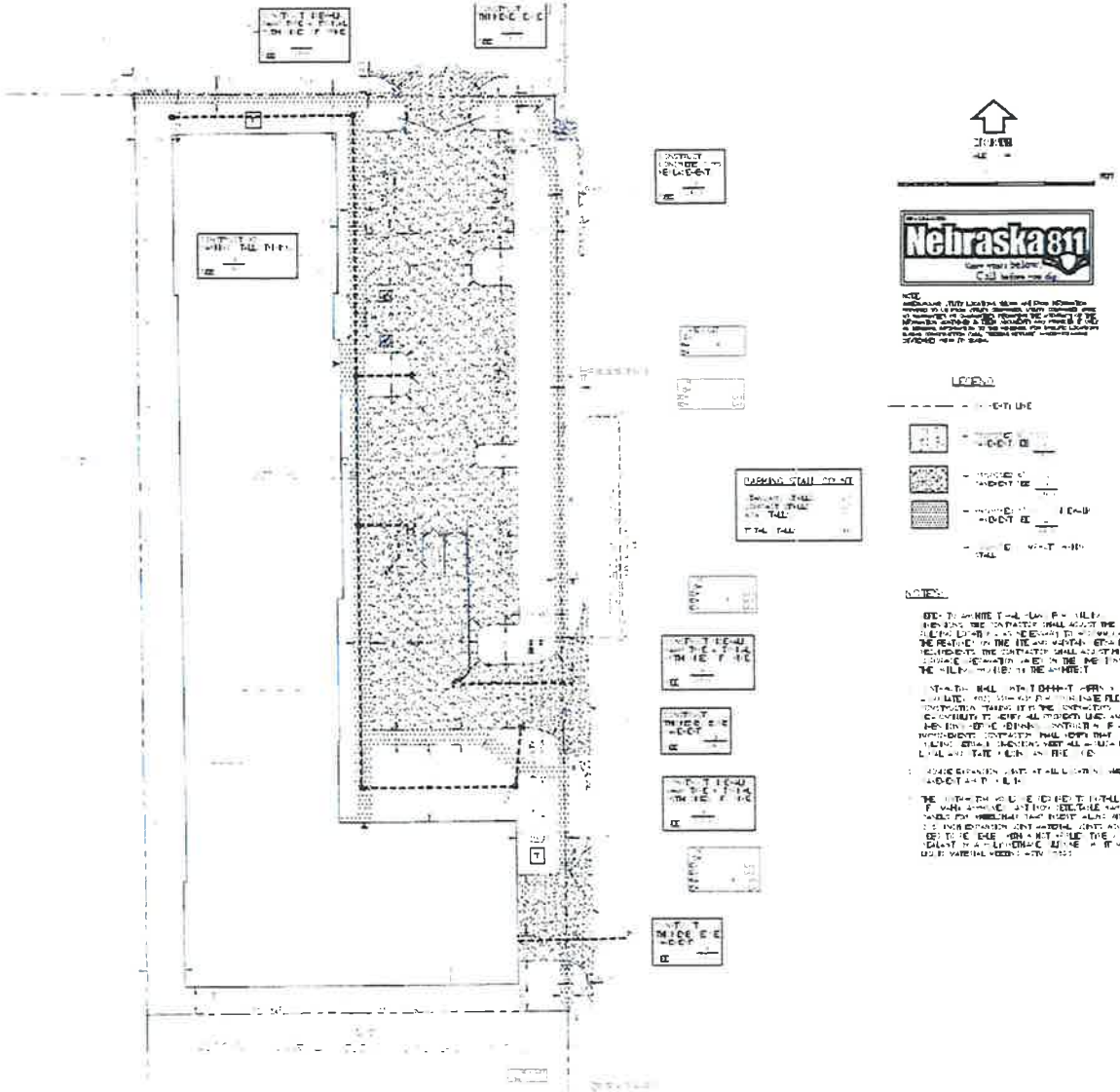
Brent W. Beller on behalf of the Applicant
Fullenkamp, Jobeun, Johnson, & Beller LLP
11440 West Center Road
Omaha, Nebraska 68144
(402) 334-0700

Exhibit A

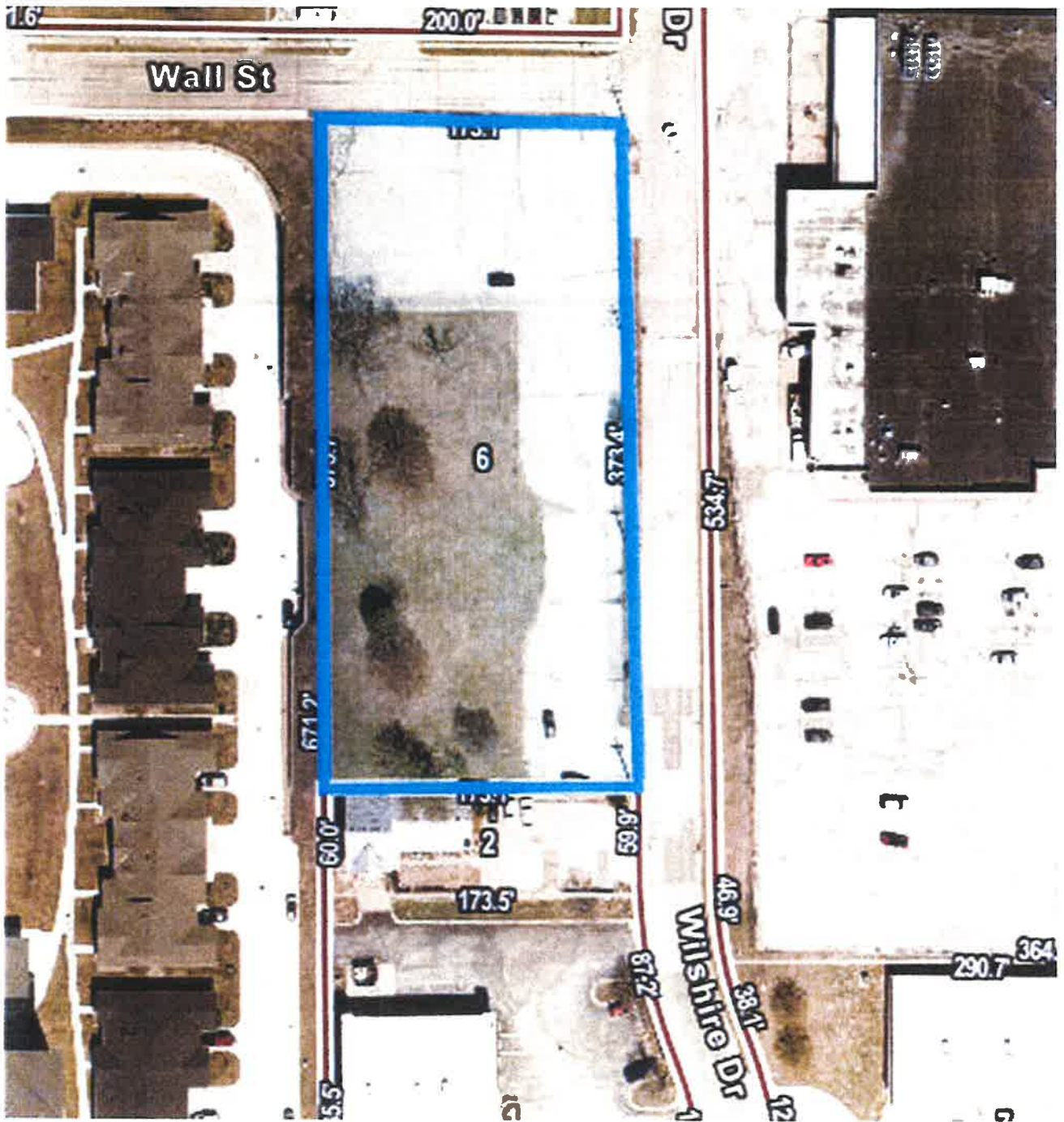
TIF ELIGIBLE COSTS

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

Exhibit B The Site Plan



The Redevelopment Area



**Exhibit C
PROFORMA**

Uses	Sources			
Demo	\$600,000.00	1 st Mortgage	\$13,600,000	40 yr @ 6%
Purchase	\$495,000.00	National Housing Trust Fund	\$1,000,000	
Sidewalks etc.	\$200,000.00	Deferred Developer Fee	\$2,008,000	
Engineering	\$125,000.00	LIHTC Equity	\$10,973,000	
Grading & Landscaping	\$70,000.00	TIF Loan	\$1,500,000	
Sewer & Water	\$250,000.00			
Architect	\$615,000.00			
Total Eligible Costs	\$2,355,000.00			
Construction	\$17,000,000.00			
Contingency	\$900,000.00			
Predevelopment Due Diligence	\$200,000.00			
		ROI Analysis		
Tax Credit Costs	\$250,000	Without TIF	With TIF	
Bond & Loan Costs	\$1,100,000	0%	8%	Annually
Construction Interest	\$1,550,000			
Operating Reserves	\$1,050,000			
Marketing	\$50,000			
Developer Fee	\$4,070,000			
Total	\$28,525,000			

Exhibit D

AMORTIZATION SCHEDULE

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payment:			Loan Balance	Capitalized Interest	Interest at 7.00%	
								Principal	Interest at 7.00%	Total				
0											\$1,500,000			
0.5	\$	0	\$	2.13346	\$	\$	\$	50	50	50	\$1,552,500	52500	52500	
1	\$	0	\$	2.13346	\$	\$	\$	50	50	50	\$1,606,838	54338	54338	
1.5	\$	0	\$	2.13346	\$	\$	\$	50	50	50	\$1,663,077	56239	56239	
2	\$	0	\$	2.13346	\$	\$	\$	50	50	50	\$1,721,285	58208	58208	
2.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$62,122	\$60,245	\$122,367	\$1,659,163	0	60245
3	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$64,296	\$58,071	\$122,367	\$1,594,867	0	58071
3.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$66,547	\$55,820	\$122,367	\$1,528,320	0	55820
4	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$68,876	\$53,491	\$122,367	\$1,459,444	0	53491
4.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$71,286	\$51,081	\$122,367	\$1,388,158	0	51081
5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$73,781	\$48,586	\$122,367	\$1,314,377	0	48586
5.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$76,364	\$46,003	\$122,367	\$1,238,013	0	46003
6	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$79,037	\$43,330	\$122,367	\$1,158,976	0	43330
6.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$81,803	\$40,564	\$122,367	\$1,077,173	0	40564
7	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$84,666	\$37,701	\$122,367	\$992,507	0	37701
7.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$87,629	\$34,738	\$122,367	\$904,878	0	34738
8	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$90,696	\$31,671	\$122,367	\$814,182	0	31671
8.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$93,871	\$28,496	\$122,367	\$720,311	0	28496
9	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$97,156	\$25,211	\$122,367	\$623,155	0	25211
9.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$100,557	\$21,810	\$122,367	\$522,598	0	21810
10	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$104,076	\$18,291	\$122,367	\$418,522	0	18291
10.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$107,719	\$14,648	\$122,367	\$310,803	0	14648
11	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$111,489	\$10,878	\$122,367	\$199,314	0	10878
11.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$115,391	\$6,976	\$122,367	\$83,923	0	6976
12	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$119,430	\$2,937	\$122,367	\$0	0	2937
12.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$0	\$0	\$0	\$0	0	0
13	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$0	\$0	\$0	\$0	0	0
13.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$0	\$0	\$0	\$0	0	0
14	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$0	\$0	\$0	\$0	0	0
14.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$0	\$0	\$0	\$0	0	0
15	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$	1,236	\$122,367	\$0	\$0	\$0	\$0	0	0
								\$3,213,678	\$32,136	\$3,181,542				

Original Loan Amount \$1,500,000
 Capitalized Interest \$221,285
 Loan Balance Remaining \$0

ASSUMPTIONS	(F9 = calculate)
1. Pre-Development Base	197,289
2. Loan Amount (90% of rebate)	\$1,500,000
3. Interest Rate	7.00%
4. Est. Total Project Cost	\$27,513,512
5. Est. Final Valuation	\$ 9,208,491
6. Incremental Base Value	\$197,289

\$1,721,285 MAX POTENTIAL



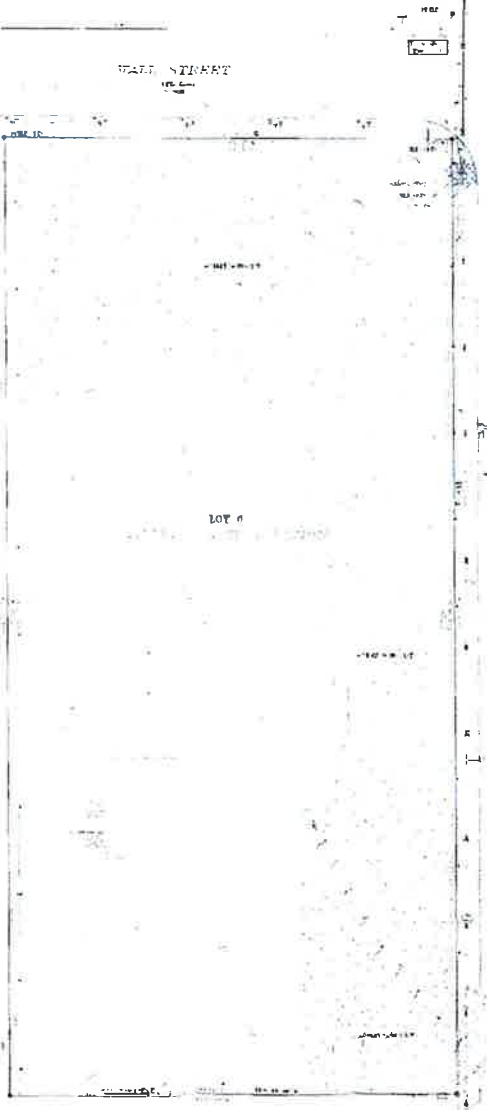
PROPERTY AND RESERVE TABLE

PROPERTY	RESERVE
LOT 1	RESERVE 1
LOT 2	RESERVE 2
LOT 3	RESERVE 3
LOT 4	RESERVE 4
LOT 5	RESERVE 5
LOT 6	RESERVE 6
LOT 7	RESERVE 7
LOT 8	RESERVE 8
LOT 9	RESERVE 9
LOT 10	RESERVE 10
LOT 11	RESERVE 11
LOT 12	RESERVE 12
LOT 13	RESERVE 13
LOT 14	RESERVE 14
LOT 15	RESERVE 15
LOT 16	RESERVE 16
LOT 17	RESERVE 17
LOT 18	RESERVE 18
LOT 19	RESERVE 19
LOT 20	RESERVE 20
LOT 21	RESERVE 21
LOT 22	RESERVE 22
LOT 23	RESERVE 23
LOT 24	RESERVE 24
LOT 25	RESERVE 25
LOT 26	RESERVE 26
LOT 27	RESERVE 27
LOT 28	RESERVE 28
LOT 29	RESERVE 29
LOT 30	RESERVE 30
LOT 31	RESERVE 31
LOT 32	RESERVE 32
LOT 33	RESERVE 33
LOT 34	RESERVE 34
LOT 35	RESERVE 35
LOT 36	RESERVE 36
LOT 37	RESERVE 37
LOT 38	RESERVE 38
LOT 39	RESERVE 39
LOT 40	RESERVE 40
LOT 41	RESERVE 41
LOT 42	RESERVE 42
LOT 43	RESERVE 43
LOT 44	RESERVE 44
LOT 45	RESERVE 45
LOT 46	RESERVE 46
LOT 47	RESERVE 47
LOT 48	RESERVE 48
LOT 49	RESERVE 49
LOT 50	RESERVE 50



SCALE: 1" = 40' 0"

PROPERTY	RESERVE
LOT 1	RESERVE 1
LOT 2	RESERVE 2
LOT 3	RESERVE 3
LOT 4	RESERVE 4
LOT 5	RESERVE 5
LOT 6	RESERVE 6
LOT 7	RESERVE 7
LOT 8	RESERVE 8
LOT 9	RESERVE 9
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LOT 41	RESERVE 41
LOT 42	RESERVE 42
LOT 43	RESERVE 43
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LOT 46	RESERVE 46
LOT 47	RESERVE 47
LOT 48	RESERVE 48
LOT 49	RESERVE 49
LOT 50	RESERVE 50



LEGAL DESCRIPTION

SECTION 16

PLAT

RESERVE

PLAT

PROPERTY	RESERVE
LOT 1	RESERVE 1
LOT 2	RESERVE 2
LOT 3	RESERVE 3
LOT 4	RESERVE 4
LOT 5	RESERVE 5
LOT 6	RESERVE 6
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LOT 8	RESERVE 8
LOT 9	RESERVE 9
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LOT 49	RESERVE 49
LOT 50	RESERVE 50

RESERVE

RESERVE

RESERVE

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RESERVE

RESERVE

Exhibit B

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Great Lakes Capital
CASE #: ECD-65
CITY COUNCIL HEARING DATE: July 15, 2025
REQUEST: To approve the Redevelopment Plan for Lot 6, Tiller’s 4th Addition.

On June 26, 2025, the City of Bellevue Planning Commission voted six yes, zero no, two absent and one abstained:

APPROVAL based upon the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment.

VOTE:

Yes:	Six:	No:	Zero:	Abstain:	One:	Absent:	Two:
	Taylor-Jones				Aerni		Ackley
	Sims						Perrin
	Hankins						
	Lasenburg						
	Bennett						
	Yoder						

Planning Commission Hearing (s) was held on: June 26, 2025

FREEDOM VILLAGE



OF BELLEVUE

June 26, 2025

Planning Commissioners,

Please add this to the record for item 3.b. Request to approve the Redevelopment Plan for Lot 6, Tiller's 4th Addition. Case #: ECD-65.

On behalf of the owners of Freedom Village of Bellevue the property to the west of this project I wanted to provide some comments for your review.

- We agree the project needs the redevelopment plan to be successful.
- We agree that infill development is a good thing for Bellevue.
- We agree that Bellevue and Sarpy County need low-income multi-family housing.
- We agree the change of zone that the applicant will be seeking is a good thing as this lot will not support commercial activity or business.
- We DO NOT agree with the increased density that the applicant will be seeking. Other recent projects including Freedom Village of Bellevue were successful and profitable without having to increase the density above the current zoning regulations.

Please feel free to contact me with any questions or comments.

Thank you,

Jim Janicki
Owner – Freedom Village of Bellevue
(402) 682-4206
jjanicki@hillcresthealth.com

RECEIVED
JUN 26 2025
PLANNING DEPT.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 07/15/2025		SUBMITTED BY: Finance, CDBG	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input checked="" type="checkbox"/>	
RESOLUTION <input checked="" type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Conduct a public hearing and approve the CDBG 2025-2026 Action Plan, by Resolution, including the funding recommendation for the FY-25 entitlement allocation.

SYNOPSIS/BACKGROUND:

As a recipient of an annual allocation of CDBG entitlement funding through the U.S. Dept of Housing & Urban Development, the City has prepared the annual Action Plan which outlines the activities that will be funded during the next fiscal year, expected outcomes of each activity and a summary of citizen participation. The CDBG Action Plan outlines the use of \$315,457.00 in FY-25 entitlement funding and \$27,000 in reallocated funding. The proposed activities are selected through an application process with eligibility review by CDBG staff and a funding recommendation prepared by the CDBG Committee following a review of each application and public hearing with applicants. The Notice of Availability & Public Hearing for the draft plan was published June 11, 2025, and a copy of the draft plan is available on the City's website. Following the public hearing and approval by the City Council, the final 2025/26 Action Plan will be submitted to HUD for review and approval.

FISCAL IMPACT: \$342,457.00 BUDGETED FUNDS: Yes GRANT/MATCHING FUNDS: Yes

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME: *Once approved by City Council and HUD, activities will be named and coded with Finance.

START DATE: 10/01/2025 END DATE: 09/30/2026 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:

Conduct a public hearing to obtain citizen input on the CDBG 2025/2026 Action Plan with proposed funding recommendation. Approve the 2025/2026 Action Plan including Resolution, SF-424/424B, and Entitlement Certifications.

ATTACHMENTS:

- | | | |
|-----------------------------------|--|-----------------------|
| 1. 2025 Action Plan Draft | 2. 2025 Funding Recommendation | 3. Resolution 2025-14 |
| 4. SF-424/424B and Certifications | 5. Notice of Availability/Public Hearing | 6. |

SIGNATURES:

LEGAL APPROVAL AS TO FORM: 
 FINANCE APPROVAL AS TO FORM: 
 ADMINISTRATOR APPROVAL AS TO FORM: 

2025 ACTION PLAN FUNDING RECOMMENDATION

Applicant/Project	Requested Funding	Recommended Funding
Public Facilities and Improvements		
City of Bellevue – Harvell Drive Sidewalk Improvement Phase 2 Request funding to implement construction of sidewalks and ADA-compliant curb ramps to provide safe pedestrian travel routes along Harvell Drive from Fort Crook Road to Longo Drive.	\$ 142,300.00	\$ -
Eastern Nebraska Community Action Partnership – Bellevue Food Pantry Renovation Request funding to purchase equipment and the associated mechanical upgrades and fire suppression system for the new food pantry location.	\$ 293,978.00	\$ 140,000.00
Asha’s House – Sidewalks for All Request funding to install a public sidewalk along South 25 th Avenue.	\$ 10,796.00	\$ -
Bellevue Public School/Avery Elementary School – Avery Elementary School Playground Request funding to assist with the replacement of the swing set as part of the renewal of the playground at Avery Elementary School.	\$ 10,500.00	\$ -
Housing		
Habitat for Humanity of Sarpy County – Home Repair Program Request funding to provide funding for critical home repairs to low- and moderate-income owner-occupied households within Bellevue city limits to address health and safety risk.	\$ 50,000.00	\$ 48,839.00
Public Services		
Bellevue Public School/English Language Services – Empowering Careers with Employment Literacy and Job Improvement Project Request funding to benefit LMI persons to increase communication and digital literacy skills to assist with job recruiting and application responses.	\$ 19,400.00	\$ 19,400.00
Bellevue Junior Sports Association – Junior Sports Youth Participation Assistance Program Request funding to provided scholarship assistance to help low-income families offset the cost to participate in programs offered by BJSA.	\$ 6,000.00	\$ 2,000.00
Lift Up Sarpy County –Community Response Programs Request funding to support the community response and services for families in Bellevue through administration support.	\$ 21,530.00	\$ 21,530.00
All Seasons Foundation – Assistance for Vulnerable Adults & Senior Citizens Request funding to assist with public service programs for vulnerable adults including seniors, homeless, and those with special needs in Bellevue with access to services and transportation in Bellevue.	\$ 18,000.00	\$ 4,388.00
Economic Development		

Bellevue Economic Enhancement Foundation – Bellevue Chamber Small Business Assistance Request funding to set up an assistance fund to help small businesses with resources to make improvements and expand employment opportunities.	\$ 50,000.00	\$ 30,000.00
The Light House – Expansion Project Request funding to expand the café through equipment and new employment opportunities to increase services and funds for community outreach to those struggling with food insecurities.	\$ 108,247.30	\$ 13,300.00
Charvet & Associates II – Bellevue Dairy Queen Revitalization Request funding to assist equipment purchase as part of the revitalization of the restaurant location in Olde Towne Bellevue.	\$ 80,000.00	\$ -
Upward DBA WeeCare, Inc. – BOOST/Upwards Request funding to finance portions of salaries and associated fringe benefits for key staff members to execute the BOOST program with Bellevue daycares.	\$ 96,000.00	\$ -
Administration and Planning		
City of Bellevue - Administration Request funding for general management, oversight, coordination, and staff expense for the CDBG program.	\$ 63,000.00	\$ 63,000.00
Total CDBG Funding		
Amount Available	\$ 969,751.30	\$ 342,457.00



City of Bellevue's **2025-2026 CDBG Action Plan**

Prepared for and submitted to the
U.S. Department of Housing and Urban Development
in accordance with 24 CFR Part 91

PREPARED BY:

**CITY OF BELLEVUE
1500 WALL STREET
BELLEVUE, NE 68005
(402) 293-3000
www.bellevue.net**



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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As an entitlement community for the receipt of CDBG funding, the City of Bellevue has prepared the 2025-2026 Action Plan following the regulations and requirement as outlined by the U.S. Department of Housing & Urban Development (HUD) to be eligible for the acceptance of Community Development Block Grant (CDBG) program funds. The 2025 Action Plan outlines the proposed uses of CDBG entitlement funds during the fiscal year period from October 1, 2025, to September 30, 2026. The intent of the CDBG funds allocated to projects in the Plan is to meet the needs and priorities as outlined in the City's 2024-2028 Consolidated Plan, and meet the goals of the CDBG program to develop a suitable living environment, provide decent and affordable housing, and expand economic opportunities, primarily for persons of low and moderate-income.

