



February 17, 2026

7:00 PM

AGENDA

Compliance with Open Meetings Act - *in accordance with Section 84-1412 sub section eight (8) of the Reissue Revised State Statutes of the State of Nebraska 1943, as amended, one copy of all reproducible written material to be discussed is available to the public at this meeting for examination and copying. Persons wishing to address the Governing Body as an agenda item shall wait to be identified by the Mayor/Presiding Officer; then, after stating their name and address for the record, may proceed to speak. No person, other than the Council and the person having the floor will be permitted to enter any discussion without the permission of the Presiding Officer. Remarks shall be limited to five minutes unless extended or limited by the Presiding Officer (Res. 2011-18, copy in book)*

1. **Roll Call**
2. **Call to Order**

Compliance with Open Meetings Act – In accordance with Section 84-1412 sub section eight (8) of the Reissue Revised State Statutes of the State of Nebraska 1943, as amended, one copy of all reproducible written material to be discussed is available to the public at this meeting for examination and copying. Persons wishing to address the Governing Body on an agenda item shall wait to be identified by the Mayor/Presiding Officer; then, after stating their name and address for the record, may proceed to speak. No person, other than the Council and the person having the floor will be permitted to enter any discussion without the permission of the Presiding Officer. Remarks shall be limited to five minutes unless extended or limited by the Presiding Officer (Res. 2011-18, copy in book)

***Please silence your phones and other devices during the meeting.**

3. **Inform the public about the location of the Open Meetings Act posted in the Council Chambers and its accessibility to members of the public**
4. **Pledge of Allegiance**
5. **Presentation of Certificate**
6. **Consent Agenda**
 - 6.a. Approval of the minutes of the regular City Council meeting on Tuesday, January 20th
 - 6.b. Approval of the Treasurers Report for January
 - 6.c. Acceptance of the minutes of the Planning Commission meeting on Monday, February 9th
 - 6.d. Maintenance Report
 - 6.e. Washington County Sheriff's Statistics Report
7. **Consideration of items removed from the consent agenda if any**
8. **Bills presented for payment**
- Public Hearing:**
9. **In accordance with the published notice, it is now time to conduct the public hearing relative to hearing support, opposition, criticism, suggestions, or observations relating to THE PROPOSED AMENDED CITY OF FORT CALHOUN NEBRASKA ECONOMIC DEVELOPMENT PLAN**

Open: _____

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

10. **Close:** _____

11. In accordance with the published notice, it is now time to conduct the public hearing relative to hearing support, opposition, criticism, suggestions or observations relating to AN AMENDMENT TO THE FORT CALHOUN ZONING ORDINANCE OF ARTICLE 5, SECTION 5.06, LAND USE CATEGORIES/MATRIX & SECTION 5.15, C-3 URBAN CORRIDOR DISTRICT TO ADD CONDITIONAL USE PERMIT OPTIONS FOR RESIDENTIAL USES.

Open: _____

- Written Comments
- Public Comments

12. Close: _____

Presentations/guests/SDL & special requests:

13. Discussion and approval of Annual Software and Services Agreement for CityVerse AI (*presentation by Neal & Akash*)

Unfinished Business:

14. City Engineer

15. Correction to 2026 Appointments: Street Superintendent - *Julie Ogden, JEO Consulting Group, Inc.* (January 1 - December 31, 2026)

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

16. Resolution 2026-1 Adoption of the Amended Economic Development Plan

17. Ordinance 817 Zoning Ordinance Amendments (Article 5, Section 5.06, Land Use Categories/Matrix & Section 5.15, C-3 Urban Corridor District)

18. Resolution 2026-2 No Parking (Betts Circle)

19. Resolution 2026-3 No Parking (Lincoln from 14th St to Lin Su Ln)

New Business:

20. Discussion regarding ball field lights

Future Agenda Items/Meeting Dates:

21. Town Hall Meeting - February 23rd

Closed Session:

22. To discuss litigation

Return to Open Session: Time:

23. Action taken during closed session

Motion for Adjournment:

24. Motion____ Second____

Time: _____

JANUARY 20, 2026 CITY COUNCIL MINUTES

A regular meeting of the City Council of the City of Fort Calhoun, Nebraska, was held in open and public session at 7:00, on Tuesday, January 20, 2026, at the library/City Council chambers, 110 S 14th St, Fort Calhoun, NE.

Notice of the meeting was given in advance thereof by publication, said form of notice being a designated method for giving notice, an affidavit of publication being attached to these minutes.

Advance notice of this meeting was also given to the Mayor and all Council Members. The availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council Members.

In accordance with Section 84-1412 sub section eight (8) of the Reissue Revised State Statutes of the State of Nebraska 1943, as amended, one copy of all reproducible written material to be discussed is available to the public at this meeting for examination and copying.

Mayor Robinson stated persons wishing to address the Governing Body on an agenda item shall wait to be identified by the Presiding Officer; then, after stating their name and address for the record, may proceed to speak. No person, other than the Council and the person having the floor will be permitted to enter any discussion without the permission of the Presiding Officer. Remarks shall be limited to five minutes unless extended or limited and repetitive or cumulative remarks may be limited or excluded by the Presiding Officer.

Please note that the meeting minutes are not approved until the next regular City Council meeting.

On roll call, the following Council Members answered present: Bob Prieksat, Nick Schuler, John Kelly, and Kris Richardson.

Mayor Robinson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy in the room where the meeting was being held.

Mayor Robinson led those present in the Pledge of Allegiance.

With a quorum present, Mayor Robinson presided, and the clerk recorded the proceedings.

Member Schuler made a motion seconded by member Kelly to approve/accept the following consent agenda: *December 15, 2025, City Council minutes; Treasurers Report for December; January 5, 2026 Planning Commission minutes; December 3, 2025 Christmas in Calhoun minutes.* With members Prieksat, Schuler, Kelly, Richardson voting "Aye", motion carried.

Mayor Robinson presented the December bills. Motion by Prieksat second by Schuler to approve the following bills: ACCESS SYSTEMS LEASING - 392.18 - SER, AFLAC - 88.92, 16.25 - BENE, BLUECROSS BLUESHIELD - 4710.70 - BENE, BUDDIES RENTALS - 150.00 - EXP, CARQUEST - 114.60 - SUP, CITY OF BLAIR - 4678.61, 4101.32 - UTL, CONOCO FLEET - 516.37 - FUEL, COX BUSINESS - 429.87 - UTL, DEB SUTHERLAND - 30.50 - EXP, EFTPS - 1645.10, 384.76, 1011.96 - TAX, EMBRIS GROUP, LLC - 3780.00, 5818.75, 655.00 - PROF, ENTERPRISE MEDIA GROUP - 112.86 - SER, HOWARD D. THOMPSON AGENCY - 73310.00 - INS, IDEAL PURE WATER - 45.00 - SER, JDW MIDWEST, LLC - 275.00 - SER, KAMB & C ENTERPRISES - 67.93 - SER, KATIE KNIGHT - 150.00 - SUP, M.U.D. - 509.17 - UTL, MENARDS - 253.87, 39.87, 246.73 - SUP, MUNICIPAL SUPPLY, INC./NE - 1075.24 - SUP, NE DEPT REV-LOTTERY TAX - 1058.00 - TAX, NE PUBLIC HEALTH ENV LAB - 278.00 - TEST, NE DEPARTMENT OF REVENUE - 418.00 - TAX, NEBRASKA SALES TAX - 3162.87 - TAX, O.P.P.D. - 4022.36 - UTL, ONE CALL CONCEPTS, INC - 25.38 - SER, PLAN IT SOFTWARE LLC - 2825.00 - DUES, ST JOHNS CATHOLIC CHURCH - 537.25 - EXP, TALBOT LAW OFFICE - 297.50 - PROF, THE AMERICAN FUNDS GROUP - 1876.28 - BENE, VISA - 2414.63 - EXP, WASHINGTON COUNTY SHERIFF - 8159.18 - SER, YOUNG & WHITE LAW OFFICES - 5531.25 - PROF, Total - 135216.26; with members Schuler, Kelly, Richardson, Prieksat voting "Aye", motion carried.

Ted Japp, Nebraska Legislative District 16 candidate, introduced himself and shared his views, and goals, if elected.

Member Schuler made a motion seconded by member Kelly to approve \$1,500 in Keno funds to support the 2026 Friends of Lewis & Clark Bicentennial. They were able to enlarge and enhance brochures to add more pictures and enhance website with the funds raised last year. With members Kelly, Richardson, Prieksat, Schuler voting "Aye", motion carried.

Council reviewed the remaining punch list items for the 2023 Monroe Street Extension project.

Member Prieksat made a motion seconded by member Kelly to approve Change Order No. 3 from ME Collins Contracting Co. for the 2023 Monroe Street Extension project in the amount of \$11,288.66. With members Prieksat, Kelly, and Richardson voting "Aye", Schuler abstaining, motion carried.

Member Kelly made a motion seconded by member Richardson to approve Pay Application No. 6 from ME Collins Contracting Co. for the 2023 Monroe Street Extension project in the amount of \$27,561.27. With members Prieksat, Kelly, and Richardson voting "Aye", Schuler abstaining, motion carried.

Council discussed the updated Ball Field Agreement. Council members Kris Richardson and Nick Schuler, as well as Deb Sutherland, worked with school and FCYSO to come up with agreement that works for everyone. The agreement is for one year to see how it works out. Member Kelly made a motion seconded by member Richardson to approve. With members Richardson, Prieksat, Schuler, Kelly voting "Aye", motion carried.

The Campground Committee and Vacant Property Committee gave updates. Campground Committee is working with NE Game & Parks and a memorandum of understanding is being worked on. The committee is looking at adding camping at Fort Atkinson and pond on the city property. Vacant Property Committee is going to schedule a meeting with business owners in C1 & C3 and work on a Revitalization Plan. They will also be sending out letter out with a survey.

Mike Rooks discussed LB840 (Local Option Municipal Economic Development Act). LB840 is not a new tax but use of our current tax to help businesses. He explained that is great program for economic development and based on how the city sets it up it can be used for housing, commercial, industrial. There will town hall on February 23rd.

Council discussed installing "No Parking" signs on one side of the street in Betts Circle. Residents on the street expressed concern for cars on the street and potential issues with emergency vehicles getting through. Lucas Billesbach, City Engineer, went up and looked at the street and agreed it would be an issue for an emergency vehicle to get through and suggested no parking on the east side. The city will send letters out to property owners in Betts Circle. A resolution to approve will be on the council agenda next month.

Member Schuler made a motion seconded by member Schuler to approve appointment of Ben Ruthven to the Planning Commission. With members Prieksat, Schuler, Kelly, Richardson voting "Aye", motion carried.

Following a motion and vote, Mayor Robinson declared the meeting adjourned at 7:49 p.m.

Mitch Robinson, Mayor

ATTEST: Alicia Koziol, City Clerk

For the period ending: 1/31/2026

Fund Report

<u>Description</u>	<u>Beginning Balance</u>	<u>Revenues</u>	<u>Expenses</u>	<u>Ending Balance</u>
General	1,264,336.00	19,928.41	35,696.23	1,248,568.18
Local Sales Tax	263,758.71	30,085.03	0.00	293,843.74
Street	-699,975.67	15,972.88	71,515.68	-755,518.47
Police	-637,995.19	0.00	8,159.18	-646,154.37
Fire	0.00	0.00	0.00	0.00
Building	65,364.17	0.00	0.00	65,364.17
Parks	-442,327.49	0.00	16,777.12	-459,104.61
Park Board	32,312.00	0.00	0.00	32,312.00
Water	444,900.31	37,626.10	35,655.42	446,870.99
Sewer	473,396.89	46,927.79	41,467.72	478,856.96
Sewer Sinking	13,503.61	0.00	0.00	13,503.61
Lottery	145,812.19	2,062.07	0.00	147,874.26
Bond Retirement	349,360.09	4,777.55	0.00	354,137.64
Enhancement	3,021.48	0.00	0.00	3,021.48
Christmas in Calhoun	8,646.43	0.00	1,831.39	6,815.04
Adams St Plz Events	7,840.36	0.00	26.32	7,814.04
Total All Funds	1,291,953.89	157,379.83	211,129.06	1,238,204.66

Date Range

Starting: 1/1/2026

Ending: 1/31/2026

February 9, 2026 Planning Commission Minutes

Vice Chairman Eric Herbert called the regular meeting of the Fort Calhoun Planning Commission to order at 7:00 P.M. Monday, February 9, 2026. Notice of the meeting was given in advance thereof by publication or posting said forms of notice being designated methods for giving notice, an affidavit of publication or a certification of posting being attached to these minutes.

The agenda packets were distributed to the Board Members on Friday, February 6, 2026. Meetings are open to the public. Vice Chairman Herbert announced a copy of the open meetings law, which is posted continually for public inspection on the wall in the Council Chambers/Library.

The following answered roll call: Eric Herbert, Ben Ruthven, and Bryan Therkildsen. Members Aaron Schrum and Jason Prieksat were absent.

Public Hearing(s):

The public hearing relating to the AMENDMENT TO THE FORT CALHOUN ZONING ORDINANCE – ARTICLE 5, SECTION 5.06, LAND USE CATEGORIES/MATRIX & SECTION 5.15, C-3 URBAN CORRIDOR DISTRICT TO ADD CONDITIONAL USE PERMIT OPTIONS FOR RESIDENTIAL USES opened at 7:01. There were no written comments. The amendments would be to allow residents to apply for a Conditional Use Permit if they want to put an addition on their house, add an accessory building, etc. The current regulations do not allow for any of these in the Urban Corridor district. The public hearing closed at 7:03 p.m.

New Business:

Member Therkildsen made a motion seconded by member Ruthven to recommend approval of the amendment to the Fort Calhoun Zoning Ordinance – Article 5, Section 5.06, Land Use Categories/Matrix & Section 5.15, C-3 Urban Corridor District to add Conditional Use Permit Options for Residential Uses. With members Ruthven, Therkildsen, and Herbert voting “Aye”, motion carried.

Permits: Vice Chairman Herbert noted the permits issued in December & January were reviewed.

Total Issued Permits = 10

Building – Other = 3; Building – New S/F Res. = 0; Mechanical = 6; Plumbing = 1; Other = 0

With no further business coming before the commission, the meeting adjourned at 7:06 P.M.

Attest: Alicia Koziol
City Clerk

City of Fort Calhoun

Field Operations Report

Reporting Period: January 15, 2026 – February 11, 2026

426

Total Hours

263

Activities

3

Personnel

7

Departments

Executive Summary

AI-Generated Analysis Overview

From January 15, 2026 to February 11, 2026, City of Fort Calhoun field crews logged 263 activities totaling 426 hours. Most time was spent on Equipment Maintenance (239.5 hours across 58 activities), followed by Public Works (98.5 hours across 63 activities), Parks (45 hours), Streets (33 hours), and Meetings (8 hours). Tim Nelson led activity volume with 152 hours across 120 activities, with Corban Helmandollar close behind at 140 hours (59 activities) and Dan Kougias at 134 hours (84 activities). Together, the three-person team handled 182 maintenance reports alongside utility monitoring and targeted inspections.

Crews focused heavily on keeping core equipment and vehicles working, especially the street sweeper and mowing fleet. Tim Nelson rebuilt two sets of side brooms for the street sweeper (300 minutes) and completed additional equipment maintenance work (300 minutes), while Dan Kougias spent six hours replacing wires in the street sweeper side brooms (360 minutes). Corban Helmandollar supported the same effort by ordering wire for the side brooms (30 minutes) and later replacing wire for two side-broom sets (300 minutes), and he also ordered bolts and lags and completed sign orders for street sign replacement (120 minutes). Parks and field readiness work included Tim Nelson washing the ball diamond tractor (60 minutes) and completing park checks (60 minutes), and Dan Kougias conducting parks and trash checks (60 minutes) and servicing a Grasshopper mower and an air compressor (240 minutes).

Dan Kougias completed all four code enforcement inspections. He investigated a fence complaint at 502 N. 15th St., including photos and a filed report, and conducted additional inspections at 502 S. 15th St., 1003 Jefferson St. (including typing and delivering a violation letter to the new owners), Wheeler Auto. (cleanup proceeding noted; derby car and old Explorer addressed, with tin work and gutter debris still present), and 302 N. 15th St. (landscaping blocks removed; several bags of gravel remained). Utility operations remained steady with 54 water readings and 23 sewage readings logged, and Public Works staff also performed wastewater checks and operations (Dan Kougias, 60 minutes) and handled meter-related work such as incoming water meters (Tim Nelson, 60 minutes).

Several items need follow-up and coordination. Public Works flagged curb stop locating work tied to a homeowner leak on N. 10th Ave (including a curbstop search at 304 N. 10th St., Dan Kougias, 60 minutes) and multiple sewer system needs: getting repair information to Great Plains for the sewer main at 15th and Clay St., checking completed manhole repairs at 15th and Madison St., and cleaning/measuring for lining two manholes and two pipe sections at 15th and Madison. Equipment Maintenance also flagged Toolcat rust repair, including a trip to Omaha for parts, which should be scheduled to avoid downtime as spring field and mowing demands increase.

Key Findings

- 263 field activities recorded across 7 departments
- 3 personnel logged 426 total work hours
- 182 maintenance reports filed
- 4 code enforcement inspections
- 77 utility readings completed

Department Performance

Resource Allocation & Operational Outcomes

Equipment Maintenance

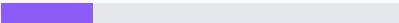
239.5h worked • 56% of total effort

 56%

Equipment Maintenance crews spent most of their 239.5 hours (58 activities) getting mowers, tractors, and support equipment cleaned up and ready—pulling units out of storage, washing mowers/trucks, and doing shop maintenance. Dan Kougias focused on mower/tractor maintenance, shop work and parts pickup, plus replaced the street sweeper side-broom wires. Corban Helmandollar handled a lot of the detailed service work: oil and filter changes on the Grasshopper, towable air compressor, Bobcat E35i, brine tank motor, and multiple John Deere units, along with replacing mower chutes and ordering filters/parts (including wire for the sweeper brooms). Tim Nelson knocked out ongoing equipment maintenance and washing—mowers early in the week and the ball diamond tractor on 2/11.

