

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

Tuesday, March 3, 2026 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. (*) Approval of February 17, 2026 City Council Minutes.
 2. (*) Acknowledge receipt of the Annual Tree Board Report and the Amendment to the adopted Bellevue's Emerald Ash Borer (EAB) Plan.
 3. (*) Acknowledge receipt of February 18, 2026 Board of Adjustment Minutes.
6. APPROVAL OF CLAIMS
7. SPECIAL PRESENTATIONS:
 - a. Annual Tree Board Presentation (Tree Board - Nancy Scott)
8. ORGANIZATIONAL MATTERS: NONE
9. APPROVED CITIZEN COMMUNICATION: NONE
10. LIQUOR LICENSES: NONE
11. ORDINANCES FOR ADOPTION (3rd reading):
 - a. Ordinance No. 4202: Request to rezone Lot 1, Roth's Anderson Grove, Replat 1, being a replat of Lot 1, Roth's Anderson Grove, and a platting of Tax Lot 18A1B2B Except Right-of-Way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from BN and AG to RG-20 for the purpose of multi-family residential development. Applicant: Foundations Development, LLC. General Location: NW Corner of S 36th St & Granada Pkwy. (Planning Director)
 1. Request to Preliminary Plat Lot 1, Roth's Anderson Grove.
 - b. Ordinance No. 4203: Request to vacate all of the right-of-way between Lot 62 Southern View 3rd Platting and Lot 1 Milt's Addition. Applicant: Peter Senior. General Location: 2710 Bonnie Street/Sarpy Avenue. (Public Works Director)
12. ORDINANCES FOR PUBLIC HEARING (2nd reading): NONE
13. ORDINANCES FOR INTRODUCTION (1st reading): NONE
14. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: NONE
15. RESOLUTIONS:
 - a. Resolution No. 2026-03: A resolution to adopt a post-issuance compliance policy and procedures for the city's tax-exempt bonds. (Finance Director)
16. CURRENT BUSINESS:
 - a. Approve and authorize the Mayor to sign Interlocal Agreement with Omaha Police Department, Sarpy County Sheriff's Office, Douglas County Sheriff's Office and Washington County Sheriff's Office for SWAT response/assistance across jurisdictional lines. (Police Chief)
 - b. Approve & authorize the Mayor to sign the quote from Federal Signal Safety and Security Systems to purchase and replace a Siren Control Head on Siren No. 15, in an amount not to exceed \$16,760.55. (Fire Chief)

c. Approve and authorize the Mayor to sign the Contract Renewal with UKG Inc. for Payroll and HRIS Software for the term of April 1, 2026 through March 31, 2029, in an amount of approximately \$4,900.00/annually. (HR Director)

d. Approve and authorize the Mayor to sign the Agreement with USA PRIME OMAHA for the use of Aspen Park Ballfields, in an amount of \$2,000.00. (Public Works Director)

e. Approve the Proposal Capital Business Systems to replace the Plotter/Scanner, in an amount not to exceed \$8,052.00. (Public Works Director)

f. ++ Approve Change Order with Holland Basham Architect for the Bellevue Indoor Water Park, in an amount not to exceed \$155,726.00. (Community & Economic Development Director)

17. ADMINISTRATION REPORTS: Comments must be limited to items on the current Reports **(February report is attached to this packet)**

18. CLOSED SESSION:

19. ADJOURNMENT

MINUTE RECORD

Bellevue City Council Meeting, February 17, 2026, 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 February 17, 2026 at 6:00 p.m. Present were Council Members Kathy Welch, Don Preister, Rich Casey, Thomas Burns, and Julie Collins. Absent: 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, on the NE Public Notices website, 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 in the Pledge of Allegiance. Pastor Bryan Rice, Christ the King Lutheran Church, 7308 South 42nd Street, provided the invocation.

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

APPROVAL OF THE CONSENT AGENDA:

Motion was made by Preister, seconded by Burns, to approve the consent agenda consisting of the following item: Acknowledge receipt of the January 13, 2026 Tree Board Meeting, and Approval of February 3, 2026 City Council Minutes. Roll call vote to approve the consent agenda was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

APPROVAL OF CLAIMS:

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

SPECIAL PRESENTATIONS:

Grow Sarpy Update - 2025 Annual Return on Investment (ROI) Report and the 2025 Annual Progress Report. (Lisa Scheve, Executive Director Grow Sarpy)

Ms. Lisa Scheve, Executive Director Grow Sarpy, provided the 2025 Annual Return on Investment Report. Discussion followed.

ORGANIZATIONAL MATTERS: NONE

APPROVED CITIZEN COMMUNICATION: NONE

LIQUOR LICENSES: NONE

ORDINANCES FOR ADOPTION: (Third Reading): NONE

ORDINANCES FOR PUBLIC HEARING: (Second Reading):

Ordinance No. 4202: Request to rezone Lot 1, Roth's Anderson Grove, Replat 1, being a replat of Lot 1, Roth's Anderson Grove, and a platting of Tax Lot 18A1B2B Except Right-of-Way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from BN and AG to RG-20 for the purpose of multi-family residential development. Applicant: Foundations Development, LLC. General Location: NW Corner of S 36th St & Granada Pkwy. (Planning Director)

Ordinance No. 4202: 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 the NW Corner of S. 36th St. and Granada Pkwy, more particularly described in Section 1 of the Ordinance and to provide an effective date was read for the second time and a public hearing was held.

MINUTE RECORD

Bellevue City Council Meeting, February 17, 2026, Page 2

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

Mr. Rob Woodlin, 1886 South 126th Street, Omaha, Foundations Development, was present as the developer. He explained that the proposed project is for 38 units of mixed housing for senior living and was here to answer questions.

Councilwoman Welch requested more information on the units.

Mr. Woodlin explained they are two-bedroom units, a community room, and secure entrances and exits.

Councilwoman Welch questioned if they are single level. Mr. Woodlin explained it is a three-story building with an elevator.

Councilwoman Welch inquired if the units are income based. Mr. Woodlin advised there are multiple funding sources. Explaining there are different income thresholds that have a fixed price at that threshold. It is not calculated on each person's income. There was further discussion on the price and size of the units.

Mr. Woodlin stated they have done similar projects in Omaha and displayed a photo of a complex.

Councilman Casey questioned what the timeline is for the development. Mr. Woodlin stated he is hopeful to break ground in the summer. The project should take approximately 15 months.

Councilman Preister questioned if the right-of-way to the south will be part of the project. Mr. Woodlin replied yes it will be. Discussion of public safety was discussed, along with two possible access points to the property.

No one else in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Mayor Hike stated the third and final reading will be heard at the Council meeting on March 3, 2026.

Request to Preliminary Plat Lot 1, Roth's Anderson Grove.

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

No one in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Action will be taken at the Council meeting on March 3, 2026.

Ordinance No. 4203: Request to vacate all of the right-of-way between Lot 62 Southern View 3rd Platting and Lot 1 Milt's Addition. Applicant: Peter Senior. General Location: 2710 Bonnie Street/Sarpy Avenue. (Public Works Director)

Ordinance No. 4203: An ordinance to vacate that part of the alley right-of-way described as between Lot 62, Southern View 3rd Platting and Lot 1, Milt's Addition, Bellevue, a subdivision in Sarpy County, Nebraska with title thereto vesting in the abutting property owner and to provide an effective date therefore was read for the second time and a public hearing was held.

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

Mr. Peter Senior, 2710 Bonnie Street, asked if this ordinance passes does the vacated part go to all of his property, like he intended.

Mr. Dave Goedeken, Public Works Director, stated he believes per Nebraska State Statute, one half would go to Mr. Senior and the other half to the abutting property owner unless the two property owners enter into a private agreement.

Councilman Preister requested an explanation on the procedure.

Mr. Goedeken explained there is nothing the city can do statutorily. When properties are vacated each half goes to the property owners. Mr. Goedeken stated it may be a question for a surveyor or Register of Deeds. It may be as simple as filing a quit claim deed. Discussion followed.

No one else in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Mayor Hike stated the third and final will be heard at the Council meeting on March 3, 2026.

MINUTE RECORD

Bellevue City Council Meeting, February 17, 2026, Page 3

ORDINANCES FOR INTRODUCTION (1st reading):

Ordinance No. 4204: An ordinance authorizing and providing for issuance of highway allocation fund pledge bonds, series 2026, in an amount not to exceed \$5,000,000.00. (Finance Director) **(Staff requests to waive the rule requiring three readings, hold a public hearing and vote after the public hearing at tonight's meeting)**

Ordinance No. 4204: An ordinance authorizing the issuance of highway allocation fund pledge bonds, Series 2026 of the City of Bellevue, Nebraska, in the principal amount of not to exceed Five Million Dollars (\$5,000,000) for the purpose of paying the costs of certain street improvements and related improvements within the City of Bellevue, Nebraska; prescribing the form of such bonds to be issued and authorizing officers of the city to approve certain final terms of bonds; pledging funds to be received by the city from the State of Nebraska Highway Allocation funds for the payment of said bonds; providing for the levy of taxes to pay the interest on and principal of such bonds if necessary; and providing for the publication of this ordinance in pamphlet form; and related matters.

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

Councilman Casey asked for an explanation on why we would want to waive the three readings, hold the public hearing and voting tonight.

Mr. Mike Rogers, 2120 South 72nd Street, Suite 1000, Omaha, was present on behalf of Gilmore Bell, bond counsel for the city. He explained this allows the city, underwriter, and bond counsel to move forward with pricing the bonds at an advantageous time for the city. Interest rate markets change every day, this gives more flexibility for the bonds to be priced and issued.

Mr. Cody Wickham, 450 Regency Parkway, Suite 400, DA Davidson, bond underwriting firm for the city, explained the idea for waving the three readings is to have the highway allocation fund pledge bonds right behind it. Discussion followed.

Councilman Preister questioned if a citizen who is interested invest in the bonds. Mr. Wickham explained they could, explaining these specific bonds are non-bank qualified. Conversation ensued.

Discussion followed on the bond market.

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

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

Mr. Wickham provided an explanation on why the bonds were broken up into two different series. He stated by doing this the interest rate saved over time was over a million dollars of unnecessary interest expense.

No one else in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Motion was made by Preister, seconded by Welch, to approve an ordinance authorizing the issuance of highway allocation fund pledge bonds, Series 2026 of the City of Bellevue, Nebraska, in the principal amount of not to exceed Five Million Dollars (\$5,000,000) for the purpose of paying the costs of certain street improvements and related improvements within the City of Bellevue, Nebraska; prescribing the form of such bonds to be issued and authorizing officers of the city to approve certain final terms of bonds; pledging funds to be received by the city from the State of Nebraska Highway Allocation funds for the payment of said bonds; providing for the levy of taxes to pay the interest on and principal of such bonds if necessary; and providing for the publication of this ordinance in pamphlet form; and related matters.

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

Ordinance No. 4205: An ordinance to approve the Sale and Conveyance of city-owned property to P5 Properties, LLC, for the purchase price of \$135,000.00. (City Administrator) **(Staff requests to waive the rule requiring three readings, hold a public hearing and vote after the public hearing at tonight's meeting)**

Ordinance No. 4204: An ordinance to approve the Sale and Conveyance of 1.54 acres more or less of City property to P5 Properties, L.L.C., a Nebraska Limited Liability Company and to provide an effective date.

Motion was made by Casey, seconded by Collins, 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, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

MINUTE RECORD

Bellevue City Council Meeting, February 17, 2026, Page 4

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

No one in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Motion was made by Welch, seconded by Collins, to approve Ordinance No. 4204: An ordinance to approve the Sale and Conveyance of 1.54 acres more or less of City property to P5 Properties, L.L.C., a Nebraska Limited Liability Company and to provide an effective date. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES:

Recommend approval of the application for Thanksgiving Church to hold their Annual Community Easter Eggstravaganza at Thompson Park on Saturday, March 28, 2026, from 2:00 p.m. to 4:00 p.m. with an alternate date - April 4, 2026. (City Clerk)

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

No one in the audience came forth to speak in support of or in opposition to the ordinance.

Mayor Hike declared the public hearing closed.

Motion was made by Welch, seconded by Collins, to recommend approval of the application for Thanksgiving Church to hold their Annual Community Easter Eggstravaganza at Thompson Park on Saturday, March 28, 2026, from 2:00 p.m. to 4:00 p.m. with an alternate date - April 4, 2026. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

RESOLUTIONS: NONE

CURRENT BUSINESS:

Approve and authorize the Mayor to sign the Community Development Block Grant (CDBG) Subrecipient Agreement with the Light House for a business expansion project, in an amount not to exceed \$13,300.00. (Finance Director/CDBG Program Specialist)

Motion was made by Preister, seconded by Casey, to approve and authorize the Mayor to sign the Community Development Block Grant (CDBG) Subrecipient Agreement with the Light House for a business expansion project, in an amount not to exceed \$13,300.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the Second Amendment to the Bellevue Mattel Sublicense Agreement with Project Play Holdings, LLC and American Resort Management, LLC. (Community and Economic Development Director)

Motion was made by Collins, seconded by Welch, to approve and authorize the Mayor to sign the Second Amendment to the Bellevue Mattel Sublicense Agreement with Project Play Holdings, LLC and American Resort Management, LLC. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the Agreement with HGM Associates for design services on Willow Springs Park Trail Renovation Project, in an amount not to exceed \$26,150.00 (Public Works Director)

Motion was made by Preister, seconded by Welch to approve and authorize the Mayor to sign the Agreement with HGM Associates for design services on Willow Springs Park Trail Renovation Project, in an amount not to exceed \$26,150.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the Agreement with HGM Associates for design services on Everett Park Trail Renovation Project, in an amount not to exceed \$38,411.00. (Public Works Director)

Motion was made by Collins, seconded by Preister, to approve and authorize the Mayor to sign the Agreement with HGM Associates for design services on Everett Park Trail Renovation Project, in an amount not to exceed \$38,411.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

MINUTE RECORD

Bellevue City Council Meeting, February 17, 2026, Page 5

Approve and authorize the Mayor to sign the contract with Crow Lawn Care to continue with contractual Right-of-way mowing work per Option in Contract, year 2 of 3, 2026, in an amount not to exceed \$123,192.00. (Public Works Director)

Motion was made by Preister, seconded by Casey, to approve and authorize the Mayor to sign the contract with Crow Lawn Care to continue with contractual Right-of-way mowing work per Option in Contract, year 2 of 3, 2026, in an amount not to exceed \$123,192.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the contract with Crow Lawn Care to continue with contractual parks mowing work per Option in Contract, Year 2 of 3, 2026, in an amount not to exceed \$33,510.00. (Public Works Director)

Motion was made by Collins, seconded by Preister, to approve and authorize the Mayor to sign the contract with Crow Lawn Care to continue with contractual parks mowing work per Option in Contract, Year 2 of 3, 2026, in an amount not to exceed \$33,510.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the Proposal from Murphy Tractor to purchase a 624P Front-end Loader, in an amount not to exceed \$230,515.00, after trade-in. (Public Works Director)

Motion was made by Casey, seconded by Collins, to approve and authorize the Mayor to sign the Proposal from Murphy Tractor to purchase a 624P Front-end Loader, in an amount not to exceed \$230,515.00, after trade-in. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign an Agreement with Felsburg Holt & Ullevig (FHU) to provide engineering services for the Wolf Creek Dr. Corridor Traffic Study, in an amount not to exceed \$29,500.00. (Public Works Director)

Motion was made by Welch, seconded by Collins, to approve and authorize the Mayor to sign an Agreement with Felsburg Holt & Ullevig (FHU) to provide engineering services for the Wolf Creek Dr. Corridor Traffic Study, in an amount not to exceed \$29,500.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the Agreement with KenBrooke Roofing to replace the roof at the Senior Center, in an amount not to exceed \$89,774.00. (Public Works Director)

Motion was made by Preister, seconded by Casey, to approve and authorize the Mayor to sign the Agreement with KenBrooke Roofing to replace the roof at the Senior Center, in an amount not to exceed \$89,774.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign Amendment #4 to the Engineering Services Agreement with HDR Engineering, Inc. for the Entertainment District Improvements — Construction Management, in an amount not to exceed \$396,100.00. (Public Works Director)

Motion was made by Collins, seconded by Preister, to approve and authorize the Mayor to sign Amendment #4 to the Engineering Services Agreement with HDR Engineering, Inc. for the Entertainment District Improvements — Construction Management, in an amount not to exceed \$396,100.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the Agreement with Felsburg Holt & Ullevig (FHU) for Design & Construction Administration for US Hwy 75 & Hwy 34 traffic signal design, in an amount not to exceed \$32,500.00. (Public Works Director)

Motion was made by Collins, seconded by Preister, to approve and authorize the Mayor to sign the Agreement with Felsburg Holt & Ullevig (FHU) for Design & Construction Administration for US Hwy 75 & Hwy 34 traffic signal design, in an amount not to exceed \$32,500.00.

Mayor Hike questioned when the lights will be installed on Hwy 34. Mr. Goedeken stated they will be installed before the opening of the water park. Discussion followed.

Councilman Preister mentioned there is concern with the current traffic and the increase in traffic the water park will bring. Mr. Goedeken explained this is a multi-phase project. There will be stop lights installed and widening of ramps. In the future the entire interchange will need to be rebuilt for a more efficient roadway.

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

MINUTE RECORD

Bellevue City Council Meeting, February 17, 2026, Page 6

Approve and authorize the Mayor to sign the Final Application and Certificate of Payment for Dean Snyder Construction Co, Inc. for the Fire Department Outbuilding and Parking Lot Improvements, in an amount not to exceed \$81,996.12. (Public Works Director)

Motion was made by Collins, seconded by Welch, to approve and authorize the Mayor to sign the Final Application and Certificate of Payment for Dean Snyder Construction Co, Inc. for the Fire Department Outbuilding and Parking Lot Improvements, in an amount not to exceed \$81,996.12. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign Amendment #1 to the Agreement with JEO for the Strategic Plan Consulting for Public Works, in an amount not to exceed \$16,100.00. (Public Works Director)

Motion was made by Casey, seconded by Preister, to approve and authorize the Mayor to sign Amendment #1 to the Agreement with JEO for the Strategic Plan Consulting for Public Works, in an amount not to exceed \$16,100.00. Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. Motion carried.

Approve and authorize the Mayor to sign the Notice of Award and the Agreement with Valley Corporation for the construction of a sanitary sewer & lift station to serve the Water Park and Prairie Hills Development, in an amount not to exceed \$5,083,492.36. (Public Works Director)

Motion was made by Preister, seconded by Collins, to approve and authorize the Mayor to sign the Notice of Award and the Agreement with Valley Corporation for the construction of a sanitary sewer & lift station to serve the Water Park and Prairie Hills Development, in an amount not to exceed \$5,083,492.36.

Councilman Preister asked if anything is being done about the odors in Bellevue.

Mr. Goedeken explained the sewer system odors and how the gasses are released. This one will be located near LaPlatte. Discussion followed on odors and how to control them.

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

ADMINISTRATION REPORTS:

Comments must be limited to items on the current Reports ([February reports will be attached to the March 3rd Council packet](#))

CLOSED SESSION: NONE

ADJOURNMENT

There being no further business to come before the Council at this time, on motion by Welch, seconded by Collins, the meeting was adjourned at 7:01 p.m.

Roll call vote to approve the motion was as follows: Welch, Preister, Casey, Burns, and Collins voted yes; voting no: none; abstain: none; absent: McCaw. 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 February 17, 2026; 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



TREE BOARD

2025 Tree Board Report Tree Board Contributions



Bellevue Tree Board volunteers have performed many ongoing, varied services to increase and enhance our community trees for improved quality of life, including:

- *Celebrated Arbor Day at Pawnee and St. Matthew elementary schools with Mayor's Proclamation, Tree Pledge, two trees planted by the students*
- *Received re-certification by the Arbor Day Foundation as a Tree City, USA for 14th year, also earned the Growth Award for the 8th time*
- *Responded to requests from the City Council/Administration, and local citizens for tree inspections and advised them*
- *Advised on yearly tree inventory report to Parks staff, identifying 70 dead trees, marked on individual park maps for easy identification*
- *Determined grant funding requiring no matching funds to pay for tree removal/replacement; requested that staff apply*
- *Continued Bellevue's Emerald Ash Borer Response Plan (EAB Plan) of 179 city ash trees, 105 remain, with 35 recommend removed this winter*
- *Facilitated tree carvings on ash trees stumps in Washington Park; with a Veteran's/POW/MIA image added to the fire fighter and police carvings*
- *Collaborated with UNL County Extension Office's certified Arborist's, alerting citizens to EAB updates and misinformation*
- *Volunteered to tend the Eastern Nebraska Veterans' Home gardens with weeding, pruning, and care*
- *Coordinated hazardous tree response in conjunction with Parks staff*
- *Continued ongoing tree inventory of 3,126 city property trees that includes ongoing annexations +32 new trees added this year with grant funds*
- *Planted 2 Arbor Day trees plus 30 Memorial trees in Banner Park for a total of 32 trees planted in 2025 during drought conditions*
- *Secured grants from Green Bellevue, Natural Resources District, Sarpy County, and others totaling \$7,200*
- *All trees are now inventoried in Tree Plotter, a program operated by Nebraska Forest Service. Parks staff and Tree Board share access.*
- *Presented educational public outreach at 4 events*

- *Updated the city tree inventory with new collected data*
- *Transferred all new inventory data into Tree Plotter for Parks staff*
- *Provided individual park maps listing the 70 dead trees to be removed*
- *Participated in tree workshops, conferences and continuing education about trees with members paying their own expenses*
- *Tree Board certified Arborist's conducted tree inspections for city staff*
- *Tree Board volunteers pruned and mulched trees at Faulkland, Gilder, Aspen, Banner, Goldenrod, Stonecroft, Thompson, Bellevue West*
- *Collaborated with Fontenelle Forest, Game & Parks and NE Forest Service staff, on area-wide oak forest revitalization, including Jewell Park*
- *Consulted on diseased trees in cemetery and other locations*
- *Inspected and advised on reported trees for Code Enforcement*
- *Partnered with library staff, supporting their efforts with books and children's programs, plus, maintained their butterfly gardens and conducted a pollinator program with plant give away*
- *Maintained Pollinator Gardens at Whispering Timbers, Triangle, Mason Everett Parks, Depot, Veterans Home, all in partnership with Milkweed Matters, Bellevue Native Plant Society and Green Bellevue*
- *Continued caring for and coordinating with the librarian at Two Springs Elementary School, on the school's pollinator garden*
- *Donated mulch by Craig Kimball Tree and Redhawk Tree, value \$7,000*
- *Worked with Bellevue University to certify as a Tree Campus, USA*
- *Remained available to the Mayor and Council for projects and advice*
- *1,192 previous + 32 new trees planted by volunteers and grants in 16 years, for a current total of 1,224 planted trees*
- *Education on tree care and trees has been put on Bellevue 411 and BTV*
- *President, Vice President and Secretary were elected to the Tree Board*
- *Cared for the pollinator beds, trees & shrubs at Sarpy County Museum*
- *Conducted education display at Earth Day Omaha & Bellevue Earth Day*
- *Weeded flower beds at 9-11 site, Welcome signs and other city locations*
- *Performed updating at the revived flower beds in Everett Park*
- *Did weekly education and tree give away at Bellevue Farmers market*
- *Conducted 10 planning meetings with minutes sent to Clerk*
- *Bought 8 signs & installed along streets, Tree City & Bee City--\$800*
- *JoAnne Langabee earned the Arbor Day F. Community Forestry Award*
- *Represented Bellevue and the Tree Board in the city Parade*

<i>A total of 886 hours of service performed @ \$35</i>	<i>\$ 31,010</i>
<i>A total of 5,755 miles driven by volunteers @\$.70</i>	<i>\$ 4,029</i>
<i>Total grant funds received and spent</i>	<i>\$ 15,000</i>
<i>Total 2025 financial contribution to Bellevue</i>	<i>\$ 50,039</i>
<i>Total of previous 14 years' contributions</i>	<i>\$546,044</i>
<i>Cumulative 15-year financial contribution to Bellevue</i>	<i>\$596,083</i>

Cumulative total contributions to city trees & community well-being: Priceless!