As part of the development of the 2025 Action Plan, the City allocated a total of \$315,457.00 in 2025 CDBG entitlement funding and \$27,000.00 in reallocated CDBG funding to goals outlined in the 2024-2028 Consolidated Plan, which serves as the guidance for meeting the housing and community development needs of the City of Bellevue during the five-year period.

During the 2025 Action Plan, City funded public facilities and improvements, public service, housing rehabilitation, economic development, and planning and administration activities. The activities include a response to the need for affordable housing support related to rehabilitation projects, assistance for the increased need for community services to support households who were facing amplified financial crisis, provision to support local businesses and their efforts to grow and expand offering addition employment opportunities, and public facilities improvements to benefit low- and moderate-income neighborhoods and services.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the development of the 2024-2028 Consolidated Plan, the City worked to identify goals and anticipated outcomes to target for achievement during the next five years of the CDBG program. Many factors influenced the City's assessment of the community needs, including housing needs created by a rising housing market; furthering economic development efforts throughout Bellevue; and updating

existing facilities, services, and programs; and the availability of non-CDBG funding sources to leverage with proposed activities.

During the development of the 2025 Action Plan, the City of Bellevue selected projects which will focus on the specific priorities and goals which are included in the table below.

For the 2025 CDBG funding cycle, the City received thirteen project proposals from qualified applicants requesting almost \$1 million in funding. Each proposal was reviewed for compliance with HUD regulations to ensure that each met the criteria of a CDBG eligible activity, prescribed National Objectives, demonstrated the applicant's ability to carry out projects, and showed the impact and benefit for low - and moderate-income persons during the coming fiscal year. One public hearing was held to allow the applicants to present their projects to the CDBG Committee and allowed the public to hear and comment on each of the submissions. After thorough review and consideration by the CDBG Committee, eight projects were recommended for funding and included in the draft 2025 Annual Action Plan that was presented for public comment and to the City of Bellevue Mayor and City Council for consideration and approval.

2024-2028 Bellevue CDBG Strategic Priorities & Goals Supported in the 2025 Action Plan

Priority #1: Maintain and Increase Affordable Housing Opportunities. To maintain the availability and affordability of current housing market stock while developing opportunities to expanding affordable housing opportunities through partnerships.

- a. Support efforts to ensure adequate supply of affordable housing units in a range of types and sizes for all income levels in high resource areas.
 - i. Support a variety of housing programs to defray the costs of rental housing or home ownership, marrying financial tools such as historic preservation and opportunity zones.
 - ii. Investigate new funding sources to bring into Bellevue for housing and neighborhood revitalization.
- b. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.
 - i. Fund a minor home repair and implement a preference for projects in low opportunity census tracts identified in the analysis.
 - ii. Develop an owner and rental housing rehabilitation program to ensure the preservation of existing housing in the community.
 - iii. Develop programs and assistance to address housing accessibility modification needs.
 - iv. Work with partners to develop and fund a lead-based paint and radon testing and abatement program to ensure the safety of existing housing structures.

- c. Identify opportunities to safeguard current and future zoning ordinances to encourage the development of affordable housing stock as well as utilize occupancy requirements that do not hinder fair housing choice.
 - i. Increase infill development opportunities by reviewing regulations and best practices to identify possible changes to the current regulations and develop proposals.

Priority #2: Improve the availability and accessibility to public infrastructure. To rehabilitate, expand and improve infrastructure in established business and residential areas within city limits to promote and encourage redevelopment and reuse of available sites in the creation of a suitable living environment.

- a. Improve and expand the availability and sustainability of public facilities and infrastructure in previously developed areas of the community.
 - i. Support revitalization efforts for public facilities improvements that create expanded economic development opportunities and leverage outside funding.
 - ii. Address public facilities that are not up to code standards to create sustainable neighborhoods and remove barriers to accessibility.

Priority #3: Encourage economic development through business growth and job creation. Promote business development and creation to increase job opportunities as well as aid with the development and expansion of employment opportunities and job training for residents.

- a. Increase rehabilitation of existing commercial building to encourage growth and redevelopment of current commercial corridors.
 - i. Aid building owners to address code violations, infrastructure requirements, and façade improvements.
 - ii. Research and develop opportunities for a business loan program to support start-up and microenterprise businesses.
- b. Increase employment opportunities for residents through new development and expansion of existing business and assistance with existing job opportunities.
 - i. Help with the development of new business and the expansion of existing businesses.
 - ii. Review available employment opportunities and work with businesses to develop and implement job training to fill existing openings.

Priority #4: Increase and Expand Public Service Availability. To provide support and assistance for the development and expansion of public service with community partners to address underserved needs in the community.

- a. Increase and expand public services that address demonstrated residential needs of low- and moderate-income residents with particular emphasis on children and young, unemployed and under-employed individuals as well as people with special needs such as the elderly and persons with a disability.

- i. Identify community partners and support efforts to create or expand public services that support identified needs in the community.

Priority #5: Administration of CDBG Program. To continue to maintain and administer a successful CDBG Program.

- a. Successful administration of the CDBG programs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Following the conclusion of each fiscal year, the City prepares the Consolidated Annual Performance Evaluation and Reporting (CAPER), which captures progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year.

Overall, Bellevue and its partners have been successful in implementing its community services and public improvements projects and programs and meeting the objectives established in the previous Consolidated Plan and foresees continued progress through the new Plan.

The City completed the fifth year of the 2019-2023 Consolidated Plan on September 30, 2024, which focused on efforts to improve the quality of life for low and moderate income residents through projects and resources that addressed the following Consolidated Plan goals: improvements to public facilities to support revitalization including infrastructure improvements and acquisition for new and expanded services; support the availability of public services to the low and moderate-income households; increase affordable housing opportunities through acquisition for new development; and, administration and planning for a continued successful CDBG program.

During the fifth year Action Plan, the City allocated CDBG entitlement funds to five activities that met priorities from the Consolidated Plan. Following the conclusion of the fiscal year, the City will prepare the Consolidated Annual Performance and Evaluation Report (CAPER) to outline the goals and accomplishment of each project.

During the 2023 fiscal year, the City provided an area benefit to 2,175 persons through the sidewalk improvement program, which was in an area where 63.9% of families are low- and moderate-income. In addition, the City of Bellevue provided direct support to 729 families through public service and housing rehabilitation projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The federal regulations that govern the planning process place a strong emphasis on community participation, especially by low-income persons and others who may benefit from the plan. While developing the plan, the City consulted with key stakeholder groups and organizations as outlined in the approved Citizen Participation Plan and completed the following outreach:

- Published notices prior to meeting, public hearings, and availability of plans for review as well as distributed the information through a mailing list open to all interested citizens,
- Hosted 3 public hearings on February 6th, May 13th, and July 15th, 2025,
- Held one technical assistance workshop for interested applicants on March 6, 2025, and
- Met with various community organizations to discuss needs and opportunities for funding.

In addition, several of the City of Bellevue plans that were already developed and adopted were also used during the planning process to ensure consistency and coordination. The following city plans were consulted: Bellevue Comprehensive Plan, Bellevue Blight Study, City of Bellevue Strategic Plan including Mission Statement with Organizational Core Values, Parks Development Plan, Bellevue Neighborhood Needs Assessment and Revitalization Strategy, and the Sarpy County Housing Study.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the development of the 2025 Action Plan, residents were provided numerous opportunities to provide comment regarding the City of Bellevue's CDBG program identified needs, priorities, and goals during public hearings and reviews. Following the development of the plan and publication of the Notice of Availability, the draft 2025 Action Plan will be available for public review and comment period which will begin on June 11, 2025, and concluded on July 15, 2025.

A public hearing will be held on July 15, 2025, during a city council meeting at which time residents will be invited and encouraged to provide comment on the draft plan prior to final approval by the Bellevue City Council. All comments received during the public hearing and during the availability period will be summarized and included with the final Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Bellevue takes into consideration all comments received during comment periods and public hearings for the draft 2025 Action Plan.

7. Summary

The following document represents the housing, community, and economic development needs and priorities as well as the chosen projects and activities selected for implementation as part of the 2025 CDBG Action Plan.

Applicant/Project	Recommended Funding
Public Facilities and Improvements	
Eastern Nebraska Community Action Partnership – Bellevue Food Pantry Renovation Request funding to purchase equipment and the associated mechanical upgrades and fire suppression system for the new food pantry location.	\$ 140,000.00
Housing	
Habitat for Humanity of Sarpy County – Home Repair Program Request funding to provide funding for critical home repairs to low- and moderate-income owner-occupied households within Bellevue city limits to address health and safety risk.	\$ 48,839.00
Public Services	
Bellevue Public School/English Language Services – Empowering Careers with Employment Literacy and Job Improvement Project Request funding to benefit LMI persons to increase communication and digital literacy skills to assist with job recruiting and application responses.	\$ 19,400.00
Bellevue Junior Sports Association – Junior Sports Youth Participation Assistance Program Request funding to provided scholarship assistance to help low-income families offset the cost to participate in programs offered by BJSA.	\$ 2,000.00
Lift Up Sarpy County –Community Response Programs Request funding to support the community response and services for families in Bellevue through administration support.	\$ 21,530.00
All Seasons Foundation – Assistance for Vulnerable Adults & Senior Citizens Request funding to assist with public service programs for vulnerable adults including seniors, homeless, and those with special needs in Bellevue with access to services and transportation in Bellevue.	\$ 4,388.00
Economic Development	
Bellevue Economic Enhancement Foundation – Bellevue Chamber Small Business Assistance Request funding to set up an assistance fund to help small businesses with resources to make improvements and expand employment opportunities.	\$ 30,000.00
The Light House – Expansion Project Request funding to expand the café through equipment and new employment opportunities to increase services and funds for community outreach to those struggling with food insecurities.	\$ 13,300.00

Administration and Planning	
City of Bellevue - Administration Request funding for general management, oversight, coordination, and staff expense for the CDBG program.	\$ 63,000.00
Total CDBG Funding	
Amount Available	\$ 342,457.00

DRAFT

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Bellevue	Finance Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Bellevue is the lead agency responsible for overseeing the development of the Consolidated Plan and administering the development and implementation of the Action Plan and annual projects. The City of Bellevue works with an independent consultant to administer the City’s CDBG program, under the direction of the Finance Director, who maintains responsibility for development of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance & Evaluation Report (CAPER). The Consultant works with the CDBG Committee, which was created by the City Council to assist with allocation of annual funding by reviewing the applications for funding request and making a final recommendation to the Bellevue City Council. The City will continue to work with organizations that were involved in the development of the Consolidated Plan to address the identified needs and administered activities and programs.

Consolidated Plan Public Contact Information

Abby Highland, CDBG Program Specialist
 1500 Wall Street, Bellevue, NE 68005
 Phone: (443) 655-2123
 Email: abby.highland@outlook.com

Richard Severson, Finance Director
 1500 Wall Street, Bellevue, NE 68005
 Phone: (402) 293-3000
 Email: Richard.Severson@bellevue.net

DRAFT

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As required by HUD regulations and the Citizen Participation Plan, the City of Bellevue consulted with public and private agencies that provide services to the community. When developing the plan, the City, as the lead agency responsible for overseeing and administering the Action Plan, took several actions to include input from the community as a whole and from key stakeholders.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Bellevue works with various organizations throughout the community to create an institutional structure effective and knowledgeable in dealing with housing and community development issues. The City is also working to provide financial resources to meet the demands identified by the key stakeholders. This collaboration is accomplished through regular phone and in-person meetings, consultations, neighborhood, committee and community meetings, participation in civic and Continuum of Care meetings, and other events/activities throughout the year.

While there are areas requiring additional coordination in Bellevue and Sarpy County, the service network is well established and active. With the close proximity to neighboring communities and the inclusion of Bellevue in the Omaha-Council Bluffs Metropolitan Area, several needs go beyond a single jurisdiction and depend on partnerships outside the county to address. For these needs, Bellevue continues to work with various organizations including the City of Omaha, Sarpy County, Douglas County, the State of Nebraska, and other surrounding units of government to implement this plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Bellevue is in the jurisdiction of Threshold Continuum of Care for the Homeless (Threshold) which includes the cities of Omaha and Council Bluffs and the three-county area of Douglas, Sarpy and Pottawattamie. Since Bellevue is a part of this larger area Continuum of Care, the homeless population count and numbers are not available for the Bellevue area alone. The City and Sarpy County agencies participate and work with Threshold to identify and then address the needs of homeless persons and persons at risk of homelessness in the Omaha Metro area. Threshold collects homeless data, analyzes the data, and establishes goals and objectives as part of the planning for homeless programs and reports the data in HMIS.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Bellevue does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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1	Agency/Group/Organization	Bellevue Chamber of Commerce
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
2	Agency/Group/Organization	Bellevue Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

3	Agency/Group/Organization	Eastern Nebraska Office on Aging
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
4	Agency/Group/Organization	Bellevue Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
5	Agency/Group/Organization	Habitat for Humanity of Omaha
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
6	Agency/Group/Organization	Sarpy County Government
	Agency/Group/Organization Type	Other government - County Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
7	Agency/Group/Organization	City of Papillion
	Agency/Group/Organization Type	Other government - Local Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
8	Agency/Group/Organization	City of Omaha Planning Department
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
9	Agency/Group/Organization	Offutt Air Force Base
	Agency/Group/Organization Type	Business Leaders Civic Leaders Military Installation Major Employer

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
10	Agency/Group/Organization	Rising View
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
11	Agency/Group/Organization	Bellevue Public Schools
	Agency/Group/Organization Type	Services-Education Local School District Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
12	Agency/Group/Organization	Bellevue Public School Foundation
	Agency/Group/Organization Type	Services-Children Services-Education Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

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13	Agency/Group/Organization	Eastern Nebraska Community Action Partnership
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
14	Agency/Group/Organization	Metropolitan Area Planning Agency
	Agency/Group/Organization Type	Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
15	Agency/Group/Organization	Nebraska Department of Health and Human Services
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
16	Agency/Group/Organization	Bellevue University
	Agency/Group/Organization Type	Services-Education Institute of Higher Education Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
17	Agency/Group/Organization	Bellevue Community Foundation
	Agency/Group/Organization Type	Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
18	Agency/Group/Organization	Sheltering Tree, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

20	Agency/Group/Organization	Open Door Mission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
21	Agency/Group/Organization	Bellevue Food Pantry
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

22	Agency/Group/Organization	Rebuilding Together Omaha
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
23	Agency/Group/Organization	Sarpy County CASA
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

24	Agency/Group/Organization	Lutheran Family Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
25	Agency/Group/Organization	Nebraska Hispanic Chamber of Commerce
	Agency/Group/Organization Type	Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
26	Agency/Group/Organization	Papio-Missouri River Natural Resources District
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

28	Agency/Group/Organization	Lift Up Sarpy County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

29	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
30	Agency/Group/Organization	Sarpy Cass Health Department
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
31	Agency/Group/Organization	Nebraska Medicine
	Agency/Group/Organization Type	Services-Health Health Agency Business Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
32	Agency/Group/Organization	Sarpy County Economic Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.
33	Agency/Group/Organization	Sarpy County Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to participate in the public hearings for the Affirmative Further Fair Housing Plan, Consolidated Plan and Action Plan and met with city staff to identify community needs and strategies for addressing priority needs and goals.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies providing a full range of services in and around the City of Bellevue and involved in the CDBG program were contacted to request comments. As agencies are identified or contact the City, they are included on the mailing list for future assistance and correspondence.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Area Continuum of Care for the Homeless	The City of Bellevue reviewed the 10 Year Plan to End Homelessness to ensure comparability with the City's comprehensive plan and future goals. The City continues to contact MACCH regarding funding opportunities in Bellevue and homelessness needs.
Heartland 2050	Metropolitan Area Planning Agency	The City of Bellevue continues to be a part of the implementation of the Heartland 2050 plan. CDBG funds will be utilized where appropriate and as directed by City Administration.
Sarpy County and Communities Housing Study	Housing Foundation for Sarpy County	The County-wide Housing Study with Strategies for Housing Affordability was completed in April 2020. CDBG funds will be utilized where appropriate and as directed by City Administration.

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Bellevue prepared and adopted an updated Citizen Participation Plan to address the changes provided by the CARES Act in response to the COVID-19 pandemic in 2020. The Citizen Participation Plan which discusses the City's procedures and efforts in regard to public notices, public comment periods, public hearings, technical assistance to community partners, record retention, and complaints, was updated to include emergency declaration requirements. The City is also required to consult with public and private agencies that provide services to the community.

When developing the annual Action Plan, the City took several actions to include input from the community as a whole and from key stakeholders:

- The City consulted with representatives from other city departments on how CDBG could have the most beneficial community impact. This consultation included several departments, such as Planning, Public Works, Police, Fire, Human Services, Streets, and Parks and Recreation.
- The City hosted two public hearings during the application process and development of the proposed activities for the 2025 Action Plan. In addition to the public hearings, an application technical assistance workshop was held to assist interested organization, groups, and citizens who were interested in applying for CDBG assistance for eligible projects.
- The CDBG Committee, a group made up of six community members, held a public meeting to review projects and ask questions of applicants, discuss proposed projects with applicants, and develop a funding recommendation to be presented to the Bellevue City Council for consideration. The Committee used detailed criteria to review, score, and rank the proposals for completeness, community need, and compliance with CDBG requirements.
- The City prepared the draft action plan which was available for public comment from June 11 to July 15, 2025. Copies were made available at the City Library, Lied Activity Center, City Clerk's Office, CDBG Office, and on the City's website. The availability of the plan was announced in the newspaper and on the City's website.

- The City will hold a third public hearing on July 15, 2025, during the Bellevue City Council meeting to gather public comment and allow Councilmembers to ask any questions regarding the proposed funding recommendation for 2025 CDBG entitlement funds. The Bellevue City Council considered final approval of the plan and funding recommendations during meeting following the public hearing.

The citizen participation process also helped the City of Bellevue to establish its priority needs for the next five years during the development of the Consolidated Plan.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Not applicable.	No specific response. A newspaper ad and press release were distributed inviting public participation and comment at all three public hearings regarding planning and development of the annual action plan. The notices were distributed with 15-day notice to each of the three public hearings held regarding the development of the plan, opening of the application process, and the review of project applications received.	None.	

2	Public Meeting	Non-targeted/broad community	<p>Two public hearings were held during the development of the annual action plan to encourage public participation. The first hearing included a presentation overview of the CDBG program, the application process for funding, and the identified needs and goals outlined in the Consolidated Plan. The PowerPoint was then published on the City's website for public viewing. The second hearing which was held included presentation by applicants for CDBG funding and questions by CDBG Committee members. In total, 35 people attend the first and second public</p>	<p>Discussion during the public hearings included the CDBG requirements, funding process, and applications received. No additional comments were received.</p>	None.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			hearings. The third public hearing will be held during a City Council meeting.			
3	Workshop	Non-targeted/broad community Interested Applicants	The applicant workshop is step-by-step assistance for those individuals and organizations interested in applying for CDBG assistance in understanding the HUD requirements and regulations for CDBG funding in addition to the City of Bellevue requirements. There were 8 participants in the applicant workshop.	None.	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	A 30-day Notice of Availability of the proposed 2025 Action Plan and a 15-day Notice of Public Hearing were published in the local newspaper, on the City's website, and posted/ distributed to various locations throughout the community.	None.	None.	
5	Public Meeting	Non-targeted/broad community	One public hearing was held during the July 15th council meeting to provide an opportunity for residents to present any comments or questions regarding the 2025 Action Plan prior to approval by the Bellevue City Council.	None.	None.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2025 Action Plan will be the second year of 2024-2028 Consolidated Plan. The Action Plan addresses the proposed programs, projects, and activities that will be undertaken with the resources anticipated to be available in the proposed budget. The City of Bellevue anticipates receiving \$315,457 in CDBG entitlement funds for the FY 2025-2026. These funds will be used to fund eligible community development projects in low- and moderate-income areas or to benefit low- and moderate-income families and households. Based on the proposed

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funding recommendation for the 2025 entitlement allocation, funds are anticipated to be allocated as follows:

- 18% will be allocated to planning, administration, and governmental compliance, such as fair housing studies, etc.
- 41% will be allocated for public facilities and improvement activities,
- 14% of funds will be allocated to public service activities,
- 13% will be allocated to economic development activities, and
- 14% or more for improving or expanding affordable housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	315,457	0	27,000	342,457	0	CDBG funding will be used throughout the city limits for priorities outlined in the Consolidated Plan and will be leveraged with other federal, local or private funding sources.
Other	public - federal	Other	0	0	0	0	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Bellevue is an entitlement community for CDBG funding and does not receive any additional funding from HUD. During the annual funding cycle, the City does not require a match to a funding request but does emphasize providing leveraged funding from projects seeking CDBG funds and take into consideration any leverage funding presented as part of a proposed activity budget. Agencies are requested to identify their efforts to obtain additional resources to assist with their projects during the application process.

The City does encourage and support community organizations to seek other grants to through private, public, state and federal grants to supplement CDBG improvement projects. In the 2025 Action Plan, the projects have proposed leveraging funds in the amount of \$176,590.00, or 52% of the total allocated funds. As in the past, the City of Bellevue will be as creative as possible to find other sources of funding from state, federal, private developer, tax-credits, loans, and local funds in order to develop and deliver efficient and cost-effective projects.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Bellevue owns land throughout the community, much of which is utilized for various parks, ball fields, trails and other recreation facilities. As needs are identified, the City of Bellevue considers all possible projects and activities to assist with addressing the needs to the benefit of all citizens and the utilization of publicly owned land for projects as leverage.

During the 2025 program year, there are no activities on publicly owned right of ways or parks.

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve & Expand Availability of Public Facilities	2024	2028	Non-Housing Community Development	City of Bellevue	Improve & Expand Accessible Public Infrastructure	CDBG: \$140,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Public Facility
2	Provide Community and Neighborhood Services	2024	2028	Non-Housing Community Development	City of Bellevue	Increase & Expand Public Service Availability	CDBG: \$47,318	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
3	Increase Affordable Housing Opportunities	2024	2028	Affordable Housing	City of Bellevue	Increase Affordable Housing Opportunities	CDBG: \$48,839	Homeowner Housing Rehabilitated: 4 Household Housing Unit
4	Economic Development Facility Improvements	2024	2028	Economic Development	City of Bellevue	Encourage Economic Development	CDBG: \$43,300	Businesses assisted: 4 Businesses Assisted
5	Program Planning and Administration	2024	2028	Administration	City of Bellevue	Planning & Administration	CDBG: \$63,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve & Expand Availability of Public Facilities
	Goal Description	In the 2025 Action Plan, funding has been allocated to address public infrastructure improvements in central Bellevue associated with the new location of the food pantry. The activity includes financial assistance to complete rehabilitation activities for the building to expand the food pantry operations and services for low- and moderate-income household in Bellevue.
2	Goal Name	Provide Community and Neighborhood Services
	Goal Description	Included in the 2025 Action Plan are activities to address community and neighborhood service needs. Four activities were funded to provide public services to the community specifically for low- and moderate-income families.
3	Goal Name	Increase Affordable Housing Opportunities
	Goal Description	In the 2025 Action Plan, one activity was funded to assist with address the need for affordable housing in Bellevue. The activity includes an owner-occupied housing rehabilitation activity to assist with the affordability and sustainability of housing while address urgent need and emergency housing issues.
4	Goal Name	Economic Development Facility Improvements
	Goal Description	In the 2025 Action Plan, funding was allocated to set up a business assistance fund for expansion of business and rehabilitation of commercial buildings through facade improvements and code corrections. The funds will be available by application on a first-come, first-serve basis with a matching funds requirement.
5	Goal Name	Program Planning and Administration
	Goal Description	Funding in the Action Plan was provided for planning and administration for the funded activities to ensure the successful administration of the CDBG program.