Public Works

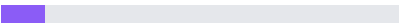
98.5h worked • 23% of total effort

 23%

Public Works crews spent most of their time on water and wastewater system work across 98.5 hours (63 activities). Tim Nelson handled incoming water meters nearly every day, did detailed water readings on 10th Ave/10th St, ran a water meter route, and completed a shutoff at 304 10 Ave. Dan Kougias stayed on wastewater checks and operations and also worked on locating the curb stop at 304 N. 10th St. Corban Helmandollar focused on sewer-side follow-up—starting/inspecting a manhole repair, checking completed manhole repairs at 15th & Madison, getting repair info to Great Plains for the sewer main at 15th & Clay, and helping locate a curb stop for a homeowner leak on N 10th Ave.

Parks

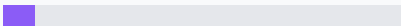
45h worked • 11% of total effort

 11%

Parks crews spent most of their time on daily park checks, with Tim Nelson making rounds nearly every workday from 1/26 through 2/11. Dan Kougias paired those rounds with parks and trash checks on the same dates, keeping an eye on trash levels and general condition. Corban Helmandollar put in a longer shop block on 1/29 removing rust from the Toolcat to keep equipment in usable shape. Overall it was steady inspection and cleanup work with one focused equipment-maintenance job mixed in.

Streets

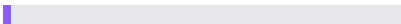
33h worked • 8% of total effort

 8%

Streets crews spent most of their time on street sign work and street sweeper upkeep across 33 hours (13 activities). Corban Helmandollar handled multiple rounds of street name/sign inspections, ordered new signs, bolts, and lags, and replaced no-parking signs around town, while Tim Nelson did street sign inspection/replacement and rebuilt two sets of sidebrooms for the sweeper. Corban also replaced wire on two sets of sidebrooms, then switched over to winter materials work—coordinating salt/sand deliveries, pushing two loads into the bunk, and setting up a new tarp behind the shop for brine. Dan Kougias topped off the salt and sand in the bunkers, and Corban squeezed in Monroe St project calls/emails and a quick branch cleanup from the roadway.

Meetings

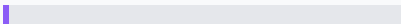
8h worked • 2% of total effort

 2%

Meetings crews spent most of their time on council prep and park project discussions—Corban Helmandollar started the maintenance report for the council meeting and also went over the report with the guys while Dan filled out the code enforcement section. Corban and Deb spent several meetings hashing out the ball diamond contract, including parking lot improvements, returning corrections, and lining it up to go before council. Corban also met with Deb about FEMA items and talked through smaller park needs like adding a bathroom trashcan and replacing swings at both parks. They also put in time on Christmas in Calhoun planning/coordination.

Code Enforcement

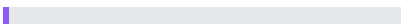
2h worked • 0% of total effort

 0%

Code Enforcement crews spent most of their time on follow-ups and inspections, with Dan Kougias handling all six activities. Dan investigated a fence complaint at 502 N. 15th St., took photos, and filed a report, and he also conducted a property inspection at 502 S. 15th St. He checked on current violations and typed up a report for City Council, then typed and delivered a violation letter to the new owners at 1003 Jefferson St. Dan also checked progress at Wheeler Auto (clean-up proceeding but derby car/old Explorer and tin/gutter debris still there) and at 302 N. 15th St. where landscaping blocks were removed but several bags of gravel remain.

Utility Tracking

0h worked • 0% of total effort

 0%

Utility Tracking crews spent most of their time recording 77 Utility Tracking entries, but the work logs don't include any task notes to say what those activities were. The report also shows 0 hours, so there's no time breakdown to tie work to specific jobs. No worker names were provided in the logs, so I can't accurately say who handled what. If you can share the detailed entries (names + notes), I can rewrite this with the actual tasks and who did them.

Personnel Analysis

Individual Performance & Work Distribution

1. Tim Nelson

152h / 426h (36%)

Tim Nelson logged 152 hours, with a big chunk spent in the shop on equipment maintenance—washing mowers, starting mower maintenance, cleaning the shop, and washing the ball diamond tractor. Out on the streets side, he rebuilt two sets of sidebrooms for the street sweeper and did street sign inspections/replacements. He also kept up with regular park checks and handled water-related tasks like processing incoming water meters, a water shutoff at 304 10 Ave, and a water reading on 10th Ave.

2. Corban Helmandollar

140h / 426h (33%)

Corban Helmandollar logged 140 hours, with a big chunk spent in the shop servicing and cleaning equipment—oil changes/filters/greasing on the John Deere tractors and mowers (Z994R, 3520/1145), Grasshopper, towable air compressor, brine tank motor, and the Bobcat E35i, plus replacing mower chutes and ordering filters/parts. He also handled street work by inspecting street name/no-parking signs, ordering new signs/bolts/lags, and replacing side-broom wire on the street sweeper. Mixed in were a curb-stop locate for a homeowner leak, checking on manhole repairs and getting info for a sewer main repair, and time on the ball diamond parking lot/contract meetings and starting a maintenance report for the council meeting.

3. Dan Kougias

134h / 426h (31%)

Dan Kougias logged 134 hours, with a lot of the time in these entries spent in the shop on equipment work: pulling mowers out of storage, washing mowers/trucks, mower and tractor maintenance, servicing the Grasshopper and air compressor, replacing street sweeper side-broom wires, cleaning the Toolcat, and cleaning out the wash bay (including re-gluing weather stripping). He also did regular parks/trash checks and daily wastewater checks/operations. On the public-facing side, he handled a fence complaint at 502 N. 15th St (photos and report) and tracked down a curbstop at 304 N. 10th St.

Recommendations

AI-Generated Action Items

1. Review High Staff Workload

With 3 personnel averaging 142 hours each (426 total hours) in this period, review task assignments and consider shifting low-risk work (e.g., routine readings) to balance workload and reduce overtime/fatigue.

2. Cross-Train Beyond Equipment Maintenance

Equipment Maintenance consumed 239.5 hours (58 activities) versus Public Works at 98.5 hours (63 activities) while Utility Tracking logged 0 hours/0 activities; cross-train at least one staff member to support Public Works and standardize activity logging so Utility Tracking tasks are captured and shared.

3. Convert Maintenance Reports to PM

182 maintenance reports and 8 maintenance concerns indicate reactive workload; implement a weekly preventive maintenance block focused on the highest-repeat assets to reduce emergency work and bring the 182 report volume down next cycle.

4. Complete Code Issue Follow-ups

There were 4 code enforcement inspections and 4 code enforcement issues; schedule re-inspections with documented deadlines (e.g., 7–14 days) and coordinate with Public Works for any abatements to ensure all 4 issues are closed.

AI-Powered Analytics

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

Water Tracking Report

Report Period: 12/30/2025 - 1/30/2026

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Dec 30, 2025	42,323	103,000	39,772	18,000	97,588	19,000	140,000
Dec 31, 2025	42,412	89,000	39,789	17,000	97,607	19,000	125,000
Jan 2, 2026	42,578	166,000	39,823	34,000	97,644	37,000	237,000
Jan 5, 2026	42,800	222,000	39,874	51,000	97,699	55,000	328,000
Jan 6, 2026	42,885	85,000	39,892	18,000	97,719	20,000	123,000
Jan 7, 2026	42,966	81,000	39,908	16,000	97,736	17,000	114,000
Jan 8, 2026	43,048	82,000	39,924	16,000	97,755	19,000	117,000
Jan 9, 2026	43,127	79,000	39,941	17,000	97,773	18,000	114,000
Jan 12, 2026	43,321	194,000	39,992	51,000	97,830	57,000	302,000
Jan 13, 2026	43,408	87,000	40,011	19,000	97,851	21,000	127,000
Jan 14, 2026	43,466	58,000	40,024	13,000	97,865	14,000	85,000
Jan 15, 2026	43,544	78,000	40,041	17,000	97,884	19,000	114,000
Jan 16, 2026	43,626	82,000	40,058	17,000	97,902	18,000	117,000
Jan 20, 2026	43,969	343,000	40,130	72,000	97,980	78,000	493,000
Jan 21, 2026	44,046	77,000	40,147	17,000	97,998	18,000	112,000
Jan 22, 2026	44,147	101,000	40,164	17,000	98,016	18,000	136,000
Jan 23, 2026	44,256	109,000	40,182	18,000	98,036	20,000	147,000
Jan 26, 2026	44,482	226,000	40,236	54,000	98,092	56,000	336,000

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Jan 27, 2026	44,553	71,000	40,254	18,000	98,112	20,000	109,000
Jan 28, 2026	44,640	87,000	40,270	16,000	98,131	19,000	122,000
Jan 30, 2026	44,795	155,000	40,303	33,000	98,167	36,000	224,000

Summary by Pit

East

Total Usage: 2,575,000 gal

Daily Average: 80,468.75 gal

West

Total Usage: 549,000 gal

Daily Average: 17,156.25 gal

Northwest

Total Usage: 598,000 gal

Daily Average: 18,687.50 gal

Overall Totals

Total Usage (All Pits): 3,722,000 gallons 32 days

Overall Daily Average: 116,312.50 gallons

City Wastewater Report

Report Period: 12/29/2025 - 1/30/2026

Generated: 2/12/2026, 3:32:35 PM

Date	Time	Reading	Usage (Gallons)
Dec 29, 2025	02:50 PM	9,363,453	66,830
Dec 30, 2025	04:01 PM	9,501,542	138,089
Dec 31, 2025	04:11 PM	9,618,845	117,303
Jan 2, 2026	03:29 PM	9,847,619	228,774
Jan 3, 2026	11:03 PM	9,995,415	147,796
Jan 5, 2026	07:50 AM	156,861	161,446
Jan 6, 2026	08:34 AM	270,598	113,737
Jan 7, 2026	08:08 PM	372,747	102,149
Jan 8, 2026	02:26 PM	479,366	106,619
Jan 9, 2026	02:43 PM	608,691	129,325
Jan 11, 2026	08:13 PM	812,200	203,509
Jan 12, 2026	04:11 PM	895,150	82,950
Jan 13, 2026	07:45 PM	1,013,584	118,434
Jan 14, 2026	01:59 PM	1,089,962	76,378
Jan 15, 2026	02:34 PM	1,198,020	108,058
Jan 16, 2026	02:32 PM	1,305,891	107,871
Jan 17, 2026	09:41 PM	1,465,343	159,452
Jan 20, 2026	03:09 PM	1,755,829	290,486
Jan 21, 2026	03:12 PM	1,858,343	102,514
Jan 22, 2026	03:23 PM	1,986,513	128,170
Jan 23, 2026	04:29 PM	2,125,760	139,247

Jan 24, 2026	04:10 PM	2,228,689	102,929
Jan 26, 2026	03:49 PM	2,438,745	210,056
Jan 27, 2026	03:32 PM	2,535,729	96,984
Jan 28, 2026	04:05 PM	2,648,575	112,846
Jan 29, 2026	06:41 PM	2,770,620	122,045
Jan 30, 2026	03:00 PM	2,853,633	83,013

Summary

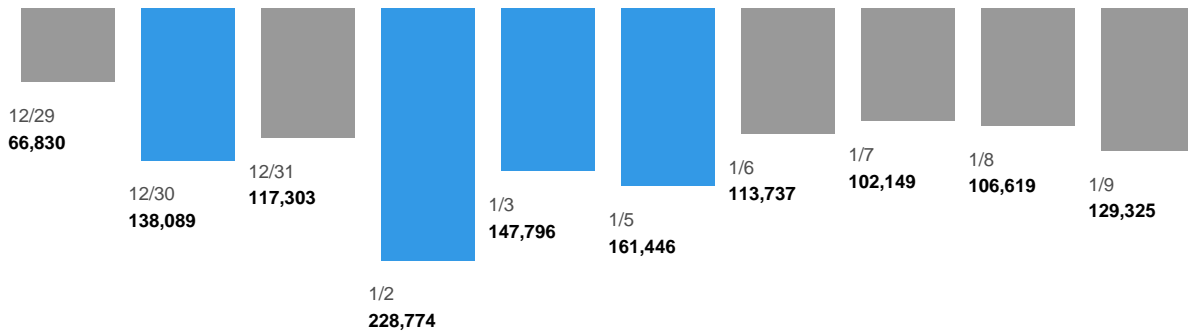
Flow:	2,853,633
Flow Total (Latest - Oldest):	3,490,180
Quarry Usage:	31,637
Daily Average:	106,721.73
Total Gallons:	3,521,817

Quarry Data	
Dec 2025:	689,560
Jan 2026:	721,197
Difference:	31,637

Date: 2/12/2026
Signature _____
City Maintenance

Analytics & Insights

Daily Usage Breakdown



Peak Daily Usage

290,486

gallons

Lowest Daily Usage

66,830

gallons

Average Daily Usage

131,741

gallons

Trend Analysis

INCREASING: Usage is 5.9% higher in latter half of period

Efficiency Rating: Good (based on 106,721.727 gal/day average)

Period Insights:

- Total readings captured: 27
- Date range: 34 days
- Average readings per day: 0.8
- Total consumption: 3,521,817 gallons



Washington County Sheriff

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

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

Time Frame	Time in HH:MM:SS
Total Monthly Hours	236:55:09
Average Hours Per Week	53:29:51
Average Hours Per Day	7:38:33
Week 1 Total Hours	44:28:32
Week 2 Total Hours	45:20:34
Week 3 Total Hours	63:27:21
Week 4 Total Hours	47:16:02
Week 5 Total Hours	36:22:40

Activity	Current Month	Previous Month
Warning	5	1
Citation	0	2
Parking Warning	0	0
Arrest	5	1
Accident	0	0
Business Checks	385	444
Reports	3	2

Check Approval List

2/13/2026 1:58:47 PM

City of Fort Calhoun

Page 1 of 1

<u>Pay#</u>	<u>Vend#</u>	<u>Vendor Name</u>	<u>Invoice</u>	<u>Description</u>	<u>Due Date</u>	<u>Amount</u>
4920	6	ABE'S TRASH SERVICE, INC.	2882358	TRASH SERVICE-JAN	2/20/2026	375.75
4944	603	ACCESS SYSTEMS LEASING	41085363	STANDARD PYMT-COPIER	2/15/2026	594.80
4923		AMGL CPAS & ADVISORS	01122026	ANNUAL AUDIT	2/12/2026	5,000.00
4959	589	BOBCAT OF OMAHA	CV2687	OIL/FILTERS	2/28/2026	475.83
4964	597	BOK FINANCIAL	02152026	FTCALHBANS23	2/15/2026	183,170.00
4924		CENTRAL TAX & BOOKKEEPING SERV	28698	LOTTERY AUDIT: DEC 2025	2/13/2026	120.00
4922	50	CITY OF BLAIR	02012026	GALLONS-3,839,939	2/10/2026	4,692.97
4948		COX BUSINESS	01252026	INTERNET/PHONE SERVICES	2/9/2026	428.81
4941	332	CREATIVE SITES, LLC	10180	BCI BURKE ROCKER PARTS	3/5/2026	462.17
4925	308	CUMMINS SALES AND SERVICE	J3-2601863	PLANNED MAINTENANCE	2/8/2026	451.81
4962	535	DEB SUTHERLAND	02132026	PRESENTATION FRAME-NORTHEF	2/28/2026	32.09
4957		EMBRIS GROUP, LLC	573	FORT CALHOUN FORCEMAIN H2S	2/28/2026	1,355.00
4956		EMBRIS GROUP, LLC	574	FORT CALHOUN MONROE STREE	2/28/2026	2,361.25
4955		EMBRIS GROUP, LLC	576	ENGINEERING ASSISTANCE: JAN	2/28/2026	678.75
4919	18	ENTERPRISE MEDIA GROUP	306469	LIQ LIC: TAYLOR QUIK PIK/CALHO	2/15/2026	29.14
4951	18	ENTERPRISE MEDIA GROUP	306794	2.9 PC HEARING	2/25/2026	20.03
4950	18	ENTERPRISE MEDIA GROUP	307517	2.17 COUNCIL HEARING (2)/1.20 C	3/4/2026	125.60
4953		IDEAL PURE WATER	01312026	WATER CITY HALL	2/28/2026	26.00
4945	643	JDW MIDWEST, LLC	2601003	JANUARY SERVICES	2/28/2026	403.65
4946	403	KAMB & C ENTERPRISES	199684	BI-MONTHLY PEST CONTROL	2/28/2026	67.93
4952	9	M.U.D.	02042026	MONTHLY GAS BILL	2/19/2026	528.00
4927		NATIONAL SIGN COMPANY, LLC	IN0000729	NO PARKING SIGNS	2/15/2026	342.71
4921	28	NE PUBLIC HEALTH ENV LAB	599652	WATER TESTING	2/19/2026	267.00
4961	298	NEBRASKA SALES TAX	012026	JANUARY SALES TAX	2/20/2026	3,076.02
4954		NYE TECHNOLOGY	CW15399	MONTHLY IT SERVICES	2/28/2026	292.00
4960	8	O.P.P.D.	02242026	MONTHLY ELECTRIC	2/24/2026	4,129.26
4940	421	ONE CALL CONCEPTS, INC	6010155	MONTHLY LOCATES	2/28/2026	12.65
4928	7	POSTMASTER	02022026	WA/SE BILLS-FEB	2/2/2026	212.28
4958	427	TALBOT LAW OFFICE	02062026	MONTHLY SERVICES	2/28/2026	600.00
4949	126	UTILITIES SERVICE GROUP	18866	TELEVISION/JETTING SEWER	2/28/2026	24,995.00
4943	577	VERIZON WIRELESS	6133791296	MONTHLY CELL PHONES	2/9/2026	119.82
4965	477	VISA	01252026	ADOBE/WATER SAMPLES/PARTS/I	2/19/2026	3,054.73
4963	482	WASHINGTON CO CHAMBER OF COM	1464	2026 CHAMBER ANNUAL MEETING	2/28/2026	1,000.00
4926	435	WASHINGTON COUNTY ROADS ROAD	SALT-FC2	SALT/SAND	2/20/2026	1,862.50
4942	30	WASHINGTON COUNTY SHERIFF	02172026	FEB SERVICES	2/17/2026	8,159.18
4947		YOUNG & WHITE LAW OFFICES	13969	MONROE ST PROJECT-DEC	2/28/2026	2,938.70
						\$252,461.43

Report Selection: Check Approval List - By Vendor
 Date Range Selection: GL Posting Date
 Starting Date: 2/1/2026
 Ending Date: 2/28/2026
 Banks: All
 Bank Acct#:
 Include Printed Checks: **p**

Fort Calhoun, Nebraska

Economic Development Plan

May 12, 2026 – May 11, 2036

Mayor: Mitch Robinson

City Council: Bob Prieksat

Nick Schuler

John Kelly

Kris Richardson

City Administrator: Deb Sutherland

City Clerk: Alicia Koziol

City Treasurer: Katie Knight

Submitted by: Washington County Gateway Development Corporation

and

The City of Fort Calhoun

Section I. General Community and Economic Development Strategies

Nebraska's voters enacted a constitutional amendment in November 1990 granting cities and villages the power to use local sources of revenue for economic or industrial projects and programs once authorized by the voters within the municipality. This authorization includes providing direct and indirect assistance to business endeavors in their communities whether for expansion of existing operations or creation of new businesses through an Economic Development Program ("Program"). In 1991, the Unicameral implemented this amendment with the passage of Legislative Bill 840, the Local Option Municipal Economic Development Act ("LB 840").