In service to Bellevue and trees: the Bellevue Tree Board,

Scott Evans, ISA Certified Arborist, UNL Extension Horticulturist

Rob Clatterbuck, Certified Arborist, Red Hawk Tree Service

Kathy Radosta, Certified Master Gardener

Joanne Langabee, Certified Master Naturalist

Tom Mruz, Gardener, Tree Planter

Deborah Woracek, Certified Master Naturalist, F. Forest Raptor Team Educator

Nancy Scott, Certified Master Gardener, past Certified Arborist, Nebraska Certified Nursery and Landscape Professional with NNLA

Kay Hegler, PHD, Certified Master Gardener

Don Preister, Bellevue City Council

Supported by:

Jim Shada, Mark Blackburn, City of Bellevue Parks Department

Dave Goedeken, Public Works Director

Graham Herbst, NE Forest Service Arborist/Educator

Michelle Foss, Fontenelle Forest Director of Resource Stewardship

Plus, other professional tree, nursery and landscape people

Our gratitude and respect go out to each of these dedicated public servants.

City of Bellevue Emerald Ash Borer, EAB, Response Plan Amendment 2026

With EAB identified in Bellevue Ash trees, the Tree Board offers this amendment to the EAB Plan.

The yearly inventory of Ash and other city trees has continued. The original number of 171 City property Ash trees moves up and down with annexations and tree removals. The current number is about 100 with several more now recommended for removal. Parks staff are working on these during the winter. No trees have been chemically treated, per the Plan. We allow nature to take its' course, except where trees pose a danger to people or property. That remains a continued recommendation. All removal is done by City staff or Certified Arborist's hired by the City, per the Plan.

Costs for removal and tree replacement have been managed with help from grants. Federal funds administered through the state have been used and are currently being applied for. Fund sourcing is ongoing and requires vigilance to offset budget concerns. An annual budget item may be advised.

Continue following the Plan and monitoring the State Plan, Appendix A & B and any updates. No updates have been made beyond listing additional counties where the EAB has now been identified.

Continue using the designated City tree dump for disposal. The City purchased a new tree grinder. Chips are then used for mulch, meeting an objective of material use vs waste. Three removed ash tree stumps are being carved as art in Washington Park. Consideration can be given to other uses of the wood, like public access to free excess chips, 1. Movement of such infected material is allowed within the state and all effected areas, so quarantine is no issue. The Federal movement ban was also lifted.

Public education continues through the City Web site, Bellevue 411, BTV, Earth Day and other events. New Tree Board links to education are in process for the Web site. List resources, including the state Forest Service and County Extension Service. Provide for public input to constructively give suggestions. Provide clear delineation of what is City and what is landowner responsibility. Seek expansion of education through the Chamber, Public Service ads, B-411 Uncensored, Faith communities, BPS and others. Continue and expand partnerships and collaborations.

Re-Forestation continues to be vital as we loose not only Ash but weather damaged trees. Both City and public trees have been downed at rates surpassing replacement. The City requirement of replacing each removed tree on City property with two new trees of diverse species, should be strictly followed. This requires planning for watering and care. The values to doing so are partially listed in the EAB Plan. It is also advisable to seek creative funding to give free trees to the public for their yards.

“Coordination at a minimum with all the cities in Sarpy County, along with Omaha and Plattsmouth, County coordination with Sarpy, Douglas and Cass Counties; Agency coordination with the Nebraska Forestry Service, Fontenelle Forest and the Papio Missouri River NRD,” states the Plan. Who is responsible for doing it?

The Plan is still relevant, so stay the course.

1. Resources for reclaiming wood: Dan's Custom Sawmill—Dan & Ashley Nye; Papio Valley Nursery; Urban Slab & Timber; Reclaimed Enterprises; Soil Dynamics

MINUTE RECORD

Bellevue Board of Adjustment, February 18, 2026, Page 1

The Bellevue Board of Adjustment held a regular meeting on Wednesday, February 18, 2026, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Board Members Petersen, Klug, Anderson, Conte, and Hankins. Also present was 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.

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

Motion was made by Conte, seconded by Petersen, to approve the minutes of the November 20, 2024, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Anderson asked staff if there were any updates. Palm stated there were no updates.

Motion was made by Petersen, seconded by Hankins, 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.

Anderson explained the public hearing procedures.

PUBLIC HEARING was held on a request for a variance of Article 7, Table 7E, City of Bellevue Zoning Ordinance, regarding signage for Lot 1 Tregaron Towne Centre Replat 8. The applicant is requesting a variance to allow for a 22-foot-high freestanding pole sign with a 15-foot setback from the property line. Applicant: Holland Basham Architects. Location: South 25th Street & Capehart Road. Case #: BOA-2601-01.

Mike Eckman, Holland Basham Architects, 119 S. 49th Ave., Omaha, NE, was present on behalf of his client, Centris Federal Credit Union. He stated Centris is proposing construction of a new branch credit union at the corner of South 25th Street and Capehart Road. The proposed branch bank is approximately 3,000 square feet in size. Eckman stated that as they began working on the project, they evaluated signage along Capehart Road and requested staff review the available signage options along that roadway. Eckman stated he reviewed the signage requirements based on the distance from the property line. Eckman stated Capehart Road is approximately five to seven feet higher in elevation than the site where the branch would be located. He explained that due to the elevation difference, he is requesting that the sign height be measured from the elevation of Capehart Road rather than from the site itself. This results in a proposed sign height of 22 feet.

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

Petersen questioned whether similar waivers had been granted in the past. Palm stated variance requests for signs are common. Palm referenced a case near South 28th Street and Capehart Road that involved similar circumstances. Anderson stated variances have been requested over the years and provided photographs showing examples of previous cases where adjustments were made to maintain sign functionality. Anderson stated one example showed a sign relocated up a slope to improve visibility. He stated another example showed a sign relocated to avoid placement in a low area that would have reduced its visibility. Anderson stated these cases involved physical relocation of signage rather than increases in sign height.

Petersen stated the current request differs from previous cases because it seeks additional height rather than relocation of the sign closer to the road. Eckman confirmed this and stated he chose to request additional height because it was less intrusive and more likely to receive approval than a request to reduce the setback. Petersen questioned whether the proposed height increase would make the sign visible from Capehart Road. Eckman responded that the additional five feet would significantly improve visibility while remaining within the required setbacks.

Palm stated that for regulatory purposes, Bellevue Zoning Ordinance Table 7E provides that when a sign is set back 15 feet, the maximum allowable height is 17 feet, which represents a five-foot difference in this case.

MINUTE RECORD

Board of Adjustment Meeting, February 18, 2026, Page 2

Discussion ensued regarding whether granting the variance would alter Table 7E of the zoning regulations. Palm stated the table itself would remain unchanged, but Board decisions do establish precedent. Petersen and Anderson expressed concern that approving the request could set precedent for future cases. Anderson stated hardship is often a gray area and cited examples from past cases to explain how the Board evaluates such requests.

Anderson referenced state statutes defining hardship, specifically Statute 19-910, which reads, in part, "when by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any enacted regulation under this section and sections 19-901, 19-903 to 19-904.01, and 19-908 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship, if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any zoning regulation." Anderson stated variances should only be granted for properties with exceptional or extraordinary conditions. He stated that the applicant's lot does not meet this threshold, but acknowledged other Board members may have differing views.

Hankins questioned whether the proposed sign would be visible from a driver's perspective along Capehart Road. Eckman stated the sign would be above eye level and reiterated that the distance from Capehart Road of almost 100 feet is a significant factor. Palm stated Capehart Road is scheduled for widening, which may reduce the distance between the property and the roadway in the future. Eckman acknowledged this information and said he would relay it to Centris.

Conte questioned which side of the building the sign would be located. Eckman stated the sign would be located on the furthest east side of the building. Conte questioned whether there would be signage on the building. Eckman stated they are still working on building signage; however, Centris primarily relies on pole signage for visibility. Conte stated there is a cement wall and chain-link fence along South 25th Street. Eckman acknowledged this and stated it presents an additional visibility challenge. Eckman stated the building will be completely obscured from certain approaches, making signage particularly important. He stated the entrance will be located on Town Centre Drive, where a monument sign is also planned.

MOTION was made by Petersen, seconded by Conte to recommend APPROVAL of a request for a variance of Article 7, Table 7E, City of Bellevue Zoning Ordinance, regarding signage for Lot 1 Tregaron Towne Centre Replat 8. The applicant is requesting a variance to allow for a 22-foot-high freestanding pole sign with a 15-foot setback from the property line. Applicant: Holland Basham Architects. Location: South 25th Street & Capehart Road. Case #: BOA-2601-01. Upon roll call, Klug and Hankins voted yes. Petersen, Anderson, and Conte voted no. MOTION failed and variance denied.

There was discussion regarding the election of officers.

Brad Anderson was elected to Chair by acclamation.

Nick Petersen was elected to Vice Chair by acclamation.

Meeting adjourned at 6:35 p.m.

Jenna Lance

Jenna Lance

Planning/ Permits Technician

MINUTE RECORD

6.
3/3/2026

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 1

CITY ADMINISTRATOR

HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE307746	203.65
IDEAL PURE WATER COMPANY	BOTTLE WATER	73.90
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	26.90
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	282.24
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	33.29
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	65.91
		<hr/>
		\$ 685.89

LEGAL

HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE307746	35.94
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	4.75
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	49.81
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	32.95
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	60.60
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		\$ 184.05

CABLE ADVISORY

FORTE	2026/02/01-12/31 GX11 2000 EXTENDED WARRANTY	12,540.00
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE307746	179.69
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	23.74
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	249.04
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	20.86
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	28.90
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		\$ 13,042.23

CITY CLERK

HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE307746	311.46
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	41.14
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	431.66
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	21.66
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	29.43
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		\$ 835.35

FINANCE/RISK MANAGEMENT

BELLEVUE PRINTING COMPANY	GENERAL RECEIPT BOOKS (110)	1,174.80
CAPITAL BUSINESS SYSTEMS, INC	2026/01/09-02/08 PRINTER EXPENSE/MAINTENANCE	26.35
DVORAK LAW GROUP	2026/01/31M VEHICLE PURCHASE	10,747.50
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE307746	263.55
INDOFF, INC	COPY PAPER (10 CASES)	459.90
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	34.81
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	365.26
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	81.12
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	141.86
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		\$ 13,295.15

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 2

LIBRARY

CAPITAL BUSINESS SYSTEMS, INC	2026/01/10-02/09 COPIER EXPENSE	231.69
CENGAGE LEARNING, INC	2026/04/19-2027/04/18 CHILTON SOFTWARE SUBSCRIPTION	2,717.36
CENGAGE LEARNING, INC	2026/04/19-2027/04/18 PETERSONS TEST PREP SOFTWARE SUBSCR	2,717.36
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	95.88
INGRAM LIBRARY SERVICES LLC	BOOKS	3,174.35
MIDWEST TAPE	DVD	53.22
QUADIENT, INC	POSTAGE METER INK	224.75
QUADIENT, INC	2026/01/31M NEOSHIPs	786.53
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	71.14
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	96.04
		\$ 10,168.32

ADMINISTRATIVE SERVICES/PERSONNEL

COLUMN SOFTWARE, PBC	LEGAL NOTICES CSC	9.82
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE307746	203.65
IDEAL PURE WATER COMPANY	BOTTLE WATER	124.00
INDUSTRIAL ORGANIZATIONAL SOLUTIONS, INC	NATL FIREFIGHTER SELECTION INVENTORY, SHIPPING	3,631.00
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	26.90
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	282.24
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	73.51
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	100.70
		\$ 4,451.82

CODE ENFORCEMENT

CROW LAWN CARE	2026/02/13 CODE CLEANUP	250.00
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE195089	44.82
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	5.98
MOTOROLA SOLUTIONS	3 CAMERAS, BATTERIES, WARRANTY	4,558.80
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	150.17
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	62.70
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	78.59
		\$ 5,151.06

PUBLIC WORKS

FELSBURG HOLT & ULLEVIG, INC	BPW 25060-US 75/US 34 INTERCHANGE 2025/12/01-2026/01/30	5,760.00
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE195089	75.27
JEO CONSULTING GROUP, INC	BPW 260109-PCSMP & SWPPP REVIEWS FY 2026 THRU 2026/01/30	4,897.50
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	10.03
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	252.19
ONE CALL CONCEPTS	2025/11/30M LOCATES	1,246.68
TRISTAR CLAIMS MANAGEMENT SERVICES,	2026/01/31M WORKCOMP DISBURSEMENTS	492.96
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	59.51
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	98.00
		\$ 12,892.14

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 3

PARKS

A-RELIEF SERVICES	2026/01/04-01/31 PORTABLE RESTROOMS-SWANSON PARK	199.00
A-RELIEF SERVICES	2026/01/12-02/08 PORTABLE RESTROOMS-BICYCLE CLUB	103.00
A-RELIEF SERVICES	2026/01/12-02/08 PORTABLE RESTROOMS-HAWORTH PK	103.00
A-RELIEF SERVICES	2026/01/20-02/16 PORTABLE RESTROOMS-	554.00
COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	107.39
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE697770	975.34
HUGHES TREE SERVICE	TREE REMOVAL-REED CENTER	4,500.00
HUGHES TREE SERVICE	TREE REMOVAL-2920 COURTNEY DR-LOOKINGGLASS	6,000.00
METROPOLITAN UTILITIES DIST	2026/01/10-02/10 MONTHLY SERVICE	1,115.40
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	82.65
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	101.63
		\$ 13,841.41

RECREATION

CAPITAL BUSINESS SYSTEMS, INC	2026/01/11-02/10 COPIER EXPENSE	34.76
COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	83.39
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	249.79
NEB DEPT OF WATER, ENERGY & ENVIRONMENT	2026 SWIMMING POOL PERMIT-GILBERT, CASCIO, DOWDING	120.00
SOUTH SIDE PRESS	2026 BELLEVUE PARK & RECREATION BROCHURE	2,899.20
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	17.78
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	31.59
		\$ 3,436.51

FACILITY MAINTENANCE

BIG INK	CITY LOGO EMBROIDERY	13.00
BIG RED LOCKSMITHS	STORE ROOM LEVER-DIST 1	175.00
COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	107.39
HD SUPPLY FACILITIES MAINTENANCE	JANITORIAL SUPPLIES-REED CTR	734.10
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE173904	330.13
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE185987	162.43
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE387012	712.14
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE531772	349.68
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE537731	115.81
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 ILA057815	198.53
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 ILA068052	368.48
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 NGM351570	98.51
JACKSON SERVICES, INC	DOOR MAT SERVICE-CITY BUILDINGS	158.44
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	40.79
METROPOLITAN UTILITIES DIST	2026/01/07-02/06 MONTHLY SERVICE	116.74
METROPOLITAN UTILITIES DIST	2026/01/08-02/05 MONTHLY SERVICE	156.77
OVERHEAD DOOR CO OF OMAHA	PUT CABLE BACK ON & BALANCE DOOR-WW	123.00
ROCHESTER MIDLAND CORPORATION	2026/02/28M WATER ENERGY TEAM FIXED BILLING	399.60
TRICO MECHANICAL SERVICES	TUBE HEATER SERVICE-WW	2,659.00
TRICO MECHANICAL SERVICES	HEAT SERVICE-STREETS	641.50
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	71.59
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	90.28
		\$ 7,822.91

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 4

CEMETERY

COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	175.38
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	114.59
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	23.14
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	28.74
		<hr/>
		\$ 341.85

STREETS

ALFRED BENESCH & COMPANY	BPW 190815-CAPEHART RD DESIGN 2025/12/15-2026/02/08	7,560.00
BELLEVUE LITTLE THEATRE INC	BPW 240109 TEMP EASEMENT ROW MISSION AVE TRACT 6	310.00
BELLEVUE LITTLE THEATRE INC	BPW 240109 TEMP EASEMENT ROW MISSION AVE TRACT 7 & 8	430.00
CAPITAL BUSINESS SYSTEMS, INC	2026/01/26-02/11 COPIER EXPENSE	17.27
CARROLL CONSTRUCTION SUPPLY	MARKING PAINT, WOOD STAKES	532.50
COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	274.17
FELSBURG HOLT & ULLEVIG, INC	BPW 260107-FT CROOK & CHILDS INTERSECTION 2026/01/01-01/31	5,755.00
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE231905	709.89
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE642709	766.29
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE697769	585.06
INDEPENDENT SALT CO	ICE CONTROL SALT	1,623.44
KURTIS LKEMP	REIMB LEARNER'S PERMIT, CDL FEE	79.00
LYMAN RICHEY SAND & GRAVEL	SAND/GRAVEL	16,442.39
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	227.34
METROPOLITAN UTILITIES DIST	2026/01/08-02/05 MONTHLY SERVICE	162.82
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	911.16
OMAHA PUBLIC POWER DISTRICT	2026/01/05-02/02 MONTHLY SERVICE	192.87
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	35.03
OMNI ENGINEERING	ASPHALT	1,191.80
READY MIXED CONCRETE COMPANY	CONCRETE	4,299.95
TRAFFIC AND PARKING CONTROL CO, LLC	ALUM POLE, CONTROLLERS, PUSH BUTTONS, BATTERY PACK	7,615.80
TRISTAR CLAIMS MANAGEMENT SERVICES,	2026/01/31M WORKCOMP DISBURSEMENTS	5,115.62
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	259.78
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	330.77
		<hr/>
		\$ 55,427.95

FLEET MAINTENANCE

911 CUSTOM, LLC	ION-V WARNING SURFACE, SPLIT COMPART, LED FLASHLIGHTS	2,219.16
ALLIED OIL & TIRE COMPANY	DRY DIESEL, COOLANT	1,245.90
ARNOLD MOTOR SUPPLY	COTTON FRICTION TAPE, GEN PUMP HAND PADS	40.28
AUTOMOTIVE WAREHOUSE DIST, INC	TIRE CHUCK, AIR HOSE FITTINGS, BRAKLEEN, BRAKE PADS, RADIATOR HOSE, GASKET SEALER, EPOXY	1,052.33
BAUER BUILT TIRE & SERVICE	TIRES	120.80
BAXTER FORD	DRIVE SHAFT, SEAT BELT, FUEL TANK STRAP	1,585.97
CERTIFIED LABORATORIES	FREE AEROSOL CANS	202.95

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 5

FLEET MAINTENANCE (cont'd)

CORNHUSKER INTERNATIONAL TRUCKS	THERMOSTAT, GASKET KIT, IDLER PULLEY, FILTERS, PUMP KIT	1,380.98
COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	107.39
CUMMINS SALES AND SERVICE	ENGINE COOLANT WATER PUMP	332.20
FACTORY MOTOR PARTS CO	SPARKPLUGS	73.32
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE262116	1,379.17
INDOFF, INC	USB DRIVES, RUBBER BANDS, BINDER CLIPS, PAPER	135.05
INLAND TRUCK PARTS CO	280 NEW STYLE MODEL SEAL KITM SHAFT SEAL, BRAKE DRUMS	1,043.17
INTERSTATE BATTERIES	BATTERIES	888.13
JONES AUTOMOTIVE	ICON WORK LIGHT	247.08
KEN MEYER DISTRIBUTING, INC	DISPOSABLE GLOVES	43.50
LOGAN CONTRACTORS SUPPLY	J-BOLT-BATTERY, BATTERY TOP BRACKET, FREIGHT	53.66
MASTERS TRANSPORTATION, INC	EMERGENCY ROOF HATCH	1,067.79
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	130.05
MGX EQUIPMENT SERVICES, LLC	ANNUAL PALFINGER EQUIPMENT INSPECTION-LABOR, SHOP SUPPLIES	613.83
NAPA AUTO PARTS	BULBS, FILTERS, TRAILER WIE, STARTER MOTOR, BRACKETS, GLOVES, OIL	1,276.18
NEBRASKA IOWA INDUSTRIAL FASTENERS, INC	BUTT CONNECTORS, EYELETS TERMINAL, DRILL BITS, SHROUD BODY, TY-RAP	1,347.41
TERMINAL SUPPLY CO	CONNECTORS FOR NEW CRUISERS	420.50
TOYNE, INC	EMBER SCREEN, WINDOW CABLE, PRESSUE SENSOR	1,046.61
TY'S OUTDOOR POWER & SERVICE	V-PUSH FRAME, THERMOSTAT, GASKET	596.72
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	153.79
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	196.41
WALKERS UNIFORM RENTAL	UNIFORM RENTAL SERVICE, FENDER COVERS RENTAL	481.83
WOODHOUSE PLATTSMOUTH	DIAGNOSE ENGINE LIGHT, TORQUE	190.63
		\$ 19,672.79

PLANNING

HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE195089	68.09
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	9.08
NEBRASKA PLANNING & ZONING ASSOCIATION	2026 NEB PLANNING CONF-PALM, CURRY, HANKINS	705.00
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	228.11
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	28.39
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	41.49
		\$ 1,080.16

PERMITS & INSPECTIONS

HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE195089	90.97
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	12.13
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	304.78
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	88.35
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	115.73
		\$ 611.96

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 6

POLICE

A-RELIEF SERVICES	2026/01/08-02/04 PORTABLE RESTROOMS-	199.00
BENEFIT PLANS	2026/02/28M POLICE PENSION PLAN-MD, JG, M	8,817.56
CAPITAL SHREDDER CORP	MULTIMEDIA SHREDDER, SHIPPING	2,755.00
CAT ELECTRIC	INSTALL OUTLETS FOR WALL MOUNT TV'S	2,524.45
CCAP AUTO LEASE	2026/02/28M USPIS VEHICLE LEASE	696.68
CERRIS SYSTEMS NORTH CENTRAL, INC	OFFICE DUCTWORK-RECORDS	3,846.00
CITY OF COUNCIL BLUFFS	2026/01/31M USER FEE FOR TRAINING	100.00
CITY OF OMAHA	2025/11/30Q BILLING FOR FORENSIC	1,250.00
CITY OF OMAHA	2024/01/01-12/31 MADTF RENT, UTILITIES	3,185.00
COLLECTIVE DATA, INC	2026/01/20-2027/01/20 ASSET TRACKING	13,500.00
COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	558.97
DOUGLAS COUNTY SHERIFF OFFICE	FORENSIC FEES	220.00
FEDERAL EXPRESS CORPORATION	MAILING CHARGES	24.53
GALL'S, LLC	UNIFORM BELTS	105.09
GAMBER-JOHNSON, LLC	DOCKING STATION REPAIR	407.80
GOOD DUDE CONCEPTS LLC	PRYBAR, WINDOW CUTTER, SHIPPING	1,772.70
GREAT PLAINS UNIFORMS	BALLISTIC VEST-T MELVIN	800.00
GREAT PLAINS UNIFORMS	UNIFORM SHOES-N GREINER FOR THE	189.95
GREAT PLAINS UNIFORMS	PATCHES-C ALBRECHT	12.00
GREAT PLAINS UNIFORMS	BALLISTIC VEST-A MONAY	1,000.00
GREAT PLAINS UNIFORMS	UNIFORM PANTS-N GREINER FOR THE	298.50
GREAT PLAINS UNIFORMS	HI VIS SHIRTS-CRASH TEAM	340.00
GREAT PLAINS UNIFORMS	REPLACE TACTICAL PANTS-B STOGSDILL	64.99
GRP & ASSOCIATES, IN	LARGE MEDICAL WASTE BOXES	173.00
HARRIS DECALS INC	VINYL DECALS FOR CRUISERS	1,921.32
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE195089	1,612.13
INTERACTIVE DATA, LLC	DOCUMENT SEARCH FEE	82.37
J P COOKE COMPANY	POCKET STAMPERS-MEYER, MELVIN, KOLBE	167.90
JACKSON SERVICES, INC	DOOR MAT SERVICE	100.97
JO DONS	OFFICER OF THE YEAR/QUARTER PLAQUES	270.00
LENS EQUIPMENT	2026/03/20-2027/03/19 UNLIMITED DATA SERVICE-GPS TRACKERS	998.00
MATCON, LLC	2026/03/31M RENT & MAINTENANCE FOR K9 BUILDING	1,841.87
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	214.89
NEBRASKA DEPARTMENT OF MOTOR	APPLICATION FOR UNDERCOVER PLATES	8.20
OMAHA PUBLIC POWER DISTRICT	2026/01/14-02/11 MONTHLY SERVICE	5,401.10
PCAN -NEBRASKA	2026/01/01-12/31 MEMBERSHIP DUES-JASHINSKE	100.00
RAMPAR & USA CORP	FORCE ON FORCE TRAINING HELMETS (8), SHIPPING	3,680.00
REVOLUTION WRAPS, LLC	SRO CRUISER WRAP	485.67
ROLLING ACRES COMPLEX	DRUG INCINERATION	201.00
STANLEY J HOW, ARCHITECTS	2026/01/31M POLICE RANGE ARCHITECTURAL SERVICE	7,665.40
TRAVELERS	2026/01/31M PAID LOSS RECOVERY	1,295.00
TRISTAR	2026/01/31M RE-OPEN CLAIMS	812.48
TRISTAR CLAIMS MANAGEMENT SERVICES,	2026/01/31M WORKCOMP DISBURSEMENTS	2,575.43
TWIN CREEK ANIMAL HOSPITAL	VET VISITS-CHEQUE	1,004.15
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	758.90
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	1,814.77
UNIVERSITY OF NEBRASKA MEDICAL	TOXICOLOGY TESTING	2,592.51
		\$ 78,445.28