Projects

AP-35 Projects – 91.220(d)

Introduction

During the 2025 Action Plan, the City of Bellevue will administer nine projects that received CDBG entitlement funding. Focus and resources will be on the following priority areas:

- Improvement of existing public facilities,
- Provide community public services,
- Encourage new housing development and rehabilitation,
- Promote economic development, and
- Administration of the CDBG program.

The allocation of funds for the following projects are closely aligned with the needs identified in the needs assessment and housing market analysis, and through input contributed by stakeholders and citizens who participated in the development of the Consolidated Plan. The objectives and outcomes for each proposed activity in 2025 may be found in section AP-38 Project Summary.

Projects

#	Project Name
1	ENCAP Bellevue Food Pantry Renovation
2	Habitat for Humanity Home Repair Program
3	BPS Family Literacy Program
4	BJS Youth Participation Assistance Program
5	Lift Up Family Assistance Program
6	All Seasons Assistance for Vulnerable Adults
7	Bellevue Economic Enhancement Small Business Assistance Program
8	Light House Expansion Project
9	Program Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Bellevue selected priority goals during the Consolidated Plan process. During the allocation of funding for the 2025 Action Plan, the City utilized a competitive application process. To address the identified priority needs, the City of Bellevue has chosen to make available CDBG funds annually through an application process. The City accepts application from eligible organizations, which are then reviewed by staff and a CDBG Committee who determine a funding recommendation. CDBG staff determine eligibility and feasibility of each application and then distribute the application to the CDBG Committee

for review based on the committee funding philosophy which includes consideration of: comparability with outlined priorities, defined objects, realistic scope, benefit to the community and LMI residents, leveraging of dollars, duplication of services and effectiveness of partnerships, process of evaluations, organization capacity, and readiness for implementation. A recommendation was then made to the Bellevue City Council for consideration. The Bellevue City Council made final approval of projects and Annual Action Plans.

DRAFT

AP-38 Project Summary

Project Summary Information

1	Project Name	ENCAP Bellevue Food Pantry Renovation
	Target Area	City of Bellevue
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve Public Infrastructure and Facilities
	Funding	CDBG: \$140,000.00
	Description	The proposed project includes mechanical infrastructure improvements through the purchase of a new air handling system to support proper ventilation, improve indoor air quality, and increase energy efficiency in the food pantry. The air handling units are critical to meeting current building codes and maintaining safe, healthy environments in compliance with health and safety standards.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will benefit a total population of 5,195.
	Location Description	The project will be located in north central Bellevue with the target area of Census Tract 101.06, Block Group 3.
	Planned Activities	The CDBG funding will be utilized to assist with the purchase of air handling systems for the Bellevue Food Pantry.
2	Project Name	HFH Home Repair Program
	Target Area	City of Bellevue

	Goals Supported	Increase Affordable Housing Opportunities
	Needs Addressed	Increase Affordable Housing Opportunities
	Funding	CDBG: \$48,839.00
	Description	The proposed project will assist with emergency housing rehabilitation on four structures for owner occupied housing units that meet income requirements.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist four low- and moderate-income owner-occupied households with rehabilitation projects.
	Location Description	The proposed project is located city wide.
	Planned Activities	The proposed project will assist with housing rehabilitation for four households.
3	Project Name	BPS Empowering Careers through Employment Literacy
	Target Area	City of Bellevue
	Goals Supported	Provide Community/Neighborhood Services
	Needs Addressed	Increase and Expand Public Service Availability
	Funding	CDBG: \$19,400.00
	Description	The program will provide services to parents in pursuing employment through digital literacy skills, access to technology, creating a resume and cover sheet, and the ability to speak English when applying for jobs. Improving an individual's digital literacy skills and other job improvement skills will increase opportunities to apply for employment and support their children's educational needs.

	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will provide 70 low- and moderate-income households with education assistance.
	Location Description	The program will be available to eligible households within the city limits of Bellevue.
	Planned Activities	The proposed program will provide for financial support for the program that will assist low- and moderate-income households with career development classes.
4	Project Name	Junior Sports Participation Assistance Program
	Target Area	City of Bellevue
	Goals Supported	Provide Community/Neighborhood Services
	Needs Addressed	Increase and Expand Public Service Availability
	Funding	CDBG: \$2,000.00
	Description	The program creates a participation assistance funding for low- and moderate-income families who reside within Bellevue city limits. The participation assistance will be expanded and available for all sports programs offered by BJS. The assistance covers registration fees and equipment fees required to participate in the specific sports program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will assist approximately 10 low- and moderate-income households with assistance for needs.
	Location Description	The program will be available to eligible households within the city limits of Bellevue.

	Planned Activities	The proposed project will provide assistance to youth and young adults from low- and moderate-income households with sports programs participation assistance.
5	Project Name	Lift Up Family Assistance Program
	Target Area	City of Bellevue
	Goals Supported	Provide Community/Neighborhood Services
	Needs Addressed	Increase and Expand Public Service Availability
	Funding	CDBG: \$21,530.00
	Description	The program will help low- and- moderate-income households with elementary and middle school aged children that are struggling with truancy issues and financial sustainability with service, technology access, and parenting resources by providing support for the position of the coordinator for the Community Response/Executive Director to assist with resources and support for continued financial support for programs in Bellevue.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will assist approximately 65 low- and moderate-income households with assistance for needs.
	Location Description	The proposed project will be available to households within the city limits of Bellevue. The program will operate out of the organization office at 1620 Wilshire Drive, Suite 301, Bellevue, NE 68005
	Planned Activities	The proposed project will provide assistance to support the program coordinator to continue to provide assistance to LMI households.
6	Project Name	All Seasons Assistance for Vulnerable Adults
	Target Area	City of Bellevue

	Goals Supported	Provide Community/Neighborhood Services
	Needs Addressed	Increase and Expand Public Service Availability
	Funding	CDBG: \$4,388.00
	Description	The proposed project will support public service programs for vulnerable adults including seniors, homeless, and those with special needs in Bellevue with access to services and other needs as identified.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will assist approximately 5 low- and moderate-income households with assistance for needs.
	Location Description	The proposed project will be available to households within the city limits of Bellevue. The program will operate out of the foundation offices in Olde Towne Bellevue at 119 West Mission Ave Suite F, Bellevue, NE 68005.
	Planned Activities	The proposed project will provide assistance to vulnerable adults who are low- and moderate-income with needs such as social services and transportation.
7	Project Name	Bellevue Economic Enhancement Small Business Assistance Program
	Target Area	City of Bellevue
	Goals Supported	Provide Community/Neighborhood Services
	Needs Addressed	Expanded Economic Opportunities
	Funding	CDBG: \$30,000
	Description	The proposed project will provide assist to help small businesses with resources to make improvements to locations and expand employment opportunities.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will assist approximately 3 businesses with assistance for improvement and expansion projects.
	Location Description	The proposed project will be available to businesses within the city limits of Bellevue. The project is located at Bellevue Chamber of Commerce office at 1036 Bruin Boulevard #119, Bellevue, NE 68005
	Planned Activities	The proposed project will provide financial assistance to businesses for improvement and expansions to provide expanded economic opportunities.
8	Project Name	Light House Expansion Project
	Target Area	City of Bellevue
	Goals Supported	Provide Community/Neighborhood Services
	Needs Addressed	Expanded Economic Opportunities
	Funding	CDBG: \$13,300.00
	Description	The proposed project includes assistance to purchase kitchen equipment to expand services to increase employment opportunities. In addition to expansion of food services, the organization will continue to provide outreach and community supported meals for those struggling with food insecurity.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will assist one business with expansion funding.
	Location Description	The project will be located at 119 West Mission Ave, Bellevue, NE 68005
	Planned Activities	The proposed project will assist with business expansion through equipment purchase.
	Project Name	Program Administration

8	Target Area	City of Bellevue
	Goals Supported	Planning and Administration
	Needs Addressed	COVID-19 Preparation, Prevention, and Response
	Funding	CDBG: \$563,000
	Description	The project includes all activities associated with successful administration of the CDBG program including department expenses necessary to administer the CDBG program (staff, salary, benefits, supplies, and services), required action plan, CAPER, financial and reporting requirements, project monitoring, environmental assessments, continued training and education opportunities, and other responsibility for the CDBG program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	The City of Bellevue CDBG Program Administration Office is located at 1500 Wall Street, Bellevue, NE 68005.
	Planned Activities	The planned activities include administration of the CDBG program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Allocations for CDBG funding are typically based geographically only when an application is eligible for a project primarily benefitting low-and-moderate income area that meets the priorities of the Consolidated Plan. Of the nine projects funded during the 2025 fiscal year while in low-income areas, none of the projects selected met the national objective for low- and moderate-income area benefit. Four public service activity and one housing rehabilitation activity will be available to income qualified households within Bellevue city limits.

Geographic Distribution

Target Area	Percentage of Funds
City of Bellevue	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As outlined in the Consolidated Plan, the City is not targeting specific neighborhoods, but may develop target areas over the period of this plan as several local initiatives develop more specific revitalization plans. The City of Bellevue distributes funding through a competitive application process. Emphasis is placed on projects that address high priority needs of low- and moderate-income persons, households, or areas. While the City does emphasize assisting LMI areas, the funding of specific activities is based upon an evaluation of which one's best meets identified needs.

Discussion

The City of Bellevue distributes funding through a competitive application process. Emphasis is placed on projects that address needs of low- and moderate-income persons, households, or areas, While the City does emphasize assisting LMI areas, the funding of specific activities is based upon an evaluation of which one best meet identified needs. The City accepts applications from eligible organizations which are then reviewed by staff and a CDBG Committee who determines a funding recommendation. CDBG staff determines eligibility and feasibility of each application and then distributes those applications to the committee for review based on the committee's funding philosophy which includes consideration of: comparability with outlines priorities, defined objectives, realistic scope, benefit to the community and LMI residents and leveraging of dollars. The recommendation is then provided to the Bellevue City Council for final approval of the proposed projects for the Action Plan.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In the Consolidated Plan, the City of Bellevue outlined the priority to maintain and increase affordable housing stock for low- and moderate-income individuals and families. The City identified the goal to address this need of affordable housing with partners to educate the public regarding affordable housing and fair housing information.

During the 2025 Action Plan, funds were allocated to one activity which will focus on maintaining and/or increasing the number of affordable housing units available to households within Bellevue. Habitat for Humanity of Omaha will address critical housing needs through the rehabilitation of owner-occupied housing units within the city limits of Bellevue. Through the partnership with Habitat for Humanity, the City of Bellevue hopes to continue to reduce the number of substandard housing units, maintain the existing affordable housing stock and contribute to increase independence and quality of life for very low-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing continues to be a priority for Bellevue. In addition to the funding allocated in the 2025 Action Plan to activities the maintain, develop, and support affordable housing, the City of Bellevue completed a local housing study as required by LB 866 which was approved by the State of Nebraska in August 2020. The CDBG staff worked closely with the Planning Department to ensure all areas of housing are addressed and the need is properly reflected in the study and a final plan was approved in December

2022.

In 2024, the City of Bellevue applied for and was awarded CDBG Disaster Assistance funds through the Nebraska Department of Economic Development for the Multijurisdictional Resilience Planning Project. The Multijurisdictional Housing Resilience Plan includes the development of a housing plan that will focus on reducing flood vulnerability in the community and addressing affordable housing needs and conditions by incorporating sustainable, climate-resilient elements into long-term plans in the communities of Bellevue and Papillion in Sarpy County. The plan will assist the communities as they work to address rising housing needs that were compounded by increased frequency and severity of climate events by outlining obtainable short and long-term housing and infrastructure goals by the municipalities. The plan will also include proposed pre-approved housing development plans prepared for priority target areas that will meet local building requirements and include stormwater and engineering designs. This approach will help Bellevue and Papillion effectively increase the viability of neighborhoods in addition to creating positive social and economic benefits. The City anticipates the plan to be complete and approved in January 2026.

The City of Bellevue, as with many communities across the country, are facing the increasing cost of new construction which hinders efforts for new housing development. The City will continue to work with developers and community partners to develop new avenues to enhance advantages for developers and create additional financial support.

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AP-60 Public Housing – 91.220(h)

Introduction

The Bellevue Housing Authority is the primary provider of housing to very low-income households in the City. The BHA receives funding on an annual basis from HUD to support the provision of housing, to make repairs on existing properties and to provide programs and supportive services to public housing residents.

Actions planned during the next year to address the needs to public housing

No CDBG funding is directly allocated to meet public housing needs in fiscal year 2025. The City of Bellevue will support non-profit efforts to construct affordable housing, including the Public Housing Authority, by assisting in the identification of vacant or abandoned properties and lots for home building purposes and other areas as needed. During the 2025 fiscal year, the City will continue to support Habitat for Humanity of Sarpy County and the Housing Foundation for Sarpy County and their efforts to increase and sustain affordable housing within Bellevue.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Bellevue will continue working closely with the Bellevue Housing Authority to address the importance of resident involvement and promote fair housing information among the residents. With limited funding available, the City of Bellevue has not funded a project to encourage public housing residents to become more involved in management and to participate in homeownership.

All programs funded by the City of Bellevue will be promoted among the residents to increase involvement in city events and activities, specifically economic development and job growth activities will be encouraged to include Public Housing resident outreach in their recruitment strategy.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Bellevue Housing Authority is not identified as troubled by HUD.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Bellevue relies on the Threshold Continuum of Care for the Homeless (Threshold) to assist with providing activities and projects directly to the homeless and other special needs population. Threshold most recently updated the 10-year plan to end homelessness in 2015. This updated ensured compliance with the federal strategic plan to prevent and end homelessness. The City of Bellevue actively participated to ensure all needs are identified and addressed within the jurisdiction. In the updated 10 Year Plan, the following four overarching goals were identified:

- End Chronic Homelessness
- End Veteran Homelessness
- End child, family, and youth homelessness
- Set a path to reducing overall homelessness

One needs according to service providers and shelters is increased awareness of existing resources available to meet the needs of the homeless throughout the metropolitan area. The City of Bellevue plans to continue efforts working with the Continuum of Care and area agencies to improve data regarding Bellevue and Sarpy County in order to better understand the need and coordinate efforts to address these needs. With the increased data availability, the information will be more useful and present a more accurate picture of the homeless population in order to match needs with projects and identify funding sources for projects.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Bellevue will continue to work with Threshold to identify areas where assistance can be provided beyond that of funding.

During the 2025 fiscal year, the City has provided assistance to Habitat for Humanity of Sarpy County to restore affordable housing units through the rehabilitation of a single-family housing units. Through the production and redevelopment of housing units, the City will provide additional affordable housing for families facing homelessness or that are already homeless.

The City also relies on its network of providers who are members of the Threshold. As these are the agencies and organizations who work day-to-day with the homeless, they are most capable of reaching

out to the homeless population and assessing their individual needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Bellevue does not receive Emergency Shelter Grant funds and has not committed CDBG funding to add shelters and housing in this annual action plan. Instead, the City will work with Threshold to increase their participation in available area non-profit organization planning, operational cost estimating, grant writing and other skills classes that will help the City understand the needs and provide greater assistance to shelters to increase funding, effectively and efficiently plan costs, and make the most of limited funding while preserving or increasing services. In addition to working with Threshold, the City will continue to work with all partners in the Affirmatively Further Fair Housing Plan to develop activities and provide support to addressing the needs of homeless in Bellevue.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Bellevue Housing Authority administers the housing voucher program for the Bellevue community. The City will work with Threshold to identify gaps in service for Bellevue as a part of the 10-year plan to end homelessness. As gaps are identified, Bellevue will work with area agencies to develop programs and projects to help address the need and end homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

With CDBG Coronavirus funding, the City of Bellevue partnered with subrecipients to offer housing assistance programs that covered rental and mortgage payments in an effort to assist low- and moderate-income persons and households to remain in their homes and not become homeless. This activity

prevented a household from facing homelessness and allow the use of limited funding for other needs such as food and utilities. The funding has been exhausted and the City has continued to look for avenues to assist households facing homelessness.

In the 2025 Action Plan, the City provided funding for the Lift Up Family Assistance Program and All Seasons Assistance for Vulnerable Adults to assist low- and moderate-income households with family needs such as transportation assistance, childcare/education assistance, financial education and program coordination to address financial needs through not only the program, but through community partners in order to leverage the funding.

The City will continue to work to identify proposed projects for CDBG funding and how those projects can meet Threshold identified objectives.

Discussion

The definition for “worst case” according to the Worst Case Housing Needs: 2021 Report to Congress is a renter household that is very low income – household incomes at or below 50 percent of the area median income (AMI), do not receive government housing assistance, and pay more than one-half of their income for rent, live in severely inadequate conditions, or both. HUD’s estimates of worst case needs are based primarily on data from the American Housing Survey (AHS). It is difficult to find out the number of low-income renter households who spend more than half their income on rent, unless those households offer information.

To address the worst case housing need, the City allocated funding in the 2024 Action Plan to the Housing Foundation for Sarpy County to address the need to support the development of affordable housing in Bellevue. The funding will assist with the employment of a Development Coordinator to focus on efforts and build relationships with potential partners. Also funded was Lift Up Sarpy County’s Bellevue Community Assistance Program for Vulnerable Adults and Elderly. This program assist with housing, utilities, and transportation needs for low- and moderate-income households to prevent homelessness and provide for basic needs. Another public service program is the All Seasons Assistance for Vulnerable Adults program which will help vulnerable adults including seniors, homeless, and those with special needs with access to social service and transportation services.

The City of Bellevue does not receive HOME funds to assist with addressing worst case needs through programs. The Section 8 program is operated through the Bellevue Housing Authority. Homeless needs have been comprehensively addressed through the Continuum of Care and specific activities that are contained in the Annual Action Plan.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Bellevue is working towards elimination of barriers to all affordable housing. The City recently updated their fair housing ordinance and is working to expand expanded Fair Housing outreach by providing fair housing information brochures at city and public facilities and events, and sponsored public service announcements with media organizations that provide such services to local government. The City monitors local, county, state and federal regulations, policies and ordinances that may directly or inadvertently affect fair housing choice and takes appropriate remedial action as possible.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Bellevue will continue to provide assistance and funding to private sector and non-profit organizations that support the goal of increasing the supply and availability of affordable housing units and number of available jobs specifically in areas where affordable housing is easily accessible. By increase the economic impact and job opportunities within the city close to affordable housing options, the City hopes to minimize the impact of the public transportation barrier. The City will continue to review it policies to identify any building or zoning codes that present barriers to the development of affordable housing. The City remains committed to removing the negative effects of public policies that serve as barriers to affordable housing.

As part of the awarded CDBG Disaster Assistance funds through the Nebraska Department of Economic Development for the Multijurisdictional Resilience Planning Project, the City will review current land use and zoning plans to incorporate sustainable, climate-resilient elements into long term plans in the communities of Bellevue and Papillion in Sarpy County. The plan will assist the communities as they work to address rising housing needs that were compounded by increased frequency and severity of climate events by outlining obtainable short and long-term housing and infrastructure goals by the municipalities. The plan will also include proposed pre-approved housing development plans prepared for priority target areas that will meet local building requirements and include stormwater and engineering designs. This approach will help Bellevue and Papillion effectively increase viability of neighborhoods in addition to creating positive social and economic benefits.

Discussion:

None.

AP-85 Other Actions – 91.220(k)

Introduction:

Every year, the City of Bellevue looks for innovative, fresh ideas to use CDBG funds to address community needs and provide the biggest benefit for low- and moderate-income persons and community as a whole with the relatively small amount of CDBG funds received. In determine the most advantageous use for the funding, the City of Bellevue takes into consideration different actions to foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination within the community.

Actions planned to address obstacles to meeting underserved needs

The City of Bellevue will continue to identify community partners to assist with address the needs of the underserved in the community. By working with these partners and development projects for funding, the City hopes to develop public services offered by organizations within our community to specially address resident's needs.

During this Action Plan, the City awarded four public service projects with funding to provided services to underserved needs including those of vulnerable adults, seniors, disabled, families with school aged children, and English as a second language households.

Actions planned to foster and maintain affordable housing

The City of Bellevue will continue to identify community partners to assist with address the needs of the underserved in the community. The City will continue to work with Rebuilding Together Omaha to identify opportunities to improve affordable housing for elderly homeowners through the rehabilitation programs. In the 2025 Action Plan, funding was provided to Habitat for Humanity of Sarpy County for to assist with the rehabilitation of a single-family housing unit for owner occupied households. Through the assistance to rehabilitate, Habitat will be able to provide an affordable housing unit and Bellevue will benefit from the future property taxes from a habitable housing unit. The City also supported the Housing Foundation for Sarpy County with their efforts to develop new affordable rental housing through community outreach and education by a Development Director.

Actions planned to reduce lead-based paint hazards

As part of the ongoing program, the City will address lead-based paint hazards in homes receiving

rehabilitation assistance when funding is available. The City staff will pursue educational opportunities for lead-based paint to assist with educating contractors of the requirements, identify available trainings in the area, and work to identify additional funds sources to address this issue. Lead based paint will be addressed in homes receiving rehabilitation assistance through the Habitat for Humanity Home Repair Program.

Actions planned to reduce the number of poverty-level families

By providing investment in economic development to encourage new or expanding businesses to locate in Bellevue, the long-term jobs for low- and moderate-income residents will be increased which will provide stable employment opportunities and increase financial independent for poverty-level families. As part of the 2025 Action Plan, CDBG funds will be allocated to public service activities to support households as they work to support their families and effort towards self-sufficiency. The City will also provide assistance to a Business Assistance program to help small business with resources to make improvements and expand economic opportunities,

The City will continue to work with the Bellevue Chamber of Commerce and other civic and business leaders to identify opportunity to expand the job opportunities for LMI households and provide necessary assistance such as job training to prepare individuals for those opportunities.

Actions planned to develop institutional structure

The City strategy is to enhance coordinate partnerships among its Consolidated Plan partners, including health, mental health, homelessness, veteran, elderly, community-based, housing, and state and local government agencies to further examine the causes and demographics of homelessness and risk, assist in developing additional data sources, identify and report trends impacting multiple agencies in a more timely fashion, and provide outreach and education regarding conditions that create risk, homelessness, and chronic homelessness amongst the mentally-ill and other special-needs residents.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will support the efforts of the Threshold Area Continuum of Care for the Homeless and participate in the updates to the 10-year plan to end homelessness and more regularly in their multi agency meetings. More active participation in the Continuum will improve the coordination of the City's Consolidated Plan goals and the Continuum's 10 Year Plan to End Homelessness. During the 2019 flooding

crisis, the social services agencies worked together to address the needs of households facing homelessness. Through that crisis, the agencies developed a strong working bond and steps to address the ongoing needs of low-income households as the City moved from addressing a flood crisis to a pandemic response.

Discussion:

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The 2025 Action Plan includes funding for one administration project and eight additional projects: ENCAP Bellevue Food Pantry Renovation, Habitat for Humanity Housing Rehabilitation Project, BPS Empowering Careers with Employment Literacy Project, Junior Sports Youth Participation Assistance Program, Lift Up Sarpy Bellevue Community Assistance Program, All Seasons Assistance for Vulnerable Adults, Bellevue Economic Enhance Business Assistance Program, and Lift House Expansion Project

All of the activities will directly benefit low- and moderate-income persons and households within the city limits of Bellevue.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

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Attachments

DRAFT

Resolution 2025-

Resolution No. 2025-

A RESOLUTION ADOPTING THE 2025-2026 ACTION PLAN AND COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET FOR THE OCTOBER 2025 – SEPTEMBER 2026 PROGRAM YEAR, AND AUTHORIZING THE MAYOR TO SUBMIT THE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the 2025 Action Plan meets all current planning and application requirements of the Community Planning and Development Programs funded by the U.S. Department of Housing and Urban Development; and

WHEREAS, the consolidated programs include Community Development Block Grant; Home Investment Partnership program, Emergency Shelter Grants and Housing Opportunities for Persons with AIDS; and

WHEREAS, the City of Bellevue has conducted public hearings and has received public input concerning the development of an Annual Action Plan and otherwise informed residents of the proposed plan of activities and budget levels included in the Action Plan for Fiscal Year 2025-2026; and

WHEREAS, the Annual Action Plan contains the HUD Form 424, 424-D, an annual plan for the current funding year, and the required certifications of eligibility for federal assistance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bellevue, Nebraska, as follows

- (a) The Council has reviewed the 2025 Action Plan which includes the plan for expenditure of Community Development Block Grant program funds and activities scheduled for October 2025 - September 2026 and find it to be consistent with the overall objectives of the Housing and Community Development Act and local neighborhood redevelopment strategies.
- (b) The Council, after evaluation of all the pertinent information presented, authorize the Mayor to submit on behalf of the City of Bellevue, the 2025-2026 Action Plan for Community Planning and Development Programs for the October 2025 – September 2026 Program Year.