LB 840 is based on the premise that communities should use their tax dollars in ways that best meet local needs. While ongoing planning processes in many towns have identified development, job creation and increased economic opportunity as their highest priority for the future, a variety of constitutional and legislative prohibitions kept them from investing local public funds in development programs. The removal of these limitations gives municipality's greater latitude in shifting spending priorities to implement local solutions for economic growth and development.

The core of LB 840 involves the formulation of a proposed plan for local economic development (the "Plan"). The Plan forms the foundation for the collection and expenditure of local tax revenues for economic development and the provisions become the basis under which the municipality operates.

Section II. Statement of Purpose, General Intent and Proposed Goals

It is the intent of the City of Fort Calhoun to implement an Economic Development Program with the purpose and goals as follows:

- Retain and grow our local tax base
- Retain and expand our existing businesses
- Revitalize downtown central business district
- Generate additional employment opportunities
- Recruit new businesses
- Recruit and retain residents
- Assist in housing development

In addition to soliciting input for the development of this program, an effort has been made to ensure consistency with the other plans and goals of the City of Fort Calhoun. Therefore, the City of Fort Calhoun's Strategic Plan, completed in 2023, has been reviewed and taken into consideration.

The City of Fort Calhoun will always have the final vote on how the LB 840 dollars are spent. Washington County Gateway Development Corporation, with the leadership of the City of Fort Calhoun, has prepared the Plan for submission, first to the City Council, and upon Council approval, to the voters of the City of Fort Calhoun. The Legislature of the State of Nebraska has made available, through the Act, an invaluable tool to spur further economic development within the city. The city seeks, through the Plan, to strengthen its economic base and attract and retain a diverse population.

Section III. Eligible Activities

Eligible activities under the Plan may include, but shall not be limited to, the following activities:

1. Direct loans or grants to qualifying businesses for fixed assets and/or working capital; job training
2. Loan guarantees for qualifying businesses
3. Grants for public works improvements which are essential to the location or expansion of or the provision of new services by a qualifying business
4. The purchase of real estate, options for such purchase, and the renewal or extension of such options. If and when real estate is to be purchased or optioned by the City under the Program, the real estate will be identified based upon the need of a particular qualifying business or based upon potential needs of qualifying businesses not yet identified.
5. The issuance of bonds as provided for in the Local Option Municipal Economic Development Act.
6. Payments for salaries and support of city staff to implement the economic development program or the contracting of such to an outside entity.
7. Grants or loans for the construction or rehabilitation for sale or lease of housing for persons of low to moderate income, or as part of a workforce housing plan.
8. Recruitment incentives to qualified businesses.
9. Site preparation and development include demolition and infrastructure improvements to real estate purchased under this plan.

Section IV. Workforce Housing Plan

"Workforce Housing Plan" means a program to construct or rehabilitate single family housing or market rate multi-family housing which is designed to address a housing shortage that impairs the ability of the city to attract new businesses or impairs the ability of existing businesses to recruit new employees. In connection with the Workforce Housing Plan:

1. Washington County, to include the city of Fort Calhoun was prepared by Hanna:Keelan Associates with the guidance of Washington County Housing Steering Committee, in March 2021. The Housing Study found that the current housing stock in Fort Calhoun and Washington County, including both single-family and market rate multifamily housing, was deficient in numbers and quality, and that Fort Calhoun has a housing shortage. Fort Calhoun has experienced steady population growth and increasing interest from commuters, retirees, and families seeking housing near the Omaha metropolitan area with high quality of life amenities. Target Demand in Washington County, by 2026, is 525 housing units.

To better understand local housing conditions, the City engaged JEO Consulting Group in late 2024 to conduct a focused housing review.

2. The Workforce Housing Plan is intended to include all single-family housing and market rate multi-family housing. The plan also includes housing for persons of low or moderate income under section 18-2710.01. According to this law, the city shall determine low income and moderate-income standards for the program by basing such standards upon existing federal government guidelines or standards for qualifying for any federal housing assistance program as such levels may be modified by the consideration of existing local

and regional economic conditions and income levels.

3. Due to the lack of available housing within the city and Washington County, existing businesses have difficulty in recruiting new employees.
4. Construction costs, and the cost of providing infrastructure for housing (to include streets and utilities), are adversely impacting the ability to find housing for persons seeking new or rehabilitated housing in the city.

Section V. Amendments to Plan

The eligible activities described above are considered priority activities for the use of generated funds under the Local Option Municipal Economic Development Act. The City of Fort Calhoun recognizes that the attraction of a new business or industry to a community or the expansion of an existing business takes place in a very competitive marketplace, and in the creation of jobs in the area, the City retains the right to include as eligible services, those additional activities allowable by law. To stay current with Nebraska Statutes, the City of Fort Calhoun retains the right to amend the Plan when such amendment pertains to change made to the Local Option Municipal Economic Development Act or to other statutes that effect the Fort Calhoun Program. Such amendments can only be made after a public hearing and a majority vote by the Fort Calhoun City Council. All other amendments, except for changes to qualifying businesses eligible to participate in the Program, are subject to a new vote of the City's registered voters in addition to a vote by the City Council.

Section VI. Eligible/Qualifying Businesses

In municipalities with populations of 2,500 inhabitants or less, a qualifying business is any corporation, partnership, or sole proprietorship regardless of its principal source of income. (*Section 18-2709*). Although LB 840 does not place any limitations on qualifying businesses, the City retains the right to place limitations on such qualifying businesses upon recommendation by the Citizen Advisory Review Committee established under section 18-2715.

A qualifying business does not have to be located within the territorial boundaries of the city if the Fort Calhoun City Council determines that there is a clear economic benefit to the city, but it must be located within the City's one-mile extraterritorial jurisdiction or on land held in the name of the city. Eligible businesses may apply more than once and receive program benefits more than once.

If a qualifying business employs individuals and carries on business activities in more than one municipality in Nebraska, or will do so at any time during the first year after its application for participation in the Program, it shall only be a qualifying business if, in each such municipality, it maintains employment for the first two years after the date on which the business begins operations in the city as a participant in the Program at a level not less than its average employment level in the other municipality during the twelve months before participation in the Program.

Section VII. Source of Funds, Length of Program, Preliminary Budget, Bonding Authority

This section describes the source of funds and a preliminary budget for the Plan. It is important to note that this budget must be developed annually and may be modified from time to time by the Fort Calhoun City Council. In the field of economic development, it is impossible to anticipate every condition or requirement. The City of Fort Calhoun should maintain the flexibility to respond to specific requirements and opportunities when necessary.

Source of Local Option Funds

Source of funds for the Plan will be a one and a half percent (1.5%) local option sales tax (currently prescriptions and groceries excluded from sales tax). Local option sales tax LB 840 revenue exceeding or in addition to the approved annual budget, not to exceed four-tenths of one percent (0.4%) of the taxable valuation of the city per year, shall be deposited into City's general fund.

Plan Duration

The Plan, if approved by Fort Calhoun registered voters and authorized by Fort Calhoun City Council, will permit the collection of local funds, as described above, from May 12, 2026 until May 11, 2036, to fund the Program.

Uncommitted funds and revenues may continue to be used for eligible activities with the Plan for an additional six-year period. Unless extended by the voters, this Plan implementing the Program shall end May 11, 2039.

Preliminary Budget

The City of Fort Calhoun shall establish an Economic Development Fund and shall contribute an amount not to exceed four-tenths of one percent (0.4%) of the taxable valuation of the city per year for the life of the program, as appropriated annually by the City Council.

The estimated amount contributed for the first year is \$50,000. The annual amount for each subsequent year will vary depending on the total taxable value of the city, but for the purposes of this preliminary budget, if the annual amount is estimated to be \$50,000 for each year, the total amount proposed to be directly collected from local sources over a ten-year period is estimated to be \$500,000.

The annual amount of local option sales tax to be placed into this fund shall be included in the City of Fort Calhoun's budget each year and approved by the Fort Calhoun City Council. Any proceeds from the issuance of bonds to provide funds to carry out this Economic Development Program and any proceeds from land or building sales associated with this Economic Development Program shall be deposited in this fund. The City of Fort Calhoun shall not transfer or remove funds other than for the specific use outlined in this program during the life of the program.

It is anticipated that total annual expenditures will equal an amount up to the amount of funds collected each year. However, any funds not expended in the year and/or any funds returned through the revolving loan fund will be used to fund eligible activities in subsequent program years. A portion of the funds may be used for administrative and economic development operations not

delegated to a specific project. It is important to note that this budget must be developed annually and may be modified from time to time by the City Council. In the field of economic development, it is impossible to anticipate every condition or requirement. The city should maintain the flexibility to respond to specific requirements and opportunities on a short-term basis.

Notwithstanding the actual amount collected by the City for the benefit of the Program, the City shall not appropriate funds derived directly from City sources of revenue in an amount in excess of the maximum permitted by Nebraska law in effect at the time of appropriation. By way of reference, the current limits as provided by section 18-2717 of LB 840 prohibit the City from appropriating funds from local sources in excess of \$3,000,000 per year or the amount approved by voters at the election approving the Program or its extension. The aforementioned restrictions shall not apply to the re-appropriation of funds which were appropriated but not expended during the previous fiscal years, nor shall they apply to appropriation of funds received from other sources.

The Program shall establish a separate Economic Development Fund (the "Fund") that is not tied to, or comingled with, general funds of the City. The Fund may include: (1) funds from local sources of revenue used for the Program, (2) earnings from investments of such separate fund, (3) loan payments from outstanding projects, (4) proceeds from the sale or rental of assets purchased by the City for the Program, and (5) proceeds from the issuance or sale of revenue bonds.

Bond Authority

The City of Fort Calhoun may be presented with economic development opportunities which could require initial funds exceeding the single year proceeds of the local option sales tax. In order to take advantages of such opportunities the City of Fort Calhoun shall have the authority to issue bonds. Future local option sales tax receipts shall be utilized to retire these bonds. The City Council may authorize the issuance of bonds to execute the Fort Calhoun Economic Development Plan following a public hearing.

Section VIII. Administration of Economic Development Program

It is the intent of the program that the majority of the funds are used to support eligible activities and that only a minimal amount is spent on administrative costs. The administration of this program will be shared by four separate entities. The entities are as follows: City Council, Program Administrator, Application Review Committee, and the Citizens Advisory Review Committee.

City Council

1. Will have final authority on expenditure of funds in support of the economic development program.
2. Will have ultimate responsibility for the Economic Development Program.
3. May contract with an organization to act as Program Administrator and will approve the membership of the Citizen Advisory Review Committee.

Program Administrator - City Clerk of Fort Calhoun with assistance from Washington County Economic Development Executive Director

1. Will be responsible for the day-to-day operations of the program.

2. Will assist applicants and recruit potential applicants.
3. Will serve as ex-officio, non-voting member of the Application Review Committee and the Citizen Advisory Review Committee and will provide the Citizen Advisory Review Committee with all necessary advice and information.

Application Review Committee

1. It shall consist of three (3) members appointed by the mayor and approved by the City Council.
2. Terms shall be six (6) years.
3. No appointee to the Application Review Committee may be an elected or appointed official of the City of Fort Calhoun; an employee of the City; a pending loan applicant nor an employee, agent, shareholder, or officer of a pending loan applicant for LB 840 funds.
4. All members on the Application Review Committee must have experience in the field of business, finance, or accounting; must be a registered voter of the City of Fort Calhoun.
5. Shall be responsible for reviewing all applications and making approval/denial recommendations to the City Council.

Citizens Advisory Review Committee

1. Shall consist of five (5) to ten (10) registered voters of the City who shall be appointed by the mayor, subject to approval by the City Council.
2. Is the "Watch Dog" committee and not the decision-making committee
3. At least one member of the committee shall have expertise or experience in the field of finance or accounting business.
4. No appointee to the Citizen Advisory Review Committee may be an elected or appointed official of the City of Fort Calhoun; an employee of the City; a pending loan applicant nor an employee, agent, shareholder, or officer of a pending loan applicant for LB 840 funds.
6. Committee shall report to the City Council once every six-month period, after effective date of the ordinance, the results of their oversight, the functioning and progress of the economic development plan at a public hearing called for such purpose.

Section IX - Financial Assistance Application Process

To be considered for direct financial assistance under the Fort Calhoun Economic Development Program, an applicant must provide the following, unless waived by the Program Administrator:

1. A detailed description of the proposed project
2. A business plan, including employment and financial projections

3. Current financial statements, financing requirements for the project, and total project costs
4. A completed "Fort Calhoun Economic Development Program Application for Financial Assistance" form submitted to the Application Review Committee and Program Administrator. (An application shall be developed within the first 3 months of the Economic Development Program and may be revised from time to time to include pertinent information. Applications will be made available at the City of Fort Calhoun office)
5. Additional information, to determine the economic viability of the proposed project(s), may be requested by the Application Review Committee.

Generally, applications will be reviewed in the order in which they are received. When an application is received that is deemed "urgent" by the Program Administrator, it may be reviewed and approved before other applications received. However, other pending applications will then be addressed in a timely manner. Application review and approval, or disapproval, will be based on project feasibility as determined by review of the applicant's application and documents, along with the potential future economic benefit to the community. Applications may be prioritized by the Program Administrator with the most cost-effective project to receive priority for the use of the funds. Before final approval, the Program Administrator will be responsible for the verification of business information provided by eligible businesses that receive a recommendation for financial assistance. Upon completion of the agreed terms and conditions of assistance between the Application Review Committee, Program Administrator, and the applicant, the project will be submitted to the City Council for review and approval. The Council will consider the overall benefits to the community in its deliberation and will provide the Program Administrator with a decision. Once approved, The Program Administrator will take the necessary action to execute agreements made. Other incentive assistance processes, using alternative requirements and documentation, may be implemented so that the requirements are more appropriate for the type and amount of the incentive. For instance, in the case where a job creation incentive could be implemented, documents such as a business plan, financial statements, and similar documentation, may not be applicable to this type or amount of incentive. In these and similar cases, alternative requirements and application forms could be developed and used for this type of incentive.

Eligible qualifying businesses may apply more than once and receive program benefits more than once if they are in good standing with previous loans. In the process of gathering information about a qualifying business, the Fort Calhoun Application Review Committee or Program Administrator may receive confidential information about the business which, if released, could cause harm to the business, or give unfair advantage to its competitors. State law authorizes cities and other public entities to maintain the confidentiality of the information it receives. Procedures will be developed by the Fort Calhoun Application Review Committee and approved by the City Council to ensure the confidentiality of business information received from applicants for financial assistance. These will include the adoption of an ordinance which makes such information confidential and punishes disclosure; a restriction on the number of people with access to files; the designation of a responsible party for their safekeeping; and requirements for personnel involved in the program review or with access to any business information to sign statements of confidentiality regarding all personal and private submittals. These procedures may be revised from time to time with City Council approval. Contracts made with qualifying businesses shall include protective measures, applicable to the project, to safeguard Fort Calhoun's investment in the project.

Confidentiality, Laws and Regulations

To ensure applicant confidentiality, the following measures will be instituted and enforced.

1. Each member of the Citizen Advisory Review Committee and Application Review Committee (including ex-officio members) will sign a "Statement of Confidentiality".
2. Applicants' business and financial information will be available to the Citizen Advisory Review Committee and Application Review Committee during the approval/disapproval process only.

Purchase or Option to Purchase Land

If the purchase or option to purchase real estate is proposed, the following criteria will be applied:

1. The property shall be properly zoned without any excessive easements, excessive covenants or other encumbrances.
2. The property will conform to the City's or County's comprehensive plan, and
3. Selection of sites will be based upon sound economic development location criteria or specification for special projects.

Proceeds from the sale of real property purchased pursuant to the Economic Development Program shall be returned to the City's Economic Development Fund for future use.

Section X - Revolving Loan Program - Direct Financial Assistance

The plan is designed to provide direct financial assistance by funding different types of loans and loan packages for new and existing businesses with location and expansion opportunities.

A. General Guidelines

1. To become eligible to receive a loan under the Program, an eligible business must first provide loan information as required by the Program application to the Program Administrator and Application Review Committee. The Application Review Committee will make a recommendation of loan eligibility to the City Council based on the criteria provided in Section IX, above.
2. The amount of funds available for any single project shall not exceed the amount of funds available under the Economic Development Program during the project term, nor shall it provide for more than fifty percent (50%) of applicant's total project costs. Any applicant must provide participation and evidence of participation through private funding as distinguished from federal, state or local funding in the minimum of ten percent (10%) equity investment. Rights are reserved to negotiate terms and conditions of the loan with each applicant. Terms and conditions may differ substantially between applicants. Maximum amount of loan is \$50,000.
3. The interest rate shall be fixed and negotiated on an individual basis; no higher than one half the rate of the lending rate for the project at a traditional banking source. The term shall not exceed ten (10) years for loans used for capital assets and five (5) years for loans involving any other asset category. Security for loans will include, but will not be limited to promissory notes, mortgages or deeds of trust, and personal and/or corporate guarantees as appropriate and may be in a subordinate position to the primary lender.
4. The loan repayment could have a three-year deferment from making payments if the borrower creates at least two and one half (2.5) new full-time (FTE) positions within twelve

(12) months of the execution of the agreement. Further, the borrower must continue and keep in place the newly created full-time equivalent positions (FTE) for a period of at least thirty-six (36) months from the date of creation of the full-time equivalent positions. The newly created full-time positions must be compensated at a rate at or above the NE minimum wage.