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 7

FIRE & RESCUE

AIRGAS USA, LLC	OXYGEN	280.57
BOUND TREE MEDICAL, LLC	EPINEPHRINE, CURAPLEX, SODIUM CHLORIDE, MASKS	1,650.59
BOUND TREE MEDICAL, LLC	ROCURONIUM 100MG	447.98
BOUND TREE MEDICAL, LLC	ALBUTEROL, AMIODARONE, RESCUE SUPPLIES	2,948.92
BOUND TREE MEDICAL, LLC	LOCK SYRINGES	129.00
COX BUSINESS SERVICES	2026/02/28M MONTHLY SERVICE	214.78
DEAN SNYDER CONSTRUCTION CO	BPW 250109-BFD UTILITY BLDG/PARKING THRU 01/27/2026	71,034.88
DEAN SNYDER CONSTRUCTION CO	BPW 250109-BFD UTILITY BLDG/PARKING THRU 01/27/2026	10,961.24
GREAT PLAINS UNIFORMS	SHIRTS, EMBROIDERY-K LONGCHAMPS	117.99
GREAT PLAINS UNIFORMS	SHIRTS, EMBROIDERY-B BURBRIDGE	156.00
GREAT PLAINS UNIFORMS	SHIRTS, EMBROIDERY-A HURD	134.50
GREAT PLAINS UNIFORMS	SHIRTS, DRESS SHOES, GLOVES, CAP, NAMETAG-S CIESLIK	742.28
GREAT PLAINS UNIFORMS	EMBROIDERY-S WAGNER	119.00
GREAT PLAINS UNIFORMS	EMBROIDERY-P GUIDO	119.00
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE215876	224.84
HEARTLAND NATURAL GAS LLC	2025/12/31-2026/01/29 BHE235679	1,211.47
MACQUEEN EQUIPMENT, LLC	REPAIR LEAK ON HURST PUMP HOUSING	2,076.79
MARCO TECHNOLOGIES, LLC	2026/01/02-02/01 COPIER EXPENSE	162.90
METROPOLITAN UTILITIES DIST	2026/01/07-02/05 MONTHLY SERVICE	363.19
METROPOLITAN UTILITIES DIST	2026/01/08-02/05 MONTHLY SERVICE	1,820.37
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	3,319.74
METROPOLITAN UTILITIES DIST	2026/01/10-02/06 MONTHLY SERVICE	457.68
METROPOLITAN UTILITIES DIST	2026/01/10-02/10 MONTHLY SERVICE	1,631.43
STERICYCLE, INC	2026/01/31M ON-SITE SHREDDING SERVICE	144.00
TELEFLEX FUNDING, LLC	45MM NEEDLE BOXES, STABILIZER BOXES	1,200.00
TRISTAR CLAIMS MANAGEMENT SERVICES,	2026/01/31M WORKCOMP DISBURSEMENTS	441.63
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	630.08
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	1,449.80
		\$ 104,190.65

NON-DEPARTMENTAL/CONTRACTS

FIRST NATIONAL BANK OF OMAHA	2026/01/31M ACCOUNT ANALYSIS	276.89
HEARTLAND MARKETING & COMMUNICATIONS, INC	2025/12/29-2026/01/25 SOCIAL MEDIA MANAGEMENT	1,574.31
LOCKTON COMPANIES, LLC	2026/02/28M WELLNESS CONSULTING FEE	1,875.00
PM AM CORPORATION	2026/01/31M ALARM FEES	1,953.00
REGIONAL METROPOLITAN TRANSIT	2025/11/30M MAT SERVICE 1721 MILES	6,633.00
		\$ 12,312.20

INFORMATION TECHNOLOGY

FIRST WIRELESS, INC	TI B REMOTE ASSY, PAN SCREWS	442.29
MOTOROLA SOLUTIONS, INC	APX7500 STANDARD TIB MPM REMOTE CABLE MOUNTS, FLEX ASSY, TRUNNION KIT	1,927.41
SENTINEL TECHNOLOGIES, INC	2026/01/31M FORTIS SERVICES, PRODUCT	5,414.77
		\$ 7,784.47

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 8

BELLEVUE BAY INDOOR WATERPARK

ARCO MURRAY NATIONAL ENTERTAINMENT	2026/01/31M BELLEVUE BAY WATER PARK	866,749.96
HOLLAND BASHAM ARCHITECTS	2026/01/31M PROFESSIONAL SERVICES	155,726.00
SAPP BROS, INC	PROPANE & SERVICE-15402 S 10TH ST	2,132.96
		\$ 1,024,608.92

2206 LONGO DR

BIL-DEN GLASS	EMERGENCY SERVICE 12/29	299.99
C&E INDUSTRIES	2026/01/31M JANITORIAL SERVICE	3,991.10
CENTURY LINK	2026/01/04-02/03 MONTHLY SERVICE	139.34
CERRIS SYSTEMS NORTH CENTRAL, INC	2026/03/31Q PREVENTATIVE MAINTENANCE	3,297.74
CERRIS SYSTEMS NORTH CENTRAL, INC	HVAC SYSTEM IN STRIDE AUTISM	683.75
CINTAS LOCATION #749	2025/12/08 MAT SERVICE	496.48
CINTAS LOCATION #749	2026/01/08 MAT SERVICE	496.48
COX BUSINESS SERVICES	2025/12/27-2026/01/26 MONTHLY SERVICE	157.80
JIFFY/LEVENSPN'S SUPPLY	SUPPLIES	184.97
METROPOLITAN UTILITIES DIST	2025/12/05-2026/01/07 MONTHLY SERVICE	6,179.45
OMAHA PUBLIC POWER DISTRICT	2025/11/21-12/22 MONTHLY SERVICE	7,070.43
PAPILLION SANITATION	2026/01/31M SERVICE	395.24
PROTECH PEST CONTROL	2025/12/31M PEST CONTROL	149.80
PROTECH PEST CONTROL	2026/01/31M PEST CONTROL	149.80
SELDIN LLC	2025/12/31M MANAGEMENT FEES	1,450.00
SELDIN LLC	2026/01/31M APPFOLIO FEES	42.44
SELDIN LLC	2026/01/31M BANK FEES	24.93
SELDIN LLC	2026/01/31M POSTAGE	15.99
USG	GENERAL MAINTENANCE ON CALL 01/08	179.23
USG	MISC SUPPLIES, GENERAL REPAIRS AND LABOR	2,144.79
USG	LEAK IN ELECTRICAL ROOM	709.95
USG	VA - ELECTRICAL	220.42
USG	MISC SERVICE AND REPAIR	1,900.49
USG	2026/01/31M ELEVATOR INSPECTION	126.59
USG	VA - DAMAGED CEILING TILES, ELECTRICAL SUPPLIES & REPAIRS	574.32
USG	VA - REPLACED LIGHTBULBS IN RESTROOM	132.68
WATERLINK INC	2026/01/31M WATER TREATMENT SERVICE	431.63
		\$ 31,645.83

SOLID WASTE

PAPILLION SANITATION	2026/01/31M GLASS RECYCLE	389.18
PAPILLION SANITATION	2026/01/31M TRASH HAULING FEE	373,445.87
		\$ 373,835.05

WASTEWATER

COX BUSINESS SERVICES	2026/02/04-03/03 MONTHLY SERVICE	220.00
ELLIOTT EQUIPMENT CO	SNAP BUTTONS (6), SHIPPING	121.15
EMBRIS GROUP LLC	BPW 230611-OLDE TOWNE CIPP REHAB PKG	6,171.25
EMBRIS GROUP LLC	BPW 230307-BLUFF ST LIFT STATION	7,212.20
	2025/09/01-12/31	
HOA OPTIMIZATION & AUTOMATED SOLUTIONS, INC	2026/01/01-12/31 SCREEN CONNECT HOSTING	550.00
	2026 SUBSCRIPTION	
METROPOLITAN UTILITIES DIST	2026/01/08-02/06 MONTHLY SERVICE	1,147.28
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LIFE	129.28
UNITED OF OMAHA LIFE INSURANCE CO	2026/01/31M LTD	163.16
		\$ 15,714.32

MINUTE RECORD

CLAIMS FOR 2026/03/03 COUNCIL MEETING

PAGE 9

MEDICAL SELF FUNDING

BLUE CROSS BLUE SHIELD OF NEBRASKA	2026/02/06 BCBS MEDICAL CLAIMS	27,361.37
		<u>\$ 27,361.37</u>

COMMUNITY BETTERMENT

BELLEVUE COMMUNITY FOUNDATION	BELLEVUE ROCKS FESTIVAL-SPONSORSHIP	50,000.00
BELLEVUE COMMUNITY FOUNDATION	LIGHT UP BELLEVUE-COMMUNITY PROJECTS	35,000.00
		<u>\$ 85,000.00</u>

G.O. BONDS

UMB BANK - TRUST OPERATIONS	2024-UMB FEES 2025-02-01 TO 2026-01-31	300.00
		<u>\$ 300.00</u>

TOTAL CLAIMS FOR 2026/03/03	\$ 1,924,139.64
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TOTAL PAYROLL FOR 2026/02/17	\$ 1,972,662.34
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TREE BOARD

2025 Tree Board Report Tree Board Contributions



Bellevue Tree Board volunteers have performed many ongoing, varied services to increase and enhance our community trees for improved quality of life, including:

- *Celebrated Arbor Day at Pawnee and St. Matthew elementary schools with Mayor's Proclamation, Tree Pledge, two trees planted by the students*
- *Received re-certification by the Arbor Day Foundation as a Tree City, USA for 14th year, also earned the Growth Award for the 8th time*
- *Responded to requests from the City Council/Administration, and local citizens for tree inspections and advised them*
- *Advised on yearly tree inventory report to Parks staff, identifying 70 dead trees, marked on individual park maps for easy identification*
- *Determined grant funding requiring no matching funds to pay for tree removal/replacement; requested that staff apply*
- *Continued Bellevue's Emerald Ash Borer Response Plan (EAB Plan) of 179 city ash trees, 105 remain, with 35 recommend removed this winter*
- *Facilitated tree carvings on ash trees stumps in Washington Park; with a Veteran's/POW/MIA image added to the fire fighter and police carvings*
- *Collaborated with UNL County Extension Office's certified Arborist's, alerting citizens to EAB updates and misinformation*
- *Volunteered to tend the Eastern Nebraska Veterans' Home gardens with weeding, pruning, and care*
- *Coordinated hazardous tree response in conjunction with Parks staff*
- *Continued ongoing tree inventory of 3,126 city property trees that includes ongoing annexations +32 new trees added this year with grant funds*
- *Planted 2 Arbor Day trees plus 30 Memorial trees in Banner Park for a total of 32 trees planted in 2025 during drought conditions*
- *Secured grants from Green Bellevue, Natural Resources District, Sarpy County, and others totaling \$7,200*
- *All trees are now inventoried in Tree Plotter, a program operated by Nebraska Forest Service. Parks staff and Tree Board share access.*
- *Presented educational public outreach at 4 events*

- *Updated the city tree inventory with new collected data*
- *Transferred all new inventory data into Tree Plotter for Parks staff*
- *Provided individual park maps listing the 70 dead trees to be removed*
- *Participated in tree workshops, conferences and continuing education about trees with members paying their own expenses*
- *Tree Board certified Arborist's conducted tree inspections for city staff*
- *Tree Board volunteers pruned and mulched trees at Faulkland, Gilder, Aspen, Banner, Goldenrod, Stonecroft, Thompson, Bellevue West*
- *Collaborated with Fontenelle Forest, Game & Parks and NE Forest Service staff, on area-wide oak forest revitalization, including Jewell Park*
- *Consulted on diseased trees in cemetery and other locations*
- *Inspected and advised on reported trees for Code Enforcement*
- *Partnered with library staff, supporting their efforts with books and children's programs, plus, maintained their butterfly gardens and conducted a pollinator program with plant give away*
- *Maintained Pollinator Gardens at Whispering Timbers, Triangle, Mason Everett Parks, Depot, Veterans Home, all in partnership with Milkweed Matters, Bellevue Native Plant Society and Green Bellevue*
- *Continued caring for and coordinating with the librarian at Two Springs Elementary School, on the school's pollinator garden*
- *Donated mulch by Craig Kimball Tree and Redhawk Tree, value \$7,000*
- *Worked with Bellevue University to certify as a Tree Campus, USA*
- *Remained available to the Mayor and Council for projects and advice*
- *1,192 previous + 32 new trees planted by volunteers and grants in 16 years, for a current total of 1,224 planted trees*
- *Education on tree care and trees has been put on Bellevue 411 and BTV*
- *President, Vice President and Secretary were elected to the Tree Board*
- *Cared for the pollinator beds, trees & shrubs at Sarpy County Museum*
- *Conducted education display at Earth Day Omaha & Bellevue Earth Day*
- *Weeded flower beds at 9-11 site, Welcome signs and other city locations*
- *Performed updating at the revived flower beds in Everett Park*
- *Did weekly education and tree give away at Bellevue Farmers market*
- *Conducted 10 planning meetings with minutes sent to Clerk*
- *Bought 8 signs & installed along streets, Tree City & Bee City--\$800*
- *JoAnne Langabee earned the Arbor Day F. Community Forestry Award*
- *Represented Bellevue and the Tree Board in the city Parade*

<i>A total of 886 hours of service performed @ \$35</i>	<i>\$ 31,010</i>
<i>A total of 5,755 miles driven by volunteers @\$.70</i>	<i>\$ 4,029</i>
<i>Total grant funds received and spent</i>	<i>\$ 15,000</i>
<i>Total 2025 financial contribution to Bellevue</i>	<i>\$ 50,039</i>
<i>Total of previous 14 years' contributions</i>	<i>\$546,044</i>
<i>Cumulative 15-year financial contribution to Bellevue</i>	<i>\$596,083</i>

Cumulative total contributions to city trees & community well-being: Priceless!

In service to Bellevue and trees: the Bellevue Tree Board,

Scott Evans, ISA Certified Arborist, UNL Extension Horticulturist

Rob Clatterbuck, Certified Arborist, Red Hawk Tree Service

Kathy Radosta, Certified Master Gardener

Joanne Langabee, Certified Master Naturalist

Tom Mruz, Gardener, Tree Planter

Deborah Woracek, Certified Master Naturalist, F. Forest Raptor Team Educator

Nancy Scott, Certified Master Gardener, past Certified Arborist, Nebraska Certified Nursery and Landscape Professional with NNLA

Kay Hegler, PHD, Certified Master Gardener

Don Preister, Bellevue City Council

Supported by:

Jim Shada, Mark Blackburn, City of Bellevue Parks Department

Dave Goedeken, Public Works Director

Graham Herbst, NE Forest Service Arborist/Educator

Michelle Foss, Fontenelle Forest Director of Resource Stewardship

Plus, other professional tree, nursery and landscape people

Our gratitude and respect go out to each of these dedicated public servants.

City of Bellevue Emerald Ash Borer, EAB, Response Plan Amendment 2026

With EAB identified in Bellevue Ash trees, the Tree Board offers this amendment to the EAB Plan.

The yearly inventory of Ash and other city trees has continued. The original number of 171 City property Ash trees moves up and down with annexations and tree removals. The current number is about 100 with several more now recommended for removal. Parks staff are working on these during the winter. No trees have been chemically treated, per the Plan. We allow nature to take its' course, except where trees pose a danger to people or property. That remains a continued recommendation. All removal is done by City staff or Certified Arborist's hired by the City, per the Plan.

Costs for removal and tree replacement have been managed with help from grants. Federal funds administered through the state have been used and are currently being applied for. Fund sourcing is ongoing and requires vigilance to offset budget concerns. An annual budget item may be advised.

Continue following the Plan and monitoring the State Plan, Appendix A & B and any updates. No updates have been made beyond listing additional counties where the EAB has now been identified.

Continue using the designated City tree dump for disposal. The City purchased a new tree grinder. Chips are then used for mulch, meeting an objective of material use vs waste. Three removed ash tree stumps are being carved as art in Washington Park. Consideration can be given to other uses of the wood, like public access to free excess chips, 1. Movement of such infected material is allowed within the state and all effected areas, so quarantine is no issue. The Federal movement ban was also lifted.

Public education continues through the City Web site, Bellevue 411, BTV, Earth Day and other events. New Tree Board links to education are in process for the Web site. List resources, including the state Forest Service and County Extension Service. Provide for public input to constructively give suggestions. Provide clear delineation of what is City and what is landowner responsibility. Seek expansion of education through the Chamber, Public Service ads, B-411 Uncensored, Faith communities, BPS and others. Continue and expand partnerships and collaborations.

Re-Forestation continues to be vital as we loose not only Ash but weather damaged trees. Both City and public trees have been downed at rates surpassing replacement. The City requirement of replacing each removed tree on City property with two new trees of diverse species, should be strictly followed. This requires planning for watering and care. The values to doing so are partially listed in the EAB Plan. It is also advisable to seek creative funding to give free trees to the public for their yards.

“Coordination at a minimum with all the cities in Sarpy County, along with Omaha and Plattsmouth, County coordination with Sarpy, Douglas and Cass Counties; Agency coordination with the Nebraska Forestry Service, Fontenelle Forest and the Papio Missouri River NRD,” states the Plan. Who is responsible for doing it?

The Plan is still relevant, so stay the course.

1. Resources for reclaiming wood: Dan's Custom Sawmill—Dan & Ashley Nye; Papio Valley Nursery; Urban Slab & Timber; Reclaimed Enterprises; Soil Dynamics

**CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET**

**11a.
3/3/2026**

COUNCIL MEETING DATE: February 3, 2026		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 checked="" type="checkbox"/>	PUBLIC HEARING	<input type="checkbox"/>
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER	<input type="checkbox"/>

SUBJECT:

Request to rezone Lot 1, Roth's Anderson Grove, Replat 1, being a replat of Lot 1, Roth's Anderson Grove, and a platting of Tax Lot 18A1B2B except right-of-way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from BN and AG to RG-20 for the purpose of multi-family residential development; and preliminary plat Lot 1, Roth's Anderson Grove. Applicant: Foundations Development, LLC. General location: Northwest Corner of South 36th Street and Granada Parkway.

SYNOPSIS/BACKGROUND:

Rob Woodling, on behalf of Foundations Development, LLC, has submitted a request to rezone Lot 1, Anderson Grove Replat 1, from BN and AG to RG-20 for the purpose of multi-family residential development. The applicant is requesting approval of a change of zone and preliminary plat to allow for multi-family residential development. The applicant intends to construct a senior housing apartment building with on-site parking. The requested RG-20 zoning designation does not require site plan approval.

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. <input type="text" value="Planning Commission Recommendation Sheet"/>	2. <input type="text" value="Staff Report"/>	3. <input type="text" value="Ordinance No. 4202"/>
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: _____

Aimee Portmilla
[Signature]
[Signature]

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue
CASE #'s: S-2510-20, Z-2510-09
CITY COUNCIL HEARING DATE: February 17, 2026

REQUEST: to rezone Lot 1, Roth’s Anderson Grove, Replat 1, being a replat of Lot 1, Roth’s Anderson Grove, and Tax Lot 18A1B2B Exc Row, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from BN and AG to RG-20 for the purpose of multi-family residential development; and preliminary plat Lot 1 Roth’s Anderson Grove.

On January 22, 2026, the City of Bellevue Planning Commission voted seven yes, zero no, two absent, and zero abstained:

APPROVAL based upon lack of perceived negative impact to the surrounding neighborhood and conformance with the Zoning Ordinance.

VOTE:

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

Planning Commission Hearing was held on: January 22, 2026

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-2510-09
S-2510-20

FOR HEARING OF:
REPORT #1: January 22, 2026
REPORT #2: February 17, 2026

I. GENERAL INFORMATION

A. APPLICANT:

Foundations Development, LLC
Attn: Rob Woodling
1886 S 126th Street
Omaha, NE 68144

B. PROPERTY OWNER:

RD Blair, LLC
1886 S 126th Street
Omaha, NE 68144

C. GENERAL LOCATION:

Northwest Corner of South 36th Street and Granada Parkway

D. LEGAL DESCRIPTION:

Lot 1, Roth's Anderson Grove, Replat 1, being a replat of Lot 1, Roth's Anderson Grove, and a platting of Tax Lot 18A1B2B except right-of-way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 1, Roth's Anderson Grove, Replat 1, from BN and AG to RG-20.
2. Preliminary plat Lot 1, Roth's Anderson Grove.

F. EXISTING ZONING AND LAND USE:

BN and AG, Vacant

G. PURPOSE OF REQUEST:

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

H. SIZE OF SITE:

The site is approximately 3.6 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single-Family Residential, RS-72
2. **East:** Multi-Family Residential (across South 36th Street), RG-28
3. **South:** Vacant, MU (across Granada Parkway)
4. **West:** Anderson Grove Elementary (across South 37th Street), AG

C. RELEVANT CASE HISTORY:

1. On September 25, 2014, the Planning Commission recommended approval of a request to rezone Lot 1, Roth's Anderson Grove, from RE to BN for the purpose of commercial development. On November 10, 2014, the City Council approved this request.
2. On January 22, 2026, the Planning Commission recommended approval of a request to rezone Lot 1, Roth's Anderson Grove, Replat1, being a replat of Lot 1, Roth's Anderson Grove, and a platting of Tax Lot 18A1B2B except right-of-way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from BN and AG to RG-20; and preliminary plat Lot 1, Roth's Anderson Grove, Replat 1.

D. APPLICABLE REGULATIONS:

1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
2. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
3. 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. There is no MAPA traffic data information available for this area.
2. Per the city's request, access for the proposed development will be from South 36th Street.

D. UTILITIES:

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

E. ANALYSIS:

1. Rob Woodling, on behalf of Foundations Development, LLC, has submitted a request to preliminary plat Lot 1, Roth's Anderson Grove, Replat 1. In conjunction with the platting, the applicant is also requesting a change of zone from BN and AG to RG-20 for the purpose of multi-family residential development.
2. The RG-20 zoning district is intended to permit moderately high-density development and uses that are typical and compatible in the operation of apartment houses.

The requested RG-20 zoning designation does not require site plan approval. The applicant has provided a site plan for informational purposes only, which is attached to this report.

3. The applicant intends to construct a senior housing apartment building with on-site parking.
4. Any construction on this property will need to comply with Section 8.12, Zoning Ordinance, regarding design standards. Compliance with these regulations will be reviewed as part of the building permit process. Adherence to Article 9, landscaping, screening, and fencing requirements will also be reviewed as part of the building permit process.

5. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Community and Development Director, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Sarpy County Planning Director, Metropolitan Utilities District, Cox Cable, Black Hills Energy, CenturyLink, Sarpy County GIS/911, Omaha Public Power District, Metropolitan Area Planning Agency, 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.

Jeremy Bender, surveyor with the Sarpy County Public Works Department, requested minor revisions to the plat. These revisions have been addressed by the applicant's engineer.

Bellevue Public Works requested revisions to the grading plan and erosion control plan. The sanitary calculations were also requested. These revisions and requests have been addressed by the applicant's engineer.

No other comments were received on this case.

6. The Public Works Department has reviewed the preliminary grading and drainage plans for this proposed development and found them to be acceptable.

7. The applicant will take access from South 36th Street for this development. The developer's engineer is working with the Public Works Department to coordinate the details of this access.

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

9. Based on the number of acres, this development will require a contribution to the Park Fund in the amount of \$3,064.25. This fee must be paid prior to the filing of the final plat.