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of the City of Bellevue, State of Nebraska, on this 15th day of July 2025.

Rusty Hike, Mayor, Bellevue, NE

(SEAL)

ATTEST:

Susan Kluthe, City Clerk

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Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: 47-6006099	
5a. Federal Entity Identifier: 47-6006099	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: CITY OF BELLEVUE		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 47-6006099	* c. UEI: MGFGXEFM3353	
d. Address:		
* Street1: 1500 WALL STREET	Street2: _____	
* City: BELLEVUE	County/Parish: _____	
* State: NE: Nebraska	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 68005-3675	
e. Organizational Unit:		
Department Name: FINANCE DEPARTMENT	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: MS.	* First Name: ABBY	
Middle Name: _____	* Last Name: HIGHLAND	
Suffix: _____	Title: CDBG PROGRAM SPECIALIST	
Organizational Affiliation: CDBG CONSULTANT, CITY OF BELLEVUE, FINANCE DEPARTMENT		
* Telephone Number: 402-293-3000	Fax Number: 402-293-3058	
* Email: abby.highland@outlook.com		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Assistance Listing Number:

14.218

Assistance Listing Title:

COMMUNITY DEVELOPMENT BLOCK GRANT/ENTITLEMENT GRANTS

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

PROJECTS TO BE FUNDED WITH B-24 ENTITLEMENT FUNDING INCLUDE PUBLIC FACILITIES AND IMPROVEMENTS, HOUSING, PUBLIC SERVICES, ECONOMIC DEVELOPMENT, AND PROGRAM ADMINISTRATION

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="315,457.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="315,457.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE MAYOR
APPLICANT ORGANIZATION CITY OF BELLEVUE	DATE SUBMITTED

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

MAYOR, CITY OF BELLEVUE
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

MAYOR, CITY OF BELLEVUE

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

MAYOR, CITY OF BELLEVUE

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

DRAFT

CITY OF BELLEVUE
NOTICE OF PUBLIC HEARING FOR DEVELOPMENT OF THE 2025-2026 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTIVITIES

TO ALL INTERESTED AGENCIES, GROUPS AND INDIVIDUALS:

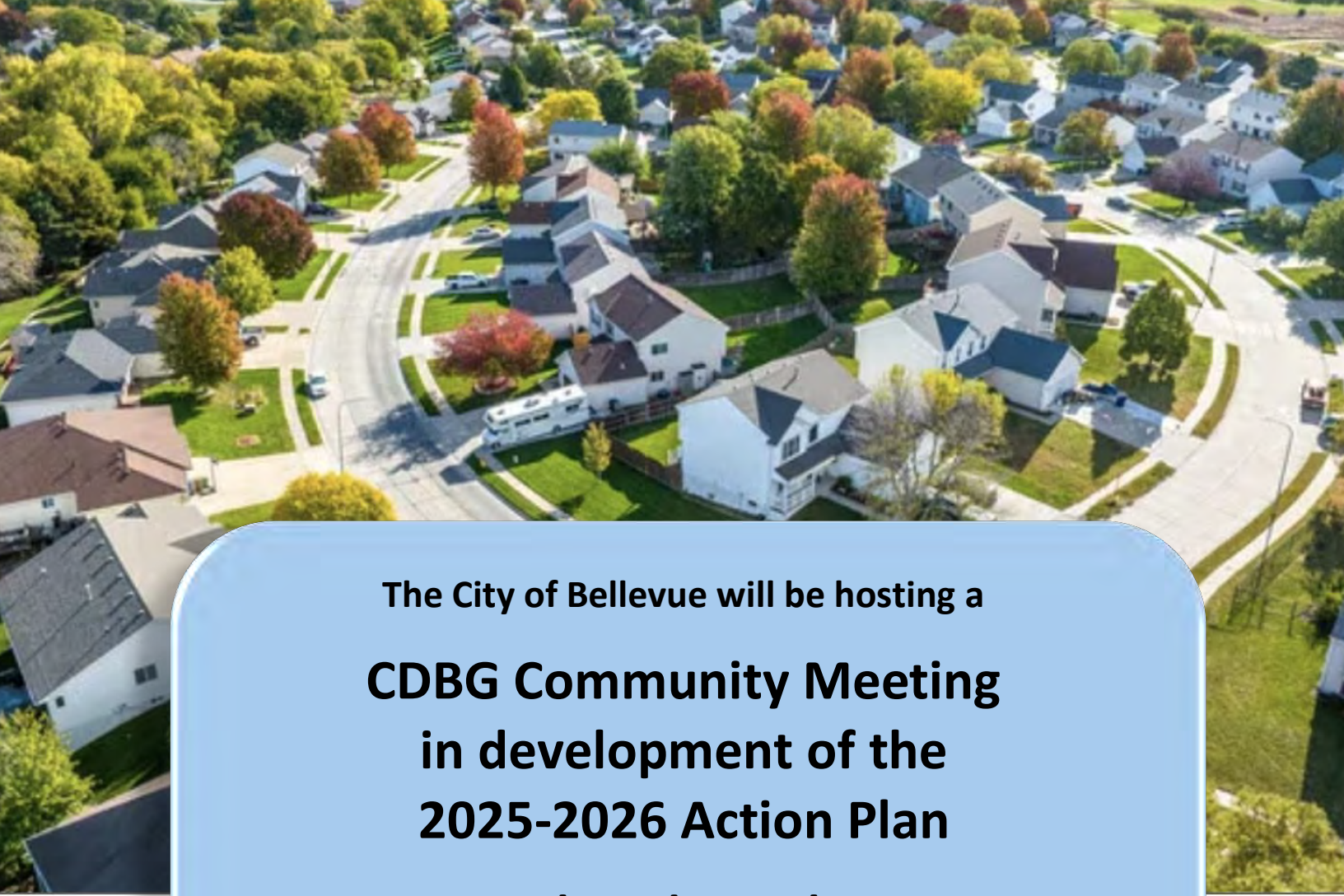
The City of Bellevue invites and encourages all residents, agencies, nonprofit organizations and other interested parties to attend a Community Development Block Grant (CDBG) public hearing scheduled for: **Thursday, February 6, 2025, at 6:00 p.m. in City Council Chambers located at 1500 Wall Street, Bellevue, NE 68005.**

The purpose of this meeting is to provide the public an opportunity to participate in the development of and funding cycle for the 2025-2026 Annual Action Plan of CDBG activities to meet neighborhood and community development strategies as proposed in the 2024-2028 Consolidated Plan. During the public hearing, information will be presented about the CDBG program, including eligibility requirements for activities that may be undertaken with CDBG funds, an estimated grant amount, and a summary of strategies and priorities of the Consolidated Plan. The City of Bellevue will also provide a link to the 2025 CDBG application packet which will be made available following the meeting on the City's website. Applications for assistance must be submitted to the City of Bellevue on or before the application deadline on Monday, April 14, 2025.

The City of Bellevue as a recipient of CDBG funding is required by the U.S. Department of Housing and Urban Development (HUD) to prepare and adopt an Annual Action Plan which will be submitted to HUD before August 15, 2025. The City of Bellevue's CDBG program uses a program year running from October 1 to September 30. At least 70% of CDBG funds must benefit low- and moderate-income residents or neighborhoods.

The City of Bellevue encourages all residents and interested parties to become involved in the development of the Annual Action Plan through participation in the planning or submitting an application for funding.

If special accommodations for persons with disabilities or non-English speaking persons are needed, please contact the City Clerk at (402) 293-3007 no later than February 3, 2025. If you are unable to attend the hearing, please feel free to submit questions, make written comments, or send request for copies of the application packet to the City of Bellevue, CDBG Program, 1500 Wall Street, Bellevue, NE 68005; by email to Abby.Highland@outlook.com; or contact by phone at (402)293-3000.



**The City of Bellevue will be hosting a
CDBG Community Meeting
in development of the
2025-2026 Action Plan
6:00 p.m. on Thursday, February 6, 2025
in Bellevue City Council Chambers
1500 Wall Street, Bellevue, NE 68005**

At this meeting, we will present information about the Community Development Block Grant (CDBG) program, the goals and priorities of the program, updates to the program impacting the next funding cycle, anticipated funding amounts available for allocation, and eligibility requirements for proposed projects. During this meeting, CDBG application packets for funding proposals for the 2025-2026 CDBG funding cycle will be available.

If special accommodations are needed, please contact the City Clerk at (402)293-3007 no later than February 3, 2025.

For further information, contact Abby Highland, CDBG Program Specialist, City of Bellevue, at (402) 293-3000, or by email at abby.highland@outlook.com.



State of Florida, County of Broward, ss:

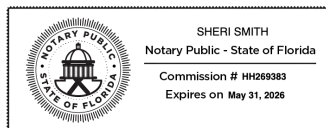
Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sarpy County Times, a legal newspaper of general circulation in the Counties of Sarpy, Bellevue, Cass, Papillion, Gretna, La Vista and Springfield, state of Nebraska and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on;

Jan. 15, 2025

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Rachel Cozart

(Signed) _____



VERIFICATION

State of Florida
 County of Broward

Subscribed in my presence and sworn to before me on this: 01/15/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Printers Fee: **\$45.81**
 Customer Number:
 Order Number: COL-NE-901748

**CITY OF BELLEVUE
 NOTICE OF PUBLIC HEARING
 FOR DEVELOPMENT OF THE
 2025-2028 ANNUAL ACTION PLAN
 FOR COMMUNITY
 DEVELOPMENT BLOCK GRANT
 (CDBG) ACTIVITIES**

TO ALL INTERESTED AGENCIES,
 GROUPS AND INDIVIDUALS:

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We Influence The World!

CITY OF BELLEVUE
2025-2026 Action Plan Community Meeting
 February 6, 2025, at 6:00 p.m.
 City Council Chambers, 1500 Wall Street, Bellevue, NE 68005

Name	Organization	Address/Phone/Email	Add to mailing list? (Yes/No)	Contact Preference? Mail or Email?
Melissa Seobey	Bellevue Together	Melissa@mogha.com 402-594-6659	yes	email
Diana Bruce	Chambers		yes	email
Lindsey V. Chambers Diana Bruce	Diana Bruce Chambers	LindsayV22@gmail		
Denise Seaman	Bellevue Together	seaman@cox.net	yes	email

Name	Organization	Address/Phone/Email	Add to mailing list? (Yes/No)	Contact Preference? Mail or Email?
Sue Fjelstad	Bellevue Public Schools	2600 Arboretum Dr. 402-293-4851 susan.fjelstad@bpsne.net	yes	email
Shane Murphy	Project Houseworks	2316 S 24th St Omaha/NE 68108 402-965-7201 shane@projecthouseworks.org	Yes	email
Tanya Gifford	Lift Up Sarpy	1120 Wilshire Dr #301 Bellevue 68005	yes	email

**Minutes from the CDBG Public Hearing for the Annual Action Plan
held on February 6, 2025 at 6:00 p.m.**

There were ten participants in attendance at the public hearing.

City Staff: Abby Highland

The public meeting began at 6:00 p.m.

Highland opened the public hearing with an introduction and welcome all the participants present and thanking them for their interest in the City of Bellevue's CDBG program. Highland then presented a PowerPoint presentation about the CDBG program, an overview of program requirements, development of the annual plan, and the application process.

Following the presentation, Highland opened for question and answered questions.

With no other questions presented, Highland encouraged all attendees to download the CDBG guidelines and application form from the City website – all the information presented during the meeting is included in the form. Attendees were also encouraged to reach out with any questions and attended the application workshop on March 6th.

The public hearing was closed at 6:40 p.m.

**CITY OF BELLEVUE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE**

Notice is hereby given to citizens of Bellevue that the CDBG Committee Meeting will meet on Monday, March 3, 2025, at 6:00 p.m. in the Bellevue City Council Chambers room at 1500 Wall Street, Bellevue, NE 68005. The agenda for the meeting is as follows:

Meeting Agenda

- I. Call to order.
- II. Update of CDBG program and projects.
 - a. Project Status Review/Update.
- III. CDBG Program and Funding Cycle.
 - a. CDBG Entitlement Allocation for 2025.
 - b. Reallocated Funds.
 - c. Additional Priorities.
- IV. 2025-2026 CDBG funding cycle and calendar.
- V. Announcements/Next Meeting.
- VI. Adjournment.

**Minutes from the CDBG Committee Meeting
held March 3, 2025, at 6:00 p.m.
in the City Council Conference Room, City of Bellevue**

The CDBG Committee held a regular meeting on Monday, March 3, 2025, at 6:00 p.m. in the City Council Chambers of the City of Bellevue office located at 1500 Wall Street, Bellevue, NE 68005. Present were committee members: Hester, Jenkins, Severn, White and McCaw. Staff present was Abby Highland, CDBG Program Specialist.

1. Call to order.

Discussion: The meeting was called to order at 6:00 p.m. by Highland.

2. Update of CDBG program and projects.

a. Project Statue Review/Update.

Discussion: Highland distributed a project update sheet. Subrecipients have done a good job moving projects forward over the last six months. 2021 activities that have expended their full grant balance include Housing Foundation for Sarpy County mixed-use development project and ENCAP Food Pantry relocation. The activities will be closed with the construction is complete. For 2022 activities, Bellevue Volunteer Fire Hall Facility Upgrade is moving forward and the Housing Foundation Housing Development Director has expended remaining funds. Unfortunately, Olde Towne Tavern Roof Replacement project did not execute a subrecipient agreement for the funds and did not respond to numerous outreach attempts. The activity was canceled and the funds will be reallocated during the next funding cycle. 2023 activities continue to move forward and we are waiting for the 2024 funding agreement with HUD and release of funds before the activities can proceed.

3. CDBG program and funding cycle.

a. CDBG Entitlement Allocation for 2025

Discussion: Unfortunately, the 2025 allocation has not been determined. The federal budget remains on a continuing resolution through March 14, 2025. After that date, we will know more about what to expect. If another continuing resolution is signed, funds may remain similar to 2024 levels. If no action is taken, then sequestration will begin which means cuts across the federal agencies.

HUD is facing significant cuts under the new administration. CDBG and HOME programs are being considered for discontinuation and staffing is anticipating cuts of 80%. We may not know the exact effects of the cuts for months, but the City will continue to be in contact with federal agencies and provide any updates to the Committee.

b. Reallocated Funds.

Discussion: The only reallocated funds for 2025 will be \$27,000 from the canceled project.

c. Additional Priorities

Discussion: This year we focused on reaching out to new organizations. During the first public hearing, we have four organizations/businesses attend who are new to the process. The technical assistance workshop will be held this Thursday.

4. 2024-2025 CDBG funding cycle and calendar.

Discussion: Highland presented the funding cycle and calendar. No updates have been made since the calendar was distributed to the committee for review.

Although funding levels are unknown, we must proceed to meet the August 15th deadline for submission of the Action Plan. Depending on when the 2025 funding amounts are announced, the Committee may need to hold another meeting to discuss projects and funding amounts in June/July.

5. Announcements/Next Meeting

Discussion: Highland did not have any additional announcements. The proposed next event will be Friday, April 18th, when application packets will be available for pick up followed by the May 13th public hearing with the applicants.

6. Adjourn.

Discussion: The meeting adjourned at 6:40 p.m.



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) TECHNICAL ASSISTANCE WORKSHOP

When: Thursday, March 6, 2025, 1:00 p.m. – 3:00 p.m.

**Where: Bellevue City Council Chambers
1500 Wall Street, Bellevue, NE 68005**

The City of Bellevue would like to invite all organizations and groups interested in applying for CDBG assistance to attend the technical assistance workshop for the 2025 funding cycle.

The technical assistance workshop will provide valuable insight into developing a successful project and a competitive grant application. During the workshop, we will discuss projects and activities eligible for CDBG funding, explain how the application process works, and go step-by-step through the application form and requirements.

The 2025-2026 CDBG Application Guidelines and Form is available on the City's website for download or by contacting the CDBG Program Specialist.

If special accommodations are needed, please contact the City Clerk at (402) 293-3007 or CDBG Program Administrator no later than March 3, 2025.



We Influence The World!

CITY OF BELLEVUE
2025-2026 Action Plan Technical Assistance Workshop

March 6, 2025, at 6:00 p.m.
 City Council Chambers, 1500 Wall Street, Bellevue, NE 68005

Name	Organization	Address/Phone/Email	Add to mailing list? (Yes/No)	Contact Preference? Mail or Email?
Miriam Smith	Asha's Hse	8680 S 25th St 68147		email
Sharon Chaudhuri				
MELISSA Seobrey	Bellevue Together	Melissa@adunghia.com		Email
Dianne Semm	Bellevue Together	Seaman@cox.net		✓

Name	Organization	Address/Phone/Email	Add to mailing list? (Yes/No)	Contact Preference? Mail or Email?
Liz Carvlin Fuesel	Habitat for Humanity Omaha	lcarvlinfuesel@habitatomaha.org	y	email
LINDSEY VANVOORHIS	DAINY QUEEN	lindsuan22@gmail.com	y	
Carbin Delgado	SNAP Theatre	Carbin@verdisgroup.com 402 740-3530	y	either

**CITY OF BELLEVUE
NOTICE OF PUBLIC HEARING FOR DEVELOPMENT OF THE
2025 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTIVITIES**

TO ALL INTERESTED AGENCIES, GROUPS AND INDIVIDUALS:

The City of Bellevue in anticipation of receiving approximately \$315,000.00 in Community Development Block Grant (CDBG) entitlement funding from the U.S. Department of Housing and Urban Development, invites and encourages all interested citizens, agencies, nonprofit organizations, and other interested parties to attend a public hearing:

**Tuesday, May 13, 2025, at 6:00 p.m. in the City Council Chambers,
City of Bellevue, 1500 Wall Street, Bellevue, NE, 68005.**

The purpose of this public hearing is to allow the CDBG Committee to hear presentations from organizations who have submitted an application for 2025-2026 CDBG funding. The public is invited to attend and hear the presentations regarding the CDBG funding cycle and Annual Action Plan.

The City of Bellevue as a recipient of CDBG funding is required by the U.S. Department of Housing and Urban Development (HUD) to prepare and adopt an Annual Action Plan which must be submitted to HUD prior to August 15, 2025. The City of Bellevue's CDBG program uses a program year running from October 1 to September 30.

If special accommodations for persons with disabilities or non-English speaking persons are needed, please contact the City Clerk at (402) 293-3007 no later than May 10, 2025. If you are unable to attend the hearing, please feel free to submit questions or written comments the City of Bellevue, CDBG Program, 1500 Wall Street, Bellevue, NE 68005; by email at abby.highland@outlook.com; or by phone at (402)293-3000.

SARPY COUNTY TIMES

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

India Johnston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sarpy County Times, a legal newspaper of general circulation in the Counties of Sarpy, Bellevue, Cass, Papillion, Gretna, La Vista and Springfield, state of Nebraska and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on;

Apr. 23, 2025

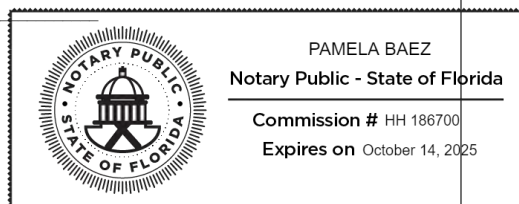
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

India Johnston

(Signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 04/24/2025

Notary Public
Notarized remotely online using communication technology via Proof.

Printers Fee: **\$34.36**
Customer Number:
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CITY OF BELLEVUE NOTICE OF PUBLIC HEARING FOR DEVELOPMENT OF THE 2025 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTIVITIES

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COL-NE-902286 4/23 ZNEZ



We Influence The World!

CITY OF BELLEVUE
2025-2026 Action Plan Community Meeting
 May 13, 2025, at 6:00 p.m.
 City Council Chambers, 1500 Wall Street, Bellevue, NE 68005

Name	Organization	Address/Phone/Email	Add to mailing list? (Yes/No)	Contact Preference? Mail or Email?
JOHN KRAKER	CITY OF BELLEVUE	1510 WALL ST FOR 2025 3144 John Kraker Bellevue, NE	Yes	Email
MATT GOETZ	BJSA	1001 High School Dr Bellevue NE 68005	Yes	Email
Sharon Choudhary	Uplift Asha's House	8680 S. 25 th St.	yes	Email
Sue Fjelstad	BPS	2600 Arboretum Dr Bellevue, NE 68005 Susan.fjelstad@bpsne.net	yes	email

Name	Organization	Address/Phone/Email	Add to mailing list? (Yes/No)	Contact Preference? Mail or Email?
Deanna Wagner	Bellevue Partry	1912 Hancock St 48-292-0961 dwagner@bellevuepartry.org	Yes	email
Liz Carvlin Fuesel	Habitat for humanity Omaha	lcarvlinfuesel@ habitatomaha.org	N	email
Tracey Colgrove	The Light House	119 W. Mission Ave Bellevue NE 68005 402-850-5828 @theLH.org		email
Jill Connor	Bellevue Pantry	1912 Hancock St.	yes	email
Diane	Bellevue Chamber	diane@ Bellevuechamber.org	yes	email
Aaron Bowen	Bellevue Pantry	1912 Hancock St. abowen@energymaha.org	Yes	email

Name	Organization	Address/Phone/Email	Add to mailing list? (Yes/No)	Contact Preference? Mail or Email?
JOS SULLIVAN	LUTHER	9999 J STREET OMAHA, NE 68121 402 850-0970 jsullivan@luther.com	NO	EMAIL
Lindsey TrucBetsy	Dairy Queen Dairy Queen	301 W Mission	NO	—
Tanya Gifford	LVSC	1620 Wilshire Dr #301	yes	email
Dave Gifford	all seasons	119 W. Mission Ave	yes	email

**Notes from the CDBG Public Hearing for the Annual Action Plan
held on May 13, 2025, at 6:00 p.m.
in City Council Chambers, 1500 Wall Street, Bellevue NE 68005**

Attendees: John Krager, Matt Goetz, Sharon Chaudhuri, Sue Fjelstad, Deanne Wagner, Liz Carlin Fuesel, Tracey Colgrove, Jill Connor, Diane Bruce, Aaron Bowen, Josh Sullivan, Lindsey Van Voorhis, Jim Charvat, Betsy Charvat, Tanya Gifford, Dave Gifford, and one other on a Microsoft Teams Call.

Funding Committee Members Participating: Rose White, Kelly McCaw, Clare Severn, Susan Hester, Jonathan Jenkins, and Dave Weese.

City Staff: Abby Highland, Phil Davidson

The hearing began at 6:00 p.m.

Highland opened the meeting and virtual public hearing at 6:00 pm with an introduction and welcomed all the applicants present, thanking them for their interest in the City of Bellevue's CDBG program. Highland explained that the City of Bellevue has anticipated an entitlement funding amount for Bellevue of \$315,000, which is based off the continuing resolution that was approved by Congress. The resolution allocated CDBG funding at the same levels as 2024 funding which is the basis for our estimations. This year Bellevue received 13 project applications requesting almost \$1 million in funds.

For the hearing, applicants will be called up by the order of the sign in sheet. They will be given about five minutes to present their application to the committee members, who will then ask questions regarding the projects.

City of Bellevue Public Works Department, Harvell Drive Sidewalk Improvements Phase 2 – John Krager

John Krager, Engineering Director for the City of Bellevue, presented the application for the Harvell Drive Sidewalk Improvement Phase II project.