5. If the loan is approved, a business may be approved to recapture a portion of the loan amount on a grant basis. The recaptured amount will be determined by the City Council, based upon job creation or retention and economic impact on the project to the community.
6. A loan repayment schedule providing monthly, quarterly, or annual payments will be approved in conjunction with project approval. Repayment will be held in the revolving loan fund for future projects when approved.
7. The Washington County Economic Development Director or contracted loan administrator is responsible for auditing and verifying job creation and retention and determining grant credits towards any loans made.
8. The Revolving Loan fund will be audited annually by a selected firm or certified public accountants and the Citizen's Advisory Review Committee, as necessary, to ensure that the assistance given is used in an appropriate manner and that the City is protected against fraud or deceit in the conduct or administration of the Program.

Section XI - Process to Assure Applicable Laws and Regulations are Met

The Program Administrator will be responsible for procedures to ensure all applicable laws, regulations and requirements are met by the municipality and the qualifying businesses that receive financial assistance. These procedures will be subject to review and approval by the City Council. The Program Administrator may use the City Attorney to review all contracts, official documents, land transactions, and other official actions related to the economic development program, as well as applicable laws annually, to ensure compliance with applicable laws, regulations, and requirements. The Program Administrator may retain separate counsel, rather than using the City Attorney, for the review of any or all documents and laws, with the approval of the City Council. If there is a conflict between this plan and the ordinance that governs this plan and Nebraska State Statutes (both current and future), State Statutes will prevail.

Community Economic Development Program Ordinance

Upon approval by the voters of the community economic development program, the City Council will, within forty-five days after such approval, establish the economic development program by ordinance in conformity with the terms of such program as set out in the original enabling resolution.

Section 5.06 Land Use Categories/Matrix

P = Permitted C = Conditional Use Permit T = Temporary "-" = not permitted *1 = Floodplain regulations shall be met														
Use Category	Use Type	TA-1	RR	R-1	R-2	R-3	RM	C-1	C-2	C-3	I-1	I-2	Additional Requirements	
Agriculture and Horticulture Uses	Agricultural buildings for general agricultural use	P	P	-	-	-	-	-	-	-	C	C		
	Agricultural operations	P	P	-	-	-	-	-	-	-	C	C		
	Class I LFO	-	-	-	-	-	-	-	-	-	-	-		
	Class II LFO	-	-	-	-	-	-	-	-	-	-	-		
	Class III LFO	-	-	-	-	-	-	-	-	-	-	-		
	Class IV LFO	-	-	-	-	-	-	-	-	-	-	-		
	Community Gardens	P	P	P	C	C	C	-	-	-	-	-		
	Crop Production	P	P	-	-	-	-	-	-	-	-	C	C	
	Greenhouse	P	P	P	-	-	-	T	T	T	T	T	T	
	Keeping of Livestock for 4-H purposes only as a Secondary use	P	P	-	-	-	-	-	-	-	-	-	-	
	Livestock sales	C	C	-	-	-	-	-	-	-	-	-	C	
	Poultry Livestock Feed Operation	C	-	-	-	-	-	-	-	-	-	-	-	
Wineries	C	C	C	-	-	-	-	-	-	-	-	-		
Agricultural Sales and Service	Agricultural chemicals, fertilizer, anhydrous ammonia-storage & distribution for commercial use.	C	C	-	-	-	-	-	-	-	C	C		
	Agricultural chemicals, fertilizer, anhydrous ammonia-storage & distribution for personal use.	P	P	-	-	-	-	-	-	-	-	-		
	Agricultural implement & vehicle sales and service	P	P	-	-	-	-	-	-	C	C	C		
	Agricultural research farm	P	P	-	-	-	-	-	-	-	C	C		
	Agricultural processing	P	P	-	-	-	-	-	-	-	C	C		
	Agriculture feed mixing and blending, seed sales and grain handling operations	P	P	-	-	-	-	-	-	-	C	C		
	Equestrian centers and stables	C	C	-	-	-	-	-	-	-	-	-		
	Horses and other non-commercial livestock on residential lots	P	P	-	-	-	-	-	-	-	-	-		
Residential Living	Live-work unit	P	P	-	-	-	-	P	-	-	-	-		
	Multi-family dwelling (max. of 3 units per building)	-	-	-	C	P	-	C	C	C	-	-		
	Multi-family dwelling (more than 3 units per building)	-	-	-	-	C	-	C	C	C	-	-		
	Condominiums (max. of 3 units connected)	-	-	-	C	P	-	-	-	C	-	-		
	Condominiums (3 units or more connected)	-	-	-	-	P	-	-	-	C	-	-		
	Mobile Home Dwelling	-	-	-	-	-	P	-	-	-	-	-		
	Mobile Home Dwelling as a secondary dwelling/workers quarters	C	C	-	-	-	-	-	-	-	-	-		
	Seasonal dwelling or cabins	P	P	-	-	-	-	-	-	-	-	-		
	Single-family attached dwelling (max. of 3 units connected)	-	-	-	C	P	-	-	-	C	-	-		
	Single-family attached dwelling (more than of 3 units connected)	-	-	-	-	C	-	-	-	C	-	-		
	Single-family detached dwellings	P	P	P	P	P	P	-	-	C	-	-		
	Two-family/Duplex	-	-	-	C	P	-	-	-	C	-	-		
Accessory Dwelling Units	P	P	P	P	P	-	-	-	-	-	-			
Upper story housing	-	-	-	-	-	-	P	C	C	-	-			



CityVerse AI

Transforming Municipal Field Operations Through Data

Meet Our Team



Neal Agarwal

CEO & Chief of Strategy & Data

Masters in Statistics from Northwestern University with 4 years of experience.

Akash Setti

CEO & Chief of Engineering

Masters in AI from Northeastern University with 5 years of experience.

CityVerse AI is built by a small, experienced team that designs, implements, and maintains software directly. This structure provides clear accountability, fast decisions, and consistent delivery with minimal handoffs or dependencies.

Our Capabilities



Artificial Intelligence

Image analysis, voice detection, facial recognition, model training, and prompt analysis



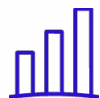
Pattern Recognition

Discover trends and predict outcomes from data



Document Solutions

Annotate, sign, and edit documents digitally



Data Solutions

Aggregate, wrangle, and visualize complex datasets



Statistical Inferences

Regression, prediction, and machine learning capabilities



Document Extraction

Extract data from PDF, images, and DOCX files



Database Solutions

Storage, automation, and predictive analytics



Development

Web, mobile, and desktop application development

Implementation Journey

Discovery (Oct–Nov 2025)

Identified paper-based maintenance records and manual calculations.

1

2

Pilot 1 (Nov 2025–Jan 2026)

Water & Sewer Extractions and Reporting deployed.

3

Pilot 2 (Dec 2025–Feb 2026)

Customized Maintenance Logging deployed.

4

Full Implementation (Feb 2026)

Full Access to Modules. Instant Transition.

5

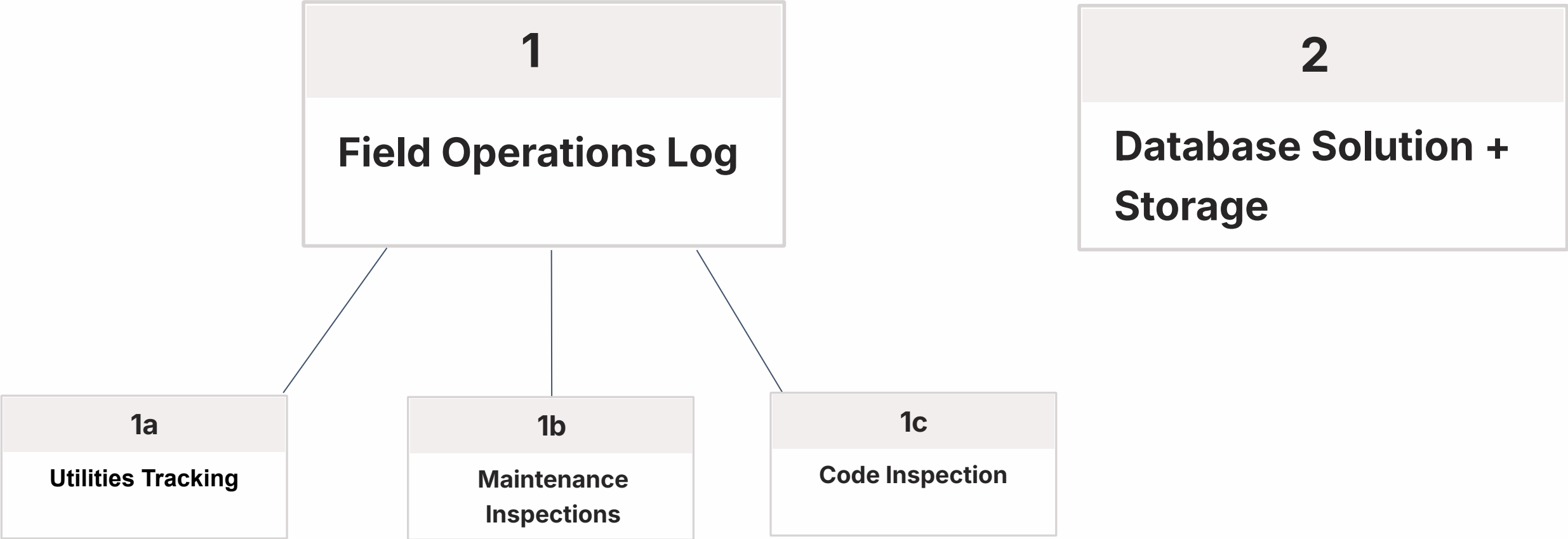
Ongoing Support

Available for additional build requests and workflow automation guidance throughout contract term.

Project Goals

- 1. Capture Work Once In The Field**
- 2. Build A Reliable Operational Record**
- 3. Make Maintenance And Budget Decisions Based On Real Data**

Software & Database Modules



CITY OF FORT CALHOUN				
2025				
MONTH: <u>Sept</u>				
DAY	INITIALS	TIME	INFLUENT FLOW	GPD
25	DK	800	94945015	144778
26	DK	745	95054596	139581
27	CH	7:25	95171943	117347
28	CH	820	95290132	118789
29	DK	800	95401716	111544
30	TN	12:45	95546724	145008
2	DK	900	95908870	362146
3	DK	830	96098650	136680
4	TN	9:15	96186466	140916
5	DK	745	96328172	141708
7	DK	1145	96503669	225497
8	DK	830	96648050	94881
9	DK	845	96773631	123581
10	DK	745	96999040	165409
12	CH	815	97123009	227964
13	TN	5:00	97288089	165065
15	TN	9:45	97459096	181027
16	TN	8:10	97583006	113910
17	DK	1800	97707663	124597
18	TN	9:30	97822319	114716
19	DK	915	97944095	121776
20	DK	1000	98060473	116378
22	DK	745	98261825	201402
23	DK	915	98396147	134222
24	DK	845	98520104	123967
25	DK	915	98653686	139682

MONTH: Sept DAY: 29 FLOW: 98653686 FLOW TOTAL: 3708678

TOTAL GALLONS: 3733979

DAILY AVERAGE: 124.465

Quarry:

Sept	5272890
Aug	5019510
Total	253080

COPY TO CITY HALL

Sept 29, 2025
 Month Day Year

Signature: [Signature]
 City of Fort Calhoun Maintenance

Total Entries
149

Today's Entries
0

Total Usage
21,762,782 gal

Avg Reading
41,461,484

Latest Reading
2,986,832

DATE	TIME	READING	USAGE (GAL)	ACTIONS
Jan 31, 2026	4:21 PM	2,986,832	133,199	⋮
Jan 30, 2026	9:00 AM	2,853,633	83,013	⋮
Jan 29, 2026	12:41 PM	2,770,620	122,045	⋮
Jan 28, 2026	10:05 AM	2,648,575	112,846	⋮
Jan 27, 2026	9:32 AM	2,535,729	96,984	⋮
Jan 26, 2026	9:49 AM	2,438,745	210,056	⋮
Jan 24, 2026	10:10 AM	2,228,689	102,929	⋮
Jan 23, 2026	10:29 AM	2,125,760	139,247	⋮
Jan 22, 2026	9:23 AM	1,986,513	128,170	⋮
Jan 21, 2026	9:12 AM	1,858,343	102,514	⋮
Jan 20, 2026	9:09 AM	1,755,829	290,486	⋮
Jan 17, 2026	3:41 PM	1,465,343	159,452	⋮

Quarry Tracking Data 5 entries

Search readings...

Export Add Entry

Total Entries: 5

Today's Entries: 0

Avg Reading: 626,133

Latest Reading: 721,197

Range: 501,951 - 721,197

DATE	TIME	READING	ACTIONS
Jan 30, 2026	9:44 AM	721,197	⋮
Dec 29, 2025	2:21 PM	689,560	⋮
Nov 25, 2025	3:32 PM	635,906	⋮
Oct 27, 2025	12:00 AM	582,050.9	⋮
Sep 25, 2025	12:00 AM	501,951	⋮

MONTH / YEAR Oct 25

PREVIOUS E. (1) 33754 W. (2) 32985 N.W. (3) 95680

DATE	TIME	① E. PIT x1000	USAGE GALLONS	② W. PIT x1000	USAGE GALLONS	③ N.W. PIT x1000	USAGE GALLONS	Total Gal. x1000
10/1	700	33893	159000	38011	26000	95711	31000	196
10/2	830	34033	140000	38043	32000	96782	21000	193
10/3	915	34169	136000	38077	37000	96761	29000	199
10/6	830	34493	324000	38175	98000	96887	76000	498
10/7	830	34599	106000	38199	24000	96857	20000	180
10/8	845	34739	140000	38223	22000	96885	28000	193
10/9	845	34856	117000	38250	27000	95902	21000	165
10/10	715	35004	140000	38295	45000	96939	38000	226
10/13	845	35328	172000	38391	95000	96026	97000	506
10/14	845	35500	172000	38427	37000	96060	34000	243
10/15	700	35672	172000	38446	19000	96098	38000	229
10/16	000	35811	139000	38468	22000	96117	19000	180
10/17	900	35956	154000	38487	19000	96144	27000	200
10/20	830	36278	322000	38583	66000	96216	72000	460
10/21	830	36426	144000	38573	20000	96236	20000	188
10/22	830	36553	127000	38591	18000	96263	28000	173
10/23	845	36646	93000	38609	18000	96282	19000	130
10/24	845	36741	95000	38635	46000	96307	25000	146
10/27	900	37004	268000	38698	63000	96366	59000	385
10/29	1030	37105	101000	38716	18000	96387	21000	140
10/29	915	37182	77000	38734	18000	96405	18000	113
10/30	8:45	37273	91000	38748	14000	96425	20000	125
		TOTAL USAGE GALLONS _____						
		DAILY AVERAGE GALLONS _____						
		BY: _____						

DATE	TIME	PIT NAME	PIT READING	USAGE (GAL)
Jan 30, 2026	9:09 AM	nw_pit	98,167	36,000
Jan 30, 2026	9:09 AM	w_pit	40,303	33,000
Jan 30, 2026	9:08 AM	e_pit	44,795	155,000
Jan 28, 2026	10:13 AM	nw_pit	98,131	19,000
Jan 28, 2026	10:13 AM	w_pit	40,270	16,000
Jan 28, 2026	10:13 AM	e_pit	44,640	87,000
Jan 27, 2026	9:41 AM	nw_pit	98,112	20,000
Jan 27, 2026	9:41 AM	w_pit	40,254	18,000
Jan 27, 2026	9:40 AM	e_pit	44,553	71,000
Jan 26, 2026	9:46 AM	nw_pit	98,092	56,000
Jan 26, 2026	9:46 AM	w_pit	40,236	54,000

NRD Read Dates	Billed from NRD	City Read Dates**	Consumption City Billed	Sewer Flow - 1st/MO.	DIFFERENCE	DIFFERENCE SEWER	WATER LOSS	Splash Pad Consumption
WATER	Gallons	WATER	Gallons					
8/16/23-9/14/23	7,839,000	09/25/23	7,027,525	2,095,829	811,475	(5,743,171)	10.35%	184,90
9/14/23-10/16/23	5,593,000	10/25/23	4,443,210	2,496,849	1,149,790	(3,096,151)	20.56%	27,10
10/16/23-11/16/23	3,107,000	11/27/23	3,066,900	2,081,893	40,100	(1,025,107)	1.29%	4,40
11/16/23-12/14/23	3,161,000	12/28/23	3,278,575	2,549,600	(117,575)	(611,400)	-3.72%	
12/14/23-1/16/24	3,281,000	01/25/24	2,462,965	2,002,764	818,035	(1,278,236)	24.93%	
1/16/24-2/15/24	2,891,000	02/26/24	3,057,950	2,357,246	(166,950)	(533,754)	-5.77%	
2/15/24-3/14/24	2,810,000	03/25/24	2,725,575	2,079,570	84,425	(730,430)	3.00%	
3/14/24-4/15/24	3,580,000	04/25/24	3,706,650	2,332,447	(126,650)	(1,247,553)	-3.54%	
4/15/24-5/16/24	3,834,000	05/28/24	3,882,500	2,923,170	(48,500)	(910,830)	-1.26%	272,40
5/16/24-6/13/24	4,769,000	06/25/24	4,327,150	2,699,219	441,850	(2,069,781)	9.27%	549,90
6/13/24-7/16/24	5,612,000	07/26/24	5,525,456	3,235,323	86,544	(2,376,677)	1.54%	459,80
7/16/24-8/15/24	7,611,000	08/26/24	7,270,264	3,044,680	340,736	(4,566,320)	4.48%	34200
TOTAL=	54,088,000		50,774,720	29,898,590	3,313,280	(24,189,410)	6.13%	1,840,50