10. The applicant is requesting a less intensive zoning than the commercial zoning currently in place. Additionally, access to the development will be from South 36th Street to alleviate additional traffic to the surrounding Quail Creek neighborhood and nearby Anderson Grove Elementary School. Therefore, 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 January 12, 2026
4. Preliminary plat received December 3, 2025
5. Preliminary site plan received January 9, 2026

VII. COPIES OF REPORT TO:

1. Foundations Development, LLC. (Attn: Rob Woodling)
2. JEO Consulting Group, Inc. (Attn: David Harnisch)
3. Locher Pavelka Dostal Braddy & Hammes, LLC (Attn: Matt Eck)
4. Public Upon Request

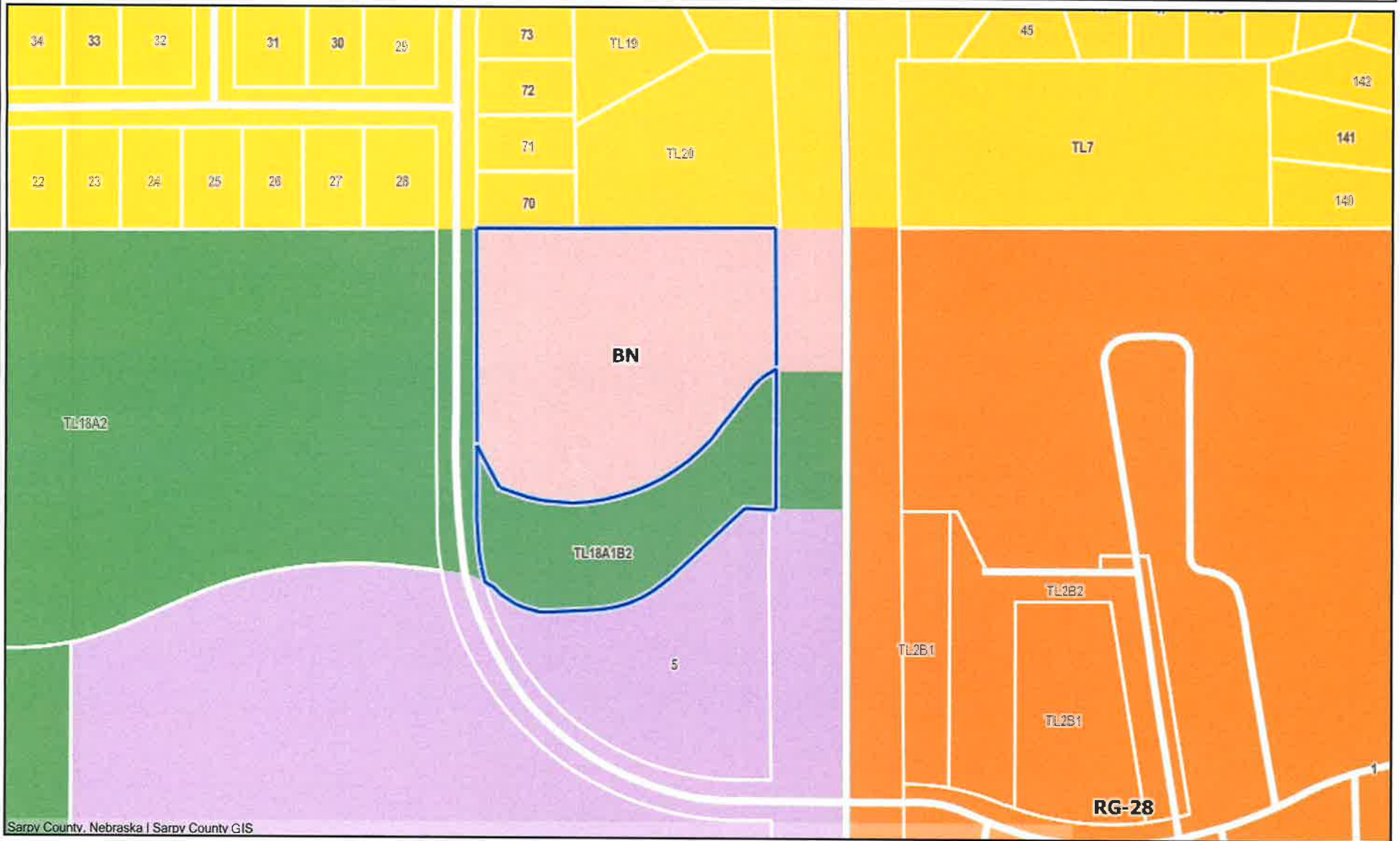

Assistant Planning Manager


Planning Director


Date of Report



Lot 1 Roth's Anderson Grove Replat 1

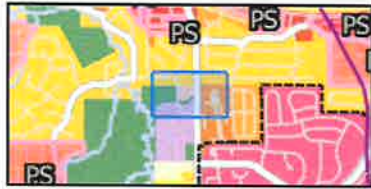


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2629

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





Lot 1 Roth's Anderson's Grove



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1402

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





1886 South 126th Street
Omaha, Ne 68144

RECEIVED
JAN 12 2026
PLANNING DEPT.

January 12, 2026

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

Zoning Justification Letter 11821 S 36th Street

Dear Ms. Palm,

Foundations Development, LLC and its subsidiaries would request a rezoning and replat of the area north and west of south 36th Street and Granda Parkway.

The site is currently vacant and undeveloped. The owner is proposing to construct a single, multi-story senior housing apartment building utilizing an existing access point off of 36th Street to connect. Project will include a parking lot, storm water BMP (Extended Dry Detention Basin), and code-compliant landscaping.

A change of zone from BN (Neighborhood Business) and AG (for the Tax Lot that previously contained Granada Parkway) to RG20 is necessary to allow multi-family residential construction.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Woodling", is written over a light blue horizontal line.

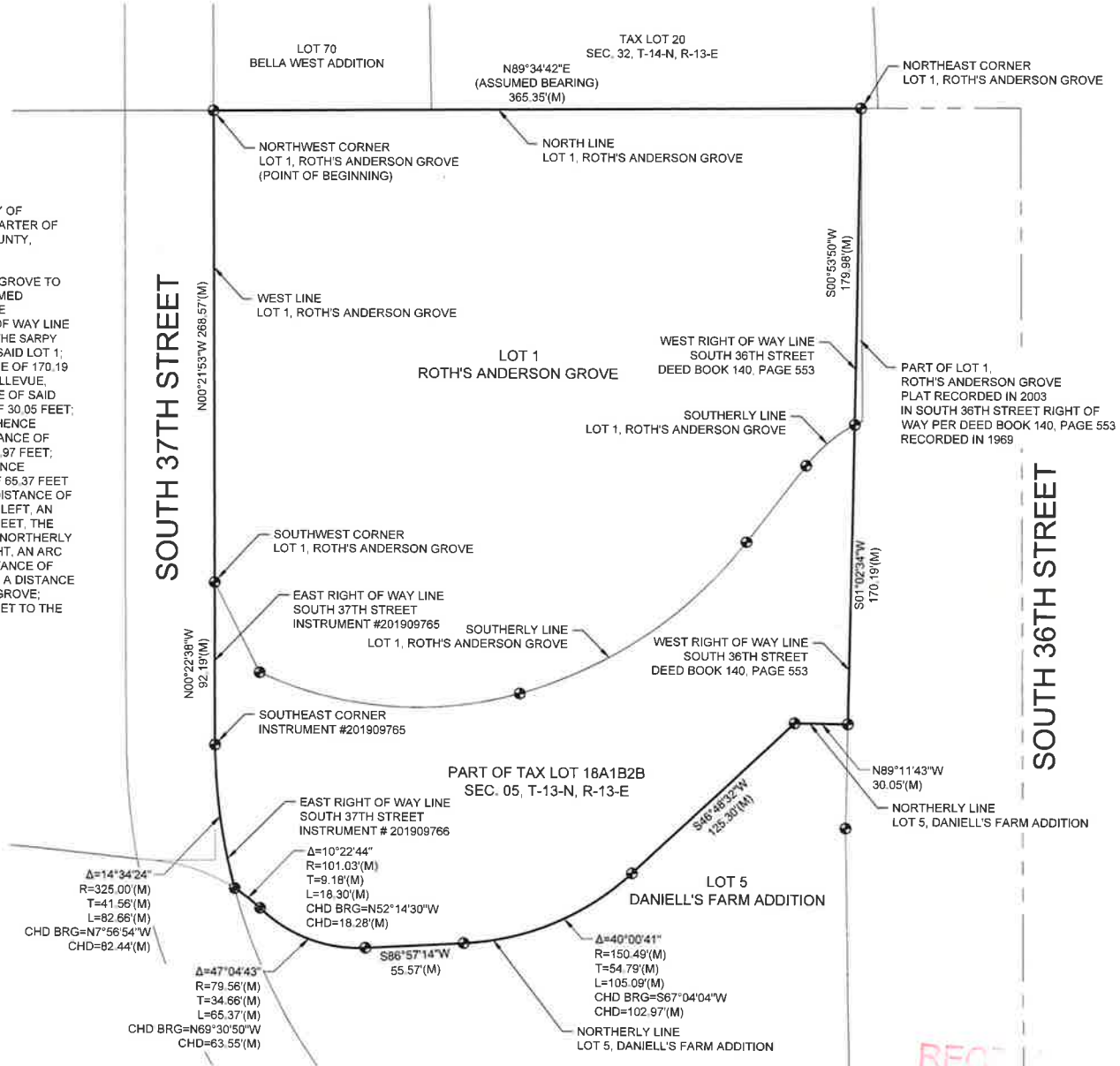
Rob Woodling

PRELIMINARY PLAT
LOT 1 ROTH'S ANDERSON GROVE REPLAT 1
 A COMBINATION OF LOT 1, ROTH'S ANDERSON GROVE,
 CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA AND
 TAX LOT 18A1B2B OF THE NORTHEAST QUARTER OF
 SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF
 THE SIXTH P.M., SARPY COUNTY, NEBRASKA

TRACT DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 1, ROTH'S ANDERSON GROVE TO THE CITY OF BELLEVUE AND PART OF TAX LOT 18A1B2B, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ROTH'S ANDERSON GROVE TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA; THENCE N89°34'42"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 365.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE S00°53'50"W ON THE WEST RIGHT OF WAY LINE OF SOUTH 36TH STREET AS DESCRIBED AND RECORDED IN BOOK 140, PAGE 553 AT THE SARPY COUNTY COURTHOUSE, A DISTANCE OF 179.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE S01°02'34"W CONTINUING ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 170.19 FEET TO THE NORTHERLY LINE OF LOT 5, OF DANIELL'S FARM TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 5, DANIELL'S FARM THE FOLLOWING 6 COURSES; N89°11'43"W, A DISTANCE OF 30.05 FEET; THENCE S46°58'32"W, A DISTANCE OF 125.30 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 150.49 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 105.09 FEET, THE CHORD OF SAID CURVE BEARS S67°04'04"W, A DISTANCE OF 102.97 FEET; THENCE WESTERLY ON A 79.56 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 65.37 FEET TO A POINT OF CURVATURE, THE CHORD OF SAID CURVE BEARS N69°30'50"W, A DISTANCE OF 63.55 FEET; THENCE NORTHWESTERLY ON A 101.03 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 18.30 FEET TO THE EAST RIGHT OF WAY LINE SOUTH 37TH STREET, THE CHORD OF SAID CURVE BEARS N52°14'30"W, A DISTANCE OF 18.28 FEET; THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE ON A 325.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 92.66 FEET, THE CHORD OF SAID CURVE BEARS N07°56'54"W, A DISTANCE OF 82.44 FEET; THENCE N00°22'38"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 92.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ROTH'S ANDERSON GROVE; THENCE N00°21'53"W ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 268.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.605 ACRES, MORE OR LESS.



Project No.: 251444.00
 Date: 10/21/2025
 QA/QC: RMO
 Scale: 1" = 80'
 Field Book: SARPY CO.
 Field Crew: AKJ/H
 Drawn By: RMO



JEO CONSULTING GROUP
 11213 Davenport Street, Suite 200
 Omaha, NE 68154
 402.934.3550

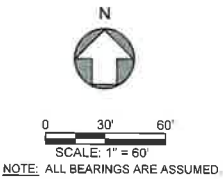
US SURVEY FEET (AFT)

Sheet 1 of 1

Survey File No.:

JEO Consulting, Inc.
 1937 N Chestnut St
 Wahoo, NE 68066
 800.723.8567 | jeo.com

Organization Certificate of
 Authorization Number: CA-0069



REC'D
 DEC 03 2025
 PLANNING DEPT.

ORDINANCE NO. 4202

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 THE NW CORNER OF S 36th ST & GRANADA PKWY, 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. 4202 is hereby amended to change the zone classification of the following described parcel of land:

Lot 1, Roth’s Anderson Grove, Replat 1, being a replat of Lot 1, Roth’s Anderson Grove and Tax Lot 18A1B2B Excluding Right-of-Way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

From BN (Neighborhood Business District) and AG (Agricultural District) to RG-20 (General Residential – 2,000 Square Feet Per Unit).

(Foundations Development, LLC)

Section 2. This ordinance shall not take effect until such time as the final plat of Roth’s Anderson Grove is filed with the Sarpy County Register of Deeds in accordance with Section 5-10 of the City of Bellevue Subdivision Regulations.

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

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

ADOPTED by the Mayor and City Council this _____ day of _____, 2026.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

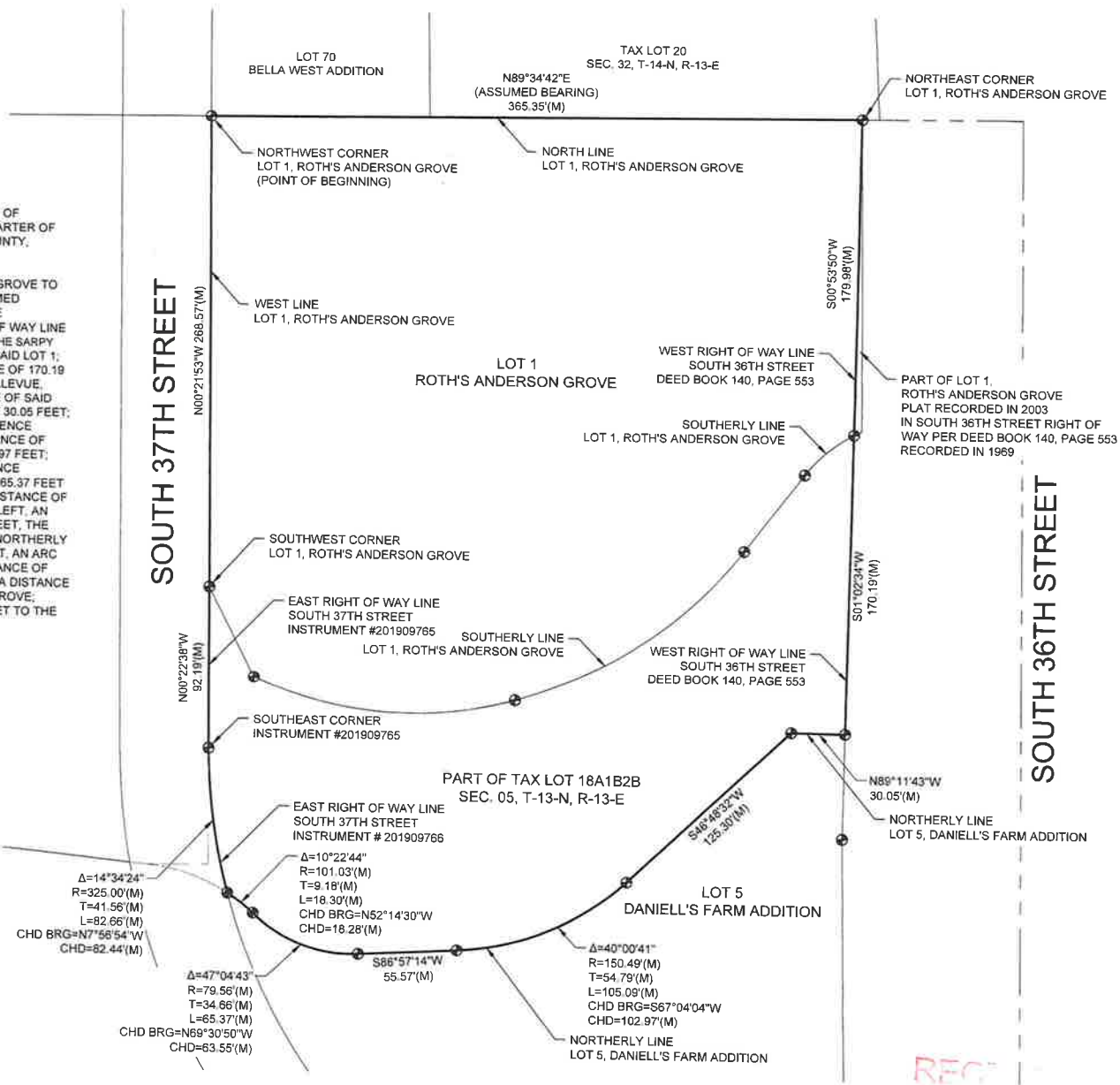
First Reading: _____
Second Reading: _____
Third Reading: _____

PRELIMINARY PLAT
LOT 1 ROTH'S ANDERSON GROVE REPLAT 1
A COMBINATION OF LOT 1, ROTH'S ANDERSON GROVE,
CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA AND
TAX LOT 18A1B2B OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 13 NORTH, RANGE 13 EAST OF
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SOUTH 36TH STREET

SOUTH 37TH STREET

S00°53'50"W
179.98(M)
S01°02'34"W
170.19(M)

N00°21'53"W
268.57(M)
N00°22'38"W
92.19(M)

Project No.: 251444.00
Date: 10/21/2025
QA/QC: RMO
Scale: 1" = 60'
Field Book: SARPY CO
Field Crew: AKHH
Drawn By: RMO

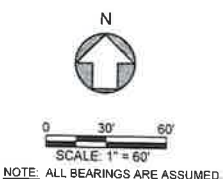
JEO CONSULTING GROUP
11213 Davenport Street, Suite 200
Omaha, NE 68154
402.394.3660

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

US SURVEY FEET (FT)

Sheet 1 of 1

Survey File No.:



NOTE: ALL BEARINGS ARE ASSUMED.

REC'D
DEC 03 2025
PLANNING DEPT.

Drawing Name: SV-251444_00_Plat_1.dwg
File Path: J:\Projects\251444_00-36th and Granada Bellevue Developments Survey Drawings

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

11b.
3/3/2026

COUNCIL MEETING DATE: February 3, 2026		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 checked="" type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Street/Alley Vacation Application (SV-2512-04) 2710 Bonnie Street/Sarpy Ave.

SYNOPSIS/BACKGROUND:

Request to vacate all of the right of way between LOT 62 SOUTHERN VIEW 3RD PLATTING AND LOT 1 MILT'S ADDITION, a platted and recorded addition to Sarpy County, Nebraska.

FISCAL IMPACT: 0.00 BUDGETED FUNDS?: NO GRANT/MATCHING FUNDS?: NO

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 the request to vacate all of the right of way between LOT 62 SOUTHERN VIEW 3RD PLATTING AND LOT 1 MILT'S ADDITION and record to Sarpy County, Nebraska.

ATTACHMENTS:

- | | | |
|-------------------|----------------|--------|
| 1. Ordinance 4203 | 2. Application | 3. Map |
| 4. | 5. | 6. |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:

[Handwritten signatures]



Permit Number: SV-2512-04

Date of Application: 11/30/2025

Public Works Department
1510 Wall Street
Bellevue, NE 68005
Ph: 402-293-3025/Fax: 402-293-3173

STREET/ALLEY VACATION APPLICATION

Name: Peter Senior

Address: 2710 Bonnie St. Bellvue, NE, 68147
Street City/State/Zipcode

Phone/Fax Number (402) 981-5612 (402) 334-7253 (402) 981-5612
Phone fax cellular

Briefly state the reason for this request: The alley is maintained by myself and
has no future use cases.

Legal description of street/alley to be vacated: Right-of-Way between LOT 62 SOUTHERN VIEW
3RD PLATTING AND LOT 1 MILT'S ADDITION

Please attach a copy of the Street / Alley Vacation Petition as required.


Signature of Applicant

STREET / ALLEY VACATION PETITION

Please read the following carefully:

The following information is required by the Public Works Department and is to assist you in the property preparation of this petition by calling your attention to the following requirements:

1. Only the signature of the legal owner (s) whose property abuts the street or alley to be vacated is valid.
2. The person who signs the petition must be recorded property owners as listed in the Book of Deeds in the Sarpy County Register of Deeds Office. Ownership will be verified by the Public Works Department.

We, the undersigned owners of property, representing more than 75% of the abutting property, hereby ask and petition that the necessary action be taken to vacate:

and we, hereby respectively waive any and all damages, or claims for damages, by reason of said vacating.

NAME OF OWNER	DATE SIGNED	DESCRIPTION OF PROPERTY
Peter Senior <i>Peter Senior</i>	8/25/2022	Lot 62 Southern View 3rd Platting
Charles Faulk Charles Faulk	8/18/2024	it "

STREET / ALLEY VACATION AGREEMENT

That portion of the street/alley platted in Southern View 3rd Platting
Requesting to vacate all of the Right-of-Way (ROW) between 2710 Bonnie Street Bellevue
NE 68147 AND LOT 1 MILT'S ADDITION

located in the City of Bellevue, Sarpy County, Nebraska, be, and hereby is, vacated; the vacating of the property herein described, and the reversion thereof, pursuant to applicable law, shall be subject to the conditions and limitation that there is reserved to the City of Bellevue the right to maintain, operate, repair and renew sewers now existing therein and in the future to construct, maintain, repair and renew additional or other sewers; and also the right to authorize the public utilities and cable television systems to construct, maintain, repair, or renew and operate now or hereafter installed water mains, gas mains, pole lines, conduits, electrical transmission lines, sound and signal transmission lines, and other similar services and equipment and appurtenances above, on and below the surface of the ground for the purpose of serving the general public or abutting property; and the right so reserved shall also include such lateral connection or branch lines as may be ordered, desired, or permitted by the City of Bellevue or such other utility, and to enter upon the premises to accomplish the above purposes at any and all times. All vegetation upon the premises, including but not limited to, trees, bushes, and crops, and all structures upon the premises, including but not limited to, buildings, walls, fences, drives, and walks, may be damaged or removed as necessary in the exercise of the rights herein reserved without compensation to any person.

ORDINANCE NO. 4203

AN ORDINANCE TO VACATE THAT PART OF THE ALLEY RIGHT-OF-WAY DESCRIBED AS BETWEEN LOT 62 SOUTHERN VIEW 3RD PLATTING AND LOT 1 MILT'S ADDITION, BELLEVUE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA WITH TITLE THERETO VESTING IN THE ABUTTING PROPERTY OWNER AND TO PROVIDE AN EFFECTIVE DATE THEREFORE.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Bellevue, Nebraska:

Section 1: That pursuant to the authority and provisions of Neb. Rev. Stat. §16-611, the following described portion of alley right-of-way should be and same hereby is vacated, subject to the reservations stated below; that retaining title to such property is not in the best interest of the City of Bellevue, and that pursuant to §16-611, title to such property shall vest in the abutting property owner:

THAT PART OF THE ALLEY RIGHT-OF-WAY DESCRIBED AS BETWEEN LOT 62 SOUTHERN VIEW 3RD PLATTING AND LOT 1 MILT'S ADDITION

Section 2: Attached hereto and incorporated is Exhibit "A" depicting the right-of-way to be vacated.

Section 3: Pursuant to Neb. Rev. Stat. §16-611 there is reserved to the City the right to maintain, operate, repair and renew public utilities existing at the time title to the property is vacated;

and there is reserved to the City, to any public utilities and to any cable television systems the right to maintain, repair, renew, and operate water mains, gas mains, pole lines, conduits, electrical transmission lines, sound and signal transmission lines, and other similar services and equipment and appurtenances, including lateral connections or branch lines, above, on or below the surface of the ground that are existing as valid easements at the time title to the property is vacated for the purposes of serving the general public or the abutting properties and to enter upon the premises to accomplish such purposes at any and all reasonable times;

and the right so reserved shall also include such lateral connection or branch lines as may be ordered, desired or permitted by the City or such other utility and to enter upon the premises to accomplish the above purposes at any and all times. All vegetation upon the premises, including but not limited to, trees, bushes and crops and all structures upon the premises, including, but not limited to, buildings, walls, fences, drives and walks, may be damaged or removed as necessary in the exercise of the rights herein reserved without compensation to any person.

Section 4. The City shall retain the right to all easements.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 6. This ordinance shall become effective after its passage, approval and publication according to law.

Passed and approved this _____ day of January, 2026.