This is an extension from last year's project along Harvell Drive. Krager showed a map of the project area designating existing sidewalks, sidewalks needing rehab and no sidewalks. The cost included for this project is just about \$142,000.

Committee Questions:

- Can you tell us the difference between the trail and sidewalk?
 - Sidewalk widths are normally four to five feet width, your trails are around eight-foot, minimum width, allows walkers and pedestrians to go both directions.
- And why would the decision made to do a trail instead of the sidewalk?
 - We are extending the trail from Chateau. There it connects into a trail that travels towards Galvin, and so we are just extending the trail from Galvin west to Cornhusker. Then there was a trail segment on the west side of Cornhusker Road that extends westerly, and it goes from a trail to a sidewalk to a trail, but it takes it all the way up to 25th Street.
- Do you see a lot of traffic in this area?
 - We are expecting more foot traffic because of the library, the field house for Bellevue University. Further east there is a commercial site, including Bakers. Then to the west, there's restaurants including Panera bread, Stuckies. yeah.
- Are there sidewalks on the University side of Harvell Drive?
 - There is a sidewalk that starts at the intersection of Fort Crook in Harvell Drive, and it meanders through the Bellevue Fieldhouse property up to the field house. Also, between the field house and the intersection

of Fort Crook and Harvell, there are several detention ponds, and they have a trail that meandered around this detention ponds.

- Is that private property?
 - No, anybody can walk it.
- In the budget, it says sidewalks will include ADA programs and retaining walls. Where are there retaining walls?
 - If it is a retain wall, it is probably just a curve wall. Curved walls are around 30 inches in height around a cross walk.
- With our limited budget, are you willing to consider a lower amount and if so, where would that funding come from?
 - We would consider a lower amount. We would the additional funding would come through the city.

Bellevue Junior Sports Association – Matt Goetz

Matt Goetz presented BJSAs application for scholarship assistance.

BJSA has been a pillar of the Bellevue community for a long, long time celebrating our 50th anniversary providing athletic sporting events for tens of thousands of kids in the Bellevue area. To kind of give you an example, this spring with flag football, select baseball, volleyball, we had about 615 families are participating. The scholarship program is a program designed to help families in financial need. Families who wish to apply for scholarship must fill out a program, registration form, fill out a scholarship application, and then provide their most recent tax return. At that point, BJSAs will refer to the HUD income spreadsheet to determine a family is eligible for a scholarship. Families can apply for any for a scholarship for any of our programs, which includes basketball, baseball, wrestling, both a novice and competitive wrestling, tackle football flag, football, seven on seven football, volleyball, and cheerleading. We have been fortunate to be awarded this scholarship in in the years' past. During the past two grand cycles, BJSAs awarded 105 total scholarships, 54 of those scholarships were to families in the extreme low-income level, 40 in the low-income level, and 11 in a moderate-income level. 74 of those scholarships were to female head of household families. In closing, I like to state BJSAs mission statement which is "Constantly striving to touch the lives of our youth, a very precious commodity through quality, athletic programs, and activities".

Committee Questions:

- Will all the homes be in Bellevue?
 - Yes.
- Have you had to increase prices?
 - We did a price increase that started in January. So, for example, basketball, volleyball, wrestling, and cheerleading is in the \$150 per player price range, baseball is \$850, and tackle football is \$275. That is our prices per program.
- I have a question about the funds awarded in 2023. Is it correct that only \$1,000 been spent?
 - Yes, we have. No one receives a full scholarship. The max you can get is a partial scholarship. We do that to give more people the opportunity to apply for scholarships.
- How many scholarships have you given?
 - 74 families received scholarships. 54 were in the extreme low-income level.
 - In the last two grant cycles, 105 total scholarships were awarded.
- But you still have \$5,000 remaining?
 - Correct. From 2023.
- How are you going to reach additional individuals. which.
 - We decided to just do partial scholarships so we could reach more families.
- How do you advertise the scholarships?
 - On our website, and we have posters up. When people register, they go online and see the information. So, most people that register go online, so they see that.

- Have you said that everybody gets the same set price or same set scholarship funding? Have you looked at or considered different scholarships for different tiers of income?
 - That is a good idea and we will look into it.
- Can multiple children from one family get scholarships?
 - Yes. But you are only allowed one scholarship per child per year. you can only get one scholarship for a year.
- Do you have a plan to spend the money both past and future by the deadline?
 - Yes. We are seeing more and more people requesting scholarships. I do not see any problems with spending the balance of \$5,000 by 2026
- Who approves the scholarships?
 - I do.

Upwards Care, Inc., Upwards Boost – Bellevue – Melanie Faure

Melanie Faure presented Upwards Care application for the Boost program.

Upwards is nationwide company we represent over 250,000 vetted microenterprise childcare providers, 98% women run, including several in Bellevue. We have also helped over 3 million families, including my own, find care. We work on the federal, state, and a local level. On the federal level, we provide child care benefits to members of the US military. The program that we propose is one that we work on the local city, and county level, is our Boost program. Our Boost program is geared towards the equipping, low- and- moderate income, childcare providers with personalized coaching and digital tools to streamline operations, boost their revenue, and ultimately improve the quality and excess of accessibility of care. To do that, we take a three-step approach. Each provider is paired with a business coach who is someone with the live experience of running their own successful daycare, who will help them develop a custom growth strategy plan. They will also help guide them through our proprietary childcare management system, which helps them from everything, from marketing on day one to our matching algorithm to help boost enrollment, something as a parent that I love is the robust curriculum database that makes it super easy for them to create a lesson in about 45 minutes for the entire week. It goes on from there in terms of electronic filling and safety features, translation features, and more. And then they also will guide them through our boost curriculum. So, we are giving these providers all the skills that they will need to be successful well after the program year. The CDBG funding to be clear is going to help support the Boost team that we would be working with the providers. Upwards would contribute a lot of matching funds, but also including the technology and platform, they would continue to have free access. We also help them with hiring a teaching assistant, if they are interested in being able to do so in meet on upwards contribution, offer teaching assistant, subsidy to help outset that initial cost, burden of bringing on that assistant. For reference, we are looking at a capacity of over 54% of children in the city under the age of six with a lack access to licensed care. So, this affects clearly thousands of families and especially mothers and single parents who struggle, fully participate in the workforce. So, with 96,000 in CDG funding and our matching contribution, we would support 12 in home daycares at highest risk of closure, help them increase their revenue, increase capacity, and bring on higher at least four new teaching assistant positions. So that is how we would help expand access to affordable and quality care for hundreds of working families in the first year alone, and many more in subsequent years. We' successfully launched the program in over 20 cities and counties across the country. The programs vary in scale depending on the level of available funding without compromising the quality. With your support, we can strengthen the providers in the city and help close that childcare gap, one business at a time.

Committee Questions:

- What current facilities in Nebraska are you involved with right now? Do you have any home care facilities in the state of Nebraska?
 - So, we are partnered with four. And what that means is of the 41 family child care providers, four of them already receive the benefits of platform itself. That does not mean that they receive the benefits of the Boost program. We have yet to launch the Boost program in the state of Nebraska. We do have a robust military partnership. It has not expanded into Nebraska yet, but all to say that we also support families and have an expertise in supporting families who really do rely on those more flexible hours. I can share a

map of where what our network in the city and this company. We're really trying to get them the tools they need to streamline all the administrative side of running their business, given the marketing support, if that's logos, fire, the webpage, so forth, all of them would get that, plus the custom business plan to get them to hit their own personal business goals, and then on top of that, through the CDBG program, we have the contractual goals of increasing revenue, increasing capacity, hiring the teaching assistant, and also surveyed that families being supported as well

- On your budget spreadsheet, it looks like your proposed cost of payments funding is one of your costs. Can you explain that and then also these upwards private matches, what is that exactly?
 - The bulk of the CDBG funding would be covering a portion of the salaries of the Boost team and benefits. The reason we focus on having the funding going to the team that is helping support the providers and not the providers directly in the form of a small grant as we have a lot of research from COVID that has found that that one-time funding as a grant directly to the providers is kind of a Band-Aid solution. We are trying to have the funding support the team so that they can provide that one-on-one customized mentorship. It is intensive mentorship, around 156 hours of dedicated one on one time over the course of the year.
 - I did not complete the application, but I reviewed it and I would say that that budget is conservative. The Cost of Payments - that is basically the credit card processing deals. So, we want the families and the providers to be able to fully access the platform and benefit from it without paying anything. So Upwards takes care of those that hard 3% fee that anybody would have to pay for using a debit card, for example. And then in addition to that, we do ask for less funding than we typically actually need for supporting each provider over the course of the year because their needs are variable, we kind of estimate on the low end for that and then Upwards covers the difference for the personnel cost as well, and finally, there's also that teaching assistant subsidy that again is a bit variable because it depends on the actual number of providers who require that to bring on a teaching assistant, but that's something that we would offer each provider who brings on a teaching assistant as well.
- How is this going to be sustainable? So, you asking for the 96,000 right now? How is that supporting and where are you going to do next year for the funding?
 - Sustainability is really at the core of the program. It is designed where if we do not receive any funding in future years, you will continue to see positive impact of the program for years to come because by nature of the fact that new families will continue to enroll in these daycares. So really, there is a lot of benefits to being a tech driven company and with each kind of tutorial or a session that they we call and provider care specialists, essentially business coach, EC specialist, conducts with the daycare owner, this is at the convenience of their own schedule. It is a very like hyper customized plan that helps them address their weak points. and address their goals, but then also we have that overarching kind of trying and true best practices that make sure that they are really offering the highest quality and most inclusive care as well. The idea is that by the end of the year, they will be out of the low- to moderate-income bracket, and they would not even be eligible for a CDBG program in the future. If they are not out of the low- to moderate-income bracket, Upwards will continue to provide the Boost team support for one more year. All providers, regardless of where they end up income wise, will have free access to that platform. So that platform is really what will give them the tools they need to kind of keep up the work and focus again on the quality, but it will continue to help them with enrollment and there is still 24-7 support with that as well. We have run the program in cities that are in their third year, but that is to bring on a whole new cohort of daycares. It is not to serve the same ones. There might be a small rollover because everybody works at their own piece. Does that answer you a question?
- For the 96,000 for salaries, that is for how many participants?
 - It breaks down to about 8,000 per daycare, and that is for one-of-a-kind focus from the Boost team, but that is not just one person working near around with the one provider, or 12 providers. So, the proposal was for 12 providers. It is scalable. We could go down to six providers. If we go below that, we adjust maybe the teaching assistant positions, but you can estimate that outcome as 30%.
 - The funding is going to a team of about 30 people, but there is like a core group of about 10 people focused on the Boost program. And then they have the support of our marketing person who's focused on other things.

- We have a very diligent time tracking system so that we are only logging the hours that are being used specifically for the providers in each respective city, and that is what we are getting reimbursed for. It was already a diligent time tracking system, but certainly our partnerships with the Department of Defense helps a lot with budding up all those systems.
- You mentioned, the bulk of the salary is used for your team. Is that correct? Is that team based at your headquarters or where are they based?
 - We do not have a headquarters. With COVID, we got rid of our headquarters. Our team is nationwide. The bulk of the Boost team happens to be in California, because the bulk of our Boost partners to date happen to have started in California. But most of the services are provided remotely and we have found that is an asset because it can really be customized to the provider schedule, because they are working such long hours then it helps the team support them at those odd hours.
 - There is an initial onsite meeting in the beginning to help not only build that rapport, but also work through any technical assistance that is needed. It is a very user-friendly app.
 - There is an outreach plan, and that is more so to get in touch with the families who could really benefit from the program. Our application must focus on direct beneficiaries, which in CDBG verbiage means the ones that we are doing the income verification on in all the monitoring and tracking on, that the families are obviously a big reason why we do this program as well.
- Can we assume that most of those team members or all would be out of state?
 - For the Boost Program, yes. It would cost a lot more to have a dedicated team in each municipality.
- And your document mentions that you have received CDBG funding in 20 municipalities. Can you name some of those?
 - Yes. Most are in California. I think municipalities get confidence when you are in neighboring municipalities. The 20 cities and counties are across seven different states and I will just go ahead and share my screen too. So, the Boost program specifically is in Washington, Utah, New York, Florida, California, and Pennsylvania. Not in Nebraska yet.

Asha's House, Sidewalks for All – Sharon Chaudhuri

Sharon Chaudhuri, founder of Asha's House, presented the Sidewalks for All application.

Asha's house provides overnight respite care for disabled individuals and that is who we served. Our building was completed in January of this year. We have completed the buildings, and the funding requested is for a sidewalk.

Committee Questions:

- Where is Asha's located?
 - South 25th. It is 25th and Rosedale is about a mile north of 25th in Cornhusker Road.
- Are there any sidewalks in that area?
 - No, there is no sidewalks to the north or the south of me. I must install sidewalks due to city code requirements.
- So, what you doing is ask for assistance to put in the sidewalks.
 - Correct. It is another one of strange things, and I know the council does not usually look at waving that requirement.
- When you build that house, the architect should have known about the sidewalks.
 - Yes, I did. I think the problem was we got two separate answers. We were told from one person that, because there was nothing to the north or South, we did not need. During the final inspection, we were told we needed too. It will not serve Asha's house because our campus is enclosed.
- The budget has two different amounts. One is for sidewalk and the other for repair and replace sprinkler systems. Is that correct?
 - Yes, because when we put the sidewalk in, they are will have to take up the sprinkler system that was put in for the trees

- The sidewalk will be four foot wide?
 - Yes, to my knowledge. And it goes will not anywhere, but is required by the city.

Bellevue Public School/EL and Public Health, Empowering Careers through Employment Literacy – Sue Fjelstad

Sue Fjelstad, English Language and Public Health Coordinator for Bellevue Public School, was present for the Empowering Career through Employment Literacy application.

Last year, we were rewarded the grant that helped with adult ESL classes, adult education, and we still are continuing that partnership, but we would like to expand it, because what we are finding with a lot of our parents is they need more support. This year we reached 57 individuals signed up for our English classes. Many, many languages, some multiple languages within the district. In the U.S. Census Bureau data, Bellevue is at about 14% of people in our community speak another language other than English. When I looked at Bellevue's population, 10% of the residents speak Spanish, and over 10% of our population or 10,000 residents are Hispanics. So, in Bellevue Public schools, most of my English learners are Spanish speaking. This year, I also hit 100 immigrants. When you have an immigrant family, they are typically extremely low income and cannot work right away. How can I use the resources within and make sure Bellevue parents and residents know about all the resources within the community? Transportation in Bellevue is also a huge issue. For families to be able to attend classes, they need daycare which we continue to provide. We are going to continue to partner with Metropolitan Community College and they provide the teachers. We work with them in the evenings on Monday and Wednesday while providing them childcare. For those who cannot commit to adult DSL classes, but maybe somebody that needs help with employment skills, like developing that resume, developing that cover letter. And if you are an immigrant or have not finished high school, it is not easy applying online. And one of the great things we did this year was Drivers' Education support. It is not easy when you have a language barrier to go to the DMV. Books are not available in Spanish because they go fast. We download it, provide copies to families, held sessions, and then some of our liaisons went with them to get the driver's license. Photos from programs were also provided.

Committee Questions:

- Where are the classes located?
 - At the school support center on the Bellevue Public School campus.
- Who provides the supplies
 - We provide all the copies, the supplies. We provide the iPads for the programming. The one thing that Metro gets through the state grants is they provide the teachers. I provide coffee for the families that night. That is very important to have coffee, because they are there from 6:00 to 8:30 Monday and Wednesday nights from September to May. It is a huge commitment.
- Are these all Bellevue residents?
 - Not all residents, but they are in Bellevue. They are in the public schools, but we also will take Bellevue residence. It is not limited. Some programs throughout the Metro must limit, but we do not. We are a great location for people that live near here. Maybe they do not want to go to South Omaha or they do not have the transportation.
- With limited funding, would you be able to take less and still work with the program?
 - Yes, any portion would help our programming.
- You are only really asking for funding for a daycare specialist and an interpreter, correct?
 - The interpreter also served a dual role. They would be the person that would be doing the connection with the families, but then they do the goal setting. They would do the resume writing. I would have them there on Monday and Wednesday nights.
- Do you need a different or another interpreter?
 - We have tried other resources for them, and we do have services like a language line, and I can bring in other people to do that as needed.
- How is the information about your program advertising?

- We went around to the community and tried to hand out flyers. We do it on social media and through WhatsApp. We have handed out flyers outside businesses. We are trying through social media, but I will tell you if you have a language barrier, you are not always jumping on social media. WhatsApp is a way for us to commute and multiple languages. But then I am not targeting all the residents of Bellevue. I am targeting Bellevue Public schools' parents that way. We have over 150 parents on WhatsApp's.

Eastern Nebraska Community Action Partnership, Bellevue Food Pantry Renovations – Aaron Bowen

Aaron Bowen, executive Director for ENCAP, presented the Bellevue Food Pantry Renovation application. Bowen was joined by Deput Director, Bellevue Pantry Manager and Engineer for the project.

Our mission is to provide high impact programs to help people get ahead and the Bellevue Food Pantry is a critical component to assist this mission. Last year, we served nearly 17,000 individuals providing them with nutritious food to help them through hardship. As you can see on the chart, the majority of guest visiting the pantry are seeking temporary assistance often due to a setback like a lost job or unforeseen health concern. 76% of all people who visit the pantry last year visited less than five times. The small portion of guests seeking pantry services nine or more times per year are typically older adults, 60 and older, who may live on fixed incomes and do not necessarily can increase their income. Over the last seven months, our data shows that 86% of all individuals serve reported at least one source of income on their insect form. The Bellevue Food Project is a value-added asset to Bellevue, the Offutt Air Force Base community, and the Greater Sarpy area. When households are stable, they are already able to fully participate in the local economy and workforce, and this fosters community growth and overall economic development. Since purchasing the Public Library Building from the City in November 2023, we took possession of the library in October of last year, and we have been working for the past couple of years on securing the resources necessary to complete a full renovation of the building and surrounding property. The future building food pantry will have a much greater capacity to help local households get new nourishment, connections to community resources, and fresh start they need. We will be able to do more and more, providing many more food choices for families, wraparound services, and opening spaces to bring the community together. Through our evaluation of the library building and design of the future pantry, we identified essential mechanical upgrades we must make to accommodate increased occupancy, food storage, and ventilation requirements. We are seeking CDBG support to upgrade the build of mechanical and safety infrastructure. We respectfully request an investment of \$293,970 to support the purchase installation of three air handling units and a fire suppression system and necessary utility infrastructure. The existing HVAC equipment has surpassed its expected lifespan and is due for replacement. There is not currently a fire suppression system in the building. This system will protect the facility, prevent the loss of the food inventory, and help maintain essential services for those facing food insecurity. Out of the \$ 293,000, \$40,000 is for the three air handling units, and the remaining \$153,978.00 would be for the fire suppression system and includes estimated labor material costs. In terms of a timeline, if awarded, we would purchase the air handling units as soon as possible; it is about 18 to 20 weeks in lead time, and it is about 30 to 34 weeks for the third area unit. The fire suppression system equipment needs approximately 10 to 12 weekly time on ordering. Our goal is to break ground in early 26 and complete the project by the end of 2027.

Committee Questions:

- Since you have asked for a substantial amount of money and as you know, we have very limited budget. If you were to select a priority, what would be your priority?
 - It would be the air handling units because of the timeline on both of those. We still must have the fire expressions, the operate and open, the best number one. And any contribution to this project, we can leverage as we continue to raise money.
- How do you track residents that come to the pantry from every city, like, our majority of people who visit from Bellevue or do you have people that come from La Vista and Gretta and then when you go to those other cities and request funding as well? Or is it just Bellevue that you are requesting assistance from?
 - Most of our recipients are from Bellevue. We can provide any data you need on that. Most are in Bellevue.

- We received CDBG funding two or three cycles ago which was also used for equipment with a long lead time. If there is an opportunity to apply for funding, we will. We have great relationships with funders across the metro area, and we are leveraging those partnerships to make sure funds come into this project.
- Do you get funding from other cities or anywhere else?
 - Not from other cities, no.

Habitat for Humanity of Omaha, HFHO Home Repair Project – Liz Carvlin Fuesel

The grant specialist with Habitat of Omaha, Liz Carvlin Fuesel, presented to application for the Home Repair Project.

We are seeking \$50,000 for low-income critical home repair funding. This is important because home preservation is vital to keeping affordable housing. When lower income families and individuals had no access to their home equity loans, they are often not able to make critical repairs and that leads to potential maintenance problems and possible safety and health issues for individuals and families. We are hoping that this funding will help carry us carry out work that we will do to help these homeowners access critical repairs. We do things like fix porches or water issues; windows are also very common.

Committee Questions:

- Last year, Habitat was awarded \$50,000, and you have a balance of \$24,000. Will those funds be spent?
 - Highland - I have received an invoice for their fourth project, so they are working through it and the \$24,000 is gone.
 - Yes, we typically can spend that money. We have waiting lists for help. For example, an air conditioning home is \$15,000.
- How do you get in touch with Habitat to be considered for projects?
 - WE started doing more outreach in Bellevue, and have used postcards. We tend to get a lot of word-of-mouth referrals. We work with different community organizations and sometimes we work with other organizations that do different things and refer people to us.
- And all this work is done in the city of Bellevue. Correct?
 - Yes.
- Do you anticipate completing four houses with these funds?
 - Yes. It does vary. We try to get funding from different sources, some private funding and corporate funding. If we can put some additional funds towards a repair, we would try and work out a situation that would help them.
- Is this going to lower income areas? How do you define that?
 - It is zero to 80% Area Median Income.
- For the homeowners, is it a grant or a loan?
 - So, usually it is a low cost, either zero to low cost for them. There is no money that comes back.
- Are contractors in the City of Bellevue as well, or license in Bellevue?
 - That is a good question. I would have to research that a little bit more. We do try to work with local contractors. We also have people on staff, so it is kind of a combination.

The Light House, Expansion Project – Travey Colgrove

The Light House's application for the Expansion Project was presented by Tracy Caldove.

Best known as the Lighthouse Cafe and Coffee. We are a 501c3 nonprofit, and a marketplace ministry. We are unique because we are a business and try to self-sustain as much as we can possibly, but we do have areas where we need assistance. A quick history on the Light House, we were established in November of 2020 in Glenwood, Iowa. We started with two employees as a nonprofit, a small business committed to community outreach, and we did that through building

relationships and connecting with people and the restaurants cafe that we had, that was an intersection for us. We had a lot of success with those building and relationships, with food and helping people. We saw a need during the pandemic, where there was a gap in needs and people that needed some support and food and community were the core of that. We started a program with Hy-Vee at that time and Panera as well, a pay-it-forward program. We also did hot food drops to lower income housing, as well as taking bread to needed areas. We expanded into the Bellevue location in September of 2022 and a year and a half after opening Glenwood. And the Bellevue location opened with five employees in 2022 We ran both locations until March of last year, where we handed off the other location so we could focus on Bellevue. We saw Olde Towne Bellevue and really felt like that would be a great fit for the lighthouse to expand in 2022. We are closer to about 18 employees that we have expanded to. We have most recently moved over into the new space and went from 1,850 square feet over to 3,700 square feet, with the coffee shop. And again, it is all inside of that piece that we want to be able to connect daily and reach people in the city of Bellevue and the region. We work with other non-profits and community groups and individuals to help make a better Bellevue, and our pay-it-forward programming is thriving. We have feed close to 700 individuals in 2024. That included also our Thanksgiving meal that we do for free for people. The difference between us and a food pantry, or support system is that we are a full-service restaurant and we can provide those hot meals, kind of those immediate walk ins and referrals. We want to use this grant to expand our outreach program to hire new individuals, and then also increasing our footprint, we have a need in some of our current infrastructure, it is a very old building, and so some of those are going to update the facility needs and then be able to provide more meals and outreach for people and individuals. So, and then to create new jobs as well, and it will greatly enhance the business aesthetics, functionality, as well as outreach in those need, those in need in Bellevue, and essentially expanding, like I said, our footprint.