← Back

Consumption Tracking

NRD billing, water loss, and sewer flow tracking

📄 Export

+ Add Record

NRD BILLED DATES	BILLED NRD GALLONS	CONSUMPTION CITY BILLED	SEWER FLOW - 1ST/MO.	DIFFERENCE	DIFFERENCE SEWER	WATER LOSS	SPLASH PAD	ACTIONS
📅 11/25/25 - 12/29/25	3,998,000	0	3,839,939	3,998,000	-158,061	100.00%	0	🔄 ✎ 🗑️
📅 10/25/25 - 11/25/25	3,477,000	0	3,283,350	3,477,000	-193,650	100.00%	0	🔄 ✎ 🗑️

Water Reading Anomaly Analysis

✓ **All Readings Normal**

Analysis Date: 2026-01-30

E PIT
155,000 gal

W PIT
33,000 gal

NW PIT
36,000 gal

E Pit

Monthly

Mean: 125,421.053 gal

Reading: 155,000 gal

Normal

Weekday

Mean: 120,111.111 gal

Reading: 155,000 gal

Normal

Same Day

Mean: 117,800 gal

Reading: 155,000 gal

Moderate deviation

Winter

Mean: 134,897.436 gal

Reading: 155,000 gal

Normal

Exact Date_diff

No historical data for this exact date

W Pit

Monthly

Mean: 27,052.632 gal

Reading: 33,000 gal

Normal

Weekday

Mean: 24,555.556 gal

Reading: 33,000 gal

Normal

TOTAL USAGE

224,000

gallons this period

NW 98,167 gal
Jan 30 - 9:09 AM

+36,000
usage

W 40,303 gal
Jan 30 - 9:09 AM

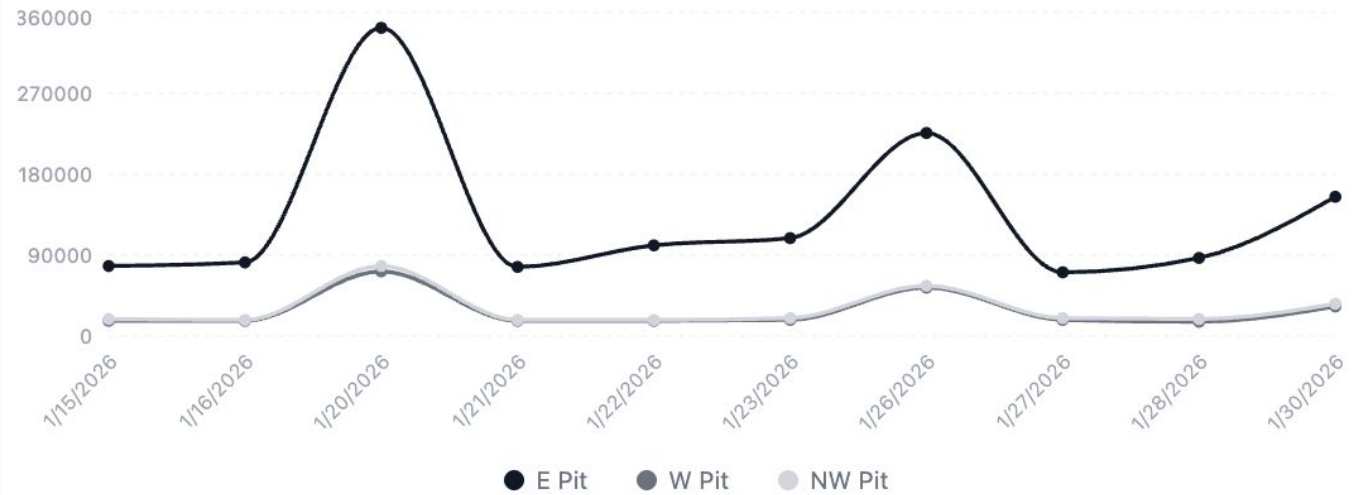
+33,000
usage

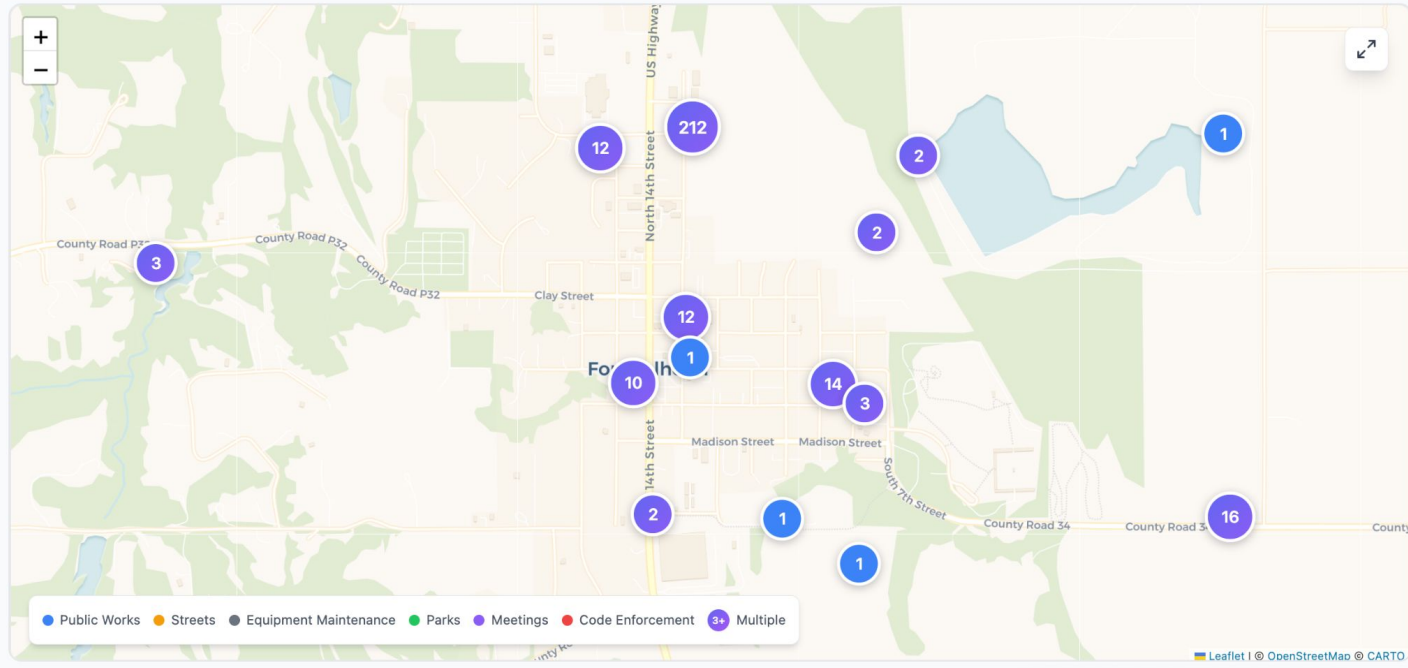
E 44,795 gal
Jan 30 - 9:08 AM

+155,000
usage

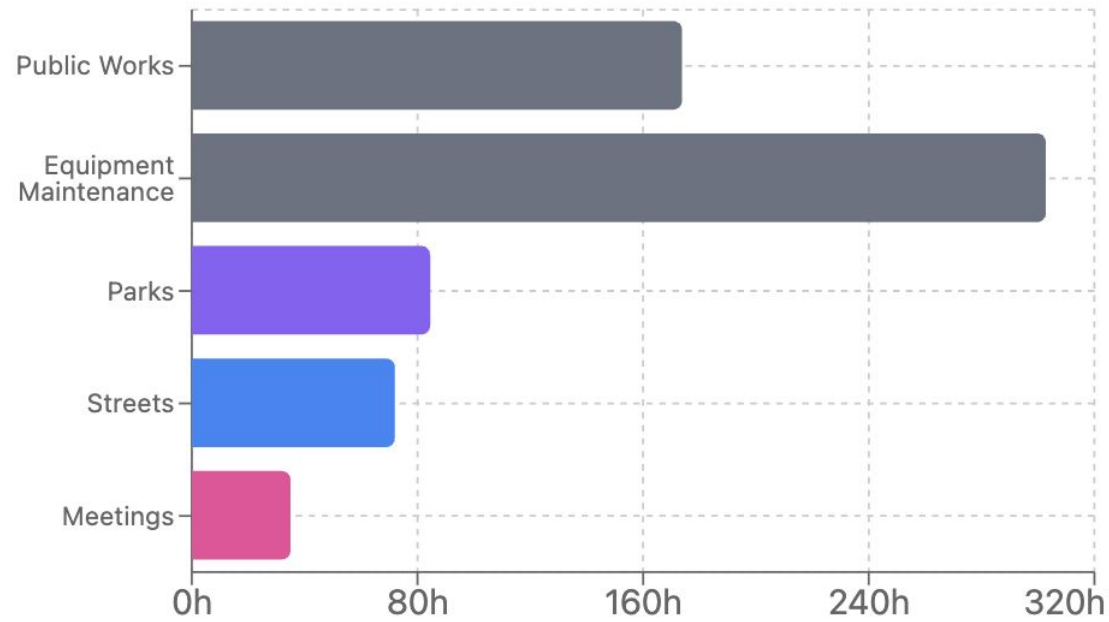
Usage Trends

Consumption over time





Hours Worked by Department



Maintenance Report

Equipment Maintenance

🕒 1h

📅 December 29, 2025 ⌚ 1:26 PM



Cleaned and swept shop, as evidenced by the large dust mop. The space is generally clean and free of debris, representing good housekeeping practices.

Weather: Clear • 18°F

👤 Submitted by Corban Helmandollar

Close

Safety of Artificial Intelligence & Data



No AI Training on City Data

We do not train, fine-tune, or improve AI models using City data. All data remains exclusive City property.



Controlled AI

Access AI components have read only database access and operate only on explicitly authorized inputs.



Data Segregation

City data is logically and securely segregated.

Cost Breakdown

Annual Platform & License Fee (incl 10hrs support)	\$1999
Water & Sewer Extraction/Reporting Modules	\$1500
Field Operations Modules	\$3099
Mobile App Usage & Development	\$499

TRACK RECORD

Similar Work & Proven Results



City of York, NE

Value: ~\$15,000+ | **Status:** In Contract

Software Provider for Parks & Recreation, City Clerk's Office, and Public Works. Developed custom data extraction and document processing service enabling digitization, structuring, and management of records without manual entry.



City of Omaha, NE

Value: ~\$40,000+ | **Status:** Signed LOI, Pilot

Designed Construction Inspection Logger that replaced a 3-4 hour documentation process with a 20-second real-time logging solution. Supporting Capital Construction and Street Maintenance operations.

Additional Ongoing Work: City of Omaha Traffic Engineering, City of Ankeny, City of Kirksville

Next Steps & Goals

Implement Modules



**Store, Analyze,
Predict**



CITYVERSE AI SOFTWARE IMPLEMENTATION

NEAL AGARWAL & AKASH SETTI
CITYVERSE AI

ATHLYNK, Inc dba
CityVerse AI

February 12th, 2026

Members of the City Council
City of Fort Calhoun
110 South 14th Street
Fort Calhoun, NE 68023

Subject: CityVerse AI Software Implementation

Dear Members of the City Council,

CityVerse AI provides a municipal software designed to deliver the fastest operational logging systems available to local governments while maintaining the accuracy and record quality required. The platform is built to eliminate both paper based and digital manual data entry, replacing them with automated, workflow driven logging. As a result, administrative effort associated with operational reporting can be reduced significantly while preserving data integrity and consistency.

The software is designed around how municipal work is performed in the field and in the office. Data can be captured quickly through structured digital logs, photos, and automated inputs, with information automatically organized into standardized reports. This removes the need for handwritten logs, spreadsheet-based entry, or repeated transcription of information, while ensuring all records remain auditable, reviewable, and suitable for long term retention.

CityVerse AI has already supported the City of Fort Calhoun by enabling the Maintenance Department to operate more efficiently through automated logging and reporting for water, sewer, maintenance, and code inspection workflows through **two pilots**.

These deployments have resulted in over 400 structured operational entries recorded through the platform, each backed by time, location, and contextual data to clearly document maintenance activity. The need for manual calculations, reconciliation, and analysis has been reduced by approximately 90 percent through automated reporting and data organization. **By capturing information in real time, the platform creates transparency and reliability, eliminating delays associated with end-of-day photo syncing, handwritten notes, or later transcription into digital systems.**

We seek the opportunity to continue delivering these improvements through an annual contract, allowing city staff to focus on operational work while providing the City with reliable insight into activities occurring across departments.

Sincerely,
CityVerse AI

Our Team

Neal Agarwal

Role: CEO & Chief of Strategy & Data

Education: Bachelors and Masters in Statistics, Northwestern University

Relevant Experience: 4 years (BS, MS, Professional)

Email: nealagarwal4@gmail.com

- Neal is a data and strategy lead who owns customer discovery, solution definition, and overall product direction.
- He leads engagements with municipal stakeholders to deeply understand construction, public works, and administrative workflows, and converts those insights into clear system requirements, data models, and feature roadmaps.
- Neal evaluates feasibility and impact through quantitative analysis and rapid prototyping, ensuring each solution is practical, measurable, and aligned with how cities operate.

Akash Setti

Role: CEO & Chief Of Engineering

Education: Bachelors and Masters in AI, Northeastern University

Relevant Experience: 5 years (BS, MS, Professional)

Email: asetti2002@gmail.com

- Akash is a technical lead and customer-facing engineer who participates directly in customer discovery and solution scoping alongside city stakeholders.
- He works closely with Neal to understand technical constraints, data structures, and integration requirements, and then designs and implements scalable technology-driven systems to meet those needs.
- Akash is responsible for translating customer and product requirements into secure, production-ready software and ensuring long-term reliability and maintainability.

CityVerse AI is built and supported by a small, experienced team that designs, implements, and maintains the software directly. This structure provides clear accountability, fast decisions, and consistent delivery with minimal handoffs or third-party dependencies

Project Understanding

CityVerse AI is helping City of Fort Calhoun generate accurate operational data where limited amounts existed before, making analysis possible and accountability real.

CityVerse AI recognizes that the Maintenance and Administration Division of the City of Fort Calhoun have manual processes that create friction within day-to-day workflows. The team understands that the City's goal is to improve and/or automate manual processes for better efficiency, data storage, and data insights.

Scope and Implementation

1. Discovery (October 2025 – November 2025)

- Through initial outreach and discussions with City staff, the Team identified that maintenance activities relied almost entirely on paper-based records and handwritten calculations.
- Data was recorded on unstructured sheets, leading to long calculation times, reporting errors, and limited reliability. No formal logging system existed to consistently capture or verify maintenance activity beyond manual notes or staff recollection.
- The Maintenance team inquired about a system to digitize water & sewer readings and reporting. The Team proposed a solution a camera or manual based entry of the readings and automated calculations to create the *Monthly Sewage Report* and *Water Consumption Report*.
- The Administration team inquired about assistance with an intensive and manual project management system.

2. Pilot Implementation (November 2025 – January 2026)

- The Team conducted a live demonstration, and a Pilot was discussed and implemented with an emphasis on an efficient reporting system.
- Throughout the Pilot, the Team further tested and refined report generation, database capabilities, and overall system reliability.
- Identified software issues were addressed and resolved in ~24 hours to instantly improve performance and usability.
- Near the conclusion of the Pilot term, the Team held an additional discovery meeting to evaluate the effectiveness of current features and discuss additional pain points.
- **The Maintenance team noted that the data acquisition & reporting process eliminated the need for calculation and there were no user errors.**

- The Maintenance team also identified several additional use cases aligned with the Team's broader product offerings, including a Maintenance and Code Inspector logging and reporting system.

3. Pilot Implementation 2 (December 2025 – February 2026)

- The Team customized the Maintenance Logging System to meet the Maintenance Team's operational requirements and implemented automated reporting capabilities.
- An additional Pilot meeting was held in late December / early February to review system performance, gather feedback, and discuss full implementation pricing.

4. Full Project Implementation (February 2026)

- CityVerse AI requires minimal onboarding and no formal training to begin use.
- The platform was designed to be intuitive and operational within minutes, enabling immediate use without training, setup delays, or workflow changes. City staff can log data, capture photos, and generate reports without changes to existing workflows or reliance on ongoing technical support.

5. On-Going Support + Further Discovery

- Throughout the contract term, the Team will maintain and improve the deployed software to ensure reliable performance and security.
- Support will be provided to Maintenance and administrative staff as needed, and the Team will remain available for additional build requests or guidance on workflow automation.

What are our capabilities?

- 1) Artificial Intelligence - Image Analysis, Voice Detection, Facial Recognition, Model Training, Prompt Analysis
- 2) Statistical Inferences – Regress, Predict, Learn
- 3) Pattern Recognition – Discover & Predict
- 4) Document Extraction - PDF, Image, DOCX
- 5) Document Solutions – Annotate, Sign, Edit Documents
- 6) Database Solutions – Storage, Automate, Predict
- 7) Data Solutions – Aggregate, Wrangle, Visualize
- 8) Development – Web Application, Mobile Application, Desktop Application

Software & Database Modules (“The Software”)

1) Water and Sewer Extraction & Reporting

- The platform replaces manual water and sewer pit readings with structured digital entries.
- Daily readings are logged directly into the system and automatically aggregated into monthly sewer, water, and NRD consumption reports.
- Usage trends are tracked against historical data to flag abnormal pump behavior, reducing the time spent on manual calculations and report preparation from hours to seconds.

2) Database Solution + Storage

- All data generated through the platform is stored in a secure, cloud-based database.
- This provides the City with a single, reliable location for operational records, documents, and reports.
- City staff can access, export, and report on data as needed without relying on local files, paper records, or disconnected systems.

3) Field Operations Log

- Maintenance staff can log completed work immediately at the time it occurs using simple digital entries, voice input, or photos.
- Each entry is automatically recorded with time, location, and relevant context.
- The system generates summary reports without additional effort, eliminating the need for handwritten logs, end of day note entry, or manual report compilation.
- The Code Inspection module applies the same logging and reporting structure to inspection workflows.
- This replaces manual inspection notes and delayed documentation with immediate, reliable records.