ATTEST:

CITY OF BELLEVUE, NEBRASKA

City Clerk

Mayor

APPROVED AS TO FORM:

City Attorney

First Reading: _____

Second Reading: _____

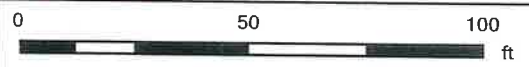
Third Reading: _____

2710 Bonnie St

Milt Storage
(Chandler Storage West)



Sarpy County GIS



Map Scale 1: 630

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 Vacation of northerly portion of Sarpy Ave



**CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET**

**15a
3/3/2026**

COUNCIL MEETING DATE: 03/03/2026		SUBMITTED BY: Finance 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 checked="" type="checkbox"/>	CURRENT BUSINESS <input type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:

Designating the Treasurer as the Bond Compliance Officer and adopting post issuance compliance policy and procedures for the City's tax-exempt bonds.

SYNOPSIS/BACKGROUND:

It is and has been the policy of the City to comply with all Federal tax requirements and securities law continuing disclosure obligations for its tax-exempt bonds and other obligations and, the City has had a policy and procedures for this purpose in effect since 2012. It is necessary and appropriate to adopt updated procedures in accordance with the foregoing policy and to identify the City Treasurer as the appropriate compliance officer for such compliance efforts.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: <input type="text" value="na"/>	COUNTER-PARTY: <input type="text"/>	INTERLOCAL AGREEMENT: <input type="text"/>
CONTRACT DESCRIPTION: <input type="text"/>		
CONTRACT EFFECTIVE DATE: <input type="text"/>	CONTRACT TERM: <input type="text"/>	CONTRACT END DATE: <input type="text"/>
PROJECT NAME: <input type="text"/>		
START DATE: <input type="text"/>	END DATE: <input type="text"/>	PAYMENT DATE: <input type="text"/>
INSURANCE REQUIRED: <input type="text"/>		
CIP PROJECT NAME: <input type="text"/>	CIP PROJECT NUMBER: <input type="text"/>	
STREET DISTRICT NAME (S): <input type="text"/>	STREET DISTRICT NUMBER (S): <input type="text"/>	
ACCOUNTING DISTRIBUTION CODE: <input type="text"/>	ACCOUNT NUMBER: <input type="text"/>	

RECOMMENDATION:

ADOPT RESOLUTION 2026-03. A RESOLUTION TO ADOPT POST ISSUANCE COMPLIANCE POLICY AND PROCEDURES FOR THE CITY'S TAX-EXEMPT BONDS

ATTACHMENTS:

1. <input type="text" value="Resolution No. 2026-03"/>	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: _____

Tatiana
Paul
Sam

RESOLUTION NO. 2026-03

A RESOLUTION TO ADOPT POST ISSUANCE COMPLIANCE POLICY AND PROCEDURES FOR THE CITY'S TAX-EXEMPT BONDS

BE IT RESOLVED by the Council (the “**Council**”) of the City of Bellevue, Nebraska (the “**City**”) as follows:

Section 1. It is and has been the policy of the City to comply with all Federal tax requirements and securities law continuing disclosure obligations for its tax-exempt bonds and other obligations, and obligations issued in the public markets which include continuing disclosure obligations. Such compliance is intended to ensure, as applicable, (a) that interest on the City’s tax-exempt bonds and other obligations remains exempt from Federal income tax, and (b) compliance with any continuing disclosure obligations of the City with respect to its outstanding bonds or other obligations. The City has had a policy and procedures for this purpose in effect since 2012, and it is necessary and appropriate to adopt updated procedures in accordance with the foregoing policy and to identify the City Treasurer as the appropriate compliance officer for such compliance efforts.

Section 2. The City hereby adopts the following procedures:

1) **Compliance Officer.** The City Treasurer shall serve as the City’s Compliance Officer (the “Compliance Officer”) for purposes of Review of compliance with Federal tax requirements and securities law continuing disclosure obligations as generally outlined below. To the extent more than one person is delegated specific responsibilities from time to time, the Compliance Officer shall be responsible for ensuring coordination of all compliance review efforts.

2) **Compliance Review.** The Compliance Officer shall conduct or direct a compliance review at least annually in accordance with the provisions of this resolution. The review shall occur at the time the City’s annual audit takes place, unless the Compliance Officer otherwise specifically determines a different time period or frequency of review would be more appropriate.

3) **Scope of Review.**

a) ***Document Review.*** At the compliance review, the following documents (the “Bond Documents”) shall be reviewed for general compliance with covenants and agreements and applicable regulations with respect to each outstanding bond issue:

i) the resolution(s) and/or ordinance(s), as applicable, adopted by the City Council authorizing the issuance of its outstanding bonds, together with any documents setting the final rates and terms of such bonds (the “Authorizing Proceedings”),

ii) the tax documentation associated with each bond issue, which may include some or all of the following (the “Tax Documents”):

- covenants, certifications and expectations regarding Federal tax requirements which are described in the Authorizing Proceedings;
- Form 8038 series filed with the Internal Revenue Service;
- tax certificates, tax compliance agreements, tax regulatory agreement or similar documents;
- covenants, agreements, instructions or memoranda with respect to rebate or private use;
- any reports from rebate analysts received as a result of prior compliance review or evaluation efforts; and

- any and all other agreements, certificates and documents contained in the transcript associated with the Authorizing Proceedings relating to federal tax matters.
- iii) the City's continuing disclosure obligations, if any, contained in the Authorizing Proceedings or in a separate agreement (the "Continuing Disclosure Obligations"), and
- iv) any communications or other materials received by the City or its counsel, from bond counsel, the underwriter or placement agent or its counsel, the IRS, or any other material correspondence relating to the tax-exempt status of the City's bonds or relating to the City's Continuing Disclosure Obligations.
- b) *Use and Timely Expenditure of Bond Proceeds.* Expenditure of bond proceeds shall be reviewed by the Compliance Officer to ensure (a) such proceeds are spent for the purpose stated in the Authorizing Proceedings and as described in the Tax Documents and (b) that the proceeds, together with investment earnings on such proceeds, are spent within the timeframes described in the Tax Documents, and (c) that any mandatory redemptions from excess bond proceeds are timely made if required under the Authorizing Proceedings and Tax Documents.
- c) *Arbitrage Yield Restrictions and Rebate Matters.* The Tax Documents shall be reviewed by the Compliance Officer to ensure compliance with any applicable yield restriction requirements under Section 148(a) of the Internal Revenue Code (the "Code") and timely calculation and payment of any rebate and the filing of any associated returns pursuant to Section 148(f) of the Code. A qualified rebate analyst shall be engaged as appropriate or as may be required under the Tax Documents.
- d) *Use of Bond Financed Property.* Expectations and covenants contained in the Bond Documents regarding private use shall be reviewed by the Compliance Officer to ensure compliance. Bond-financed properties shall be clearly identified (by mapping or other reasonable means). Prior to execution, the Compliance Officer (and bond counsel, if deemed appropriate by the Compliance Officer) shall review (a) all proposed leases, contracts related to operation or management of bond-financed property, sponsored research agreements, take-or-pay contracts or other agreements or arrangements or proposed uses which have the potential to give any entity any special legal entitlement to the bond-financed property, (b) all proposed agreements which would result in disposal of any bond-financed property, and (c) all proposed uses of bond-financed property which were not anticipated at the time the bonds were issued. Such actions could be prohibited by the Authorizing Proceedings, the Tax Documents or Federal tax law.
- e) *Continuing Disclosure.* Compliance with the Continuing Disclosure Obligations with respect to each bond issue shall be evaluated (a) to ensure timely compliance with any annual disclosure requirement, and (b) to ensure that any material events have been properly disclosed as required by the Continuing Disclosure Obligation.
- 4) Record Keeping. If not otherwise specified in the Bond Documents, all records related to each bond issue shall be kept for the life of the indebtedness associated with such bond issue (including all tax-exempt refundings) plus six (6) years.
- 5) Incorporation of Tax Documents. The requirements, agreements and procedures set forth in the Tax Documents, now or hereafter in existence, are hereby incorporated into these procedures by this reference and are adopted as procedures of the City with respect to the series of bonds to which such Tax Documents relate.

6) Consultation Regarding Questions or Concerns. Any questions or concerns which arise as a result of any review by the Compliance Officer shall be raised by the Compliance Officer with the City's bond counsel to determine whether non-compliance exists and what measures should be taken with respect to any non-compliance.

7) Training. The Compliance Officer shall evaluate and review educational resources regarding post-issuance compliance with Federal tax and securities laws, including periodic review of resources published for issuers of tax-exempt obligations by the Internal Revenue Service (either on its website at <http://www.irs.gov/taxexemptbond>, or elsewhere) and the Municipal Securities Rulemaking Board (either on its Electronic Municipal Market Access website ["EMMA"] at <http://www.emma.msrb.org>, or elsewhere).

8) VCAP and Remedial Actions. The City is aware of (a) the Voluntary Closing Agreement Program (known as "VCAP") operated by the Internal Revenue Service which allows issuers under certain circumstances to voluntarily enter into a closing agreement in the event of certain non-compliance with Federal tax requirements and (b) the remedial actions available to issuers of certain bonds under Section 1.141-12 of the Income Tax Regulations for private use of bond financed property which was not expected at the time the bonds were issued.

Section 3. This Resolution will be in full force and effect from and after its passage and adoption by the Council and approval by the Mayor.

Section 4. To the extent that there is any inconsistency between the forgoing procedures and any similar policy or procedures previously adopted and approved, the forgoing shall control. To that end, all resolutions of the Council, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

ADOPTED this 3rd day of March, 2026.

Mayor

ATTEST:

City Clerk

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16a.
3/3/2026

COUNCIL MEETING DATE: 03/03/26		SUBMITTED BY: Chief Clary	
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:

SWAT Interlocal Agreement

SYNOPSIS/BACKGROUND:

This is an interlocal agreement between the Bellevue Police Department and the Omaha Police Department, Sarpy County Sheriff's Office, Douglas County Sheriff's Office, and Washington County Sheriff's Office regarding SWAT response/assistance across jurisdictional lines.

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:

I recommend signing the agreement.

ATTACHMENTS:

1. <input type="text" value="Interlocal"/>	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:



Interlocal Cooperation Agreement

This Agreement is made and entered into this ___ day of _____, 2026, by and between the City of Omaha, through the Omaha Police Department, hereinafter referred to as “OPD”, Douglas County Sheriff’s Office, hereinafter referred to as “DCSO”, Bellevue Police Department hereinafter referred to as “BPD”, Sarpy County Sheriff’s Office hereinafter referred to as “SCSO”, and Washington County Sheriff’s Office hereinafter referred to as “WCSO”.

WHEREAS, the parties are authorized by the statutes of the State of Nebraska, including *Neb. Rev. Stat.* §13-603, as amended, and the Inter-local Cooperation Act, *Neb. Rev. Stat.* §13-801, et. seq., as amended, to enter into cooperative agreements for the mutual benefit of the parties and to provide services in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities. Each party shall remain separate entities with separate rights and authorities. Each party retains its own administrator, and no separate board shall be created to fulfill the obligations of the Agreement; and

WHEREAS, OPD maintains a SWAT Team to assist it in fulfilling its responsibilities to the public; and,

WHEREAS, BPD maintains a SWAT Team to assist it in fulfilling its responsibilities to the public; and,

WHEREAS, SCSO maintains a SWAT Team to assist it in fulfilling its responsibilities to the public; and,

WHEREAS, WCSO maintains a SWAT Team to assist it in fulfilling its responsibilities to the public; and,

WHEREAS, the OPD, DCSO, BPD, SCSO, and WCSO have communicated and believe that in certain instances, it would be beneficial to have the personnel, skills, and resources available to effectively respond to crisis situations when needed; and,

WHEREAS, the OPD has previously entered into Interlocal Agreements with the DCSO and WCSO and this Interlocal Agreement is intended to supersede and replace those Agreements; and,

WHEREAS, the OPD, DCSO, BPD, SCSO, and WCSO have created this Interlocal Agreement pursuant to *Neb. Rev. Stat.* §29-215(2)(d) to establish the rights and responsibilities of each party in this joint arrangement.

NOW, THEREFORE, it is mutually agreed between the OPD, DCSO, BPD, SCSO, and WCSO that this Agreement is entered into upon the following terms and conditions:

A. Purpose.

The purpose of this Inter-Local Cooperation Agreement (“Agreement”) is to provide for the administration and implementation of any assistance provided during SWAT operations.

B. Operations.

That in the event the OPD, DCSO, BPD, SCSO, or WCSO determines: (1) they are involved in what they determine to be an incident that requires assistance of another agency’s SWAT Team; (2) that a SWAT Team has been activated in their jurisdiction and another incident occurs in their jurisdiction requiring a SWAT Team; (3) that it is mutually beneficial to have the assistance of another agency’s SWAT Team; (4) that a search warrant and/or arrest warrant, stemming from an investigation in the requesting agency’s jurisdiction, leads to a warrant service in the other agency’s jurisdiction; or (5) a SWAT team with primary jurisdiction may request the assistance from another agency’s SWAT team to assist with enhanced security for large scale pre-planned events (e.g. Men’s College World Series).

In any of the instances detailed above, the requesting agency will contact the head of the other agency’s SWAT Team and request approval or assistance (whichever is applicable). Where applicable and If available, each party agrees to assist the other by providing personnel and resources;

It is intended that each party’s SWAT Team will continue to work as one unit unless unusual circumstances dictate otherwise. The SWAT Team that is acting in its own jurisdiction will be responsible for the overall management of any incident. In the event that a SWAT Team is called into another jurisdiction to take responsibility for a separate incident, the SWAT Team will work in coordination and under the direction of the overall commander of the incident who will be from the agency who has primary jurisdiction.

In addition, if there is a prolonged incident in one’s jurisdiction and the SWAT Team in that jurisdiction needs relief, and staffing is available, the teams will swap out in their entirety and turn over the operation to the SWAT Team from the other jurisdiction. Ultimately, the SWAT Teams will be responsible for choosing the tactics to perform their functions, but will be subject to the overall command established by the jurisdiction in which they are acting.

It is clear; it is the preference of the OPD, DCSO, BPD, SCSO, and WCSO not to integrate their SWAT Teams. Therefore, if personnel respond to supplement the other Team, they will assist in outer perimeter roles unless directly requested by the SWAT Team involved in the action.

In order to facilitate working together under this Agreement, the SWAT Commander, or their designee, from the OPD, DCSO, BPD, SCSO, and WCSO will meet at least twice per calendar year to discuss training, tactics, and operational incident reviews so that they can learn to work together in an appropriate fashion.

C. Confidentiality and Publicity.

To the extent permitted by Nebraska law, all parties acknowledge that confidential and police sensitive information may be communicated between personnel of each agency and observed during any joint operation. Such confidential information may or may not be directly related to an ongoing law enforcement investigation or the internal policies, procedures, and/or practices of the agency. The OPD, DCSO, BPD, SCSO, and WCSO personnel agree to keep such information confidential and will not release any confidential or police sensitive information obtained from the other party without the express written consent of the other party.

The agency with primary command will be responsible for providing information to the public or to any third party.

D. Agency Policy and Supervision.

It is understood that all SWAT Teams covered by this Agreement will work under the policies and procedures of their department. They shall be responsible for ensuring that their personnel follow those policies and procedures. If more than two SWAT personnel respond to a request for assistance, a SWAT Command Officer, if available, from the assisting agency will respond as well and will have command and control over the assisting personnel and will liaison with the primary SWAT Team Command.

The OPD, DCSO, BPD, SCSO, and WCSO have various types of equipment that can be made available to another Team. If one agency makes their equipment available to the other Team, they will send SWAT personnel with the equipment in order to operate it.

All complaints against an agency or its personnel will be forwarded to those respective agencies' point of contact for the complaint to be handled pursuant to the respective agencies' policies and procedures.

E. Supplies and Equipment.

When one agency provides equipment to the other agency, the agency borrowing the equipment is responsible for the condition of the equipment while in that agency's care. All equipment will be returned in the same condition that it was provided. If equipment is damaged or destroyed while on loan, the borrowing agency must pay for the cost or replacement to the lending agency's satisfaction.

F. Point of Contact.

The following are the primary points of contact for each agency:

Douglas County Sheriff's Office
SWAT Commander
3601 N. 156th Street
Omaha, NE 68116
402-444-6664

Omaha Police Department
SWAT Commander
505 South 15th Street
Omaha, NE 68102
402-444-5600

Bellevue Police Department
SWAT Commander
1510 Wall Street
Bellevue, NE 68005
402-293-3100

Sarpy County Sheriff's Office
SWAT Commander
8335 Platteview Rd.
Papillion, NE 68046
402-593-2288

Washington County Sheriff's Office
SWAT Commander
444 S 16th Street
Blair, NE 68008
402-426-6866

Routine communication, questions, or issues will begin with each agency's point of contact.

G. Compensation.

There is no monetary compensation exchanged pursuant to this Agreement. All employees of their agency will continue to be employees of their agency and payment of the same will be the sole responsibility of their agency.

- H. Indemnification/Liability. To the extent permitted by law, each Party (as "indemnitor") agrees to indemnify, defend, and hold harmless each of the other Parties (as "indemnitee(s)") from and against any and all claims, losses, liability, costs, or expenses, including reasonable attorney's fees (hereinafter collectively referred to as "claims") arising out of bodily injury, including death, or property damage, but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee(s), are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, officials, agents, employees, or volunteers. Except that, a Party shall have no liability whatsoever for declining to respond, delaying to respond, or terminating its response to another Party's request for mutual aid and assistance. These indemnification provisions are not intended to waive a Party's sovereign immunity. A Party's liability is governed by and limited to the extent provided by the Nebraska Political Subdivisions Tort Claims Act or other applicable provisions of law.

I. Term and Termination.

This agreement will be valid for five years from the date of the last signature below. Any party may terminate this agreement for any reason by giving the point of contact written notice, by regular mail or email, thirty (30) days in advance of the date of termination.

J. Standard Provisions.

a. NON-DISCRIMINATION. OPD, DCSO, BPD, SCSO, and WCSO shall not, in the performance of this Agreement, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, disability, political or religious opinions, affiliations, or national origin.

b. APPLICABLE LAW: Parties to this Agreement shall conform with all existing and applicable City ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.

c. INTEREST OF THE CITY OF OMAHA. Pursuant to Section 8.05 of the City of Omaha Home Rule Charter, no elected official or any officer or employee of the City of Omaha shall have a financial interest, direct or indirect, in any City of Omaha contract. Any violation of this section with the knowledge of the person or corporation contracting with the City of Omaha shall render the contract voidable by the Mayor or Council.

d. MODIFICATION: This Agreement contains the entire agreement of the parties. No representations were made or relied upon by any party other than those that are expressly set forth herein. No agent, employee, or other representative of any party is empowered to alter any of the terms hereof unless done in writing and signed by an authorized officer of the respective parties.

e. STRICT COMPLIANCE: All provisions of this Agreement and each and every document that shall be attached shall be strictly complied with as written, and no substitution or change shall be made except upon written direction from an authorized representative.

f. SEVERABILITY: If any provision of this Agreement shall be deemed by a court of competent jurisdiction to be invalid or unenforceable for any reason, it shall be modified rather than voided, if possible to achieve the intent of the parties to the extent possible. All other provision of this Agreement shall be deemed valid and enforceable to the fullest extent possible.

g. NOTICES: For purposes of this Agreement, notices required under this Agreement shall be deemed properly given if in writing and delivered personally and receipted for, sent by United States certified mail, return receipt requested, postage paid addressed as follows:

Douglas County Sheriff's Office
SWAT Commander

Omaha Police Department
SWAT Commander

3601 N. 156th Street
Omaha, NE 68116

Bellevue Police Department
SWAT Commander
1510 Wall Street
Bellevue, NE 68005

Washington County Sheriff's Office
SWAT Commander
444 S 16th Street
Blair, NE 68008

505 South 15th Street
Omaha, NE 68102

Sarpy County Sheriff's Office
SWAT Commander
8335 Platteview Rd.
Papillion, NE 68046

CITY OF OMAHA, NEBRASKA

Mayor Date

ATTEST:

City Clerk Date

APPROVED AS TO FORM:

Deputy City Attorney Date

DOUGLAS COUNTY SHERIFF'S OFFICE:

Aaron Hanson, Sheriff Date

CITY OF BELLEVUE:

SARPY COUNTY SHERIFF'S
OFFICE:

Rusty Hike, Mayor Date

Greg London, Sheriff Date

ATTEST:

City Clerk Date

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 3/3/2026		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:

Replace siren rotating control head.

SYNOPSIS/BACKGROUND:

Siren number 15 located by the Southroads has sustained lighting damage. We had a report in January it did not sound, upon inspection it was determined to be unrepairable. I have made a claim with the cities insurance company to see see if we can get any reimbursement. As the lead time is 2 to 3 months to get the siren delivered and installed I want to get it ordered and installed before peak severe weather season.

FISCAL IMPACT: \$16,700.55 BUDGETED FUNDS: \$ 0 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 purchase of siren control head and install.

ATTACHMENTS:

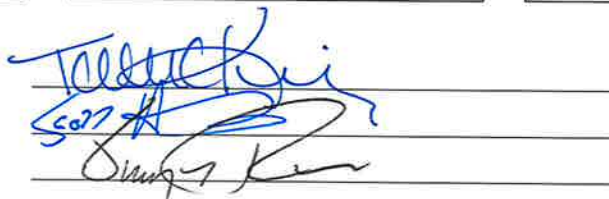
1. Siren Quote	2. <input type="text"/>	3. <input type="text"/>
4. <input type="text"/>	5. <input type="text"/>	6. <input type="text"/>

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:





2645 Federal Signal Dr
 University Park, IL 60484
 800.548.7229
www.fedsig.com

Quotation

Number : **SYSQ18949**
 Date : **02/20/2026**
 Expiration Date : **05/22/2026**

Account Name:
City of Bellevue, NE
 Steve Betts Title: Asst. Chief
 402-515-7657
 Steve.Betts@bellevue.net
 211 W 22nd Ave
 Bellevue, NE 68005

Representative:
Blue Valley Public Safety
 816-847-7502
www.bluevalleypublicsafety.com

PO Box 363
 509 James Rollo Dr
 Grain Valley, MO 64029

Authorized By:
Jeff Edgington
 816-863-5193
jeff@bvponline.com

Prepared By:
Brittany Newman

End User:

SYSPROJECT6585

Payment Terms	Freight Terms
---------------	---------------

NET 30 with Account Approval

Freight Quoted, FOB Origin

Notes:

Here is the quote you requested.

Qty	Part Number	Description	Unit Price	Ext. Price
ELECTRO-MECHANICAL SIREN EQUIPMENT				
1	2001-130	ELECTRO-MECHANICAL ROTATING SIREN, 130 DB(C) 800HZ	\$11,191.00	\$11,191.00
		TOTAL EQUIPMENT		\$11,191.00
SHIPPING				
1	FREIGHT Z2	FREIGHT ZONE 2 - US GROUND ONLY	\$559.55	\$559.55
		TOTAL SHIPPING		\$559.55
SERVICES				
1	BV-LABOR	Travel and Labor to Install Above Equipment	\$4,950.00	\$4,950.00
		TOTAL SERVICES		\$4,950.00
		TOTAL OF PROJECT		\$16,700.55

OPTIONAL ITEMS

***** Purchase Order MUST be made out to: *****

Federal Signal Corporation, 2645 Federal Signal Drive, University Park, IL 60484

Purchase Order MUST be e-mailed, mailed, or faxed to:

Blue Valley Public Safety, Inc., PO Box 363, Grain Valley, MO 64029 | Fax: 816-847-7513 | dee@bvponline.com

Recurring	\$0.00
Total USD	\$16,700.55

I hereby agree to the Terms stated on this quotation and in the attached Terms document on behalf of the above mentioned Company or Government Entity.

Signature: _____

Title: _____

Notes:

Lead Time: 10 to 12 Weeks

Prices are firm for 90 days from the date of quotation unless otherwise shown. Upon acceptance, prices are firm for 90 days. This quotation is expressly subject to acceptance by Buyer of all Terms stated in the attached Terms document, and any exception to or modification of such Terms shall not be binding unless expressly accepted in writing by an authorized agent or Office of the Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of the Terms. Any such order shall be subject to acceptance by Seller in its discretion. Installation is not included unless specifically quoted as a line item above.

Site Restoration is not included in this quote unless specifically called out above. As the site has typically not been determined at the time of quoting we cannot forecast what landscaping, seeding or backfilling will be required to restore a site. It is recommended to keep sites within 15' of a paved surface so as to avoid damage to landscaping at the time of installation and for future service.