Committee Question:

- Are you a for-profit business, but doing a lot of nonprofit activities. Is that correct?
 - We are a 501c3, but we have a nice a revenue stream to obviously help us maintain our day-to-day functionality, but there are needs for updates and things that go above and beyond what we can do as a nonprofit.
- The new positions you put here are at \$15 per hour? Is that minimum wage?
 - It is \$13.50, but it is supposed to go up, but it is capped at \$15.00.
- What type of positions are we talking about?
 - Primarily kitchen staff so we can expand. We are maxed up right now due to the kitchen equipment which is the other funding request. The majority the funding is for our staff, and to be able to continue to expand our footprints, not only just as a business in the community, but to expand our outreach and the people that we can connect with in the community.
- Are you involved with the chamber at all?
 - We are and just started hosting networking for the Bellevue Chamber.
- Realizing we have a limited spending budget, do you have some priorities on your budget items?
 - The priority is the equipment that we have, which we could pretty much jump on right away, and that is going to create more jobs.
- Abby? Did we receive any information?
 - I received some of the attachments tonight, so I will go through it and I will let you guys know.
- So, any funds from this committee would be helpful?
 - Yes.

Bellevue Economic Enhancement Foundation, Bellevue Chamber Small Business Assistance – Diane Bruce

The Bellevue Economic Enhancement Foundation application for the Bellevue Chamber Small Business Assistance program was presented by Diane Bruce, President.

We received the grant last year and just got the final approval, so I do not have anything to report to you that we have been successful at it. I do have a lot of our businesses in the Bellevue area that are interested in applying, and we are working

with Abby right now on finalize our applications to make sure that the people applying that are meeting all the HUD requirements. We are hoping to have that finalized this week so we can make our press release and get the information out to all the businesses. We are applying for a grant for the same amount, but again, just like everyone else, we are happy to take whatever we can get. But what we find is if someone is in current need of money, they cannot wait that year. And as you know how long it took for DC to approve the funds this year, it was even longer. So, our goal is businesses apply for a grant and then go through the same kind of process you guys have with committee review and Abby's approval. I have been teasing all the businesses at networking meetings, letting them know it is coming. I can say I have about 10 businesses that I know will be applying.

Committee Questions:

- You said a group of volunteers is going to help you choose your applicants?
 - Yes. The group will be made up of chamber members, like our board of directors, but we are going to meet the same guidelines that you guys are approving. It is just going to be a quicker turnover.
- Will the person or the business have to be a member of the chamber too?
 - No, that is one of the things I agreed to last year is just going to be open to any business in Bellevue and hope to convince them to join the chamber because this is such a nice thing that we are doing.
- My question is for Abby - Regarding this matter, so the funds that we have already approved and that it now received, how long do they have to spend it?
 - It is one year from when we executed the sub recipient agreement to the last council meeting in May, so until May 2026.
- Abby, can this money used to grant to a business that has already received grant money from us?
 - Yes, if they are in good standing and have met all the previous grant requirements, then they could receive it. If something had happened and there is a mark on that record, then they probably would not be eligible.
 - Diane - So she will go through all the applications with me before we even get the committee going. So, some of those applicants will not even make it to the committee because they may not be good standing. So, we will make sure before it even gets to the committee to approval or review them that they are qualified. and the project itself is qualified.

Dairy Queen, Business Revitalization Assistance – Lindsey Van Vorrhis

Lindsey Van Vorrhis with Charvat & Associates II, Inc., presented the Dairy Queen application for Business Revitalization Assistance.

I have been with them for about 15 years now, and we just started the project of rehabilitation the Dairy Queen building which includes completely scraping and rebuilding at the current location. It is long overdue for most of you who have driven down Mission and have seen the building, but we are deciding to request CDBG funding specifically for equipment. I did add some pictures and drawings so you can kind of see what it will look like in the inside and in a project will look like as well. The application is specifically for our equipment, as our equipment now will not fit into that store and new equipment help our sales increase and increase customers coming through our door or through our drive thru. So, we will move the building closer to Madison Street, and it will allow our drive thru to have 14 cars from the window to the end of the parking lot. It also allows us to have more parking space as well. But the most of this money will go straight towards our equipment, because corporate is mandating it to get us to this building.

Committee Questions:

- What is EPOS that is explained under the budget report, your requesting equipment and EPOS?
 - It is going to be big ticket items like our fryers, freezers. Dairy Queen is having us upgrade our equipment and systems, which right now they are projecting it to be about \$30,000 just for that one piece of

equipment. Freezers and coolers topping wells are needing to be updated, and Dairy Queen had new requirements for us to have newer to wells as well, and those are ranging between \$15,000 to \$30,000.

- You are building on the same spot?
 - Yes, and completely moving it to closer to Madison Street.
- You are going with the newer design?
 - Yes.
- And what is the timeline?
 - We are looking at between August and September of 2026, and they said it is about a five-month building period. But without being said, we also have investigated the option of us keeping the existing building up until the point where it needs to be demolished and staying open, specifically inside, while they are building the other one right next door to us. That would limit the downtime to about two months.
- Abby – did we get the rest of the information on this one?
 - In the letter sent, it requests insurance verification and the grievance procedures, but we have not got them yet.
- How many employees do you have right now?
 - Right now, with our summer hiring, I have always tried to have between 20 to 25 kids for the summer. And then, of course, that goes down in the wintertime as ice cream is not as popular in the wintertime. But they come around school time this week. used a lot of kids going to college and stuff like that, but they always come back on their base and stuff like that.
 - Jim Charvat - I just wanted to say that Lindsay wanted to come up and do this because she has taken over the whole entire project, and she does an amazing job. All we are really looking to do is get some help to beautify all downtown.

Lift Sarpy County, Community Response – Tanya Gifford

The Executive Director of Lift Up Sarpy County, Tanya Gifford, present the application for Community Response

This is our fifth year for applying CDBG funds, so thank you on top of that for the last four years. We continue to see lots of need and for the past few years, unfortunately, because of the flood and COVID, we were handed lots of money to do lots of great things in the community, specifically in Bellevue. One of the things that we are faced with now is the flood funds are gone, the COVID funds are coming to an end, September of this year. And we are facing our first funding cut. So going into this application looked a little bit different because we have a \$200,000 deficit to even be an open in 2026. But our job is kind of two part, we take care of the community, but we also are kind of the conductor of the orchestra of other non-profits. Lift Up's job is to make sure that other non-profits are working together and not competing against each other and essentially in some of these great areas. In the past 12 months, together with our collaborative, which is about 185 partners, we have put \$13 million back into the economic development in Sarpy County. The biggest part of my ask tonight is to fund my position so I can continue to go out and fundraise for community response dollars and invite to get that \$200,000 pitfall back. I have been invited to go to Washington on Monday to meet with Congressman Bacon and Representative Flood and Senator Ricketts to get our mission out there a little bit more with the recent possible cuts to snap and Medicaid, that continues to put additional burden on the food pantry, that continues to put additional burden on the school districts. Funds for an executive director position are not something that you can easily get, like when I apply for funding from DHHS, I cannot apply to get my salary reversed. I know one of your questions will be, what is the minimum ask price? We can make sure that everybody has taken care of, and mine will be the same answer. It is so important to us that all the nonprofits are taken care of tonight, that you are hearing from, because their work is important, and anything that we can get to put toward the salary is hopeful, but I also will do the work to fundraise and continue to provide this position.

Committee Questions:

- None.

All Seasons Foundation, Assistance for Vulnerable Adults and Seniors – Dave Gifford

Dave Gifford, Founder of All Seasons Foundation, presented the application for Assistance for Vulnerable Adults and Seniors.

Our main mission is to help people, at risk adults specifically with seniors, people that were recently incarcerated, and veterans. Some of the main areas that we try to help are with seniors maintaining their homes, homelessness, and their homelessness activities, food insecurity, and then we also do a little bit for trauma PTSD. Some of things we have done over the last few years; a client who was a hoarder and while she had suffered medical emergency and was at rehab. We went in with a couple other agencies and cleaned out her apartment. So, all the things we work to address is food insecurity. What we have seen over the last year, especially for our seniors on fixed incomes, inflation, the fixed incomes are not covering as much as they did before. One thing we did do last year in helping a lot of seniors was to storm cleanup after we had the storm come through last summer, so we helped a lot of seniors with tree removal, branches removals, and things of that nature. We also helped with the warming center that had been set up providing breakfast. We are the only agency in Sarpy County that does homeless outreach. We will go out and meet homeless people on the street and we are seeing increasing numbers here in Bellevue. We help with the point in time count twice a year, working with Threshold COC and Heartland. Right now, we have over 100 clients that we are helping, most of them are seniors or households without children. 23% of the homeless right now are over the age of 55, and the average length that someone is homeless is increasing. There are no shelters, and we are working to become an access point. We have a regular pantry that we serve about 90 households in Bellevue every other week. One of the things we started early homeless people are blessing bags, and these have really helped assist us. The bags have some small needed items plus contacts and resource information for homeless individuals. One of the things that we are seeing with the senior cost of living has gone up, 22% in the last five years and social security has only increased 11%. We are giving people access, they can come down of the office, use the laptop there, to apply for benefits, applications for apartments. Last thing we started doing recently is just a PTSE group. We do this for veterans. Our individuals, recent study by Barnish showed 63% of the Omaha Metro state they have suffered from trauma, or PTSD. I have 30 years in the fire service so we offer classes for individuals to come in for a peer group that's outcome driven, and help them learn different ways of handling their PTSD. Individuals can with their spouses or caregivers.

Committee Questions:

- You certainly covered a lot of different services.
 - Yeah. It is the individuals that we are trying to help and what they need, and what we are found is a lot of times these individuals do not know where the resources are, or there's limitations or restrictions due to age, or this, that, the other, that they are just not getting to help. We are helping seniors and the people who are disenfranchised, or just do not feel connected, help them get connected these resources a lot of times. I have been working with Abby a little bit, trying to make sure we stay within the requirements with the grand files.
- But all the grant funds would go directly to back to the clients?
 - It all goes to services
- How do you track that?
 - We have an intake form and then we just keep a record under those individuals including how much money is spent. We work with other agencies where we get together every Tuesday. For example, Joe Smith gets \$300 from us for this, but then they go Lift Up Sarpy, then they go, here, go there. We can see that. What is going on with them, and that way, we know they are not taking advantage of the system.

No additional questions or public comments were heard.

Public hearing concluded at 7:45 p.m.

Total of 16 individuals, 1 virtual attendee, 6 committee members, and 2 staff presents were present.

Notice of Meeting

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMITTEE

Notice is hereby given to residents of Bellevue that the CDBG Committee Meeting will meet in regular session on Thursday, May 22, 2025, at 6:30 p.m. in the 1st Floor Conference Room, located on the first floor of the Bellevue City Offices, located at 1500 Wall Street, Bellevue, NE 68005. The agenda for the meeting is as follows:

- MEETING AGENDA -

1. Call to order.
2. Open Meetings Act – posted in the entry to City Council Chambers.
3. Review of 2025 Allocation, Reallocation of Funds and Application/Project Updates.
4. Review and discussion of 2025 CDBG applications scores and take necessary action.
5. Adjourn.

**Minutes from the CDBG Committee Meeting
held May 22, 2025, at 6:30 p.m.
in the 1st Floor Conference Room, City of Bellevue**

The CDBG Committee held a regular meeting on Thursday, May 22, 2025, at 6:30 p.m. in the 1st Floor Conference Room of the City of Bellevue office located at 1500 Wall Street, Bellevue, NE 68005. Present were committee members: Hester, Jenkins, McCaw, Severin, White, and Wees. Staff present was Abby Highland, CDBG Program Specialist.

1. Call to order.

Discussion: The meeting was called to order at 6:30 p.m. by Highland.

2. Open Meetings Act – posted in the entry to City Council Chambers.

Discussion: This meeting is open to the public for attendance and held in accordance with the Open Meetings Act.

3. Review of 2025 Allocation, Reallocation of Funds and Application/Project Updates.

Discussion: Highland updated the Committee regarding the 2025 funding allocation. HUD provided official notification of the 2025 entitlement allocation, which is \$315,457. This was part of the continuing resolution that was approved in March. As far as future funding, CDBG was been proposed for cuts in the 2026 budget. We are still unclear what the final budget will be, but will continue to monitor negotiations, communicate with representatives, and update the committee as necessary.

In addition to the entitlement allocation, there is an additional \$27,000 in funds available for reallocation from a previous cancelled project.

Highland provided an update to current application and committee questions. Asha's House has requested assistance for sidewalk installation. This is for the sidewalk in from of Asha's House only. Highland spoke with the Permits and Inspection Department. Asha's House has not requested a sidewalk waiver for the installation, but was provided a temporary certificate of occupancy pending the installation of the sidewalk. While being a non-profit, The Light House is proposing to create new jobs with the purchase of equipment to expand operations. Due to this, the activity would qualify as an economic development activity instead of public service. The City of Bellevue application for sidewalks will include sidewalks north of Harvell Drive between Fort Crook Road and Longo Drive. Bellevue University has a trail sidewalk leading from the corner of Fort Crook Road and Harvell Drive to the new fieldhouse. The University received a sidewalk waiver for sidewalks along Harvell Drive.

4. Review and discussion of the 2025 CDBG applications scores and take necessary action.

Discussion: Committee members were presented with a spreadsheet that reflected each member's scoring, the overall ranking and requested funding for the applications received.

Public services funding is limited to 15% of the CDBG annual allocation; the Committee can allocate up to \$47,318 to the public service applications which included Bellevue Public School, Lift Up Sarpy County, Bellevue Junior Sports Association, and All Seasons Foundation. The Committee discussed each project, the proposed budget and requested funding amounts. The Committee recommended funding for each activity that would not exceed the amount available for public services including: \$19,400 for BPS ELS, \$2,000 for BJSA, \$21,530 for Lift Up Sarpy, and \$4,388.00 for All Seasons Foundation.

The Committee then discussed each application following rank order.

The Committee recognized the difficulty in allocating funds during this application cycle; all applications addressed a serious need in the community but with limit grant funds were unable to fully fund all projects. The Committee wished to encourage the applicant to return for next year's funding cycle.

The Committee approved the proposed funding recommendation as outlined below:

Applicant/Project	Requested Funding	Recommended Funding
Public Facilities and Improvements		
City of Bellevue – Harvell Drive Sidewalk Improvement Phase 2 Request funding to implement construction of sidewalks and ADA-compliant curb ramps to provide safe pedestrian travel routes along Harvell Drive from Fort Crook Road to Longo Drive.	\$ 142,300.00	\$ -
Eastern Nebraska Community Action Partnership – Bellevue Food Pantry Renovation Request funding to purchase equipment and the associated mechanical upgrades and fire suppression system for the new food pantry location.	\$ 293,978.00	\$ 140,000.00
Asha’s House – Sidewalks for All Request funding to install a public sidewalk along South 25 th Avenue.	\$ 10,796.00	\$ -
Bellevue Public School/Avery Elementary School – Avery Elementary School Playground Request funding to assist with the replacement of the swing set as part of the renewal of the playground at Avery Elementary School.	\$ 10,500.00	\$ -
Housing		
Habitat for Humanity of Sarpy County – Home Repair Program Request funding to provide funding for critical home repairs to low- and moderate-income owner-occupied households within Bellevue city limits to address health and safety risk.	\$ 50,000.00	\$ 48,839.00
Public Services		
Bellevue Public School/English Language Services – Empowering Careers with Employment Literacy and Job Improvement Project Request funding to benefit LMI persons to increase communication and digital literacy skills to assist with job recruiting and application responses.	\$ 19,400.00	\$ 19,400.00
Bellevue Junior Sports Association – Junior Sports Youth Participation Assistance Program Request funding to provided scholarship assistance to help low-income families offset the cost to participate in programs offered by BJSA.	\$ 6,000.00	\$ 2,000.00
Lift Up Sarpy County –Community Response Programs Request funding to support the community response and services for families in Bellevue through administration support.	\$ 21,530.00	\$ 21,530.00

All Seasons Foundation – Assistance for Vulnerable Adults & Senior Citizens Request funding to assist with public service programs for vulnerable adults including seniors, homeless, and those with special needs in Bellevue with access to services and transportation in Bellevue.	\$ 18,000.00	\$ 4,388.00
Economic Development		
Bellevue Economic Enhancement Foundation – Bellevue Chamber Small Business Assistance Request funding to set up an assistance fund to help small businesses with resources to make improvements and expand employment opportunities.	\$ 50,000.00	\$ 30,000.00
The Light House – Expansion Project Request funding to expand the café through equipment and new employment opportunities to increase services and funds for community outreach to those struggling with food insecurities.	\$ 108,247.30	\$ 13,300.00
Charvet & Associates II – Bellevue Dairy Queen Revitalization Request funding to assist equipment purchase as part of the revitalization of the restaurant location in Olde Towne Bellevue.	\$ 80,000.00	\$ -
Upward DBA WeeCare, Inc. – BOOST/Upwards Request funding to finance portions of salaries and associated fringe benefits for key staff members to execute the BOOST program with Bellevue daycares.	\$ 96,000.00	\$ -
Administration and Planning		
City of Bellevue - Administration Request funding for general management, oversight, coordination, and staff expense for the CDBG program.	\$ 63,000.00	\$ 63,000.00
Total CDBG Funding		
Amount Available	\$ 969,751.30	\$ 342,457.00

The Committee requested the following be requirements by included for the award of funds:

- Eastern Nebraska Community Action Partnership, Bellevue Food Pantry Renovation – The funding provided will be used for the air handling units.
- Bellevue Junior Sports Association, Junior Sports Youth Participation Assistance – With the funds, consider offering assistance tiering based on the very low, low, and moderate-income levels.
- Bellevue Economic Enhancement Foundation, Bellevue Chamber Small Business Assistance – As stated in the 2nd public hearing, the Committee would like to

continue to see the funds offered as a 50/50 match with a maximum award of \$10,000.

The Committee also encouraged Asha's House to seek a sidewalk waiver based on the location and lack of sidewalks on the approved site plan.

Yes: McCaw, Jenkins, Wees, White, Hester, and Severn.

No: None.

5. Adjourn.

Discussion: The meeting adjourned at 7:30 p.m.

**CITY OF BELLEVUE
NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY
OF THE PROPOSED 2025-2026 ACTION PLAN**

TO ALL INTERESTED AGENCIES GROUPS AND INDIVIDUALS:

The City of Bellevue, in consultation with local service providers, agencies, and individuals, has prepared and will submit the 2025-2026 Action Plan of activities for Community Planning and Development Programs including the Community Development Block Grant (CDBG) to the U.S. Department of Housing and Urban Development (HUD) in accordance with regulations at 24 CFR Part 91 governing consolidated submission for community planning and development programs. A public hearing for the purpose of obtaining public comments for the proposed 2025-2026 Action Plan is scheduled for:

**Tuesday, July 15, 2025, at 6:00 pm during the Bellevue City Council meeting
in the City Council Chambers, 1500 Wall Street, Bellevue, Nebraska, 68005.**

The location of the public hearing is wheelchair accessible. If special accommodations for persons with disabilities or non-English speaking persons are needed, please contact the City Clerk at (402) 293-3007 no later than July 11, 2025.

The second year Action Plan addresses the intended use of \$315,457 in 2025 entitlement grant funds and \$27,000 in reallocated funding under the Community Development Block Grant (CDBG) program and identifies community development priority needs, objectives, and activities to be implemented during Fiscal Year 2025-2026. All proposed activities are subject to approval and final adoption by the Mayor and the Bellevue City Council during the July 15, 2025, council meeting. The following table summarizes the proposed allocations for planned activities in FY 2025-2026:

PUBLIC FACILITIES AND IMPROVEMENTS

Eastern NE Community Action Partnership (Bellevue Food Pantry Renovation) \$140,000.00

HOUSING

Habitat for Humanity of Omaha (Home Repair Program) \$48,839.00

PUBLIC SERVICE

Bellevue Public School ELS (Empowering Careers with Employment Literacy) \$19,400.00

Bellevue Junior Sports Association (Sports Participation Assistance Program) \$2,000.00

Lift Up Sarpy County (Community Response Programs) \$21,530.00

All Seasons Foundation (Assistance for Vulnerable Adults) \$4,388.00

ECONOMIC DEVELOPMENT

Bellevue Economic Enhancement Foundation (Small Business Assistance Fund) \$ 30,000.00

The Light House (Light House Expansion Project) \$13,300.00

ADMINISTRATION & PLANNING

City of Bellevue (Program Administration) \$ 63,000.00

TOTAL = \$ 342,457.00

The proposed Action Plan is available for review at the following locations: Bellevue City Hall, City Clerk's Office, 1500 Wall Street, Bellevue, NE 68005; Bellevue Public Library, 1003 Lincoln Road, Bellevue, NE 68005; Bellevue Housing Authority, 8214 Armstrong Circle, Bellevue, NE 68005; Bellevue Public Schools Lied Activity Center, 2700 Arboretum Dr, Bellevue, NE 68005; and, City of Bellevue website at www.bellevue.net

Questions, comments or suggestions are encouraged concerning the 2025-2026 Action Plan and will be accepted until the time of final approval at the July 15, 2025, City Council meeting. All interest parties may submit written comments to the City of Bellevue, CDBG Program, 1500 Wall Street, Bellevue, NE 68005; by email at abby.highland@outlook.com; or contact by phone at (402)293-3000. The approved 2025-2026 Action Plan will be submitted to the U.S. Department of Housing and Urban Development on or before August 15, 2025.

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

*Title:

*Applicant/Recipient Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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For more assistance with Adobe Reader visit <http://www.adobe.com/go/acrreader>.

Windows is either a registered trademark or a trademark of Microsoft Corporation in the United States and/or other countries. Mac is a trademark of Apple Inc., registered in the United States and other countries. Linux is the registered trademark of Linus Torvalds in the U.S. and other countries.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

MAYOR, CITY OF BELLEVUE
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

MAYOR, CITY OF BELLEVUE

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

MAYOR, CITY OF BELLEVUE

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

RESOLUTION NO. 2025-14

A RESOLUTION ADOPTING THE 2025-2026 ACTION PLAN AND COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM BUDGET FOR THE OCTOBER 2025 – SEPTEMBER 2026 PROGRAM YEAR, AND AUTHORIZING THE MAYOR TO SUBMIT THE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the 2025 Action Plan meets all current planning and application requirements of the Community Planning and Development Programs funded by the U.S. Department of Housing and Urban Development; and

WHEREAS, the consolidated programs include Community Development Block Grant; Home Investment Partnership program, Emergency Shelter Grants and Housing Opportunities for Persons with AIDS; and

WHEREAS, the City of Bellevue has conducted public hearings and has received public input concerning the development of an Annual Action Plan and otherwise informed residents of the proposed plan of activities and budget levels included in the Action Plan for Fiscal Year 2025-2026; and

WHEREAS, the Annual Action Plan contains the HUD Form 424, 424-B, an annual plan for the current funding year, and the required certifications of eligibility for federal assistance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bellevue, Nebraska, as follows

- (a) The Council has reviewed the 2025 Action Plan which includes the plan for expenditure of Community Development Block Grant program funds and activities scheduled for October 2025 - September 2026 and find it to be consistent with the overall objectives of the Housing and Community Development Act and local neighborhood redevelopment strategies.
- (b) The Council, after evaluation of all the pertinent information presented, authorize the Mayor to submit on behalf of the City of Bellevue, the 2025-2026 Action Plan for Community Planning and Development Programs for the October 2025 – September 2026 Program Year.

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of the City of Bellevue, State of Nebraska, on this 15th day of July 2025.

Rusty Hike, Mayor, Bellevue, NE

(SEAL)

ATTEST:

Susan Kluthe, City Clerk

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16a.
7/15/2025

COUNCIL MEETING DATE:		SUBMITTED BY: Human Service	
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 type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

To approve the agreement with NDOT to accept monthly reimbursement funds for expenses associated with the operating the Specialized Transportation Service up to \$132,942, FY 25/26

SYNOPSIS/BACKGROUND:

Agreement with the Nebraska Department of Transportation to receive reimbursement of funds for operational expenses of the Specialized Transportation Service up to a maximum amount of \$132,942, in FY 25/26

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 and authorize the Mayor to sign the NE Transportation Assistance Agreement with NDOT.