Software Roadmap

1) Project Administration / Management

- The platform includes project administration tools designed to support municipal capital and maintenance projects. These tools provide visibility into project status, expenses, and timelines, and allow required reports to be generated on demand.
- Where applicable, the system can support tracking related to state and federal grant funded projects, reducing manual reconciliation, and improving reporting consistency.

Additional Support & Modules

As operational needs change, CityVerse AI can easily adapt and expand existing modules to reflect updated workflows or reporting requirements. The platform is designed for flexibility, allowing changes to be implemented efficiently with support from the Team as needed.

Safety of Artificial Intelligence & Data

The Vendor does not train, fine-tune, or improve any generative artificial intelligence using City data. All City data remains the exclusive property of the City and is used solely for the purpose of providing the contracted services.

Artificial intelligence components, where utilized, do not have write access to the City's production database and do not independently modify, or transmit City data. AI components operate only on explicitly authorized inputs and do not communicate with City users, systems, or datasets outside of controlled, auditable processes.

City data is logically and securely segregated from all other customers' data. No data is shared, pooled, or co-mingled across municipalities or third parties under any circumstances.

Similar Work

CityVerse AI Software & Database

Project Recipient: City of York, NE

Dollar Value: ~\$15,000+

Year Completed: In Pilot-Contract

Project Description: CityVerse AI (the “Team”) is acting as a Software Provider for the City of York, Nebraska. The initial project scope supported the **Parks and Recreation Department and the City Clerk’s Office** and has since expanded to include the Public Works and Utilities Department.

Nature of Work: The Team provides Software & consulting services to evaluate the City’s manual and paper-based processes and to design and implement automated solutions aligned with existing municipal workflows. This includes the development of a custom data extraction and document processing service that enables City staff to digitize, structure, search, and manage records without manual data entry or processing. The introduction of a smart database allows for custom tagging, keyword-based querying, and rapid retrieval of records across departments.

CityVerse AI Software & Database

Project Recipient: City of Omaha, NE

Dollar Value: ~\$70,000+

Year Completed: Signed LOI, Pilot

Project Description: The scope of this engagement focuses on modernizing and automating manual reporting, inspection documentation, and project specification review processes within the Public Works Department, specifically supporting **Capital Construction and Street Maintenance operations & Traffic Engineering**

The objective of the project is to reduce administrative burden, improve data accuracy and consistency, and enable faster, more reliable reporting by replacing paper-based and fragmented workflows with structured, digital, and automation-enabled systems.

Nature of Work: The Team has designed a Construction Inspection Logger identical to the system proposed for the City of Fort Calhoun. This logging system is purpose built for construction inspection workflows and enables inspectors to capture required information instantly at the job site. The platform replaces a process that previously required three to four hours of documentation, reporting, and administrative follow up with an approximately twenty second, real time logging solution.

Additional On-going Work: City of Ankeny, City of Kirksville, City of Augusta

Pricing Methodology

CityVerse AI leverages modern software and automation techniques to deliver functionality that traditionally requires large teams and extended implementation timelines. By minimizing manual configuration and repetitive labor, the platform can be deployed and updated rapidly, reducing overall cost while preserving accurate and dependable operation.

See attached Pricing Matrix for detailed cost breakdown.

Closing Statement & Next Steps

Thank you for your consideration of this software implementation and continued engagement with CityVerse AI.

Should there be any questions regarding this implementation, scope of services, or the proposed software and modules, City staff or Council members may contact Neal Agarwal or Akash Setti of CityVerse AI for clarification or additional information.

The City may notify CityVerse AI in writing of the final approved contract terms, amount, and duration.

CityVerse AI appreciates the opportunity to continue its partnership with the City of Fort Calhoun and remains committed to delivering transparent, reliable, and practical software solutions that support operational efficiency, accountability, and long-term transparency across City departments.

Pricing Matrix:

City of Fort Calhoun: CityVerse AI™ Implementation				
Attachment A: Pricing Matrix				
CONTRACT TERM = 1 YEAR				
Proposed One-Time Cost				
Proposed costs by task	Item	Quantity	Fee Total	Notes
	\$/per	#		
Data Security & Encryption Configuration	\$ 1,402.00	1.00	\$ 1,402.00	Required Testing
Document Digitization	\$0.75 per page	0.00	\$ -	Digitize all City Documents
Project Management Modules Development	\$100 per hour	1.00	\$ -	New Development
			\$ -	
Personnel Cost Subtotal		2.00	\$ 1,402.00	
Proposed Recurring Cost				
Proposed costs by task	Item	Quantity	Fee Total	Notes
	\$/per	#		
Annual Platform License & Maintenance (incl 10 hour monthly support)	\$ 1,999.00	1.00	\$ 1,999.00	Provides Access to Platform
Water & Sewer Modules	\$ 1,500.00	1.00	\$ 1,500.00	Modules
Field Operations Modules	\$ 3,099.00	1.00	\$ 3,099.00	Modules
Mobile App Usage	\$ 499.00	1.00	\$ 499.00	Application Access and Upgrades
Recurring Cost Subtotal		4.00	\$ 7,097.00	
Total Costs (Year 1+)				
	Total			
Proposed One-Time Cost	\$ 1,402.00			
Proposed Recurring Cost	\$ 7,097.00			
Pilot Costs Credited	(\$476)			
City of Fort Calhoun: CityVerse AI™ Implementation	\$ 8,023.00			
Total Costs (Year 2+)				
	Total			
Proposed Year 2+ Recurring Cost	\$ 7,097.00			
City of Fort Calhoun: CityVerse AI™ Implementation	\$ 7,097.00			

Year 1 Proposed Cost: \$8023
Year 2+ Proposed Cost: \$7097

ANNUAL SOFTWARE & SERVICES AGREEMENT

Between

City of Fort Calhoun

&

ATHLYNK, Inc.

This Annual Software & Services Agreement (“**Agreement**” or “**Contract**”) is entered into as of the date of last signature (“**Effective Date**”), by and between The City of Fort Calhoun (“**City**” or “**Client**”), Nebraska, a municipal corporation organized under the laws of the State of Nebraska and ATHLYNK Inc., a Delaware C-Corporation, doing business as CityVerse AI (“**Vendor**”). City and Vendor shall be referred to herein as the “**Parties**” with one individually referenced as “**Party**”.

WHEREAS City desires to engage Vendor to perform services as further described herein for the implementation of CityVerse AI (“**Software**”);

WHEREAS the City and Vendor desire to enter this Contract to set forth in writing their respective rights, duties, and obligations hereunder.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged is it mutually agreed between the Parties as follows:

1. **Purpose:** The purpose of this Agreement is to set forth the terms under which the Vendor shall provide the City with post-pilot access to the Software and limited professional services related to water and sewer data extraction, field operations logging, monitoring, and reporting, subject to the terms, limitations, and conditions of the Agreement.
2. **Term:** This Agreement shall commence on the Effective Date and continue for a period of twelve (12) months, unless earlier terminated in accordance with this Agreement. The City and Vendor may agree to extend the term for additional periods, but any such extension shall be in writing and describe the services performed.
3. **Scope of Services:**
 - a. Vendor does hereby agree to perform the following services (collectively, the “**Services**”, subject to the limitations and dependencies described herein.
 - i. **Water & Sewer Extraction and Reporting**
 1. Vendor shall provide software that digitizes water and sewer usage readings and enables the City to monitor daily usage data, identify

potential statistical anomalies, and receive automated alerts reviewable by City's Maintenance Staff.

2. Vendor shall provide automated reporting tools that allow authorized City users to generate monthly sewer and NRD consumption reports using available system data, reducing manual calculation, and reporting efforts.

ii. Database Solution and Storage

1. Vendor shall store data generated by or uploaded to the Software within a secure, cloud-database environment and shall provide the City with a defined amount of data storage, subject to terms of this Agreement.
 - a. Vendor will provide the City with 100 GB of storage.
2. The Software shall allow authorized City users to access, export, and generation reports from stored data through a centralized, online repository; however, the Vendor makes no warranty regarding completeness, retention beyond the Agreement term, or suitability of such data for purposes outside the Software's intended use.

iii. Field Operations Log

1. The Software shall allow authorized City Maintenance personnel to record daily activities in digital form, including entries submitted via text, voice input, or image-based analysis, and to associate such entries with available location (GIS), time, and environmental data
 2. The Software shall enable the automated generation of summary reports, including bi-weekly and monthly reports, based on record entries; all outputs are provided information and operational support purposes and do not replace the City's independent review.
 3. The Software shall provide Code Inspection logging and reporting functionality configured for Code Inspection workflows.
- b. City may choose to obtain other products, services, or materials that are provided by third parties ("**Third-Party Services and Materials**"). Vendor assumes no responsibility for and does not represent and/or warrant in any manner that Third-Party Services and Materials are accurate, current, or comply with laws, rules, and/or regulation of, or are otherwise valid and enforceable in or appropriate for, the jurisdiction in which the Third-Party Services and Materials are used or for City's purposes.

4. Fee and Payment:

- a.** City agrees to pay Vendor an annual fee, in full, not to exceed \$8,023 for the current proposed implementation of Software.
 - i.** City may elect to modify the scope of the Software or Services to be provided. Any such modifications shall be mutually agreed upon in writing by the parties. The agreed-upon annual fee shall be payable in full for the applicable contract year.
 - ii.** Vendor shall issue an invoice to City for the applicable annual fee. Payment shall be made by check payable to **ATHLYNK, Inc.**, or by such other mutually agreed upon payment method, within thirty (30) days of receipt of invoice.
- b.** Vendor will submit monthly invoices for any Additional Services (Section 5) to City, which will be accompanied by supporting data as may be required by the City.
 - i.** Invoices submitted by the Vendor to City are due and payable to ATHLYNK Inc in full no later than thirty (30) days after the satisfaction of all payment conditions stated herein.
 - ii.** Interest at the rate of eighteen percent (18%) per annum (1.5% per month) shall accrue on all balances due and unpaid under this contract.
- c.** Records of Vendor's cost and expenses pertinent to its Services will be kept in accordance with generally accepted accounting practices. All financial records related to the Contract will be made available to City for audit within a reasonable requested time. Vendor will keep financial records for three (3) years.

5. Additional Services:

- a.** Vendor will provide 10 hours of support for correction of errors, defects, or bugs in Services that are included and agreed upon under this Agreement.
 - i.** Such support shall not include the development, maintenance, or support of any new software, features, or services not expressly defined in this Agreement.
- b.** Additional services requested by the Client beyond the scope of this Agreement shall be billed as follows:
 - i.** Consulting services at a rate of \$80 per hour.
 - ii.** Development of new code or software at a rate of \$100 per hour.

6. Warranties

- a. Vendor represents that Software provided will be free of viruses, worms, trojans, and other malware to the best of the Vendor's ability according to current industry standards.
- b. Vendor does not warrant uninterrupted availability, error-free operation, or complete accuracy of City-confirmed data. The Services are provided "AS IS" and "AS AVAILABLE." Vendor makes no warranties, express or implied, including warranties of accuracy, fitness for a particular purpose, or uninterrupted availability.
- c. Vendor represents and warrants that all data entered, uploaded, or confirmed by the City shall remain the exclusive property of the City, and that Vendor shall store and process such data solely as necessary to provide the Services. Vendor shall not sell, disclose, or use City data for any other purpose except as required by applicable law, and shall implement commercially reasonable administrative, technical, and physical safeguards consistent with industry standards to protect City data.
- d. Vendor shall not be responsible for data loss, data leakage, or inaccuracies resulting from City user actions, misuse or compromise of City credentials, incorrect confirmation of extracted values by the City, or failures of third-party systems or networks outside Vendor's reasonable control. Vendor shall notify the City within a commercially reasonable time after confirming any unauthorized access to City data and shall cooperate with legally required public records requests to the extent applicable.
- e. City is responsible for ensuring all submitted readings are reviewed and confirmed for accuracy. Maintain appropriate internal review and approval processes. The City will use the software in accordance with applicable laws and regulations and designate a primary point of contact for coordination.
 - i. If City does not abide by their responsibilities as defined in this contract, the Vendor is not expected to make reasonable accommodations.

7. Artificial Intelligence:

- a. Artificial intelligence does not modify or make decisions within the City's database or systems. Artificial intelligence is not used to generate financial conclusions, enforcement actions, billing actions, or automated decisions of any kind. **All extracted values must be explicitly reviewed, verified, and confirmed by authorized City personnel before being accepted or used for any official purpose.** Upon confirmation by the City, all extracted values shall be legally deemed data entered by the City. The City retains full responsibility for the accuracy, validation, correction, and use of all confirmed data. Vendor shall not be responsible for any errors, inaccuracies, omissions, or consequences arising from data that has been reviewed, confirmed, approved, or otherwise accepted by the City.
- b. Vendor may utilize third-party artificial intelligence or software services solely to perform the Services under this Agreement. Vendor shall not permit any City data to be used by Vendor or any third party to train, fine-tune, improve, or develop any artificial

intelligence or machine learning models. Any third-party services used by Vendor in connection with the Services shall be subject to contractual terms. City data shall be processed only for the purpose of providing the Services and shall not be retained, reused, or repurposed beyond such purpose.

8. Insurance: Proof and certificates of insurance will be provided at the request of the City.

- a. General Liability Insurance - \$2,000,000 limit of liability aggregate, \$1,000,000 per claim
- b. Umbrella Insurance - \$2,000,000 aggregate, per claim
- c. Worker's Compensation - \$1,000,000 per employee, per claim
- d. Cyber Liability Insurance : \$1,000,000 per occurrence, includes losses to due to a data breach, security incident, or privacy violation
- e. Professional/E&O Liability Insurance : \$4,000,000 limit of liability aggregate, \$3,000,000 per claim
- f. Employer's Liability: \$1,000,000 limit of liability

9. Confidential Information

- a. “**Confidential Information**” means any non-public, confidential, or proprietary business, technical, operational, financial, or other information, in tangible or electronic form, disclosed by either Party (“**Disclosing Party**”) to the other Party (“**Receiving Party**”) in connection with the CityVerse AI software, database, and related services (the “**Services**”), whether disclosed orally, visually, electronically, or in writing, that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure.
- b. Confidential Information includes, without limitation, City data, records, documents, plans, specifications, reports, workflows, and materials uploaded to or processed through CityVerse AI, as well as Vendor proprietary software, models, algorithms, configurations, documentation, and technical materials.
- c. Confidential Information does **not** include information that the Receiving Party can demonstrate:
 - i. was lawfully known to the Receiving Party without obligation of confidentiality prior to disclosure.
 - ii. was lawfully received from a third party without restriction on disclosure
 - iii. is or becomes publicly available through no fault of the Receiving Party; or
 - iv. is approved for release in writing by the Disclosing Party, but only to the extent of such approval.
- d. Vendor acknowledges that the City is subject to Nebraska public record laws. Vendor shall reasonably cooperate with the City in responding to lawful public records requests involving City data, to the extent permitted by law.

10. Intellectual Property

- a. Vendor retains all right, title, and interest in and to its software, platform, models, configurations, documentation, workflows, reports, and any other materials, methodologies, processes, techniques, ideas, concepts, trade secrets, know-how, or intellectual property developed or used in connection with the Services (collectively, the “Vendor IP”).
- b. Upon full payment of all fees due under this Contract, the City is granted a limited, non-exclusive, non-transferable, non-sublicensable license to access and use the Services and any deliverables generated by the Services solely for the City’s internal governmental purposes and in accordance with the terms of this Contract.
- c. Notwithstanding the foregoing, (a) all patent, copyright, trademark, and other intellectual property rights embodied in or underlying the Services, or any deliverable shall remain the sole and exclusive property of Vendor and (b) no ownership rights are transferred to the City except for the limited license expressly granted herein. Vendor may continue to use, develop, modify, and commercialize its Vendor IP, including any generalized learnings or improvements, if City data is not disclosed or identifiable.

11. Indemnification and Liability: To the extent permitted by Nebraska law:

- a. Vendor shall indemnify and hold harmless the City of Fort Calhoun, its officials, employees, and agents from third-party claims alleging that the Software, as provided by Vendor and used in accordance with this Agreement, infringes a valid United States intellectual property right, or arising from Vendor’s gross negligence or willful misconduct.
- b. Vendor shall have no indemnification obligation for claims arising from (i) City-provided data, (ii) modifications not made by Vendor, (iii) misuse of the Software or Services by City personnel, or (iv) combination of the Software with third-party systems not approved by Vendor. City shall be responsible for claims arising from City-provided data, confirmations, or misuse of the Software by City personnel, subject to the Nebraska Political Subdivisions Tort Claims Act. Nothing herein shall be construed as a waiver of the City’s statutory immunities or limitations of liability.
- c. Except for claims arising from a Party’s willful misconduct, neither Party shall be liable for any indirect, incidental, special, consequential, punitive, or exemplary damages, including loss of revenue, loss of data, or business interruption, even if advised of the possibility of such damages.
- d. Vendor’s total aggregate liability arising out of or relating to this Agreement, including indemnification obligations, breach of confidentiality, or data security obligations, shall not exceed the total fees paid by the City to Vendor under this Agreement in the twelve (12) months preceding the event giving rise to the claim

12. Termination and Suspension

- a. Either Party may terminate this Contract for material failure by the other Party to perform its obligations under the Scope of Services by providing fourteen (14) days’ written

notice. Prior to termination, the non-breaching Party shall provide written notice of the alleged deficiency and allow thirty (30) days to cure such deficiency.

- b. All fees under this Contract are paid in advance. Except as expressly required by applicable law, fees paid to Vendor are non-refundable. Termination shall not relieve the City of its obligation to pay any amounts due and owing under this Contract, nor shall it entitle the City to any refund of prepaid fees.
- c. The City may suspend all or a portion of the Vendor's performance of the Services by providing seven (7) days' written notice. Any suspension shall extend the Vendor's performance deadlines by the duration of the suspension. Vendor shall not be liable for delays or failures resulting from such suspension, and prepaid fees shall remain non-refundable.
- d. If a suspension continues for more than ninety (90) consecutive days, either Party may terminate this Contract upon written notice to the other Party. In such event, all fees paid to Vendor shall be deemed fully earned, and no refunds shall be due to the City.
- e. Any provisions which by their nature should survive termination, including payment obligations, limitations of liability, data ownership, intellectual property, and use of artificial intelligence, shall survive termination of this Contract.
- f. Upon expiration or termination of this Contract, Vendor shall, upon written request by the City, provide the City with a commercially reasonable export of City data in a commonly used electronic format. Vendor shall delete City data from its systems within a reasonable time thereafter, except to the extent retention is required by law.