Adverse Site Conditions, including rock, caving soil conditions, contaminated soil, poor site access availability, and other circumstances which result in more than 2 hours to install a pole, will result in a \$385.00 per hour fee, plus equipment.

Power Clause: Bringing power to the siren equipment is the responsibility of the purchaser. Trenching is additional.

Traffic Control Clause: Traffic control, if required, will be an additional \$1,500.00 per site.

Permit Clause: Any special permits, licenses or fees will be additional.

FCC Licensing Clause: The buyer is responsible for maintaining any FCC licensing requirements associated with the use of this equipment.

Classified Location Clause: No equipment or services are designed or installed to meet the requirements of a classified location installation unless noted.

Purchasing Portals / Services / Systems: A service charge of \$150 will be applied if seller is required to interact with payment portals or other systems except email to obtain purchase orders, submit invoices or otherwise secure payment for the services above.

Sales Tax: Sales Tax will be additional unless an Exemption Certificate is provided. Taxes: Prices do not include taxes. Buyer shall pay Seller, in addition to the price of the goods, any applicable excise, sales, use or other tax (however designated) imposed upon the sale, production, delivery or use of the Goods or Services ordered to the extent required or not forbidden by law to be collected by Seller from Buyer, whether or not so collected at the time of the sale, unless valid exemption certificates acceptable to the taxing authorities are furnished to Seller before the date of invoice.

Cancellation Schedule - Material: Percentages shown are of total order value with weeks representing number of weeks from receipt of official order:

10% after 2 weeks. 20% after 4 weeks. 40% after 6 weeks. 80% after 8 weeks.

Cancellation Schedule - Services: If any cancellation of scheduled service visit occurs, Federal Signal reserves the right to impose cancellation charges as follows: Cancellation of visit within 7 days of mobilization - 50% of agreed upon labor and incurred expenses plus handling fee. Cancellation of visit within 2 days of mobilization - 100% of agreed upon labor and incurred expenses plus handling fee.

Delivery Schedule: From receipt of official purchase order, delivery is based upon the agreed upon schedule. Production does not commence until receipt of approved drawings to Code B (approved with comments).

Warranty/Guarantee: Please see Federal Signal Limited Warranty Terms and Conditions document (attached).

Storage Charges: 0.5% storage charge per month on total amount of invoice applies if product is not collected/shipped within two weeks after signed FAT.



LIMITED WARRANTY POLICY

Effective January 20, 2025

Federal Signal Corporation ("Federal Signal"), subject to the terms, conditions and exceptions contained herein, warrants each NEW product to be free from defects in material and workmanship, under normal and proper use, care, maintenance and required service only. Start of Warranty, Warranty periods and exceptions to the foregoing Limited Warranty are contained on the Schedule of Products included in this document and are subject to change at the sole discretion of Federal Signal.

SPECIFIC EXCLUSIONS AND EXCEPTIONS

This Limited Warranty does NOT apply nor is it extended to products that are not manufactured by Federal Signal. These products may be covered by a separate limited warranty provided by the particular manufacturer and all claims and questions regarding the same are to be directed to the particular manufacturer. Goods sourced by Seller from a third party for resale to Buyer shall carry only the warranty extended by the original manufacturer.

Domes, lenses, lamps and batteries installed on Federal Signal products are specifically excluded. Repair or replacement of any product(s) or part(s) under this warranty does NOT extend the term of this warranty, and such product(s) or part(s) shall remain covered by the unexpired portion of the warranty period or for ninety (90) days from the date of return to Federal Signal, whichever is later. This limited warranty applies ONLY to the initial or first installation of the product. This limited warranty shall not apply to products (1) that have been subjected to neglect, abuse, misuse, improper installation, inadequate maintenance, or damage due to improper use of cleaning or cleaning materials or chemicals, or non-compliance with Federal Signal's storage, installation, operation, maintenance or environmental requirements; (2) that have undergone any modification or repair not previously authorized by Federal Signal in writing, or service, repair or modification by or from any facility other than an authorized Federal Signal service center or technician, or that use non-authorized software or spare or replacement parts; or (3) that fail due to reasonable and normal use or wear and tear, or materials made, furnished or specified by the Buyer or end user.

During the specific warranty periods set forth below, Federal Signal will, at its sole option, repair or replace the product(s) or particular part(s) that are found to be defective in either material or workmanship or, in its sole discretion refund the purchase price for such product(s) or part(s), which are returned or delivered, transport or shipping prepaid by the Buyer or end user, to either Federal Signal or its designated and authorized warranty service center. This limited warranty does not cover travel expenses, the cost of specialized equipment for gaining access to the product(s) or part(s), or labor charges for removal and re-installation of the product.

No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties, to extend the term or duration of this warranty, or to assume any other liability on behalf of Federal Signal in connection with the sale, servicing or repair of any product manufactured by the Federal Signal.

Federal Signal reserves the right to make design changes and improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.

The use in the product of any part other than parts approved by Federal Signal may invalidate this warranty. Federal Signal reserves the right to determine, in its sole discretion, if the use of non-approved parts invalidates this warranty.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND REGARDLESS OF ANY FAILURE OF ESSENTIAL PURPOSE. ALL OTHER WARRANTIES OF WHATSOEVER KIND AND NATURE, WHETHER EXISTING IN CONTRACT OR AT LAW, ARE HEREBY AND FOREVER DISCLAIMED. UNDER NO CIRCUMSTANCES WILL FEDERAL SIGNAL BE LIABLE OR RESPONSIBLE FOR SPECIAL, COMPENSATORY, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, LOST PROFITS, LOST SALES, OR LOSS OF USE OR LOSS OF BUSINESS OPPORTUNITY BY OR THROUGH THE USE OF THE PRODUCT. FEDERAL SIGNAL'S SOLE AND MAXIMUM LIABILITY WITH RESPECT TO THE PRODUCT, OTHER THAN ITS OBLIGATIONS SET FORTH ABOVE, SHALL BE THE TOTAL PURCHASE PRICE PAID FOR THE PRODUCT.



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Public Safety Systems Division (Police, Fire/EMS, Work Truck)

	Warranty Period for Parts replacement from the date of manufacture stamped on the product	Warranty period for Factory Labor from the date of delivery to the first user-purchaser
STANDARD WARRANTY COVERAGE		
AUDIBLE		
Speakers	2 years	1 year
Pathway™	5 years	5 years
Pathfinder™	5 years	5 years
LED PRODUCTS		
All LED (Light Emitting Diode) products unless otherwise noted	5 years	5 years
MicroPulse® LED lights (shipped prior to January 1, 2021)	3 years	3 years
MicroPulse® LED lights (shipped on or after January 1, 2021)	5 years	5 years
416300 Series (shipped prior to January 1, 2021)	3 years	3 years
416300 Series (shipped on or after January 1, 2021)	5 years	5 years
MB1 LED Message Board	3 years	3 years
Commander® Series Flex	3 years	3 years
4200S-A Perimeter Light	3 years	3 years
4200S/8200S SignalMaster™	3 years	3 years
SignalTech® Lights	3 years	3 years
ICON™ Series	3 years	3 years
Renegade LED	3 years	3 years
Firebolt LED Class 3	3 years	3 years
OTHER PRODUCTS		
Littlite® Map lights	5-year warranty on LED components Limited lifetime warranty on mechanical components	5-year warranty on LED components Limited lifetime warranty on mechanical components
Reverse Camera Systems	2 years	2 years
Stinger Spike Systems	5 years	5 years
DFC Push Bumper Series	3 years	3 years
FSLink® Programmer	1 year	1 year
Atkinson® Dynamics Intercoms	2 years	1 year
Switch Boxes SW200, SW300, SW400SS	3 years	3 years
Mounting Bar	3 years	3 years
CHMSL platform Series	3 years	3 years
Convergence Network Controllers & Relay Modules	3 years	3 years
FSDirect Control Module	5 years	5 years
Backup Alarms	3 years	3 years
Mounts, brackets, all other products not specifically listed below	3 years	3 years
Note: Domes, lenses, lamps, and batteries are NOT covered under warranty.		



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Systems Division	
PRODUCT*	WARRANTY PERIOD FOR PARTS REPLACEMENT AND FACTORY PERFORMANCE LABOR**
MECHANICAL SIRENS	
Mechanical Sirens	5 years parts and labor from date of delivery, return to factory for service
ELECTRONIC SIRENS	
MOD Series	2 years parts and labor from date of delivery, return to factory for service
DSA Series	
CONTROLLERS	
SS2000+	2 years parts and labor from date of delivery, return to factory for service
FC Series	
DC Series	
UltraVoice Series	
SPEAKERS	
Informers	1 year parts and labor from date of delivery, return to factory for service
IP Speakers	
100 W Speakers	
ECHO INTERCOMS	
ECHO Intercoms	5 years parts and labor from date of delivery, return to factory for service
OEM PRODUCTS	
PC Equipment	Federal Signal utilizes the original manufacturer's warranty
Field Devices	
Batteries	
UPS Systems	
PABX Systems	
Base Stations	
Solar Equipment	
PAGA	
PAGA	18 months from shipment or 12 months from commissioning system field acceptance whichever is sooner covering parts and labor, return to factory for service
SOFTWARE	
Commander [®]	For more information, click here to refer to the Commander End User License Agreement.
CommanderOne [®]	For more information, click here to refer to the CommanderOne End User License Agreement.

Federal Signal offers extended warranties and software maintenance agreements – contact Federal Signal for further information.

*On-site services not included

** Domes, lenses, lamps and batteries installed on Federal Signal products are specifically excluded

When Federal Signal has provided a turn-key installation including optimization and/or com-missioning services, Federal Signal will provide on-site warranty service during the first 60-days after completion of the installation.



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Signaling Division	
PRODUCT TYPE	WARRANTY PERIOD FOR PARTS REPAIR OR REPLACEMENT
VISUAL SIGNALS	
Battery Powered Lights	5 years parts and labor from date of delivery. Return to factory for service.
Incandescent Beacons	
LED Beacons	
Panel Mount Lights	
Status Indicators/Stack Lights	
Strobe Beacons	
AUDIBLE DEVICES	
Bells	5 years parts and labor from date of delivery. Return to factory for service.
Horns	
Intercoms (excludes Atkinson Dynamics [®])	
Sirens (Model A, L, eSiren)	
Sounders	
Speakers	
MISCELLANEOUS	
Amplifiers	5 years parts and labor from date of delivery. Return to factory for service.
Audible/Visual Combination Signals	
Audible and Visual Accessories	
AudioMaster products	
Audio Routers	
Extension Ringers	
Fire Alarms	
Initiating Devices	
Mounts and Brackets	
Power Supplies	
SelecTone [®] Tone Modules, Connector Kits, Controllers and Command Units	
ATKINSON[®] DYNAMICS	
Intercoms	2 years parts and labor from date of delivery. Return to factory for service.
Speakers	

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: 03/03/2026		SUBMITTED BY: Ashley Decker- HR Director	
AGENDA ITEM:	CONSENT AGENDA <input type="checkbox"/>	SPECIAL PRESENTATION <input type="checkbox"/>	
LIQUOR LICENSE <input type="checkbox"/>	ORDINANCE <input type="checkbox"/>	PUBLIC HEARING <input type="checkbox"/>	
RESOLUTION <input type="checkbox"/>	CURRENT BUSINESS <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>	

SUBJECT:
Payroll and HRIS software contract renewal

SYNOPSIS/BACKGROUND:
 The City of Bellevue has been with UKG (f/k/a Ultimate Software) since 2017. In April of 2021 we had a 2-year renewal contract that included a guaranteed 5% renewal rate increase during that term, with a 5% maximum increase annually starting April 3, 2023. Last renewal, I was able to negotiate a new 3-year renewal term locking in a lowered 3% annual increase for services. That renewal is set to expire and I was able to negotiate a new 3-year renewal term with a 3.5% uplift each year.

FISCAL IMPACT: 4,900 annual approx. BUDGETED FUNDS?: YES GRANT/MATCHING FUNDS?:

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: Yes COUNTER-PARTY: UKG Inc. INTERLOCAL AGREEMENT:

CONTRACT DESCRIPTION: 3-year software renewal

CONTRACT EFFECTIVE DATE: 04/01/2026 CONTRACT TERM: 3 years CONTRACT END DATE: 03/31/2029

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NAME:


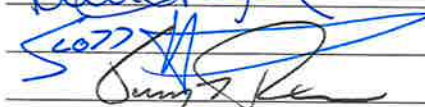

STREET DISTRICT NAME (S): STREET DISTRICT NUMBER (S):

ACCOUNTING DISTRUBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:
 Approve the contract renewal with UKG Inc. for the term of April 1, 2026 through March 31, 2029 and authorize the Mayor to sign the same.

ATTACHMENTS:

1. UKG Inc. Proposed Contract	2. UKG Current Contract extension eff. 04/03/23	3.
4.	5.	6.

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



HR, Pay, & Workforce Management

RENEWAL ORDER FORM

Quote#: Q-402461

Date: 18 Feb, 2026

Customer Legal Name:
CITY OF BELLEVUE

Ship To: CITY OF BELLEVUE
1500 Wall St
BELLEVUE, NE 68005-5299 USA

Customer Legal Address:
1500 Wall St, BELLEVUE, NE 68005-5299 USA

Bill To: CITY OF BELLEVUE
210 W MISSION AVE
BELLEVUE, NE 68005 USA

Bill To Contact:

Payment Terms: Net 30 Days
Customer PO Number:
Renewal Term: 12 months
Billing Frequency: Quarterly
Billing Type: Advance

Currency: USD
Solution ID: 6196687

Order Notes:

This is a 3-year contract with a 3.5% uplift in Years 1, 2 and 3 (thereafter 5%):

YEAR 1 BUDGET 04/01/2026 thru 03/31/2027 ~ \$136,184.27

YEAR 2 BUDGET 04/01/2027 thru 03/31/2028 ~ \$140,950.71

YEAR 3 BUDGET 04/01/2028 thru 03/31/2029 ~ \$145,883.99

A 3-year commitment with obligation of Minimum Contract Value (MCV) of \$423,018.96 is required. If support is reduced or cancelled within the committed term, the financial obligation not yet satisfied (MCV) will be due. Proposed pricing reflects current products and is, therefore, not reflective of future purchases.

This Renewal is subject to the terms and conditions of that certain master agreement between the parties with an effective date on or about July 26, 2017 ("SaaS Agreement") along with various addenda, supplements, amendments, etc. to same (collectively referred to as the "Agreement"). All other terms and conditions of the Agreement are reaffirmed and remain unchanged by this Renewal.

Contract Summary

Contract Period Start Date: 4/1/2026 12:00:00 AM

Contract Period End Date: 3/31/2027 12:00:00 AM

Total Minimum Price: USD 136,184.27





HR, Pay, & Workforce Management

The Total Minimum Price is the total billable amount (pre-tax) for the contract period listed above.

Subscription Services	Monthly Minimum Quantity	Employee Type	Subscription Fee Per Employee Per Month	Billing Start Date
UKG PRO PAY AND PEOPLE CENTER UKG PRO BASIC SSO UKG PRO ACA SERVICES UKG PRO DATA EXCHANGE SERVICES UKG PRO PEOPLE CENTER UKG PRO PAY UKG PRO PAYMENT SERVICES UKG PRO WAGE ATTACHMENT DISBURSEMENT UKG PRO CHECK PRINTING UKG PRO TAX FILING SERVICES UKG PRO MODEL MY PAY UKG PRO LIFE EVENTS UKG PRO CAREER DEVELOPMENT UKG PRO OPEN ENROLLMENT UKG PRO MANAGER SELF SERVICE UKG PRO DOCUMENT ACKNOWLEDGMENT TOOL UKG PRO IMPORT TOOL UKG PRO ONBOARDING UKG PRO RECRUITING UKG PRO TIME MANAGEMENT (UTM)	400	Compensated Employees	USD 28.38	April 1, 2026
UKG PRO GLOBAL EMPLOYEES UKG PRO HR ONLY	0	HR Only / Global Employees	USD 4.73	April 1, 2026
UKG PRO LIMITED ACCESS	0	Limited Access Employees	USD 1.18	April 1, 2026

CITY OF BELLEVUE

UKG Inc.

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

The monthly price on this Order has been rounded to two decimal places for display purposes. As many as eight decimal places may be present in the actual price. Due to the rounding calculations, the actual price may not display as expected when displayed on your Order. Nonetheless, the actual price on your invoice is the true and binding total for this Order for purposes of amounts owed for the term. If you are tax exempt, please email a copy of your "Tax Exempt Certificate" to TaxExemption@ukg.com along with the quote number otherwise this order is subject to applicable taxes. The actual tax amount to be paid by Customer will be shown on Customer's invoice.



Effective Date: Effective as of the date of last signature of this Amendment

Customer: City of Bellevue

AR#: CIT1027

UKG Representative: Jessica Suarez

UKG Division: Customer Renewals

Re: Amendment to the Agreement ("Amendment") between UKG Inc. (formerly known as The Ultimate Software Group, Inc.) and Customer

The parties have agreed to amend the Agreement as follows:

1. The term of the Agreement shall be extended for a term of Thirty-Six (36) months from April 3, 2023, through April 2, 2026 ("Renewal Term"). Thereafter, the Agreement shall automatically renew for successive renewal terms of one (1) year each. Customer may not terminate the Agreement during this Renewal Term except as set forth below. The Customer may terminate the Agreement after the Renewal Term by serving written notice of its intention at least ninety (90) days prior to the date of next such renewal period. Either party shall have the right to terminate the Agreement upon thirty (30) days prior written notice upon any breach hereof by the other party, provided the party in breach shall not have cured such breach during such thirty (30) day period.
2. During the Renewal Term and thereafter, Customer agrees to an increase in the Subscription Fees pursuant to the Agreement as follows:
 - i. 4/3/2023 – 4/2/2024 - Three percent (3%) per annum
 - ii. 4/3/2024 – 4/2/2025 - Three percent (3%) per annum
 - iii. 4/3/2025 – 4/2/2026 - Three percent (3%) per annum
 - iv. 4/3/2026 and thereafter any increase thereafter shall not exceed Five percent (5%) per annum.
3. Commencing on the Effective Date, all increases to the Subscription Fees under the Agreement shall occur on April 3 of each year.
4. Commencing on the Effective Date UKG shall bill Customer the current quarterly Subscription Fees on the same quarterly basis as the Subscription Fees pursuant to the Master Agreement. UKG agrees to prorate the next quarterly billing to accommodate same.

This Amendment is subject to the terms and conditions of that certain master agreement between the parties with an effective date on or about July 26, 2017 ("Master Agreement") along with various addenda, supplements, amendments, etc. to same (collectively referred to as the "Agreement"). All other terms and conditions of the Agreement are reaffirmed and remain unchanged by this Amendment. In the event of a conflict between the terms of this Amendment and the Agreement, the terms of this Amendment will govern.

The parties agree that any signature (including but not limited to any electronic symbol attached to, or associated with, a contract or other record and adopted by a person with the intent to sign, authenticate or accept such contract or record) hereto shall have the same legal validity and enforceability as a manually executed signature to the fullest extent permitted by applicable law, and the parties hereby waive any objection to the contrary. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original of this Amendment but all counterparts together, shall constitute one and the same instrument. Each counterpart may be executed by electronic signature or manual signature. Delivery of an executed counterpart of this Amendment by telecopier or facsimile transmission or other electronic means shall be effective as delivery of a manually executed counterpart of this Amendment.

City of Bellevue

By:



Name:

RUSTY HIKE

Title:

MAYOR

Date:

3/7/23

Customer - Strategic

UKG Inc.

By:

DocuSigned by:
Bradley P. Van Antwerp

92C2C60B3A684AA...

Name:

Bradley P. Van Antwerp

Title:

Vice President, Renewals

Date:

3/10/2023 | 5:59 AM EST



Effective Date: June 04, 2021

Customer: City of Bellevue

AR#: CIT1027

UKG Representative: Dave Polchopek

UKG Division: Strategic Enablement

Re: Amendment to the Agreement ("Amendment") between UKG Inc. (formerly known as The Ultimate Software Group, Inc.) and Customer

The parties have agreed to amend the Agreement as follows:

1. The term of the SaaS Agreement shall be extended for a term of twenty-four (24) months from April 3, 2021 through April 2, 2023 ("Renewal Term"). Thereafter, the SaaS Agreement shall automatically renew for successive renewal terms of one (1) year each. Customer may not terminate the SaaS Agreement during this Renewal Term except as set forth below. The Customer may terminate the SaaS Agreement after the Renewal Term by serving written notice of its intention at least ninety (90) days prior to the date of next such renewal period. Either party shall have the right to terminate the SaaS Agreement upon thirty (30) days prior written notice upon any breach hereof by the other party, provided the party in breach shall not have cured such breach during such thirty (30) day period.

2. At the commencement of the Renewal Term, the Subscription Fees attributable to the Agreement, shall be amended to reflect the revised Subscription Fees as set forth in Exhibit A herein.

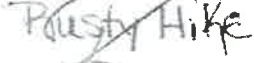
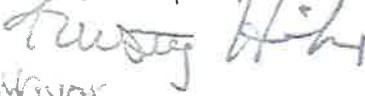
3. During the Renewal Term and thereafter, Customer agrees to an increase in the Subscription Fees pursuant to the Agreement as follows:

- i. April 3, 2021 – April 2, 2022 – no increase
- ii. April 3, 2022 – April 2, 2023 - five percent (5%)
- iii. April 3, 2023 and thereafter, any increase shall not exceed five percent (5 %) per annum.

This Amendment is subject to the terms and conditions of that certain SaaS Agreement between the parties with an effective date of July 26, 2017 along with various addenda, supplements, amendments, etc. to same (hereinafter collectively referred to as the "Agreement"). All other terms and conditions of the Agreement are reaffirmed and remain unchanged by this Amendment. In the event of a conflict between the terms of this Amendment and the Agreement, the terms of this Amendment will govern.

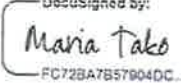
The parties agree that any signature (including but not limited to any electronic symbol attached to, or associated with, a contract or other record and adopted by a person with the intent to sign, authenticate or accept such contract or record) hereto shall have the same legal validity and enforceability as a manually executed signature to the fullest extent permitted by applicable law, and the parties hereby waive any objection to the contrary. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original of this Amendment but all counterparts together, shall constitute one and the same instrument. Each counterpart may be executed by electronic signature or manual signature. Delivery of an executed counterpart of this Amendment by telecopier or facsimile transmission or other electronic means shall be effective as delivery of a manually executed counterpart of this Amendment.

City of Bellevue

By: 
 Name: 
 Title: Mayor
 Date: 7/6/21

Customer – Strategic

UKG Inc.

By: 
 Name: Maria Tako
 Title: VP, Contracts Administration
 Date: 7/19/2021 | 5:51 PM EDT

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: March 3, 2026		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:
Agreement with USA PRIME OMAHA - Aspen Park Ballfields

SYNOPSIS/BACKGROUND:
USA PRIME OMAHA desires to utilize Aspen Park Ballfields owned by the City of Bellevue, for baseball and softball games and practices, and for permitted use of the Park beginning March 23, 2026 through October 31, 2026.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

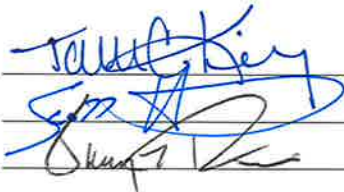
IS THIS A CONTRACT?: <input type="text"/>	COUNTER-PARTY: <input type="text"/>	INTERLOCAL AGREEMENT: <input type="text"/>
CONTRACT DESCRIPTION: Agreement with OMAHA PRIME USA - Aspen Park Ballfields		
CONTRACT EFFECTIVE DATE: <input type="text"/>	CONTRACT TERM: <input type="text"/>	CONTRACT END DATE: <input type="text"/>
PROJECT NAME: <input type="text"/>		
START DATE: <input type="text" value="03/23/2026"/>	END DATE: <input type="text" value="10/31/2026"/>	PAYMENT DATE: <input type="text"/>
INSURANCE REQUIRED: <input type="text" value="NO"/>		
CIP PROJECT NAME: <input type="text"/>	CIP PROJECT NUMBER: <input type="text"/>	
STREET DISTRICT NAME (S): <input type="text"/>	STREET DISTRICT NUMBER (S): <input type="text"/>	
ACCOUNTING DISTRIBUTION CODE: <input type="text"/>	ACCOUNT NUMBER: <input type="text"/>	

RECOMMENDATION:
City Council approve and authorize the Mayor to sign the Agreement between the City of Bellevue and USA PRIME OMAHA for the use of Aspen Park Ballfields in the amount of \$2,000.00.