ATTACHMENTS:

1. <input type="text" value="Transportation Assistance Agreement"/>	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:



AGREEMENT

THIS AGREEMENT made and entered into by the State of Nebraska, Department of Transportation, hereinafter referred to as "Department," and the City of Bellevue, hereinafter referred to as "Contractor," is for the purpose of providing partial funding of Contractor's Public Transportation System (hereinafter referred to as "Project"), from July 1, 2025 until June 30, 2026.

WHEREAS, the Nebraska Public Transportation Act as provided by Neb.Rev.Stat. §13-1201 through 13-1214 (Reissue 2016), established a public transportation assistance program to provide State financial assistance to qualified eligible recipients, and

WHEREAS, the Contractor qualifies as an eligible recipient of public transportation assistance, and

WHEREAS, the Contractor has agreed to operate, or contract for the operation of, a public transportation system for the duration of this Agreement; and

WHEREAS, the Contractor has the capability to provide local matching funds of an amount equal to that provided by the Department.

NOW THEREFORE, in consideration of these facts the parties agree as follows:

Section 1 PROJECT SCOPE

The Contractor shall undertake and complete the Project as described in its Application for the Nebraska Public Transportation Assistance Program, hereinafter referred to as "Project Application", filed with and approved by the Department, and in accordance with the terms and conditions of this Agreement.

Section 2 REDUCED FARES

The Contractor agrees to offer, on city bus systems included in this Project and operating over regularly scheduled routes, a reduced fare to the elderly and handicapped not to exceed one-half of

the rates generally applicable to other persons at peak hours for each one way trip. The Contractor may designate certain peak hours during which this section shall not apply.

Section 3 AGREEMENT PERFORMANCE TERM

The Agreement performance term shall be from July 1, 2025 until June 30, 2026.

Section 4 FUNDING

The Department's share shall not exceed State funds of \$132,942 or 50% of eligible operating costs whichever is smaller. The fulfillment of this dollar amount will be contingent upon the availability of State funds during the Agreement performance term referred in Section 3.

Section 5 PROJECT COST

The Department shall subsidize a percentage of the eligible operating deficit and the Contractor agrees to provide, from local sources, funds in an amount equal to the Department subsidy. The Contractor shall initiate and pursue to completion all actions necessary to enable the Contractor to provide its share of the Project costs at or prior to the time that such funds are needed to meet Project costs. The Contractor further agrees no refund or reduction of the amount so provided will be made, unless there is at the same time, a refund to the Department of a proportionate amount.

Section 6 PROJECT EQUIPMENT USES

The Contractor agrees the Project equipment shall be used as described in the approved Project Application for the duration of its useful life. If, during such useful life, any Project equipment is not used in this manner or is withdrawn from service, the Contractor shall immediately notify the Department and shall dispose of such equipment in accordance with procedures acceptable to the Department.

Section 7 LEASES OR SUBCONTRACTS

Anytime the Contractor leases or subcontracts with a third party for the operation of public transportation, the requirements and stipulations contained herein shall be held applicable to the third party. All third-party subcontracts shall be approved by the Department, prior to execution by the Contractor.

Section 8 RECORDS AND REPORTS

(a) ESTABLISHMENT AND MAINTENANCE OF ACCOUNTING RECORDS

The Contractor shall keep and maintain satisfactory records with regard to the use of the property in accordance with the Accounting Manual and submit to the Department upon request such information as is required in order to assure compliance with this Section and shall immediately notify the Department in all cases where the service offered is changed substantially from that described in the Project Application. The Contractor shall establish and maintain, in accordance with requirements established by the Department in the Accounting Manual, separate accounts for the Project, either independently or within its existing accounting system, to be known as the Project Account.

(b) PROJECT COSTS DOCUMENTATION

All charges to the Project Account shall be supported by properly executed invoices, contracts or vouchers evidencing in proper detail the nature and propriety of the charges, in accordance with the Accounting Manual.

(c) CHECKS, ORDERS AND VOUCHERS

Any check or order drawn by the Contractor with respect to any item which is or will be chargeable against the Project Account will be drawn only in accordance with a properly signed voucher then on file in the office of the Contractor stating in proper detail the purpose for which such check or order is drawn. All checks, invoices, contracts, vouchers, orders or other accounting documents

pertaining in whole or in part to the Project shall be clearly identified, readily accessible, and to the extent feasible, kept separate and apart from all other such documents.

(d) REPORTS

The Contractor shall advise the Department regarding the progress of the Project at such times and in such manner as the Department may require, including, but not limited to meetings and monthly reports. The Contractor shall submit to the Department, at such time as may be required, such financial statements, data, records, contracts and other documents related to the Project as may be deemed necessary by the Department, and shall permit extracts and copies thereof to be made, during the Agreement period and for three (3) years after the date of final payment.

Section 9 PAYMENTS

(a) The Department shall pay for the eligible costs incurred under the terms of this Agreement and only those costs properly documented and itemized on the Contractor's invoice.

(b) Payments shall be made for costs incurred within the scope of this Agreement. The Contractor shall submit monthly invoices and such invoices, or supplements thereto, shall be the basis of payment. The final invoice (for the month of June) must be submitted to the Department no later than August 15th following the close of the Agreement performance term. The invoices shall be signed by a duly authorized representative of the Contractor, certifying that all of the items therein are true and correct. Per these terms, the Department will make every reasonable effort to provide payment to the Contractor within (30) calendar days.

Section 10 INSPECTIONS AND AUDIT

The Contractor shall permit the Department, or its duly authorized representative(s), to inspect all vehicles, facilities and equipment engaged by the Contractor as part of the Project, all transportation services rendered by the Contractor by the use of such vehicles, facilities and equipment and all relevant Project data and records. The Contractor shall also permit the Department or its duly

authorized representative(s) to conduct audit procedures of the financial records and accounts of the Contractor pertaining to the Project.

Section 11 TERMINATION

Either party may, by written notice to the other party, terminate the Project and cancel this Agreement after thirty (30) days' notice for any of the following reasons:

- (1) The Contractor discontinues providing the transportation services as agreed;
- (2) The Contractor takes any action pertaining to this Agreement without the approval of the Department and which under the procedures of this Agreement would have required the approval of the Department;
- (3) The commencement, prosecution or timely completion of the Project by the Contractor is, for any reason, rendered improbable, impossible or illegal;
- (4) The Contractor shall be in default under any provision of this Agreement;
- (5) The Contractor fails to provide sufficient matching funds as defined in its Project Application; or
- (6) The Contractor desires termination for any reason.

Section 12 AGREEMENT CHANGES

Any proposed change in this Agreement shall be submitted to the Department for its prior approval.

Section 13 PROHIBITED INTERESTS

Any member, officer, or employee of the Contractor shall comply with appropriate State Statutes concerning any interest, direct or indirect in this Agreement or the proceeds thereof.

Section 14 NONDISCRIMINATION

The Contractor agrees to abide by the provisions of the Nebraska Fair Employment Practice Act as provided by Neb.Rev.Stat. §48-1101 through 48-1126 (Reissue 2010), and all regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation, Title 49 CFR, Parts 21 and 27 as set forth in Exhibit "A" attached hereto and hereby made a part of this Agreement.

Section 15 CLAIMS

The Contractor indemnifies, saves and holds harmless the Department and all its agents and employees of and from any and all claims, demands, actions or causes of action of whatever nature or character arising out of or by reason of the work to be performed by the Contractor hereunder and further agrees to defend at its own sole cost and expense any action or proceeding commenced for the purpose of asserting any such claim of whatever character arising as a result of the action taken hereunder by the Contractor. It is further agreed that any and all employees of the Contractor and all other employees except employees of the Department while engaged in the performance of any work or services required or provided for herein to be performed by the Contractor shall not be considered employees of the Department, and that any and all claims that may or might arise under the Workers' Compensation Act of the State of Nebraska on behalf of said employees while so engaged on any of the work or services provided to be rendered herein shall in no way be the obligation or responsibility of the Department.

Section 16 INSURANCE

The Contractor shall maintain in amount and form satisfactory to the Department such insurance or, if permitted by law, Contractor shall maintain a self-insurance program as will be adequate to protect it and the subcontractor, if any, in case of accident. As a minimum, the coverage shall consist of not less than the following amounts:

- 1. Workers' Compensation - Statutory
 - 2. Bodily Injury and Property Damage - with a combined single limit of liability of \$500,000 each occurrence
- or
- Bodily Injury
 - General and Automobile \$250,000 each person
 - General and Automobile \$500,000 each occurrence
 - Property Damage
 - General and Automobile \$250,000 each occurrence
 - General \$500,000 each aggregate

The insurance referred to in Number 2 above shall be written under Comprehensive General and Comprehensive Automobile Liability Policy Forms, including coverage for all owned, hired, and non-owned automobiles. The Contractor may at his option provide the limits of liability as set out above by a combination of the above-described policy forms and excess liability policies. Contractor shall verify compliance with this section by submitting a copy of its Certificate of Insurance, or if self-insured, a letter to this effect.

IN WITNESS WHEREOF, this Agreement has been executed by the duly authorized representative of the Contractor and Department effective the day and year below written.

EXECUTED by the Contractor on _____

CITY OF BELLEVUE

BY _____

TITLE _____

EXECUTED by the Department on _____

STATE OF NEBRASKA

DEPARTMENT OF TRANSPORTATION

Jodi Gibson, Manager
Local Assistance Division

EXHIBIT A

NONDISCRIMINATION CLAUSES

During the performance of this Agreement, the Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor"), agrees as follows:

(1) Compliance with Regulations: The Contractor will comply with the Regulations of the Department of Transportation relative to nondiscrimination in federally assisted programs of the Department of Transportation (Title 49, Code of Federal Regulations, Parts 21 and 27, hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.

(2) Nondiscrimination: The contractor, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the ground of handicap, race, color or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix "A", "B" and "C" of Part 21 of the Regulations.

(3) Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontractor, including procurements of materials or equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this Agreement and the Regulations relative to nondiscrimination on the ground of handicap, race, color or national origin.

(4) Information and Reports: The contractor will provide all information and reports required by the Regulations, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Highway Department or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Highway Department, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

(5) Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this Agreement, the State Highway Department shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including but not limited to:

- (a) withholding of payments to the contractor under the contract until the contractor complies, and/or
- (b) cancellation, termination or suspension of the contract, in whole or in part.

(6) Incorporation of Provisions: The contractor will include the provisions of paragraph (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, order, or instructions issued pursuant thereto. The contractor will take such action with respect to any subcontract or procurement as the State Highway Department or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions of noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Department to enter into such litigation to protect the interests of the Department, and in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 7/15/2025		SUBMITTED BY: Chief Perry Guido	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Install fiber at the fire training site

SYNOPSIS/BACKGROUND:

We currently do not have fiber at the training site. With the new A/V equipment and training site usage we only have a 25Mb down and 5Mb up connection. With Allo fiber we will receive a full 1 gigabit connection at a substantially lower cost than we are currently paying for this kind of bandwidth.

FISCAL IMPACT: \$3048 Yearly BUDGETED FUNDS: Yes GRANT/MATCHING FUNDS:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Approve master service agreement and monthly quote.

ATTACHMENTS:

1. Master service agreement	2.	3.
4. Quote	5.	6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Jimmy B. Baillon
[Signature]
[Signature]



Master Services Agreement

This Master Services Agreement (“MSA”), is entered into on _____ (the “Effective Date”) by and between _____ (“Customer”), and ALLO Communications LLC and its affiliates (“ALLO Business”). The terms and conditions provided in each applicable Sales Quote executed pursuant to this MSA (“collectively, “SQs”) and the Terms and Conditions of Service accessed at <https://www.allocommunications.com/terms-and-conditions/business-client-terms-and-conditions/> (“Service Terms”), as may be amended and modified from time to time, are hereby incorporated into this MSA by reference. Capitalized terms used in this MSA that are not defined shall have the meanings assigned to such capitalized terms in the Service Terms.

A. **Services; Intellectual Property**

All services provided by ALLO Business to Customer pursuant to this MSA and as more specifically set forth in any applicable SQs shall be collectively referred to as the “Services”. Pursuant to this MSA and any applicable SQs, Customer shall authorize ALLO Business to provide the Services at any location(s) specified in any applicable SQs and Customer shall pay to ALLO Business fees and other costs for the Services at the rates specified in any such applicable SQs. Customer shall provide to ALLO Business a secure space, network, wiring, electrical power and other conditions suitable for and compatible with ALLO Business’s provision of the Services, and shall provide ALLO Business reasonable access (on-site and remote) to existing systems to enable ALLO Business to perform the Services. Customer’s use of any Services constitutes acceptance and agreement to the terms and conditions of this MSA. Except as otherwise set forth in this MSA, Customer understands ALLO Business will use reasonable efforts: (a) to provide the Services by the date requested, (b) to prevent Service interruptions, and (c) to restore the Services when Service interruptions occur. Customer is responsible for all use of the Services and Customer shall pay all fees and other charges related to the use of the Services, whether or not authorized by Customer.

Subject to the terms and conditions of this MSA (including any applicable SQs), during term of the applicable SQ, ALLO Business will provide Customer with a non-exclusive, non-transferable and revocable license and right, without the right to grant sublicenses, to access and use the Services. Customer may use the Services only for purposes of perming its internal business operations. Except for the foregoing license right, no other rights in the Services are granted hereunder, and the Services are and shall remain the sole and exclusive property of ALLO Business and its licensors, if any. Customer represents and warrants to ALLO Business that it will use the Services in compliance with all applicable laws and regulations (including without limitation applicable data privacy requirements).

B. **Service Interruptions; Force Majeure**

Customer additionally acknowledges and agrees that Services may be temporarily interrupted because of equipment modifications, upgrades, relocations, repairs, and similar activities. ALLO Business will use reasonable efforts to notify Customer of any scheduled maintenance, but may,

in ALLO Business's sole discretion, interrupt the Services without notice or compensation to Customer.

ALLO Business shall not be deemed to be in default or otherwise liable for any delay or failure of its performance of the Services if such delay arises by any reason beyond its control, including without limitation any acts of God, criminal acts, distributed denial of service attacks, the elements, earthquakes, floods, fires, epidemics, riots, failures or delays in transportation or communications or any act or failure to act by Customer, its employees, agents, or contractors.

C. Pricing and Payment

Customer shall pay all fees and other charges in accordance with this MSA and as may be more fully set forth in any applicable SQs. For the avoidance of doubt, Customer shall be responsible for payment of all fees and charges for the Services, even when those Services, including long distance and international calls, are unauthorized and/or originated by fraudulent means from the Customer's premises or remote locations. Any fees or charges set forth herein, in any applicable SQ or in any proposal or quotation are exclusive of taxes, surcharges, assessments, or other fees. Any quoted amounts for fees and taxes are estimates only. Fees and taxes may be adjusted during the MSA term when ordered by taxing authorities or regulatory agencies. Payment of all fees and other charges is due 15 calendar days after invoice date. If the Customer fails to pay fees or other charges in an invoice within 15 calendar days after the invoice date, ALLO Business will be entitled to levy, and if levied, Customer will pay, a finance charge of 2 percent per month or the maximum rate allowed by applicable law.

A change in the manner in which ALLO Business delivers the Services to Customer may result in an increase in fees for those services. If a portion of the Services requires the performance of services by a third party, Customer may be responsible for additional third-party charges.

ALLO Business may also increase fees or charges to pass through any price increases imposed upon ALLO Business or its affiliates by the providers of any underlying software, equipment, or facilities used to provide the Services.

D. Term and Termination

Unless terminated earlier in accordance with this MSA, this MSA shall be in effect until the later to occur of: (i) expiration of the term set forth in the last outstanding SQ executed under this MSA; or (ii) for as long as ALLO Business, in its sole discretion) continues to provide any Services to the Customer.

Services added under any applicable SQs shall be subject to the term expressly stated on the SQ ("Initial Term"). The term for Services provided under any SQ will automatically renew for an additional twelve (12) months ("Renewal Term") unless written notice is provided by either party to the other prior to the end of the Initial Term or the then-current Renewal Term, so long as the Customer is not then in default. Customer shall provide ALLO Business at least thirty (30) days prior notice of its intent to not renew the then-current term.

If ALLO Business receives notice from Customer or a local service request from another carrier indicating Customer's intent to cancel Services prior to the end of the Initial Term or then-current

Renewal Term, or in the event of nonpayment by Customer or other breach by Customer, Customer agrees to pay immediately a termination fee, as liquidated damages and not as a penalty, as follows: a termination fee equal to one hundred percent (100%) of the recurring charges for the remaining months of the term as set forth in the applicable SQ. In addition, Customer shall reimburse ALLO Business for any credits previously provided or charges previously waived. Customer and ALLO Business agree that the above termination charges represent a reasonable calculation of ALLO Business's actual damages in the event of early termination and not a penalty.

In the event Customer fails to immediately pay early termination fees as described above, ALLO Business reserves the right to restrict Customer's access to the Services and/or take action to render Customer's account inactive, in ALLO Business's sole discretion, at which point any credit extended to Customer will be revoked and all invoices will be due immediately.

ALLO Business may terminate any applicable SQ or this MSA if Customer breaches any material term or condition of such applicable SQ or this MSA or Customer becomes the subject of a petition in bankruptcy or any proceeding relating to insolvency, liquidation or receivership.

E. Authorized Representatives

The Customer shall designate one or more persons who shall have the exclusive authority to request ALLO Business to make changes pertaining to the Services, including but not limited to additions to the Services, and cancellation or termination of the Services.

F. Move or Transfer of Service

If Customer requests that ALLO Business move the Services from Customer's current location (as set forth in an applicable SQ) to a different location, the rates for the Services may vary by location, and Customer's rates may increase. Customer may additionally incur a non-recurring charge relating to the change in service location, which shall be determined by ALLO Business.

G. Conversion of Service from Other Providers

When converting from another provider, Customer is responsible for paying any early termination or other fees assessed by any third-party that is providing services to Customer ("Other Provider") and for canceling services with the Other Provider to prevent overlapping billing with ALLO Business's Services.

H. Indemnification

Customer shall defend, indemnify and hold harmless ALLO Business and its subsidiaries, affiliates and agents, and its and their respective directors, officers, and employees, from and against any third-party claims (including any End User), losses, liabilities, damages, costs and expenses (including reasonable attorney's fees) arising out of or relating to the use of the Services.

I. WARRANTIES AND LIMITATION OF LIABILITY

EXCEPT WHERE PROHIBITED BY APPLICABLE LAW, CUSTOMER ACKNOWLEDGES AND AGREES THAT THE SERVICES ARE PROVIDED ON "AS-IS" AND "ASAVAILABLE" BASIS, WITHOUT WARRANTIES OF ANY KIND EXCEPT FOR EXPLICIT WARRANTIES ASSOCIATED WITH PURCHASED EQUIPMENT. EXCEPT WHERE PROHIBITED BY APPLICABLE LAW, ALLO BUSINESS DISCLAIMS ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED

WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT. CUSTOMER ACKNOWLEDGES AND AGREES THAT USE OF OR CONNECTION TO THE INTERNET PROVIDES THE OPPORTUNITY FOR UNAUTHORIZED THIRD PARTIES TO CIRCUMVENT SECURITY PRECAUTIONS AND ILLEGALLY GAIN ACCESS TO THE SERVICES AND TRANSMISSIONS OVER THE SERVICE MAY NOT BE SECURE. ACCORDINGLY, ALLO BUSINESS MAKES NO GUARANTEE WITH RESPECT TO THE PRIVACY, SECURITY OR AUTHENTICITY OF ANY INFORMATION TRANSMITTED OVER OR STORED IN ANY SYSTEM CONNECTED TO THE INTERNET.

EXCEPT WHERE PROHIBITED BY APPLICABLE LAW, ALLO BUSINESS SHALL NOT BE LIABLE FOR (I) ANY ACT OR OMISSION OF THE CUSTOMER, ANY OTHER ENTITY FURNISHING SERVICES, EQUIPMENT OR FACILITIES FOR USE IN CONJUNCTION WITH THE SERVICES OR FACILITIES PROVIDED BY ALLO BUSINESS OR COMMON CARRIERS OR WAREHOUSEMEN; (II) LIBEL, SLANDER, INVASION OF PRIVACY OR INFRINGEMENT OF PATENTS, TRADE SECRETS, OR COPYRIGHTS ARISING FROM OR IN CONNECTION WITH THE TRANSMISSION OF COMMUNICATIONS BY MEANS OF ALLO BUSINESS-PROVIDED FACILITIES OR SERVICES, CHANGES IN ANY OF THE FACILITIES ANY DAMAGES CAUSED BY CUSTOMER'S FAILURE (OR BY THE FAILURE OF CUSTOMER'S CLIENTS, INVITEES, EMPLOYEES, AGENTS, AFFILIATES OR SUPPLIERS OR ANY END USER) TO PERFORM CUSTOMER'S OBLIGATIONS PURSUANT TO THIS MSA. ADDITIONALLY, EXCEPT WHERE PROHIBITED BY APPLICABLE LAW, IN NO EVENT SHALL ALLO BUSINESS BE LIABLE TO CUSTOMER, ANY PERSON WHO USES THE SERVICES (EACH, AN "END USER") OR ANY THIRD PARTY FOR ANY LOST PROFITS, LOSS OF BUSINESS, BUSINESS INTERRUPTION, COST OF COVER, LOSS OF USE, LOSS OF DATA, LOST SAVINGS, FINES, PENALTIES OR ANY INCIDENTAL, INDIRECT, CONSEQUENTIAL, SPECIAL OR PUNITIVE DAMAGES ARISING OUT OF OR RELATING TO THIS MSA OR USE OF THE SERVICES. ALLO BUSINESS'S AGGREGATE LIABILITY FOR ANY REASON AND FOR ALL CAUSES OF ACTION SHALL BE LIMITED TO THE DIRECT DAMAGES AWARDED BY A COURT OF COMPETENT JURISDICTION, NOT TO EXCEED IN THE AGGREGATE FOR ALL CLAIMS THE FEES PAID BY THE CUSTOMER UNDER THE APPLICABLE SQ THAT IS THE SUBJECT MATTER OF THE CLAIM. ALLO BUSINESS WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY LOSSES OR DAMAGES ARISING AS A RESULT OF THE UNAVAILABILITY OF THE SERVICE, INCLUDING THE INABILITY TO REACH 911 OR OTHER EMERGENCY SERVICES, SECURITY SYSTEM, MEDICAL OR OTHER MONITORING SERVICES.

Customer represents and warrants to ALLO Business and Customer shall take all necessary steps to ensure that Customer shall not: (i) use the Services for any unlawful, abusive or fraudulent purpose and in any manner that may cause damage to ALLO Business's network; (ii) use the Services in any manner that conflicts with this MSA; (ii) attempt to breach the security of the Services or any network, servers, data, computers or other hardware relating to or used in connection with the Services, or any third party that is hosting or interfacing with any part of the Service; or (iv) use or distribute through the Services any software, files or other tools or devices designed to interfere with or compromise the privacy, security or use of the service or the operations or assets of any customer of ALLO Business or any third party.

Customer shall be solely responsible for taking whatever actions are necessary to make Customer's systems and networks secure from unauthorized access. Customer shall comply with all requirements with respect to any software related to the Services. ALLO Business shall have no obligation to verify the identity of any person or employee of Customer who gains access to the

Services. Any failure of any person or employee of Customer to comply with this MSA shall be deemed to be a material breach by Customer, and ALLO Business shall not be liable for any damages incurred by Customer or any third party resulting from such breach. Customer shall immediately take all necessary steps, including providing written notice to ALLO Business, to effect the termination of an unauthorized user's access to the Services or if unauthorized use is suspected or has occurred.

J. Applicable Law

This MSA will be governed by, construed and enforced in accordance with, the laws of the State of Nebraska without regard to any conflict of law principles. EACH PARTY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, A TRIAL BY JURY FOR ANY ACTION ARISING FROM, OR RELATING TO, THIS MSA.

This MSA is subject to applicable law and the review and approval of the regulatory agencies with jurisdiction over the location in which Services are furnished. In the event a governmental agency determines this MSA or any portion violates any law, rule or regulation, ALLO Business shall have the option of terminating this MSA without further obligation or revising this MSA to comply with such law, rule or regulation. If any portion of this MSA is determined to be invalid or unenforceable, the remainder of this MSA shall remain in full force and effect.