13. Assignment

- a. Vendor may assign this Agreement without the City's consent in connection with a merger, acquisition, corporate reorganization, or sale of substantially all of Vendor's assets or equity, provided that the successor entity agrees in writing to assume Vendor's obligations under this Agreement.
- b. The City may not assign this Agreement without Vendor's prior written consent.

14. Change Orders

- a. The Parties acknowledge that the City may request additional software modules, functionality, integrations, departments, or services beyond those described in this Agreement ("Additional Services").
- b. Any Additional Services shall be documented in a written change order or amendment ("**Change Order**") mutually agreed upon by the Parties. Each Change Order shall describe the scope of the Additional Services, applicable fees, implementation timeline (if any), and any other relevant terms.
- c. No Change Order shall be binding unless executed in writing by authorized representatives of both Parties. Unless otherwise stated in the Change Order, all Additional Services shall be governed by the terms and conditions of this Agreement.

- d. Vendor shall have no obligation to perform Additional Services unless and until a Change Order is fully executed.

15. General Warranties: Each Party represents and warrants that: (a) there are no actions, suits, or proceedings pending or, to such Party's knowledge, threatened against it before any court or administrative agency that would materially impair its ability to perform its obligations under this Contract; (b) it has full power and authority to execute, deliver, and perform its obligations under this Contract; and (c) it will comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and orders of any governmental authority applicable to its performance under this Contract, and has obtained and will maintain all licenses, permits, and approvals required to perform its obligations during the Term.

16. Force Majeure: If and to the extent that either Party is prevented, precluded or hindered from performance under this Contract by force majeure circumstances, including acts of God, the elements, acts of terrorism, disease, viruses, pandemic, epidemic, acts of governmental authorities, strikes, lockouts, casualties, or other similar or dissimilar causes beyond its reasonable control, such performance shall be excused, but only for the time period and to the extent that such performance is prevented, precluded or hindered by such causes. Time of performance of the Party's obligations hereunder shall be extended by a time reasonably necessary to overcome the effects of such force majeure occurrences. A time extension is the only remedy for a force majeure circumstance.

17. Notice: All notices shall be sufficient if delivered in person, or sent by mail receipt requested or email to the Party's designated recipient at the following:

a. As to City:

i. Alicia Kozol, City of Fort Calhoun, clerk@fortcalhoun.org, 402-468-5303

b. As to Vendor

i. Neal Agarwal, CityVerse AI, nealagarwal4@gmail.com, 402-681-4376

ii. Akash Setti, CityVerse AI, asetti2002@gmail.com, 402-983-6968

iii. Business Address: 1610 N 127th Circle, Omaha, NE 68154

18. Dispute Resolution

- a. The Parties agree that all claims, disputes, and other matters ("Claims") in question between the Parties arising out of or relating to this Contract or breach thereof shall first attempt to be resolved between themselves including escalating up to the appropriate levels of each Party. If after thirty (30) business days the Claims remain unresolved, then the Parties agree to submit the Claims for confidential, nonbinding mediation with both

Parties agreeing to the mediator no later than forty-five (45) business days after written agreement to engage in mediation. The fees and expenses of the mediator shall be equally shared by both Parties. Each Party is

responsible for its own costs, expenses, Vendor fees and attorney fees incurred in the presentation or defense of the Claims that is subject to mediation between the Parties.

The Parties agree to fully cooperate and participate in good faith to resolve the Claims.

No written or verbal representation made by either Party during any discussions attempting to resolve the Claims or other settlement negotiations shall be deemed to be a party admission.

- b. If mediation fails to resolve the Claims within six (6) months, the Claims shall be submitted for determination through litigation in a court of competent jurisdiction in the County or City consistent with Section 15 (Governing Law). Prior to the exercise of this right, the Party seeking judicial relief shall have provided the other Party thirty (30) days prior written notice before filing such judicial action.
- c. The failure of either Party to enforce or act upon any right afforded it by this Contract shall not be deemed a waiver of such right for future acts of a similar nature.
- d. **ACKNOWLEDGEMENT OF PROCESS AND PROCEDURES.** EACH OF THE PARTIES HERETO HEREBY IRREVOCABLY WAIVES ITS RIGHT TO A JURY TRIAL OF ANY CLAIM, DISPUTE, OR CAUSE OF ACTION ARISING OUT OF OR RELATING TO THIS CONTRACT, THE SERVICES, THE PROJECT, OR ANY DEALINGS BETWEEN THE PARTIES HERETO RELATING TO THE SUBJECT MATTER HEREOF. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL-ENCOMPASSING OF ANY AND ALL CLAIMS AND DISPUTES THAT COULD HAVE BEEN FILED IN ANY COURT AND THAT COULD RELATE TO THE SUBJECT MATTER OF THIS CONTRACT, THE SERVICES, OR THE PROJECT, INCLUDING, BUT NOT LIMITED TO, CONTRACT CLAIMS, EQUITABLE CLAIMS, TORT CLAIMS, BREACH OF DUTY CLAIMS, AND ALL OTHER COMMON LAW AND STATUTORY CLAIMS. EACH OF THE PARTIES HERETO ACKNOWLEDGES THAT THIS WAIVER IS A MATERIAL INDUCEMENT TO ENTER INTO THIS CONTRACT. EACH OF THE PARTIES HERETO HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT IT HAS REVIEWED OR HAD THE OPPORTUNITY TO REVIEW THIS WAIVER WITH ITS RESPECTIVE LEGAL COUNSEL, AND THAT IT KNOWINGLY AND VOLUNTARILY WAIVES ITS JURY TRIAL RIGHTS FOLLOWING CONSULTATION WITH SUCH LEGAL COUNSEL.

19. Governing Law

- a. The validity, performance and all matters relating to the interpretation and effect of this Contract and any amendment thereto shall be governed by the laws of the State of Nebraska.
- b. All litigation arising under this Contract shall be in the state courts located in the State of Nebraska

20. Independent Contractor Relationship

- a. Vendor is an independent contractor and shall always act as such in the performance of the Services. Nothing in this Contract shall be deemed or construed to create any partnership, joint venture, agency, or employment relationship between the City and Vendor. Neither Vendor nor any of its personnel shall be considered employees of the City, and the City shall have no authority to direct or control the manner or means by which Vendor performs the Services.
- b. Vendor shall provide support and services within commercially reasonable timeframes consistent with the nature of the Services. Vendor's software and services shall comply with applicable City policies, rules, and procedures as expressly set forth in this Contract; however, such compliance shall not be construed as creating an employment relationship or subjecting Vendor or its personnel to City employment policies or supervision.
- c. Vendor retains sole responsibility for the management, supervision, and compensation of its personnel.

This Contract includes the following exhibits, which are incorporated herein by reference and made a part hereof. If there is any conflict between terms and conditions of this Contract and any exhibit, this Contract shall control. The Parties acknowledge that there are no other documents, understandings, or agreements not specifically stated herein or contained within the attached exhibits.

IN WITNESS WHEREOF, the Parties have caused this Contract to be duly executed. Each Party warrants and represents that its respective signatories whose signatures appear below have been and are on the date of signature duly authorized to execute this Contract.

CONTRACT VALUE:

THE TOTAL ANNUAL FEE UNDER THIS AGREEMENT SHALL BE \$ _____,
AS APPROVED BY THE CITY AND REFLECTED IN SECTION 4.

CLIENT:

CITY OF FORT CALHOUN

BY:

EXECUTED this _____ day of _____.

ATTEST

City Clerk

By _____
Mayor

VENDOR:

ATHLYNK, Inc.

BY:

Signature:  _____

Name: Neal Agarwal

Title: CEO

Date: 2/12/2025

Water Tracking Report

Report Period: 11/26/2025 - 12/29/2025

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Nov 26, 2025	39,534	88,000	39,186	18,000	96,950	19,000	125,000
Dec 1, 2025	39,945	411,000	39,273	87,000	97,047	97,000	595,000
Dec 2, 2025	40,032	87,000	39,291	18,000	97,067	20,000	125,000
Dec 3, 2025	40,136	104,000	39,310	19,000	97,089	22,000	145,000
Dec 4, 2025	40,209	73,000	39,324	14,000	97,104	15,000	102,000
Dec 5, 2025	40,303	94,000	39,340	16,000	97,121	17,000	127,000
Dec 8, 2025	40,536	233,000	39,393	53,000	97,180	59,000	345,000
Dec 9, 2025	40,627	91,000	39,409	16,000	97,198	18,000	125,000
Dec 10, 2025	40,725	98,000	39,426	17,000	97,217	19,000	134,000
Dec 11, 2025	40,807	82,000	39,443	17,000	97,235	18,000	117,000
Dec 12, 2025	40,907	100,000	39,462	19,000	97,257	22,000	141,000
Dec 15, 2025	41,146	239,000	39,515	53,000	97,313	56,000	348,000
Dec 16, 2025	41,223	77,000	39,530	15,000	97,329	16,000	108,000
Dec 17, 2025	41,305	82,000	39,546	16,000	97,347	18,000	116,000
Dec 18, 2025	41,381	76,000	39,561	15,000	97,365	18,000	109,000
Dec 19, 2025	41,466	85,000	39,579	18,000	97,384	19,000	122,000
Dec 22, 2025	41,701	235,000	39,631	52,000	97,440	56,000	343,000
Dec 23, 2025	41,786	85,000	39,648	17,000	97,458	18,000	120,000

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Dec 29, 2025	42,220	434,000	39,754	106,000	97,569	111,000	651,000

Summary by Pit

East

Total Usage: 2,774,000 gal

Daily Average: 81,588.24 gal

West

Total Usage: 586,000 gal

Daily Average: 17,235.29 gal

Northwest

Total Usage: 638,000 gal

Daily Average: 18,764.71 gal

Overall Totals

Total Usage (All Pits): 3,998,000 gallons

Overall Daily Average: 117,588.24 gallons

34 days

MONTH / YEAR Jan 26

PREVIOUS E. (1) 42412 W(2) 39799 N.W. (3) 97607

DATE	TIME	① E. PIT x 1000	USAGE GALLONS	② W. PIT x 1000	USAGE GALLONS	③ N.W. PIT x 1000	Usage Gallons	Total Gal. x 1000
1/2	9:30	42578	166000	39823	34000	97644	37000	237
1/5	8:00	42800	220000	39874	51000	97699	55000	328
1/6	8:30	42885	85000	39892	18000	97719	20000	123
1/7	8:05	42966	81000	39908	16000	97736	17000	114
1/8	8:25	43048	82000	39924	16000	97755	19000	117
1/9	8:40	43127	79000	39941	17000	97773	18000	114
1/12	10:00	43321	194000	39992	51000	97830	57000	302
1/13	1:30	43408	87000	40011	19000	97851	21000	127
1/14	8:15	43466	58000	40024	13000	97865	14000	85
1/15	8:30	43544	79000	40041	17000	97884	19000	114
1/16	8:30	43626	82000	40058	17000	97902	18000	117
1/20	9:10	43969	343000	40130	72000	97980	78000	493
1/21	9:10	44046	77000	40147	17000	97998	18000	112
1/22	9:20	44147	101000	40164	17000	98016	18000	136
1/23	10:25	44256	109000	40182	18000	98036	20000	147
1/26	9:30	44482	226000	40236	54000	98092	56000	336
1/27	9:30	44553	71000	40254	19000	98112	20000	109
1/28	10:00	44640	87000	40270	16000	98131	19000	122
1/30	8:55	44795	155000	40303	33000	98167	36000	224

DEC 29 - JAN 30

TOTAL USAGE GALLONS 3,722,000
 DAILY AVERAGE GALLONS 116313
 BY: _____

MONTH / YEAR DEC 23

PREVIOUS E. (1) 39534 W(2) 39186 N.W. (3) 296950

DATE	TIME	① E. PIT x 1000 39945	USAGE GALLONS 411000	② W. PIT x 1000 39278	USAGE GALLONS 87000	③ N.W. PIT x 1000 97047	Usage Gallons 97000	Total Gal. x 1000 595
12/2	9:00	40032	87000	39291	18000	97067	20000	125
12/3	1:30	40136	104000	39310	19000	97089	22000	145
12/4	10:00	40209	114000	39374	14000	97104	18000	102
12/5	8:00	40303	94000	39340	16000	97121	17000	127
12/8	10:00	40536	233000	39393	53000	97180	59000	345
12/9	9:00	40627	91000	39409	16000	97198	18000	125
12/10	9:40	40725	98000	39426	17600	97217	19000	134
12/11	9:55	40807	82000	39443	17000	97235	18000	117
12/12	2:00	40967	100000	39462	19000	97257	22000	141
12/15	1:00	41146	239000	39515	53000	97313	56000	348
12/16	10:00	41223	77000	39530	15000	97329	16000	108
12/17	9:20	41305	82000	39546	16000	97347	18000	116
12/18	8:10	41381	76000	39561	15000	97365	18000	109
12/19	8:10	41465	85000	39579	18000	97384	19000	122
12/22	8:40	41701	235000	39631	52000	97440	56000	343
12/23	8:35	41786	85000	39648	17000	97458	18000	120
12/29	8:50	42220	434000	39754	106000	97569	111000	651
12/30	9:45	42323	103000	39772	18000	97588	19000	140
12/31	10:00	42412	89000	39789	17000	97607	19000	125

NOV 25 - DEC 29

TOTAL USAGE GALLONS 4017000
 DAILY AVERAGE GALLONS 117588
 BY: _____

City Wastewater Report

Report Period: 11/25/2025 - 12/29/2025

Generated: 2/12/2026, 3:32:58 PM

Date	Time	Reading	Usage (Gallons)
Nov 25, 2025	02:25 PM	5,577,168	104,144.5
Nov 26, 2025	02:57 PM	5,696,154	118,986
Dec 1, 2025	03:00 PM	6,266,319	570,165
Dec 2, 2025	02:50 PM	6,384,472	118,153
Dec 3, 2025	07:57 PM	6,522,859	138,387
Dec 4, 2025	04:23 PM	6,621,547	98,688
Dec 5, 2025	02:19 PM	6,738,521	116,974
Dec 8, 2025	07:51 PM	7,091,372.5	352,851.5
Dec 9, 2025	03:56 PM	7,191,428	100,055.5
Dec 10, 2025	03:38 PM	7,318,386	126,958
Dec 11, 2025	03:55 PM	7,430,322	111,936
Dec 12, 2025	08:11 PM	7,562,760	132,438
Dec 15, 2025	06:57 PM	7,894,989	332,229
Dec 16, 2025	03:59 PM	7,998,082	103,093
Dec 17, 2025	03:25 PM	8,105,683	107,601
Dec 18, 2025	02:38 PM	8,216,619	110,936
Dec 19, 2025	02:18 PM	8,328,487	111,868
Dec 20, 2025	09:52 PM	8,471,675	143,188
Dec 22, 2025	02:42 PM	8,645,772	174,097
Dec 23, 2025	02:41 PM	8,756,710	110,938
Dec 28, 2025	09:59 PM	9,296,623	539,913

Summary

Flow:	9,363,453
Flow Total (Latest - Oldest):	3,786,285
Quarry Usage:	53,654
Daily Average:	109,712.54
Total Gallons:	3,839,939

Quarry Data

Nov 2025:	635,906
Dec 2025:	689,560
Difference:	53,654

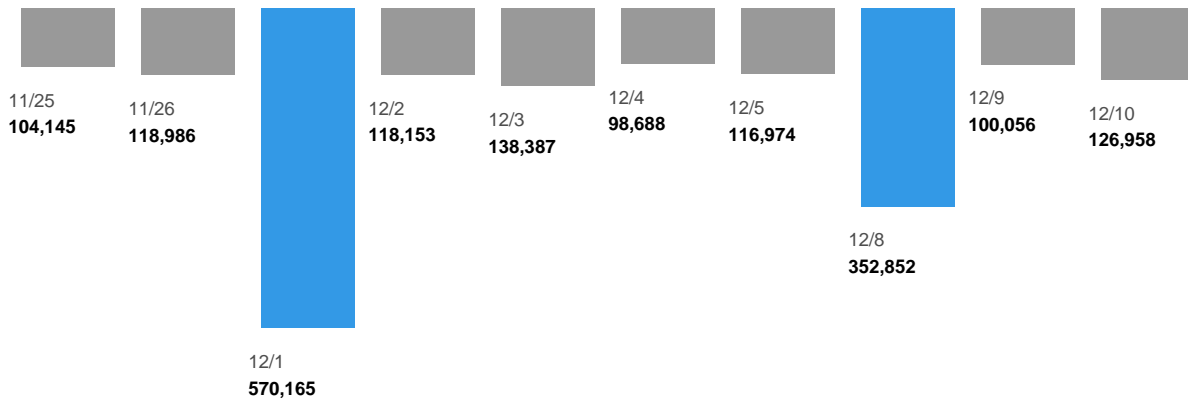
Date: 2/12/2026

Signature _____

City Maintenance

Analytics & Insights

Daily Usage Breakdown



Peak Daily Usage
570,165
gallons

Lowest Daily Usage
66,830
gallons

Average Daily Usage
176,838
gallons

Trend Analysis

STABLE: Usage has 1.2% variance

Efficiency Rating: Good (based on 109,712.543 gal/day average)

Period Insights:

- Total readings captured: 22
- Date range: 36 days
- Average readings per day: 0.6
- Total consumption: 3,839,939 gallons

CITY OF FORT CALHOUN

20 25

MONTH: DEC

DAY	INITIALS	TIME	INFLUENT FLOW	GPD
25	CH	825	5577160	104144
26	CH	900	5696154	118986
1	DK	945	6266319	570165
2	CH	850	6384472	118153
3	DK	900	6522859	138387
4	DK	1030	6621547	98688
5	DK	830	6788621	116979
6	DK	130	7091372	352851
9	TN	925	7091428	100056
10	DK	945	7318386	126958
11	DK	1000	7430322	111936
12	DK	2:00	7562760	132438
15	DK	1:00	7897989	332229
16	DK	10:00	7998082	103093
17	DK	915	8103683	107601
18	DK	830	8216619	110936
19	DK	915	8328487	111568
20	TN	9:50	8471675	143188
22	DK	945	8646772	174097
23	DK	945	8756710	110938
28	DK	900	9296623	539913
29	DK	945	9863453	60830