ATTACHMENTS:

1. <input type="text" value="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
USA PRIME OMAHA, LLC
&
CITY OF BELLEVUE, NEBRASKA

THIS AGREEMENT ("Agreement") is made this ____ day of February, 2026 (the "Effective Date"), by and between the City of Bellevue, Nebraska, a political subdivision and a city of the first class of the State of Nebraska (the "City"), and the USA Prime Omaha, a Nebraska corporation ("USA PRIME OMAHA"). For the purposes of this Agreement, the City and USA PRIME OMAHA may individually be referred to as a "Party" and may collectively be referred to as the "Parties".

WHEREAS, USA PRIME OMAHA desires to utilize Aspen Park baseball fields (Parcel 011246200), owned by the City (by reference, the "Park"), for baseball and softball games and practices, and for permitted use of the Park beginning March 23, 2026 through October 31, 2026 inclusive; and

WHEREAS, the normal field usage fee the City charges is forty-dollars (\$40.00) per field/per game/per day. This usage fee can be reduced if the organization provides an in-kind service to the City such as improvements, pre-game and post-game upkeep or contributions for site improvements; and

WHEREAS, in consideration of the maintenance fee and the covenants, conditions, and agreements herein reserved, mentioned and contained on the part of USA PRIME OMAHA to be paid, kept and performed, the City hereby permits to USA PRIME OMAHA, and USA PRIME OMAHA hereby accepts the permitted use of Aspen Park baseball fields, subject to the terms, conditions, and agreements herein expressed, in "AS IS/WHERE IS" condition with all faults and no representations expressed or implied.

NOW, THEREFORE, the Parties agree as follows:

1. Term. The term of this Agreement shall be from March 23, 2026 and shall expire on October 31, 2026 (hereinafter "Term").
2. Property. The Property which is the subject of this agreement are the ballfields located on Parcel 011246200, generally known as Aspen Park Ballfields (the "Property").
3. Trade Fixtures. All alterations, additions and improvements (and expressly including all light fixtures and floor coverings), except trade fixtures, appliances and equipment which do not become a part of the Premises, shall immediately become the property of the City without any obligation to pay therefore.
4. Permit. USA PRIME OMAHA shall make annual application for a permit to use the park (the "Application"). The Application shall be for March 23, 2026, through

October 31, 2026 (the "Term"). USA PRIME OMAHA shall have the right to use the Property only during the Term, and for all other times beyond the Term as the City shall operate and allow use of the Property in due and ordinary course. The City shall grant the Application during the term of this Agreement provided that USA PRIME OMAHA complies with the terms and conditions of the Application, this Agreement, and all other federal, state, and local laws, regulations, and ordinances.

5. Alterations. Trade Fixtures. Maintenance & Repairs. USA PRIME OMAHA shall be responsible for all repairs, replacements, maintenance and cleaning of the Park during the Term, for any purpose including but not limited to marking the field at its sole expense. All repair work shall be done in a good and workmanlike manner. USA PRIME OMAHA shall keep the Park and adjoining parking lots free and clear of all trash, rubbish, debris and other materials, the presence or accumulation of which may constitute a nuisance under the laws of the City of Bellevue. In the event of termination of this agreement, USA PRIME OMAHA at its sole cost and expense, shall remove its trade fixtures from the Property. The City shall not be responsible at any time for maintaining, repairing, or restoring any part of USA PRIME OMAHA's trade fixtures. USA PRIME OMAHA shall be responsible for all costs associated with providing electricity to the Park. USA PRIME OMAHA shall be responsible for all costs associated with providing electricity to the Property during the Term. USA PRIME OMAHA shall be responsible for their own drag and line during their practices and all games.
6. Usage Fee. USA PRIME OMAHA shall pay an annual usage fee of \$2,000.00 which is due and payable to the City of Bellevue no later than March 2, 2026. The payment may be submitted to the City Clerk at 1500 Wall Street, Bellevue, NE 68005. The parties recognize that the normal field usage fee the City charges is forty-dollars (\$40.00) per field/per game/per day. This usage fee can be reduced if the organization provides an in-kind service to the City such as improvements (which could include the installation of fencing or other improvement(s)), pre-game and post-game upkeep or contributions for site improvements.
7. City Responsibilities. The City shall be responsible for turf, mowing, fertilization, general maintenance of ballfields and other vegetation maintenance at the Property at all times during the term of this Agreement. The City agrees, weather permitting, that the infields on the ballfields will be ready for play by April 3, 2026.
8. Insurance. USA PRIME OMAHA shall at its sole cost and expense obtain comprehensive general liability insurance and comprehensive automotive liability insurance in the following amounts and shall maintain such insurance during the term of this Agreement:
 - a. General Liability Bodily Injury: \$2,000,000.00 (including completed acts per occurrence and products liability), \$2,000,000.00 annual aggregate;

- b. General Liability Property Damage: \$2,000,000.00 (including explosion, per occurrence collapse, and underground, coverage if applicable), \$2,000,000.00 annual aggregate;
- c. Automotive Liability Bodily Injury: \$2,000,000.00 per person, \$2,000,000.00 per occurrence; and
- d. Automotive Liability Property Damage: \$2,000,000.00 per occurrence.

USA PRIME OMAHA shall name the City as an additional insured on any and all policies of insurance obtained pursuant to this Agreement. USA PRIME OMAHA shall submit certificates of insurance to the City prior to the commencement of any Improvements on the Park.

9. Indemnity. USA PRIME OMAHA agrees to indemnify and defend City from any loss, cost or expense claimed by USA PRIME OMAHA or any third parties, including but not limited to USA PRIME OMAHA volunteers, employees, and participants, in connection with the use, operation, and maintenance of the Park and the Improvements. To the maximum extent permitted by law, USA PRIME OMAHA, on behalf of USA PRIME OMAHA and all of USA PRIME OMAHA's heirs, executors and assigns, USA PRIME OMAHA hereby waives any right, remedy or recourse that USA PRIME OMAHA may have now, or in the future, against the City its employees and agents, as a result of any act, error or omission of The City, including those of its agents and employees, including any claim for any loss or damage to USA PRIME OMAHA's property or other property placed or located on the Park as a result of any such act, error or omission made in furtherance of any right or authority reserved by the City in this paragraph or elsewhere in this agreement or any damage that may result as a result of any nature disaster. Without limitation to the foregoing, and to the maximum extent permitted by law, USA PRIME OMAHA shall hold the City (including any employee, contractor or agent of the City) harmless from and against any claim, liability, loss or damage of any nature whatsoever, including but not limited to whether related to an existing condition of Park, USA PRIME OMAHA's use or occupancy of Park, any such claim, damages or liability that may arise or result from any lawful or unlawful entry upon Park and any claim that may arise or result from, out of or in connection with any default under, or breach of, any covenant, term or condition of this agreement.
10. Termination. This Agreement may be terminated by the City with notice upon USA PRIME OMAHA for any reason. Within ten (10) days of the termination of this Agreement, USA PRIME OMAHA shall remove its trade fixtures. Should USA PRIME OMAHA fail to remove all trade fixtures, the City shall have the option to remove all trade fixtures at the cost of USA PRIME OMAHA.
11. No Partnership. Joint Venture. Nothing contained in this agreement shall be deemed or construed to create a partnership or joint venture as between the City and USA PRIME OMAHA, or between the City and any other party. The City shall not be liable for the debts or obligations of USA PRIME OMAHA or for any other party.

12. Partial Invalidity. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance is, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

13. Notice. Whenever notice is required to be provided by either Party under this Agreement, it will be deemed sufficient if sent by regular U.S. mail or hand-delivered to:

USA PRIME OMAHA
7009 S. 109th Street
Omaha, Nebraska 68144

City of Bellevue
1500 Wall Street
Bellevue, Nebraska 68005

14. Amendments. No provision of this Agreement may be amended or added to except by an agreement in writing signed by the parties hereto or their respective successors in interest. This Agreement shall not be effective or binding on any party until fully executed by both parties hereto.

15. Force Majeure. Neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes (which events and/or circumstances are hereinafter referred to as "Force Majeure"), to the extent beyond its reasonable control: acts of God, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, natural catastrophes, provided that the parties stipulate that Force Majeure shall not include the novel coronavirus Covid-19 pandemic which is ongoing as of the date of the execution of this agreement. For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either party to make a profit or avoid a financial loss, (b) changes in the market prices or conditions, or (c) a party's financial inability to perform its obligations hereunder.

16. Choice of Law. This Agreement shall be governed by the laws of the State of Nebraska.

CITY OF BELLEVUE, a municipal Corporation.

By: _____
Mayor, Rusty Hike

Attest:

City Clerk

USA PRIME OMAHA,



USA PRIME OMAHA AUTHORIZED REPRESENTATIVE

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE: March 3, 2026		SUBMITTED BY: David Goedecken, PE - 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 260204 - PW 26(11) Plotter - Scanner

SYNOPSIS/BACKGROUND:

PW is replacing the existing plotter scanner that is out of date. Capital Business Systems provided an agreement for a Canon TM-340 MFP replacement plotter/scanner. The proposal includes: plotter/scanner, 1-set of replacement ink, and a 36" wide roll of plotter paper in the amount of \$8,052.00.

FISCAL IMPACT: \$8,052.00 BUDGETED FUNDS: YES GRANT/MATCHING FUNDS: NO

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

IS THIS A CONTRACT?: YES COUNTER-PARTY: Capital Business Systems INTERLOCAL AGREEMENT: NO

CONTRACT DESCRIPTION: BPW 260204 - PW 26(11) Plotter - Scanner

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME: BPW 260204 - PW 26(11) Plotter - Scanner

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

CIP PROJECT NAME: Purchase Plotter/Scanner CIP PROJECT NUMBER: PW26(11)

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

ACCOUNTING DISTRIBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

PW recommends City Council to approve and authorize the Mayor to sign the agreement between the City of Bellevue and Capital Business Systems in the amount of \$8,052.00

ATTACHMENTS:

1. Agreement	2.	3.
4.	5.	6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL AS TO FORM:



PROPOSAL

Prepared for: City of Bellevue Public Works Dept.

Attn: Mary Kankovsky and John Krager **UPDATE AS PER REQUEST**

Prepared by: Vincent France, vfrance@capitalmds.com

Date: February 12, 2026

The contents of this proposal are confidential trade secret information and are intended for the use of the intended customer only. The contents herein may not be reproduced without the specific written permission of Capital Business Systems, Inc. This is a proposal only and informative in nature. Actual contract terms and conditions, as well as final pricing, will be submitted upon request.

Proposed Pricing is effective for 30 days

www.capitalMDS.com

Proposed Document Management Solution: Canon imagePROGRAF TM-340 multifunctional model plotter with Lm36 scanner.

Now that we have worked with you from the ground up to assess your current document management and printing system, here are a variety of effective document management and printing system solutions that are easy to implement, easy to maintain, and that **are just plain economically smart.**

Equipment

Qty	Manufacturer / Model	Description
1	imagePROGRAF TM-340 MFP Lm36	imagePROGRAF TM-340 MFP plotter W/36" scanner
	<p>"MFP" – Multifunctional Plotter Type Model, that means it will scan/print/copy on up to 36" wide paper with unlimited length and scan to email in multiple file formats and to email or file on a server.</p> <p>Also see attached spec sheets for this equipment for more detailed information on this equipment.</p>	<p>Plotter- Printer, Stand with Catch Basket, Starter Ink Tanks BK/ C/M/Y (55 ml) MBK (80 ml), 1 Printhead, Maintenance Cartridge (Installed), 2" Roll Holder, Installation Guide, User Registration Card, Printer Warranty Statement, Printhead Warranty Statement, Call Center Notice, Media Compatibility Flyer, Safety and Environmental Information, iWR Service Terms Leaflet, USB port (High Speed), Power Cable and Screw, Gigabit Ethernet and 3" Core adaptor.</p> <p>Scanner- Printer mounting brackets, fixings and 3mm tool, 2 paper edge guides, Document return guides (3 for Lm36), Calibration target, Lm36 Scanner Quick Start Guide, Ethernet cable (2 meter), Power Supply, Mains power cord(s)</p>

State of Nebraska Contract Pricing Option: \$7,807.00

Notes: This quoted price is from the State of Nebraska/NASPO contract which includes all equipment security enhancements and service level agreements and its contract privileges for special service rates.

This price includes the following services:

- **Delivery of equipment. (this equipment needs to be delivered in box and assembled on site)**
- **Assembly and installation of equipment with pre-arranged network connectivity with Sarpy County IT Services**
- **Pick up and environmentally safely disposing of your old HP T2500 equipment.**

The City of Bellevue can certainly opt to surplus this equipment if it determined to have some residual market value.

Proposed Service Call only service option for the City of Bellevue Public Works Dept.

Basic T & M service program or a call *when you need it* service option: (T & M = time and materials)

Call service is \$135.00 per call for first hour and \$33.75 for every 15-minute increment there after + the cost of any parts that are needed to repair it, including but not limited to ink tanks, maintenance kits and print heads.

Supply items needed: (the equipment comes with a set of ink to set up and test equipment and fill carriage lines and print heads for printing test sheets after installation)

Ink tanks:

Canon PFI-030BK Pigment Black Cartridge 55ml - \$41.00

Canon PFI-030MBK Pigment Matte Black Cartridge 55ml - \$41.00

Canon PFI-030C Pigment Matte Cyan Cartridge 55ml - \$41.00

Canon PFI-030C Pigment Matte Magenta Cartridge 55ml - \$51.00

Canon PFI-030C Pigment Matte Yellow Cartridge 55ml - \$41.00

*Print Heads:

Canon PF-06 printhead-\$500.00

*MA Cartridges:

Canon MC-31 Maintenance Cartridge-\$69.00

*Cutter blades:

Canon imagePROGRAF CT-08 Replacement Cutter Blade-\$150.00

Paper:

Canon Item# 3871V284 20lb Check Plot Bond Paper size 36" x 150ft, weight 75gsm 1 Roll/Box - \$30.00

Also see order form for complete list.

****Please also note that you will not need to purchase these items until they need to be replaced as they come standard with the initial ordered equipment.***

***Equipment Warranty information:**

1-year warranty on Scanner Module

2-year warranty covers the printer itself bumper to bumper but it doesn't NOT cover consumables:

- 1. Print head. Print head has it's own unique 1 yr warranty based on time or usage (how much ink that's pushed thru the print head). You cannot extend the warranty with an eCarePAK of the print head. If the print head fails on day 364 and it has not exceed it's ink usage limit then canon will send the customer a new print head and you get brand new warranty just like a day 1**
- 2. Ink**
- 3. Paper**
- 4. Cutter blade**
- 5. Waste cartridge**

Respectfully Submitted-

Vincent S. France
Major Accounts Manager
Capital Business Systems
vfrance@capitalmds.com
402.332.6605

Receipt Response/Approval Signature-



City of Bellevue Public Works Dept.



Sales Order Agreement

CO85

92975

e-Automate Account #

Order ID #

Customer Bill To:		
Full Legal Name: City of Bellevue		
Address: 1510 Wall Street Bellevue, NE, 68005-5299		
Contact Name: Mary Kankovsky	Tel. #: (402) 293-3000	Email: mary.kankovsky@bellevue.net

Customer Ship To:		
Full Legal Name: City of Bellevue Public Works Dept.		
Address: 1510 Wall Street Bellevue, NE, 68005-5299		
Contact Name: John Krager III PE	Tel. #: (402) 293-3144	Email: john.krager@bellevue.net

QTY	Description - Make, Model	Item #	Unit Price	Total Amount
1	imagePROGRAF TM-340 MFP Lm36	CA-6248C005AB	\$7,807.00	\$7,807.00
1	Canon Ink Tank PFI-030MBK - Pigment Matte Black Ink Tank 55ml	CA-3488C001AA	\$41.00	\$41.00
1	Canon Ink Tank PFI-030BK - Pigment Black Ink Tank 55ml	CA-3489C001AA	\$41.00	\$41.00
1	Canon Ink Tank PFI-030C - Pigment Cyan Ink Tank 55ml	CA-3490C001AA	\$41.00	\$41.00
1	Canon Ink Tank PFI-030M - Pigment Magenta Ink Tank 55ml	CA-3491C001AA	\$51.00	\$51.00
1	Canon Ink Tank PFI-030Y - Pigment Yellow Ink Tank 55ml	CA-3492C001AA	\$41.00	\$41.00
1	Check Plot Bond Paper 20lb. 75 gsm roll/box 36" x 150ft.	3871V284	\$30.00	\$30.00

Special Instructions/Terms			Subtotal	\$8,052.00
			Sales Tax	Exempt
			Total	\$8,052.00
			Cash Paid	
			Balanced Owed	

- I. Law/Forum.** You agree that the Agreement and any claim related to the Agreement shall be governed by the internal laws of the state in which our principal place of business is located and any dispute concerning the Agreement will be adjudicated in a federal or state court in such state. You hereby consent to personal jurisdiction and venue in such courts and waive transfer of venue. Each party waives any right to a jury trial.
- II. Loss or Damage.** You are responsible for any damage to or loss of the Equipment after delivery is completed. No such loss or damage will relieve you from your payment obligations under the Agreement. Except for claims losses, or damages caused by our gross negligence or willful misconduct you agree to indemnify us against any claims, losses, or damages, including attorney fees, in any way relating to the Equipment. In no event, will we be liable for any consequential or indirect damages.
- III. Software/ Data.** Except as provided in this paragraph, references to "Equipment" include software included as part of, or installed on, the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software and have no rights or obligations under any related license agreement. You agree that you will look only to the publisher, licensor, or other third parties, if any, who granted you your right to use the software to determine those rights. You are solely responsible for protecting and removing any confidential information.
- IV. Limitation of Warranties.** Except to the extent that we have provided you a warranty in writing, we make no warranties express or implied, including warranties of merchantability or fitness for a purpose. You chose any/all third-party service providers based on your judgement. You may contact us or the manufacturer for a statement of the warranties, if any, that the manufacturer is providing. We assign to you any warranties given to us.
- V. Default and Remedies.** If you do not pay any sum within 10 days after its due date, or if you breach any other term of the Agreement or any other agreement with us, you will be in default, and we may require that you return the Equipment to us at your expense and pay us all past due amounts. We may also use all other legal remedies available to us, including reasonable attorney fees, incurred in enforcing the Agreement. You also agree to pay interest on all past due amounts, from the due date, at 1.5% per month. **Return/Cancellation** - Return or cancellation of product on this agreement, for any reason, will be assessed a 25% restocking fee.
- VI. Miscellaneous.** The Agreement is the entire agreement between you and us relating to our providing of the Equipment and supersedes any prior representations or agreements, including any purchase orders. The parties agree that the original of the Agreement for enforcement and perfection purposes shall be that paper copy of the applicable Schedule which: bears the stamped or electronically applied replica of your signature or other indication of your intent to enter into the Agreement; and bears the original of our manually applied signature. Any change to the Agreement must be in writing signed by each party.

Customer's Authorized Signature			
ONCE YOU SIGN THIS OWNER accepts THIS ORDER WILL BE NON-CANCELABLE			
(As Stated Above)		David Goodeken / PW Director	2/23/20
Customer	Signature	Print Name & Title	Date
Owner ("We", "Us", "Our")			
Capital Business Systems, Inc.	X		
Owner	Signature	Print Name & Title	Date
3001 East Pershing Blvd., Ste 100, Cheyenne, WY, 82001			



Installation & Integration Agreement

Customer Information:

Customer Name: City of Bellevue Public Works Dept.	
Street Address: 1510 Wall Street	City, State, & Zip: Bellevue, NE 68005-5299
Contact Name: Mary Kankovsky or John Krager	Phone: (402) 293-3000
Email: mary.kankovsky@bellevue.net & john.krager@bellevue.net	

Software/Services:

Product # imagePROGRAF TM-340 MFP Lm36 -	Serial #	
See installation and network instructions below in additional instructions.		
FUNCTION	NUMBER OF USERS	PRICE TO CLIENT
<input checked="" type="checkbox"/> Print <input checked="" type="checkbox"/> Email <input checked="" type="checkbox"/> Folder	Multiple	Included

Separate scope of work document prepared.

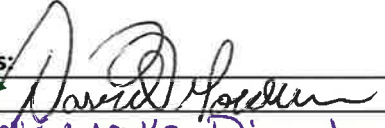
This includes all labor on above-listed product/software installation and integration only.

Additional Instructions:

After installation and testing the network connectivity to be coordinated with Sarpy County IT Dept. for networking into current IT infrastructure.

VII. CONDITIONS

1. Customer shall ensure that all of its computer system files and data is adequately duplicated and backed up to your satisfaction prior to Capital beginning integration. Capital will not be responsible for Customers failure to do so, or for the cost of reconstruction of files and data lost during the performance of services.
1. LIMITATIONS
 1. Hardware & software support other than those items listed on this or another support agreement;
 2. Backup or restores
 3. Liability for delay or failure to furnish services if such delay is caused by an act of God, strike, government action, or any cause beyond reasonable control of Capital Business Systems, Inc.
1. DISCLAIMER OF LIABILITY AND WARRANTY
 1. **Except as specifically provided herein; there are no other warranties expressed or implied, including, but not limited to, warranties of merchantability and fitness for a particular purpose.**
 1. In no event shall Capital Business Systems, Inc. be liable for any damages resulting from loss of data, loss of profits, loss of use of products or Equipment, or for any incidental or consequential damages, even if advised of the possibility of such damages. Customer's right to recover damages caused by Capital's fault or negligence shall be limited to moneys actually paid by Customer for the services involved. This limitation of liability shall apply regardless of the form of action, whether in contract or tort including negligence. Any action brought against Capital Business Systems, Inc. must be brought within three (3) months of the alleged act or omission in giving rise to damages.
1. GENERAL
 1. The terms and conditions of this agreement prevail over the terms and conditions of any order submitted by the Customers for services under this agreement.
 2. The terms and provisions of this agreement shall not be amended or modified without specific provisions to do so. By signing this agreement, Capital Business Systems, Inc. and Customer acknowledge they have read, understand, and agree to be bound by its terms and conditions. Further which, the parties agree that it is their complete statement of agreement between them, superseding all others, oral or written, relating to the subject matter of this agreement.

Signatures:
 Customer: 
 Title: Public Works Director
 Date: 2/23/2026

Customer: 	Capital Business Systems, Inc.:
Title: Public Works Director	Title:
Date: 2/23/2026	Date:

“ We consider our clientele to be *associates*, not just customers, and treat them accordingly. Our services are always hands-on, with proactive maintenance the norm. The industry service awards we've won have proven that we understand clearer than most companies how to listen to our clients and address their needs.

*James Kreikemeier, President
Capital Business Systems*

1

Equipment Performance

If you are not satisfied with your equipment, we will replace it

2

Service Response

We will respond to your service call within four hours in Zone 1

3

Reliability Guarantee

We offer every client a 98% level of uptime

4

Parts and Supplies

Local inventory of authorized parts and supplies

5

Factory Trained Technicians

All technicians trained by a manufacturer certified instructor

We will *exceed* your expectations, every day.

Proven Leadership

Capital Business Systems was founded on a cornerstone of quality, integrity, and honesty. Today, as a locally owned and operated office technology and document management company, we offer the best document imaging technology from the world's leading companies and support their products with a commitment to 100% customer satisfaction.

Customer Satisfaction Guarantee

At Capital Business Systems, we do not make promises we cannot keep and the ones we do make, we live up to 100%. In fact, we are so confident in the reliability and performance of our products and our people, we put our promises to you in our Customer Satisfaction Guarantee.

Selection

RICOH

Canon[®]

 **Microsoft**



RICOH
GreenLine[™]



datto

Services



MANAGED NETWORK SERVICES

Capital Business Systems can consolidate, integrate, and manage your network with predictable technology costs, network accountability, and improved uptime. Our holistic Managed Network Services solution allows you to transfer the risk and accountability of your network to us, so you can continue growing your business - something that typical break/fix service models can't offer.



MANAGED PRINT SERVICES

Capital Business System's Managed Print Services reduce the burden of printing maintenance on your finances, as well as on your office staff. We ensure that your software and drivers are proactively updated, we identify potential problems before costly repairs are needed, and we provide you with easy access to all the relevant printing supplies.