K. Confidentiality

Customer shall maintain the confidentiality of all information of the ALLO Business and its affiliates that is marked as confidential or which out reasonably to be regarded as confidential that it collects or receives in connection with this MSA (collectively, "Confidential Information") and shall not directly or indirectly copy, release, disclose, divulge or permit access to any such Confidential Information without the prior written consent of ALLO Business.

Customer may only use such Confidential Information as is necessary to perform Customer's obligations under this Agreement or as otherwise provided hereunder and for no other purpose.

L. Notice

Any notice pursuant to this Agreement shall be in writing and shall be deemed to have been duly given (i) five (5) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested; (ii) when delivered if delivered personally or sent by express courier service; (iii) when transmitted via email, provided that the receiving party acknowledges receipt by return email, and that the email clearly states in the subject line that it is intended to give notice under this Agreement.

M. Assignment

Customer shall not assign or otherwise transfer any right or obligation set forth in this MSA without ALLO Business's prior written consent, not to be unreasonably withheld or delayed. Any purported assignment or transfer in violation of this Section will be void.

N. Counterparts

This MSA may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

O. Electronic Documents

Each party has a right to convert this MSA to electronic format and retain this MSA solely in an electronic format. Each Party may provide this MSA in an electronic form or may provide a reproduction of this Agreement from its electronic copy in the event of a dispute regarding the rights and obligations of the parties under this MSA. The parties agree that any document in electronic format or any document reproduced from an electronic format shall not be denied legal effect, validity, or enforceability and shall any requirement to provide an original or hard copy.

P. Entire Agreement; Order of Precedence

This MSA, any applicable SQs, the Service Terms, and any exhibits, appendix, or attachment attached to the foregoing documents (including any terms, conditions and rates incorporated into the foregoing documents), shall constitute the entire agreement between ALLO Business and Customer for the provision of Services and shall be a binding contract between them.

Unless otherwise expressly set forth therein, in the event of any conflict between the provisions of the foregoing documents, the following order of precedence shall apply (from most controlling to least controlling): (1) applicable SQ; (2) this MSA; and (3) Service Terms; provided, however, that the fact that a provision appears in one of those documents but not another shall not be deemed to be a conflict for purposes of this sentence.

The parties, by their duly authorized representatives, hereby acknowledge that they have read and understand all of the terms and conditions of this MSA and agree to be bound by this MSA.

Customer Signature

ALLO Signature

Printed Name

Printed Name

Title

Title

Address City State Zip

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16c.
7/15/2025

COUNCIL MEETING DATE: July 15, 2025		SUBMITTED BY: David Goedeken-Public Works Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

BPW 250603 - HWY 75 and Capehart Traffic Signal Improvements

SYNOPSIS/BACKGROUND:

Felsburg Holt & Ullevig will provide engineering services for the design through construction phase for the permanent traffic signal improvements on the northwest corner of US 75 and Capehart that was damaged in a storm event.

FISCAL IMPACT?: \$13,200 BUDGETED FUNDS?: GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES	COUNTER-PARTY: Felsburg Holt & Ullevig	INTERLOCAL AGREEMENT:
CONTRACT DESCRIPTION: US 75 and Capehart Traffic Signal Improvements		
CONTRACT EFFECTIVE DATE:	CONTRACT TERM:	CONTRACT END DATE:
PROJECT NAME: HWY 75 and Capehart Traffic Signal Improvements		
START DATE:	END DATE:	PAYMENT DATE:
INSURANCE REQUIRED:		
CIP PROJECT NAME:	CIP PROJECT NAME:	
STREET DISTRICT NAME (S):	STREET DISTRICT NUMBER (S):	
ACCOUNTING DISTRIBUTION CODE:	ACCOUNT NUMBER:	

RECOMMENDATION:

City Council to approve and authorize the Mayor to sign the agreement between the City of Bellevue and FHU in the amount of \$13,200

ATTACHMENTS:

1. Agreement
- 2.
- 3.
- 4.
- 5.
- 6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Daniel Willis
[Signature]
[Signature]



October 30, 2024

Mr. Dave Goedecken
City of Bellevue
Public Works Director
1510 Wall Street
Bellevue NE 68005

Reference: Kennedy Freeway and Capehart Road Traffic Signal Design Assistance - Proposal

Dear Mr. Goedecken:

This proposal describes the scope of services necessary to assist the City of Bellevue with traffic signal design for proposed modifications at the existing signalized intersection of the Kennedy Freeway (US-75) with Capehart Road in Bellevue, NE. Improvements to the intersection include a new signal on the northwest corner of the intersection controlling northbound and westbound traffic. The signal was recently damaged in a crash at the intersection.

This proposal summarizes our understanding of the scope of services and project schedule and includes an estimated fee for the preparation of the plans. The information used to prepare this proposal is based on information provided by the City of Bellevue.

Scope of Services

Task 1. Traffic Signal Design

Task 1.1 Data Gathering

Topographic survey of the project intersection will be completed by RW Engineering.

FHU will visit the project site to conduct any additional field measurements and gather information on existing traffic control devices including signals, signs, and pavement markings. Coordination may be required as part of this task.

Task 1.2 Preliminary & Final Traffic Signal Design

FHU will complete preliminary and final design for the proposed traffic signal modifications sheets. Initial improvements may include a new pole and mast arms for the NW corner, new pull boxes, signal cables, heads, detectors, and other signal equipment. The condition of the existing signal wiring, conduit, and the adequacy of the detection will be reviewed. This may require for the intersection to be rewired, new conduit bored, and new detection installed on all approaches.

Traffic signal design plans will adhere to City of Omaha standards and the MUTCD. The traffic signal poles shall be designed to the 2013 AASHTO "Specification for The Design and Construction of Structural Supports for Highway Signs, Luminaires, and Traffic Signals."

FHU will coordinate with the project team and City of Bellevue staff on the development of preliminary and final traffic signal design sheets. FHU will incorporate preliminary permanent traffic signal design layouts in CAD and prepare sheets (1"=20').

October 30, 2024

Kennedy Freeway and Capehart Road Traffic Signal Design Assistance - Proposal

Page 2

Sheets to include the following:

- Cover Sheet
- General Information/Quantities
- Traffic Signal Removal
- Traffic Signal Construction

The initial preliminary layout sheets (PDF) are to be provided to City of Bellevue for review. Two (2) rounds of review comments from the City will be incorporated after their review of the initial preliminary traffic signal layout sheets.

Assumptions

- City of Omaha standard plates and specifications will be utilized.

Deliverables

- Traffic Signal Plan Set

Task 1.3 Cost Estimate and Bid Documents

FHU will prepare cost estimates for all items related to the traffic signal improvements for this project. FHU will prepare quantities and opinion of probable construction cost estimates to be included with each plan submittal (preliminary and final). FHU will submit Special Provisions with the plan submittal.

Assumptions

- FHU will utilize City of Omaha standard language for specs and apply to the project.
- FHU will prepare the overall project Bid Documents.

Deliverables

- Final Specifications and Cost Estimates for inclusion in Bid Package

Task 2. Construction Phase Services

Task 2.1 Shop Drawings/Contractor Questions

FHU will be available to answer questions, review shop drawings, and provide documentation during this phase if needed. FHU assumes up to two RFI's for this task. This scope does not include time for construction inspection services.

Task 2.2 Signal Turn-on/Site Visit

FHU will be available to attend the signal turn-on and one (1) site visit during construction should the contractor request field changes.

Assumptions

- Construction Engineering and Materials Testing are not included in this proposal.

Task 3 PM, Meetings, Coordination & QA/QC

Task 3.1 Project Management

This task includes activities to initiate and monitor project schedules, workload assignments, and internal cost controls throughout the project. Also included are efforts to prepare and process invoices and monthly progress reports, prepare project correspondence with the City, and maintain project records.

Task 3.2 Meetings & Coordination

FHU will attend one (1) meeting with officials representing the City and the design team. This will include a coordination/progress meeting. Any additional meetings or presentations can be provided at FHU's standard hourly rates. This task also includes coordination with the City, NDOT, and other project stakeholders.

Task 3.3 QA/QC

This task includes activities to initiate and monitor project schedules, workload assignments, and internal cost controls throughout the project. QA/QC checks will be performed at various stages of the design process, including prior to any official submittal. The FHU Total Quality Management Plan will be followed.

Schedule and Fee Estimate

The preliminary signal plans and specifications will be completed within 45 days of receipt of notice to proceed and be submitted to the City and/or NDOT for review and comment. We have assumed a period of two weeks for agency review. Upon receipt of review comments from the City of Bellevue, plans will be finalized within 21 days.

FHU proposes to conduct these traffic engineering and design services for a lump sum amount of **\$13,200**. Additional services requested beyond the scope of this proposal would be at your direction and billed at FHU's 2025 Standard Hourly Rates. A more detailed breakdown of the costs is shown below:

ITEMS	LABOR COSTS
Total Labor	\$ 11,350
Survey (RW Engineering)	\$ 1,770
Direct Expenses (Mileage and Printing)	\$ 80
TOTAL LABOR AND DIRECT EXPENSES	\$ 13,200

If the conditions of this proposal are acceptable to you, please print out this letter, sign below and send it back for our files. If you have any questions about this proposal, please contact Adam Denney at 402.210.4714 or adam.denney@fhueng.com. By signing this contract, the client acknowledges the attached standard provisions.

Sincerely,

FELSBURG HOLT & ULLEVIG



Mark Meisinger, PE, PTOE
Principal



Adam Denney, PE, PTOE
Project Manager

Accepted By _____

Title _____

Date _____

Attachment:

FHU Letter Agreement Standard Provisions

\\fhueng\OMA_Data\Marketing\Proposals\Letter Proposals\City of Bellevue\Kennedy Freeway and Capehart Rd Signal\Kennedy Frwy and Capehart Rd Signal Design Proposal_2024-10-30.docx

LETTER AGREEMENT STANDARD PROVISIONS

A. SERVICES BY THE CONSULTANT

The Consultant agrees to perform all services, hereunder, using reasonable skill and judgment in accordance with applicable professional standards. Consultant agrees to keep the Client informed on its progress through periodic reports, and to maintain accurate records relating to its services for this Project.

The Consultant agrees to provide, directly or by association with such other consultants or contractors as it may deem necessary to further the interest of the Client, the basic services as described in the Scope of Work provided in the signed Letter Proposal or Letter Agreement for the Project.

B. RESPONSIBILITIES OF THE CLIENT

The Client shall provide and make available to the Consultant, for his use, all maps, property descriptions, surveys, previous reports, historical data, and other information within its knowledge and possession relative to the services to be furnished hereunder. Data so furnished to the Consultant shall remain the property of the Client and will be returned upon completion of its services.

The Client shall make provisions for the Consultant to enter upon public and private properties as required for the Consultant to perform its services hereunder.

C. EXTRA WORK

The Client may desire to have the Consultant perform work or render services other than those provided in Scope of Work. This will be Extra Work. Work shall not proceed until so authorized by the Client. Payment for all work under this Agreement shall be on an hourly basis plus expenses in accordance with the attached Rate Schedule. Charges for outside services, expenses, and subconsultant work will be billed at 1.10 times the invoice amount.

D. TIME OF BEGINNING AND COMPLETION

Execution of the Letter Proposal is authorization by the Client for the Consultant to proceed with the work. The original Time of Completion is as noted in the Letter Agreement.

E. PAYMENT

Unless otherwise provided herein, Consultant shall submit monthly invoices for Basic, Additional or Special Services and for Reimbursable Expenses each month for work that has been performed. If hourly, invoices will be based on labor and expenses incurred. If lump sum, invoices will be based on the percentage of work completed.

Payments not made within 60 days of the billing date shall bear interest at the rate of 1% per month. If any portion of, or an entire account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

F. DELAYS

If the Consultant is delayed at any time in the progress of work by any act or neglect of the Client or its agents, employees, or contractors, or by changes in the work, or by extended review

by the Client, fire, unavoidable casualties, or by any causes beyond the Consultant's control, the time schedule shall be extended for a reasonable length of time, and Consultant's compensation may be subject to renegotiation for increased expenses due to escalation of prices, extended services, rework, and/or other expenses incidental to such delays.

G. OWNERSHIP OF DOCUMENTS

All drawings, specifications, reports, records, and other work products developed by the Consultant associated with this Project are instruments of service for this Project only and shall remain the property of the Consultant whether the Project is completed or not. The Consultant shall furnish originals or copies of such work product to the Client in accordance with the services required hereunder. Reuse of any of the work product of the Consultant by the Client on an extension of this Project or on any other Project without the written permission of the Consultant shall be at the Client's risk and the Client agrees to defend, indemnify, and hold harmless the Consultant from all claims, damages, and expenses, including reasonable attorney's fees, arising out of such unauthorized reuse by the Client or by others acting through the Client. Any reuse or adaptation of the Consultant's work product shall entitle the Consultant to equitable compensation.

H. INSURANCE

During the services, the Consultant shall maintain Workmen's Compensation and Occupational Disease Insurance in accordance with applicable laws and statutory limits; Automobile Liability with a combined single limit coverage of \$1,000,000; and Commercial General Liability of \$1,000,000 per occurrence, \$2,000,000 aggregate; and Professional Liability Insurance as detailed in Section P below. Upon request, the Consultant shall provide certificates of insurance to the Client indicating compliance with this paragraph.

I. TERMINATION

Either the Client or the Consultant may terminate this Agreement at any time with or without cause upon giving the other party fourteen (14) calendar days prior written notice. The Client shall within sixty (60) calendar days of termination pay the Consultant for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this contract.

J. DISPUTES

Any claim, dispute, or other matter in question between the Client and the Consultant, arising out of or relating to either's obligations to the other under this Agreement, shall, if possible, be resolved by negotiation between the Client's representative and the Consultant Principal-in-Charge for the Project. Client and Consultant each commit to seeking resolution of such matters in an amicable, professional, and expeditious manner. If a matter cannot be resolved by these parties, no later than thirty (30) calendar days after either party submits an issue in writing for resolution, executive

LETTER AGREEMENT STANDARD PROVISIONS

management representatives for the Client and Consultant shall attempt to resolve the matter through additional good faith negotiations. If resolution cannot be reached within an additional thirty (30) calendar days, the Client and Consultant agree that all such unresolved disputes shall be submitted to nonbinding mediation, then arbitration.

Pending final resolution of the dispute, the Consultant shall proceed diligently with the performance of the Basic Services as described in Article A, as directed by the Client and the Client shall continue to pay the undisputed payments due to the Consultant for such services in accordance with the payment provisions of this Agreement.

K. GOVERNING LAW

Unless otherwise agreed in writing, this Agreement and the interpretation thereof shall be governed by the law in the state the Project site is located, without regard to the principles of conflict law. Any filing of case, suit, or action related to this Agreement will be brought in such state.

L. SUCCESSORS AND ASSIGNS

The Client and the Consultant each binds itself and its partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party with respect to all covenants of this Agreement. Neither party shall assign or transfer its interest in this Agreement without the written consent of the other.

M. EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations and representations. Nothing herein shall be deemed to create any contractual relationship between the Consultant and any other consulting business, or contractor, on the Project, nor obligate it to furnish any notices required under other such contracts, nor shall anything herein be deemed to give anyone not a party to this Agreement any right of action against a party which does not otherwise exist without regard to this Agreement.

N. NOTICES

All notices and instructions given by either party to the other shall be in writing. Either party hereto shall have the right to change its contact address by giving the other party written notice thereof.

O. ACCURACY OF SERVICES

The Consultant shall use reasonable professional skill and judgment in providing the services, hereunder, but does not warrant that such services are without errors and/or omissions. If, during the authorized use and prudent interpretation of documents or advice furnished by the Consultant, an error or omission is discovered within a reasonable time, the Consultant shall be responsible for correction of any work which must be

removed or altered to meet the Project requirements, provided the Consultant is given a reasonable opportunity to make remedial recommendations and to correct or arrange for the correction of the work itself.

In providing opinions of probable construction cost, the Client understands that the Consultant has no control over costs or the price of labor, equipment, or materials, or the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made based on Consultant's qualifications and experience. The Consultant makes no warrant, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

P. INDEMNIFICATION & LIMITATION OF LIABILITY

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from any damage, liability, or cost (including any reasonable attorney's fees) to the extent caused by the Consultant's negligent acts, errors, or omissions in the performance of professional services under this Agreement and those of any subconsultants or anyone for whom the Consultant is legally liable.

The Client agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any damage, liability, or cost (including reasonable attorneys' fees) to the extent caused by the Client's negligent acts, errors, or omissions and those of his or her contractors, subcontractors or consultants or anyone for whom the Client is legally liable and arising from the Project that is the subject of this Agreement.

To the maximum extent permitted by law, the Client agrees to limit the Consultant's professional liability for the Client's damages to the sum of \$250,000 or the Consultant's fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted. The Client specifically agrees that it has had the opportunity to negotiate this Limitation of Professional Liability clause and to accept or reject its inclusion herein.

Upon execution of the Letter Agreement or Letter Proposal, the Client thereby agrees to the terms of these Standard Provisions.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16d.
7/15/2025

COUNCIL MEETING DATE: July 15, 2025		SUBMITTED BY: David Goedeke - PW Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

BPW 250201 BM25(7) Library Parking Lot Resurfacing - Design Amendment 1

SYNOPSIS/BACKGROUND:

We recommend the City Council and Mayor review and approve Amendment 1 between the City and HGM Assoc. (HGM) to provide additional design engineering services to expand the Library Parking Lot to the east. Professional engineering services to includes project management, topographic survey, and final designs.

FISCAL IMPACT: \$20,700 BUDGETED FUNDS?: Yes GRANT/MATCHING FUNDS?: No

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: Yes COUNTER-PARTY: HGM Assoc. INTERLOCAL AGREEMENT: No

CONTRACT DESCRIPTION: BPW 250201 BM25(7) Library Parking Lot Resurfacing - Design Amendment No. 1

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME: BPW 250201 BM25(7) Library Parking Lot Resurfacing - Design Amendment No. 1

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

CIP PROJECT NAME: Resurface Parking Lot at Longo Building CIP PROJECT NUMBER: BM25(7)

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

ACCOUNTING DISTRIBUTION CODE: 7030 ACCOUNT NUMBER: 10-13

RECOMMENDATION:

Recommend the City Council to approve and authorize the Mayor to sign Amendment No. 1 between the City of Bellevue and HGM Assoc, in the amount of \$20,700.00.

ATTACHMENTS:

- 1. Agreement
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

SIGNATURES:

LEGAL APPROVAL AS TO FORM: 

FINANCE APPROVAL AS TO FORM: 

ADMINISTRATOR APPROVAL AS TO FORM: 



May 22, 2025

Mr. John Krager, P.E.
City of Bellevue Public Works Department
1510 Wall Street
Bellevue, NE 68005

Subject: Bellevue Library Parking Lot Repair
2206 Longo Drive
HGM Project No. 702225
Amendment No. 1

Dear John:

HGM Associates would like to request an Amendment No. 1 to our original agreement for this project dated February 24, 2025 to provide additional services to address the change in project scope as requested by the City of Bellevue Public Works. The change in scope is to include the following:

- Design of a new parking lot expansion from the lower level parking lot into the vacant property (Lot 10) south of the building.
- Design a new sidewalk and ADA ramps to the library entrance across the green space adjacent to the drop off drive.
- Provide Topographic Survey and Location of Property Lines.

HGM will provide these additional services for Amendment No.1 to the original agreement on an hourly basis with our total estimated cost to be \$20,700.00 as indicated in the Fee Man-hours Breakdown labeled as Exhibit A.

Bellevue Public Works

May 22, 2025

Page 2 of 2

If you have any questions or require additional information, please contact me at your earliest convenience. HGM sincerely appreciates the opportunity to provide these additional services to you.

Please indicate your acceptance of this agreement by signing where indicated below and returning one original signed copy to this office; OR, you may then scan a complete set of this document and email it in its entirety to HGM. We sincerely appreciate the opportunity to work with you.

Yours very truly,
HGM ASSOCIATES INC. - CONSULTANT



William J. Glismann, P.E.
Senior Project Manager



Stephen W. Moffitt, P.E.
Vice President

Acceptance of Proposal:
CITY OF BELLEVUE PUBLIC WORKS - CLIENT

Authorized Signature

Printed Name & Title

Date of Acceptance

**TASK AND MAN-HOURS BREAKDOWN
HGM ASSOCIATES, INC.**

EXHIBIT A

City of Bellevue
Library Parking Lot Repair
Amendment #1 - Expanded Parking

Description of Work Items/Tasks	Professional Engineer	Design Engineer	Reg. Land Surveyor	Survey Crew	Survey Tech	Total
Management / Review & Coordination Meeting	4	2	0	0	0	6
Field Investigation	2	2	0	0	0	4
Topographic Survey						
Survey Management	0	0	1	0	0	1
One Call	0	0	0	0	1	1
ROW Survey/ Locate Property Lines	0	0	1	3	3	7
Topo Survey	0	0	0	8	0	8
Process Survey & Create Topo Drawing	0	0	0	0	7	7
Design & Construction Drawings						
General Notes & Bid Item Reference Notes	2	4	0	0	0	6
Demolition Plan - South Parking	1	4	0	0	0	5
Site Plan - South Parking	6	12	0	0	0	18
Grading Plan - South Parking	6	10	0	0	0	16
Drainage Plan - South Parking	2	10	0	0	0	12
Striping Plan - South Parking	1	6	0	0	0	7
Landscaping Plan	1	4	0	0	0	5
Sidewalk Plan - Geometry & Spot Elevations	2	6	0	0	0	8
Details	2	6	0	0	0	8
Quantities/Cost Estimate	1	3	0	0	0	4

TOTAL MAN-HOURS	30	69	2	11	11	99
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**FEE BREAKDOWN
HGM ASSOCIATES, INC.**

EXHIBIT A

**City of Bellevue
Library Parking Lot Repair
Amendment #1 - Expanded Parking**

SALARY EXPENSES

Classification	Manhours		Rate	Cost
Professional Engineer	30	X	\$245.00	\$7,350.00
Design Engineer	69	X	\$130.00	\$8,970.00
Subtotal Design Expenses				\$16,320.00
Reg. Land Surveyor	2	X	\$210.00	\$420.00
Survey Crew	11	X	\$230.00	\$2,530.00
Survey Tech	11	X	\$130.00	\$1,430.00
Subtotal Survey Expenses				\$4,380.00
NON-SALARY EXPENSES				\$0.00
Subtotal Non-Salary Expenses				\$0.00
TOTAL PROPOSAL COST				\$20,700.00

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: July 15, 2025		SUBMITTED BY: David Goedecken-Public Works Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Bellevue Cemetery employee parking pad and sidewalk to office entrance

SYNOPSIS/BACKGROUND:

Moving employees to new parking pad to make available ADA parking in current driveway to the office for the public.

FISCAL IMPACT: \$12,775.00 BUDGETED FUNDS: YES GRANT/MATCHING FUNDS:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES COUNTER-PARTY: Best Cut Lawn Care 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: CIPCE25(01)

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER: 7030

RECOMMENDATION:

For the Mayor and council to approve the work to be done at the Bellevue Cemetery.

ATTACHMENTS:

1. Estimate	2.	3.
4.	5.	6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

Winnier P. Phillipor
[Signature]
[Signature]

ESTIMATE

Best Cut Lawn Care Inc.
6540 Russell Emmett Ct
Papillion, NE 68133-3456

clintwilen@gmail.com
+1 (402) 290-6581
Bestcutlawncareinc.com

Bill to

Jason Houghtaling
City Bellevue Ne

Ship to

Jason Houghtaling
City Bellevue Ne

Estimate details

Estimate no.: 1053
Estimate date: 06/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Concrete	Concrete 20x40 employee parking pad 5-6 inches thick Bellevue Cemetery	800	\$11.00	\$8,800.00
2.		Concrete	Concrete 75x3 wide sidewalk from parking pad to office entrance	225	\$11.00	\$2,475.00
3.		Concrete	cut concrete curb 40 ft	40	\$25.00	\$1,000.00
4.		Dirt / Work	Dig out for concrete	1	\$500.00	\$500.00
					Total	\$12,775.00

Accepted date

Accepted by