MONTH: Dec DAY: 29 FLOW: 9363453 FLOW TOTAL: 3786,285

TOTAL GALLONS: 3839939

DAILY AVERAGE: 112939.38

Quarry:

NOV	689560.8
NOV	6339.06
Total	83654

COPY TO CITY HALL

Dec 29, 2025
 Month Day Year

Signature: [Signature]
 City of Fort Calhoun Maintenance

CITY OF FORT CALHOUN

2026

MONTH: Jan

DAY	INITIALS	TIME	INFLUENT FLOW	GPD
29	DK	845	9363453	66830
30	DK	1000	9501542	138089
31	DK	1015	9619845	117303
2	DK	900	9847619	228774
3	TN	5:00	99957157	147796
5	DK	745	156861	161446
6	CH	830	1270598	113737
7	DK	800	1372747	102149
8	DK	830	479366	106619
9	DK	845	608691	129325
11	DK	215	812200	203509
12	DK	1015	895150	82930
13	DK	145	1013584	118434
14	CH	800	1089962	176370
15	DK	815	1198020	108058
16	CH	830	1305891	107871
17	TN	340	1465343	159452
20	DK	900	1753829	290486
21	DK	915	1858343	102514
22	DK	900	1986813	128170
23	DK	1030	2125760	139247
24	DK	1000	2227689	102919
26	DK	945	2438745	218056
27	DK	715	2535729	96989
28	DK	1000	26418825	112846
29	DK	1245	2770680	122045
30	DK	900	2853633	8013

MONTH: Jan DAY: 30 FLOW: 2853633 FLOW TOTAL: 3490182

TOTAL GALLONS: 3521818

DAILY AVERAGE: 138741

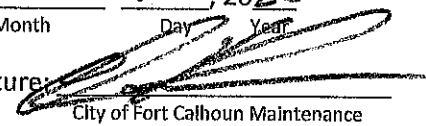
Quarry:

Jan	721194.0
Dec	68950.8
Total	31636.2

COPY TO CITY HALL

JAN 30, 2026
 Month Day Year

Signature



City of Fort Calhoun Maintenance



Project	Project #	Stage	Funding Source	Recent Activity	Activity Needed	City Action Needed	Upcoming Deadline
Clay Street Drainage	Conceptual	Conceptual	GO Fund	Requested as a budget item in future year	Budget project for future year	Select budget year.	None
Sanitary Sewer Investigation	131216.13	Conceptual	Sewer Fund	Investigation was tabled until after manhole repairs completed.	None	None	None
West Monroe Street Paving District	131216.00 (General Engineering)	Construction	Paving District / Street Fund for City portion of work	Punch list items are progressing. Primary items are finishing fine grading and seeding. This work is anticipated for the spring.	Complete construction.	None	Construction complete by fall.
2020 7th and Monroe Intersection Improvements	131216.19	Post Construction	GO Fund	No recent activity.	Monitor warranty period.	None	None
2022 Lift Station Flood Protection Improvements	131216.28	Post Construction	HMGP / Sewer Fund	No recent activity.	Monitor warranty period.	None	None at this time.
Adams Street Corridor Phase 4 and 5	131216.29	Post Construction	Papio-Missouri River NRD/Private/Sales Tax	No recent activity.	Monitor warranty period.	None	None at this time.
Adams Street Plaza - Group B - Restroom and Shelter	131216.27	Post Construction	Sales Tax / Grants	No recent activity.	Monitor warranty period.	None	None at this time.
Transportation Alternatives (TAP) Grant	220002.00 (General Engineering)	Design	Grant / Sales Tax	Plans were delivered to state and city on October 17th.	Plans are to be finished to a 30% level so that environmental review work can commence throughout remaining 2025 and most of 2026.	None at this time.	Construction is currently slated for 2027.
Trail Extension Phase 3 & 4	230003.00	Post Construction	Grant / Sales Tax	No recent activity.	Monitor warranty period.	None	None at this time.
Speed Study	220002.00 (General Engineering)	Contracting	GO Fund	Study was adopted. Awaiting improvements to be included in TAP grant before further implementation.	None	None	None at this time.
Bett's Circle Drainage	220002.00 (General Engineering)	Post Construction	GO Fund	Project is complete.	Approve a substantial completion form for bonding purposes.	None	None at this time.
FLU Update	220002.00 (General Engineering)	Complete	GO Fund	Final FLU was adopted.	None	None	None
Forcemain H2S Control	22-002.03	Study	Sewer Fund	Vendor solicitation has occurred. Awaiting feedback to add to study.	Finalize study with alternatives.	None at this time.	None at this time.

**CITY OF FORT CALHOUN, NEBRASKA
RESOLUTION NO. 2026-1**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA,
ADOPTING THE ECONOMIC DEVELOPMENT PLAN.**

RECITALS

A. The Local Option Revenue Act, codified at NEB. REV. STAT. §§ 77-27,142 et seq. (the “Revenue Act”) authorizes certain cities to impose a sales and use tax within such city after approval by a majority of qualified voters.

B. On August 15, 2016, the City adopted Resolution No. 2016-6, which placed the question of whether a sales and use tax of one and one-half percent (1.5%) should be imposed within the City on the local November 2016 general election ballot.

C. On November 8, 2016, a majority of the qualified electors of the City voted in favor of the 1.5% sales and use tax, authorizing the imposition of the sales and use tax pursuant to the Revenue Act.

D. The Local Option Municipal Economic Development Act, codified at NEB. REV. STAT. §§ 18-2701 et seq. (“LB 840”) authorizes the City, upon approval by qualified electors, to appropriate local sales and use tax for economic development purposes.

E. The City of Fort Calhoun, Nebraska (“City”) prepared an Economic Development Plan (“Plan”) pursuant to LB 840, designed to implement the City’s Economic Development Program (“Program”). The Plan is attached to this Resolution and incorporated herein by this reference and a copy has been filed with the City Clerk, who shall make it available for public review at City Hall during regular business hours.

F. The Plan contemplates the appropriation of an amount not to exceed four-tenths of one percent (0.4%) of the City’s existing sales and use tax imposition for Plan funding, which is anticipated to begin on June 1, 2026, following voter approval.

G. After appropriate notice of public hearing was provided, the City Council held a public hearing on February 17, 2026, relating to the question of whether the Plan should be adopted and approved by the City. All interested parties were afforded a reasonable opportunity at such public hearing to express their views respecting the submitted question.

NOW THEREFORE, it is found by the City Council of the City of Fort Calhoun, Nebraska, in accordance with LB 840, as follows:

1. The Economic Development Plan, implementing the Economic Development Program, which provides for the appropriation of four-tenths of one percent (0.4%) annually of the currently imposed sales and use tax is hereby adopted by the City.
2. At the May 12, 2026 election, the ballot will include the opportunity for the qualified electors of the city to vote to approve or reject the appropriation of the sales and use tax for the Program and adopt the Plan for the City.

3. The following Proposition in the form shown below shall be submitted to the qualified electors of the City for their approval or disapproval at the election:

Proposition No. 1:

Shall the City of Fort Calhoun adopt the Economic Development Plan as described below by appropriating annually from the local sources of revenue approximately \$55,000 per fiscal year for a period of 10 years, if Proposition No. 1 passes:

_____ Yes (For adopting the Plan)

_____ No (Against adopting Plan)

Description of the Economic Development Plan: The Economic Development Plan, which implements the Program, as amended and adopted by the City Council, is summarized as follows:

- a. Plan Goals. The goal of the Plan is to generate additional quality employment opportunities in the City, grow and retain the local tax base, recruit new businesses and residents, retain existing businesses, revitalize the downtown central business district and assist in housing development.
- b. Eligible Activities. Activities included in the Plan are direct loans or grants to qualifying businesses for fixed assets and/or working capital, loan guaranties for qualifying businesses, grants for public works improvements and job training, real estate purchases and options, issuance of bonds, the cost of implementing the program, grants or loans for construction or rehabilitation for sale or lease housing for persons of low to moderate income or as part of workforce housing plan, business recruitment activities, and site preparation and development.
- c. Qualifying Businesses. Qualifying businesses include any corporation, partnership, or sole proprietorship regardless of its principal source of income.
- d. Plan Duration. The Plan shall extend until May 12, 2039.
- e. Collection Duration. The collection of funds for utilization by the Plan shall be permitted from May 13, 2026, until May 12, 2036.
- f. Source of Funds. The source of the Economic Development Funds shall be the 1.5% City sales and use tax previously approved by voters in November of 2016. The City may issue bonds pursuant to the Local Option Municipal Economic Development Act.
- g. Amount Collected. The estimated total amount to be collected from local sources of revenue is approximately \$550,000 over the 10-year period.

4. The electors desiring to vote in favor of or against Proposition No. 1 shall do so in the manner specified in the ballot form as provided by the County Clerk.
5. The election shall be conducted by the County Clerk at polling places established by the County Clerk in each of the City's precincts. The polls shall be open from 7:00 a.m. through 7:00 p.m. on the day of the election.
6. The foregoing notice required by law shall be published in the City Newspaper, a legal newspaper of general circulation in the City, not more than 30 days nor less than 10 days prior to the date of the election. The notice shall substantially comply with the following form:

**City of Fort Calhoun
Notice of Election**

Notice is given that at the general election on Tuesday, May 12, 2026, at the usual polling place in each precinct of the City, the ballot will include for the electors of the City their approval or rejection, the following proposition:

[Insert text of Proposition No. 1 from Paragraph 3 of this Resolution in the notice]

The polls will be open from 7:00 a.m. through 7:00 p.m. on the election day. Absent, disable, and confined voters' ballots may be obtained from the County Clerk in advance as provided by law. Copies of the propositions may be obtained at the office of the City Clerk.

Dated: _____, 2026.

7. The City Clerk shall cause a certified copy of this Resolution to be delivered to the County Clerk.

BE IT FURTHER RESOLVED, that pursuant to the provisions of LB 840 and in light of the foregoing findings and determinations, the Economic Development Plan implementing the Economic Development Program is hereby approved and adopted by the City Council as the governing body for the City of Fort Calhoun.

Dated this 19th day of May 2026.

CITY OF FORT CALHOUN, NEBRASKA

By: _____
Mayor

ATTEST: _____
City Clerk

ORDINANCE NO. 817

AN ORDINANCE OF THE CITY OF FORT CALHOUN, NEBRASKA, TO AMEND THE FORT CALHOUN ZONING ORDINANCE OF ARTICLE 5, SECTION 5.06, LAND USE CATEGORIES/MATRIX & SECTION 5.15, C-3 URBAN CORRIDOR DISTRICT; TO REPEAL ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE AN EFFECTIVE DATE

WHEREAS, the Planning Commission of the City of Fort Calhoun has recommended an amendment of the Fort Calhoun Zoning Ordinance of Article 5, Section 5.06, Land Use Categories/Matrix & Section 5.15, C-3 Urban Corridor District;

WHEREAS, the Planning Commission gave notice of a public hearing pertaining to the adoption of said amendment(s) to the City's Zoning Ordinance; held that public hearing; and recommended to the City Council that it adopt the amendment; and

WHEREAS, the City Council has received from the Planning Commission its recommendation and itself conducted a public hearing pertaining to the amendment of the Fort Calhoun Zoning Ordinance;

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

Section 1. The Zoning Ordinance of the City of Fort Calhoun, Nebraska, is hereby amended to revise Article 5, Section 5.06, Land Use Categories/Matrix & Section 5.15, C-3 Urban Corridor District.

Section 2. The full text amendments are on file with at City Hall and available for inspection during regular business hours.

Section 3. Any and all ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 4. This Ordinance shall become effective upon its reading, passage, approval, and publication or posting according to law.

PASSED AND APPROVED this 17th day of February 2026.

CITY OF FORT CALHOUN, NE

Mitch Robinson, Mayor

ATTEST:

Alicia Koziol, City Clerk

Section 5.06 Land Use Categories/Matrix

P = Permitted C = Conditional Use Permit T = Temporary "-" = not permitted *1 = Floodplain regulations shall be met														
Use Category	Use Type	TA-1	RR	R-1	R-2	R-3	RM	C-1	C-2	C-3	H-1	D	Additional Requirements	
Agriculture and Horticulture Uses	Agricultural buildings for general agricultural use	P	P	-	-	-	-	-	-	-	C	C		
	Agricultural operations	P	P	-	-	-	-	-	-	-	C	C		
	Class I LFO	-	-	-	-	-	-	-	-	-	-	-		
	Class II LFO	-	-	-	-	-	-	-	-	-	-	-		
	Class III LFO	-	-	-	-	-	-	-	-	-	-	-		
	Class IV LFO	-	-	-	-	-	-	-	-	-	-	-		
	Community Gardens	P	P	P	C	C	C	-	-	-	-	-		
	Crop Production	P	P	-	-	-	-	-	-	-	-	C	C	
	Greenhouse	P	P	P	-	-	-	T	T	T	T	T	T	
	Keeping of Livestock for 4-H purposes only as a Secondary use	P	P	-	-	-	-	-	-	-	-	-	-	
	Livestock sales	C	C	-	-	-	-	-	-	-	-	-	C	
	Poultry Livestock Feed Operation	C	-	-	-	-	-	-	-	-	-	-	-	
	Wineries	C	C	C	-	-	-	-	-	-	-	-	-	
Agricultural Sales and Service	Agricultural chemicals, fertilizer, anhydrous ammonia-storage & distribution for commercial use.	C	C	-	-	-	-	-	-	-	C	C		
	Agricultural chemicals, fertilizer, anhydrous ammonia-storage & distribution for personal use.	P	P	-	-	-	-	-	-	-	-	-		
	Agricultural implement & vehicle sales and service	P	P	-	-	-	-	-	-	C	C	C		
	Agricultural research farm	P	P	-	-	-	-	-	-	-	C	C		
	Agricultural processing	P	P	-	-	-	-	-	-	-	C	C		
	Agriculture feed mixing and blending, seed sales and grain handling operations	P	P	-	-	-	-	-	-	-	C	C		
	Equestrian centers and stables	C	C	-	-	-	-	-	-	-	-	-		
	Horses and other non-commercial livestock on residential lots	P	P	-	-	-	-	-	-	-	-	-		
Residential Living	Live-work unit	P	P	-	-	-	-	P	-	-	-	-		
	Multi-family dwelling (max. of 3 units per building)	-	-	-	C	P	-	C	C	C	-	-		
	Multi-family dwelling (more than 3 units per building)	-	-	-	-	C	-	C	C	C	-	-		
	Condominiums (max. of 3 units connected)	-	-	-	C	P	-	-	-	C	-	-		
	Condominiums (3 units or more connected)	-	-	-	-	P	-	-	-	C	-	-		
	Mobile Home Dwelling	-	-	-	-	-	P	-	-	-	-	-		
	Mobile Home Dwelling as a secondary dwelling/workers quarters	C	C	-	-	-	-	-	-	-	-	-		
	Seasonal dwelling or cabins	P	P	-	-	-	-	-	-	-	-	-		
	Single-family attached dwelling (max. of 3 units connected)	-	-	-	C	P	-	-	-	C	-	-		
	Single-family attached dwelling (more than of 3 units connected)	-	-	-	-	C	-	-	-	C	-	-		
	Single-family detached dwellings	P	P	P	P	P	P	-	-	C	-	-		
	Two-family/Duplex	-	-	-	C	P	-	-	-	C	-	-		
	Accessory Dwelling Units	P	P	P	P	P	-	-	-	-	-	-		
Upper story housing	-	-	-	-	-	-	P	C	C	-	-			

RESOLUTION NO. 2026-2

RESOLUTION FOR TRAFFIC CONTROL

WHEREAS, the City of Fort Calhoun, Nebraska as a Municipal Corporation has the authority to regulate traffic matters within its Corporate Limits; and

WHEREAS, the City of Fort Calhoun, Nebraska is interested in the public health and safety of the citizens of the City; and,

WHEREAS, the City of Fort Calhoun, Nebraska desires to establish the following traffic control, to-wit:

Establishing “No Parking” Regulations on the east and south side of Betts Circle

under the City's statutorily granted regulation powers.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA:

1. The following traffic regulation and/or regulating device is adopted, to-wit:

Install “No Parking” signs on the east and south side of Betts Circle

The effective date of the aforesaid traffic regulation and/or regulatory device will be as follows; to-wit: February 17, 2026.

2. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED FEBRUARY 17, 2026

[SEAL]
NEBRASKA

CITY OF FORT CALHOUN,

Mitch Robinson, Mayor

ATTEST:

Alicia Koziol, City Clerk

RESOLUTION NO. 2026-3

RESOLUTION FOR TRAFFIC CONTROL

WHEREAS, the City of Fort Calhoun, Nebraska as a Municipal Corporation has the authority to regulate traffic matters within its Corporate Limits; and

WHEREAS, the City of Fort Calhoun, Nebraska is interested in the public health and safety of the citizens of the City; and,

WHEREAS, the City of Fort Calhoun, Nebraska desires to establish the following traffic control, to-wit:

Establishing “No Parking” Regulations on Lincoln Street from 14th Street to Lin Su Lane on both sides of the street

under the City's statutorily granted regulation powers.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA:

1. The following traffic regulation and/or regulating device is adopted, to-wit:

Install “No Parking” signs on Lincoln Street from 14th Street to Lin Su Lane on both sides of the street

The effective date of the aforesaid traffic regulation and/or regulatory device will be as follows; to-wit: February 17, 2026.

2. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED FEBRUARY 17, 2026

[SEAL]
NEBRASKA

CITY OF FORT CALHOUN,

Mitch Robinson, Mayor

ATTEST:

Alicia Koziol, City Clerk

TOWN HALL

MEETING



Monday, February 23rd



5:30 - 7:30 p.m.
presentation at 6:30



Northern Lights Venue
310 N 14th St



Learn about LB840 (Local Option Municipal Economic Development Act) and get the facts.

Bring your questions and stay informed about what's ahead for our town.