MANAGED DOCUMENT SERVICES

Our Managed Document Services provide you with the ability to digitally manage your complete document workflow, increasing productivity, enhancing privacy and reducing costs simultaneously. Managed Document Services typically include storage, retrieval, access control, remote access, audit control, security, backup and disaster recovery.

www.capitalMDS.com

Acquisition Solutions Program

The Capital Business Systems Acquisition Solutions Program is another component to help improve your document management system while keeping expenses under control. We will customize an acquisition program that fits the needs of your organization. Our goal is to provide your organization with the technology that is best suited to the dynamics of your business.

 Flexible Financing To ensure that your program fits comfortably within your budget	 Single Invoice One all-inclusive invoice covering equipment, service and most supplies
 National Account Program For out-of-region product placement, in addition to ongoing service and support	 Managed Print Services Let us optimize, manage and improve your entire document production environment

Equipment Service and Support

Capital Business Systems, Inc. is committed to customer satisfaction. Our technicians are measured and compensated under programs that align with our client's desire for maximum system uptime. Each system is assigned a primary and secondary technician to meet reliability and response time expectations. Our technicians carry smartphones that allow them to search service histories, and parts inventories, clear calls, and instantly receive your service request.

Capital Business Systems is a **Canon & Ricoh Authorized Training Center**. Only the top dealer organizations make the investment to provide superior customer service and hold this certification.

Computer and Networking Certifications



Warranty Period



The Service and Supply Agreement have calculated the **90-day warranty period** offered with all equipment. Please contact us for additional details.

Delivery and Installation



Delivery includes set-up, attachment of accessories, quality check of all functions, and physical delivery to your location. This is included in the initial investment.



Installation includes locating system in designated area, connection of hardware accessories, and connection to appropriate power source. *(It is the responsibility of the customer to provide appropriate power configuration and network connectivity at their location).*



Use and Function Training is provided to help you truly leverage the technology. Installation and training staff will provide basic training at time of installation. Detailed application training is arranged with you per your request, as long as the system is maintained under a service agreement with Capital Business Systems. *(We will work with you and your staff's schedule. We can provide specific training per your request, i.e. small groups, individual, etc.)*

Network Connectivity and Support



We provide post-installation integration and support services. A vendor-trained Capital Business Systems representative will work with your internal staff to integrate your system with your network after installation.

Additional Considerations

All pricing quoted in this proposal is exclusive of sales, use, and/or property taxes, if applicable. Normal delivery time frames are 10-20 business days from receipt of authorized documents. Capital Business Systems cannot be held responsible for delays resulting from manufacturer backorders, erroneous shipments, or other circumstances beyond our control.

Capital Business Systems is committed to performing account reviews to ensure that equipment is meeting expectations and fulfilling the needs of the workgroup it supports. This also encompasses the tracking of volume levels to realize maximum efficiencies.

It is our goal to partner with you to help you reach your business goals.

www.capitalMDS.com

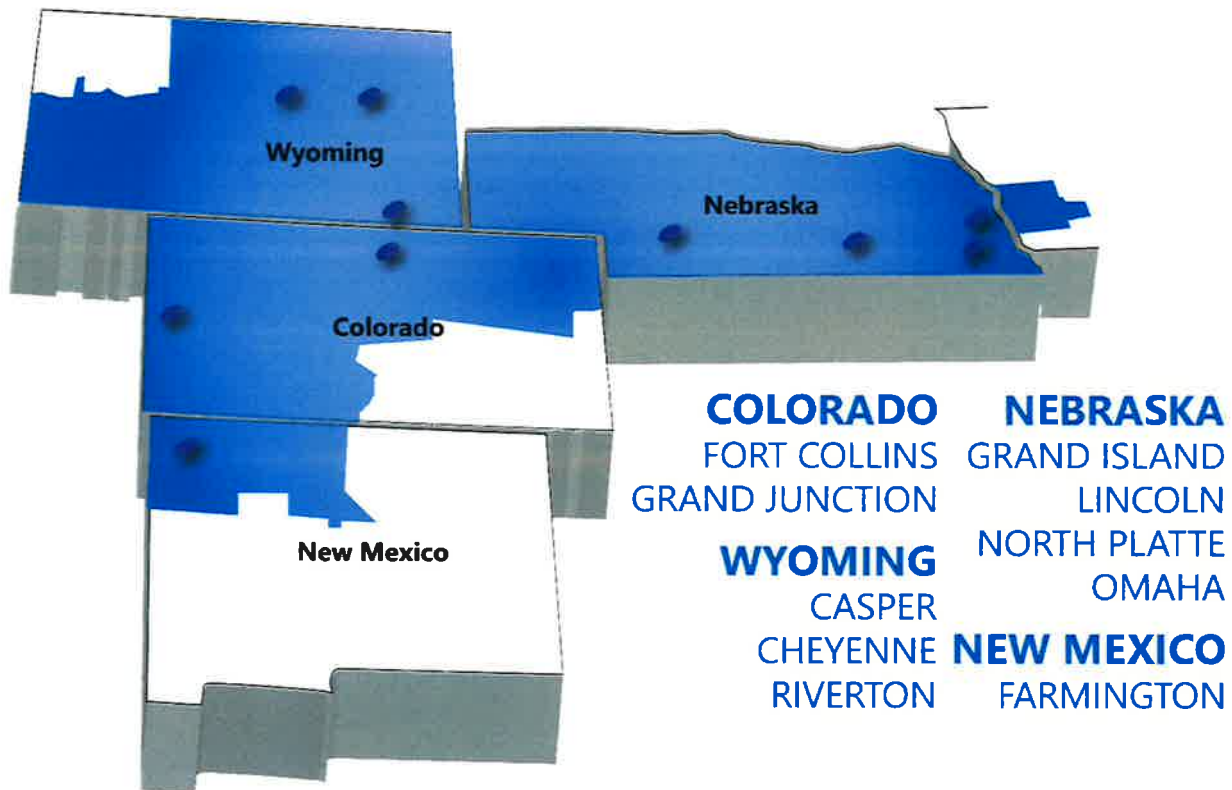
Company Executives

James Kreikemeier
Allison Kreikemeier
Nathan Kreikemeier
Jack Lyman
Jeremy Reimers
Cliff Davis

President & CEO
Vice President of Operations
Vice President of Administration
Chief Financial Officer
Vice President of Sales and Marketing
Vice President of Service

To place a service call, request supplies, or discuss accounts payable or receivables, please call 800-221-0604

Office Locations



CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

16f.
3/3/2026

COUNCIL MEETING DATE: 02/25/2026		SUBMITTED BY: Harrison Johnson	
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:

Engineering Change Order for Holland Basham Architect for the Bellevue Indoor Water Park

SYNOPSIS/BACKGROUND:

This item pertains to the change order for work on the changes for redesign to accommodate both the requirements from Nebraska Department of Environment and Energy and for potential programmatic redesign.

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

TRACKING INFORMATION FOR CONTRACTS AND PROJECTS:

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

CONTRACT DESCRIPTION:

CONTRACT EFFECTIVE DATE: CONTRACT TERM: CONTRACT END DATE:

PROJECT NAME:

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

CIP PROJECT NAME: CIP PROJECT NUMBER:

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

ACCOUNTING DISTRUBUTION CODE: ACCOUNT NUMBER:

RECOMMENDATION:

Staff Recommends Approval of this Item

ATTACHMENTS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

SIGNATURES:

LEGAL APPROVAL AS TO FORM: _____

FINANCE APPROVAL AS TO FORM: _____

ADMINISTRATOR APPROVAL AS TO FORM: _____

City of Bellevue
Harrison Johnson
1510 Wall Street
Bellevue, NE 68005

Invoice number 9155
Date 01/31/2026
Project **24053 Waterpark - Bellevue, NE**

Professional Services through January 31,2026

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed
SCHEMATIC DESIGN	2,266,290.00	100.00	2,266,290.00	0.00
DESIGN DEVELOPMENT	348,660.00	100.00	348,660.00	0.00
CONSTRUCTION DOCUMENTS	348,660.00	100.00	348,660.00	0.00
BIDDING	174,330.00	100.00	174,330.00	0.00
CONSTRUCTION ADMIN	\$348,600.00 347,178.60	40.17	122,031.00	17,433.00
AS01 REIMBURSABLES MARTIN AQUATIC	38,590.00	100.00	38,590.00	0.00
AS 02 FOOTING & FOUNDATIONS	62,000.00	100.00	62,000.00	0.00
AS03 CORDIA REWORK	21,200.00	100.00	21,200.00	0.00
AS04 OPEN AIRE PHASE 2 FOUNDATION	27,000.00	100.00	27,000.00	0.00
AS05 RENDERINGS	10,800.00	100.00	10,800.00	0.00
AS06 BELLEVUE BAY - ICSC	3,022.91	100.00	3,022.91	0.00
AS07 BELLEVUE BAY - ACRO/MURRAY ESTIMATE	50,000.00	14.33	5,595.00	1,568.00
AS08 MATTEL CONVERSION	\$804,225.00 724,225.00	17.84	0.00	129,225.00
AS09 GRID D WALL CONVERT TO CMU	7,500.00	100.00	0.00	7,500.00
INCENTIVE - DESIGN TEAM PROGRESS PACKAGE	\$50,000.00 25,000.00	100.00	25,000.00	0.00
Total	4,454,456.51	81.02	3,453,178.91	155,726.00
	\$4,860,937.91		\$3,478,178.91	
			Invoice total	155,726.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
9074	12/31/2025	57,894.00		57,894.00			
9155	01/31/2026	155,726.00	155,726.00				
	Total	213,620.00	155,726.00	57,894.00	0.00	0.00	0.00

Thank you

Description	Contract Amount	% Complete	Prior Billed	Prior Paid
Base Contract Services				
Schematic Design	\$ 2,266,290.00	100.00%	\$ 2,266,290.00	\$ 2,266,290.00
Design Development	\$ 348,660.00	100.00%	\$ 348,660.00	\$ 348,660.00
Construction Documents	\$ 348,660.00	100.00%	\$ 348,660.00	\$ 348,660.00
Bidding	\$ 174,330.00	100.00%	\$ 174,330.00	\$ 174,330.00
Construction Administration	\$ 348,660.00	40.17%	\$ 139,464.00	\$ 122,031.00
SUBTOTAL	\$ 3,486,600.00		\$ 3,277,404.00	\$ 3,259,971.00
Incentive - early packages	\$ 50,000.00	100.00%	\$ 50,000.00	\$ 50,000.00
SUBTOTAL	\$ 3,536,600.00		\$ 3,327,404.00	\$ 3,309,971.00
Additional Services				
AS01 - Martin Aquatic Reimbursables	\$ 38,590.00	100.00%	\$ 38,590.00	\$ 38,590.00
AS02 - Footing & Foundations	\$ 62,000.00	100.00%	\$ 62,000.00	\$ 62,000.00
AS03 - Cordia Rework	\$ 21,200.00	100.00%	\$ 21,200.00	\$ 21,200.00
AS04 - Open Aire Phase 2 Foundation Design	\$ 27,000.00	100.00%	\$ 27,000.00	\$ 27,000.00
AS05 - Renderings	\$ 10,800.00	100.00%	\$ 10,800.00	\$ 10,800.00
AS06 - Bellevue Bay - ICSC conference	\$ 3,022.91	100.00%	\$ 3,022.91	\$ 3,022.91
AS07 - ARCO/Murray conversion	\$ 50,000.00	14.33%	\$ 5,595.00	\$ 5,595.00
AS08 - Mattel Conversion - Martin Aquatic	\$ 804,225.00	17.84%	\$ 129,225.00	
AS09 - Grid D wall convert to CMU	\$ 7,500.00	100.00%	\$ 7,500.00	
SUBTOTAL	\$ 1,024,337.91		\$ 304,932.91	\$ 168,207.91
AS10 - Mattel Conversion - Arch/Engineering	\$ 300,000.00	0.00%	\$ -	\$ -
UPDATED CONTRACT TOTAL	\$ 4,860,937.91		\$ 3,632,336.91	\$ 3,478,178.91

- ORIGINAL CONTRACT AMOUNTS
- MULTIPLE EARLY PACKAGES TO IMPROVE SCHEDULE
- ADDITIONAL SERVICES PREVIOUSLY DISCUSSED
- ADDITIONAL SERVICES ANTICIPATED
- WE DISCUSSED MAKING THIS A NOT TO EXCEED NUMBER

Feb 26th, 2026

Administration

- Ongoing planning sessions for NC3 project.
- United Cities weekly meetings.
- Marketing meeting with Heartland Marketing.
- Meeting with prospect for Good Life district.
- Land option meeting for city property in Ent. District.
- Meeting with prospect for South Shop to finalize agreement and timelines.
- Meeting with Bellevue Housing authority.
- Meeting with insurance vendor.
- Meeting to review Insurance needs.
- Meeting with Mike Kaufman CBRE to discuss land sales.
- NDOT discussions for Ent. District.
- PHFADA board meeting.
- Met with Collaboration Real Estate for Old Town project.
- Meeting with Bonnie Moore, County Administrator regarding museum.
- Meeting with Grow Sarpy regarding prospect.
- Meeting with Bellevue Food Pantry to review future plans and timelines.
- 250th America Celebration planning session.
- Zoom call with Senator Anderson to discuss legislative issues.
- S&P Ratings call
- Site visit.
- Leadership Bellevue presentation.
- Employee matters regarding grievance.
- Meeting with Bellevue University on project for gun range.
- Meeting with Sarpy Historical Society.
-

Planning:

- Conducted a pre-app for a site plan for a new bank at 25th/Capehart
- Held a Board of Adjustment meeting for a sign variance
- Presented to Leadership Bellevue
- Had a pre-app for a new commercial project along the 36th Street corridor

Permits:

- No Report

Public Works(See Attached)

Library: (See Attached)

Fire: (See Attached)

Police (See Attached)



We Influence The World!

City of Bellevue
Public Works Administration
1510 Wall St • Bellevue, Nebraska • 68005 • 402-293-3025

Public Works Director's Report

February 25, 2026

Disclaimer: The following is a synopsis of the department reports submitted weekly to the Public Works Director. This is not an all inclusive list of work details or responsibilities submitted by each department. This list may be altered as unforeseen situations dictate.

Public Works Administration:

- Working with Consultant to develop PW Dept Strategic Plan
- Closing out 2025 Project, Programming and bidding and designing 2026 Projects
- Reviewing and preparing projects for 2026/27 Budget Year
- Reviewing various Traffic concerns

Engineering:

- Various project management projects
 - 2025 Concrete Rehab Projects
 - Mission Ave Streetscape Project
 - Haworth Park and Bluff Street Lift Station Project
 - South Sarpy Lift Station/Sewer Project
 - Various Traffic Studies
- Planning and P&I plan review as needed
- Projecting 2026 Projects and getting Proposals for Engineering work

Parks & Recreation:

- Winter Programs underway, preparing for Spring and Summer Programs
- Playground Inspections and Mulching
- Tree Trimming and Removal as Needed
- Early Spring Maintenance due to warmer weather

Street Maintenance:

- Repairing signs and facilities damaged in recent windstorms
- Pothole repairs
- Sign and signal repairs
- Winter Road Maintenance and Storm Season
- Concrete repair work due to warmer weather

Waste Water:

- Jetting
- Lift station inspections
- Projects let and awarded
 - CIPP Construction Work
 - Bluff Street Lift Station plan
 - Haworth Park Lift Station plan review
- Prevent maintenance on vehicles and preparing for cold weather season

Fleet:

- Typical City vehicle maintenance
- Annual Maintenance of warm weather equipment
- Assisting departments in purchasing of Capital funded vehicles

Building Maintenance:

- Misc Painting jobs
- Typical maintenance all city facilities
- Winter Indoor Work



We Influence The World!

City of Bellevue
Library

2206 Longo Dr., Suite 100 • Bellevue, Nebraska • 68005 • 402-293-3157

M e m o

To: Jim Ristow, City Administrator
From: Julie Dinville, Library Director
Date: 2/25/2026

- On Saturday, February 21, Bellevue Public Library hosted Reading with Jimmy John's, welcoming 149 attendees for an afternoon of food and books. The event strengthened community connections by providing Jimmy John's the opportunity to engage directly with the public while serving free sandwiches to those who participated. BPL librarians also curated selections from juvenile, teen, and adult collections, inviting patrons to browse and discover new reads while enjoying their lunch.
- The Bellevue Public Library distributed passes to the Henry Doorly Zoo & Aquarium on Sunday, Feb. 1. The library was able to hand out additional passes over the 150 usually provided through the generosity of the Henry Doorly Zoo & Aquarium library program. This was a one-time increase in passes and was greatly appreciated by library patrons. The library will have one more pass distribution (April 1) before the summer hiatus.
- The Bellevue Public Library Advisory Board met for their regular monthly meeting on Wednesday, Feb. 18. Among the agenda items, the Board heard about federal level funding issues and vendor software issues that have delayed the Annual Library Survey by the Nebraska Library Commission. Normally, the survey must be completed by mid-February. However, this year the NLC created its own survey, which will be due by April 1. The survey is completed each year to make the library eligible for accreditation and to receive state funds.
- The library added a new study/reading table to the new books/reference area in the adult section of the library in late January. The table was purchased from AOI Furniture in Omaha to match existing tables in other areas of the building. The Bellevue Library Foundation paid for the new table at a total cost of \$4,083. The library was able to use existing chairs from its building and renovation project to go with the table.
- The Bellevue Library Foundation met on Feb. 12. The following were re-elected to as officers: Michelle Boyce, president; Evonne Edgington, vice president; David Crider, treasurer; Barb Farrell, secretary. In other business, the Board approved having the Foundation participate in the 2026 Adult Library Program kickoff event on April 19.
- Among the activities held at the library in February included Weaving (Making Moments), Scratch Art (Retro Remix), Crafts & Chat, and Self Defense for adults; Color Crush Café, Air Plant Sandscape, and Tiny Club Sticker Scenes for teens; and Playdough Pies (Pre-K STEAM), Pineapple Pie (Kids in the Kitchen), and Polymer Clay Pies (Maker Lab) for children.
- During the month of February (in connection with Valentine's Day) the Adult Services Department has been holding a "Blind Date with a Book" program. Patrons can read a description of a book which is packaged so that the cover and author are unknown, then check out the item. This program encourages readers to try new authors and genres.



City of Bellevue

Fire Department

211 West 22nd • Bellevue, Nebraska 68005 • (402) 293-3153

Bellevue Fire Department Council Report

Report Date 2/24/2026

A. General Items:

- QA/QI
- Pulsepoint releases this week-working on media info
- Participating in a tabletop exercise with local agencies this week regarding hospital evacuations in an emergency
- Testing out the first of the paramedic students from ALS probation this week
- Chest pain committee quarterly meeting with UNMC next week
- FF application process is ongoing. CPAT with Council Bluffs Fire.

B. Training:

- Fire Apparatus Engineer class started this week and will be every weekday for about the next 6 weeks.
- Active Shooter joint training with Bellevue PD on going.
- Portable pump equipment review.
- Ice rescue review and training.
- Bleeding control
- Gun shot trauma review

C. Inspections:

- Fire alarm plan review 10521 S. 15th St.
- Plan review remodel 10601 S. 15th St.
- Plan review remodel 10110 S. 15th St.
- Fire sprinkler plan review 10601 S. 15th St.
- Plan review 14202 Harlan Rd.

Inspections:

- MUD final
- Bellevue Healthcare alarm panel follow up
- 202 Galvin Rd N complaint inspection



City of Bellevue

Fire Department

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- Fire Watch Follow ups:
1036 Bruin Blvd.
5101 Harrison St.
13814 Tregaron Ridge Ave.
- Fountain Apts. Follow ups
- Southroads Apts. Follow ups
- Southroads Apts. FA acceptance test
- Sarpy Slugfest Meeting
- Kum and Go Underground Tank inspection

D. Fire Prevention/Public Education

- 2 New Detector installs
- 2 battery replacement visits
- 1 Whole house detector swap outs.
- 1 “inspect” existing system
- 1 “Coloring with a Fire Fighter @ the Bellevue Library”
- 1 Pre-k fire safety visit
- 1 High School Career Fair (Horizon High School)

E. Calls: January 26th through February 23rd

Fire – 76

Rescue – 464



City of Bellevue

Fire Department

211 West 22nd • Bellevue, Nebraska 68005 • (402) 293-3153

F. Ambulance Billing

January 1-31,2026

\$ 323,105.40 in claims sent to health insurance companies January 1-31, 2026 (368 insurance claims).
 <\$145,397.43> approximate amount we will have to write off due to mandatory adjustments/write-offs
 (45% of \$323,105.40)

=====

\$ **177,707.97** is the anticipated, approximate net revenue from these insurance billings

Deposited into Bank:

\$**138,855.77** deposited into the bank January 1-31, 2026

6,833.57 additional revenue in Credit/Debit/HSA card payments

=====

\$**138,855.77** TOTAL January 1-31, 2026 rescue fee revenue

\$**435,756.98** This figure represents the total "patient responsibility" balance due, as of **01.31.2026**, for the past 30-180 days

F. Manpower Report Staffing

Staffing Report from 1/26/2026 through 2/1/2026

Monday	AM	Full	
Monday	PM	Full	
Tuesday	AM	Full	
Tuesday	PM	Full	
Wednesday	AM	T31	3 Person
Wednesday	PM	Full	
Thursday	AM	Full	
Thursday	PM	Full	
Friday	AM	Full	
Friday	PM	Full	
Saturday	AM	E1, T21,T31, E41	3 Person
Saturday	PM	T21	3 Person
Sunday	AM	Full	
Sunday	PM	E1	3 Person



City of Bellevue Fire Department

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Staffing Report from 2/2/2026 through 2/8/2026

Monday	AM	E1	3 Person	
Monday	PM	Full		
Tuesday	AM	Full		
Tuesday	PM	Full		
Wednesday	AM	Full		
Wednesday	PM	Full		
Thursday	AM	E21, T31	3 Person	
Thursday	PM	Full		
Friday	AM	Full		
Friday	PM	Full		
Saturday	AM	E41, T31	3 Person	
Saturday	PM	E41	3 Person	
Sunday	AM	E41	3 Person	
Sunday	PM	Full		

Staffing Report from 2/9/2026 through 2/15/2026

Monday	AM	T21	3 Person	
Monday	PM	T21	3 Person	
Tuesday	AM	Full		
Tuesday	PM	Full		
Wednesday	AM	Full		
Wednesday	PM	E41	3 Person	
Thursday	AM	E1	3 Person	
Thursday	PM	E1	3 Person	
Friday	AM	E1, T21, T31, E41	3 Person	
Friday	PM	E1, T21, T31, E41	3 Person	
Saturday	AM	E1, T21, E41	3 Person	NO EMS
Saturday	PM	E1, T21, E41	3 Person	
Sunday	AM	E1, T21	3 Person	E41 Closed
Sunday	PM	T31	3 Person	



City of Bellevue

Fire Department

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Staffing Report from 2/16/2026 through 2/22/2026

Monday	AM	T31	3 Person	
Monday	PM	T31	3 Person	
Tuesday	AM	E41, T31	3 Person	
Tuesday	PM	Full		
Wednesday	AM	E41, T31	3 Person	
Wednesday	PM	Full		
Thursday	AM	Full		
Thursday	PM	Full		
Friday	AM	E1, T21, T31, E41	3 Person	
Friday	PM	T31	3 Person	
Saturday	AM	E1, T21, E41	3 Person	
Saturday	PM	E1	3 Person	
Sunday	AM	Full		
Sunday	PM	Full		

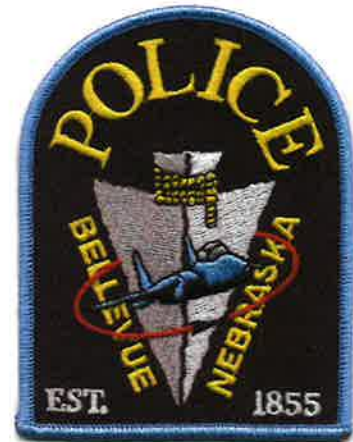
BELLEVUE POLICE DEPARTMENT
MEMORANDUM

TO: Mr. Ristow

FROM: Ken Clary

SUBJECT: February 2026 Directors Report

DATE: February 26, 2026



- 2/02 – Traffic Stop Advisory Board meeting
- 2/03 – City Council Meeting
- 2/06 – Testify on LB 1020 – Nebraska Judiciary Committee
- 2/10 – Mayor’s Youth Council
- 2/12 – Testify on LB1117 – Nebraska Revenue Committee
- 2/13 – Police Chief’s Association of Nebraska Meeting
- 2/17 – City Council Meeting
- 2/20 – Lowery Last Call
- 02/23 – Mayor’s Youth Council