



June 15, 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. **Consent Agenda**
 - 5.a. Approval of the minutes of the regular City Council meeting on Monday, May 18th
 - 5.b. Approval of the Treasurers Report for May
 - 5.c. Acceptance of the minutes of the Park Committee meeting on Thursday, June 4th
 - 5.d. Maintenance Report
 - 5.e. Washington County Sheriff's Statistics Report
6. **Consideration of items removed from the consent agenda if any**
7. **Bills presented for payment for June**

Public Hearing:

8. **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 LEVY OF SPECIAL ASSESSMENTS STREET IMPROVEMENT DISTRICT NO. 2022-1 (WEST MONROE STREET)**

Open: _____

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

9. **Close: _____**

Presentations/guests/SDL & special requests:

10. Keno request from Jeff Bryan for Crime Stoppers for Washington County
Introduction of ordinances and resolutions; first, second and third readings as required:
11. Resolution 2026-4 Levying Special Assessments for Street Improvement District 2022-1
12. Resolution 2026-5 Signing of Preliminary Engineering Services Supplemental Agreement No. 3
New Business:
13. Approval to close a portion of 12th Street from 7:00 a.m. to 1:00 p.m. for the Morning Market Events on June 27th, July 25th, and September 26th
14. Discussion and approval of selection process to be used for hiring a Public Works and Utilities Supervisor
Motion for Adjournment:
15. Motion____ Second____
Time: _____

MAY 18, 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 Monday, May 18, 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 Priksat, 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: *April 20, 2026, City Council minutes; Treasurers Report for April; April 27, 2026 Enhancement Committee minutes; Maintenance Report; Washington County Sheriffs Report.* With members Kelly, Richardson, Priksat, and Schuler voting "Aye", motion carried.

Mayor Robinson presented the April bills. Motion by Schuler second by Kelly to approve the following bills ABE'S TRASH SERVICE, INC. - 1982.75 - SER, ACCESS SYSTEMS LEASING - 426.82 - SER, AFLAC - 88.92 - , 16.25 - , AMBER COLE - 25.00 - SER, ATHLYNK INC - 1200.00 - SER, BADGER BODY & TRUCK EQUIP CO - 119.00 - EXP, BLUE CROSS BLUE SHIELD OF NEBR - 83.80 - , BLUECROSS BLUESHIELD OF NE - 4710.70 - , BOWSER TRANSFER LLC - 375.66 - SER, BRIAN'S TREE SERVICE - 3956.90 - SER, CENTRAL TAX & BOOKKEEPING SERVICES - 390.00 - SER, CITY OF BLAIR - 4463.55 - UTL, CNA SURETY - 625.00 - EXP, CONOCO FLEET - 516.33 - FUEL, CORE & MAIN - 4272.21 - EXP, COX BUSINESS - 464.71 - UTL, EFTPS - 1723.10 - , 402.98 - , 1155.87 - , ENTERPRISE MEDIA GROUP - 64.00 - SER, GUARDIAN LIFE - 66.20 - , 4.06 - , HOWARD D. THOMPSON AGENCY - 1076.00 - INS, IDEAL PURE WATER - 27.00 - SER, JDW MIDWEST, LLC - 562.50 - SER, LORRINE LAMMERS - 50.00 - REIMB, M.U.D. - 133.99 - UTL, MARTIN MARIETTA MATERIALS - 964.33 - SUP, 1331.52 - SUP, NATIONAL SIGN COMPANY, LLC - 6826.32 - SUP, NE PUBLIC HEALTH ENV LAB - 267.00 - TEST, NEBRASKA DEPARTMENT OF REVENUE - 399.56 - , NEBRASKA SALES TAX - 3746.59 - TAX, NYE TECHNOLOGY - 36.25 - SER, 292.00 - SER, 292.00 - SER, O.P.P.D. - 4104.45 - UTL, ONE CALL CONCEPTS, INC - 19.99 - SER, PAPIO-MISSOURI RIVER N. R. D. - 15978.81 - UTL, 2597.95 - UTL, POSTMASTER - 217.77 - EXP, 370.00 - EXP, STARNET TECHNOLOGIES - 480.00 - DUES, TALBOT LAW OFFICE - 625.00 - PROF, THE AMERICAN FUNDS GROUP - 2064.58 - , THE SIGN DEPOT - 362.64 - SUP, VERIZON WIRELESS - 119.76 - EXP, VISA - 3547.65 - EXP, WASHINGTON COUNTY BANK - 1911.64 - PYMT, WASHINGTON COUNTY SHERIFF - 8159.18 - SER, YOUNG & WHITE LAW OFFICES - 3500.00 - PROF, Total - 87198.29; members Schuler, Kelly, Richardson, and Priksat voting "Aye", motion carried.

The public hearing relating to APPROVAL OF THE 2026 FIREWORKS LICENSES: WILD WILLY'S FIREWORKS, opened at 7:07 p.m. There were no written or public comments. The hearing closed at 7:07 p.m.

Member Kelly made a motion seconded by member Schuler to approve the Fireworks License: Wild Willy's Fireworks. With members Prieksat, Schuler, Kelly, and Richardson voting "Aye", motion carried.

Member Schuler made a motion seconded by member Kelly to approve the request from Chris Eastman, Abiding Faith Pastor, to waive building permit fees for an Eagle Scout project. With members Richardson, Prieksat, Schuler and Kelly voting "Aye", motion carried.

Keno request from Jeff Bryan for Crime Stoppers for Washington County was postponed until next month.

Member Schuler made a motion seconded by member Richardson to approve the Keno funds request for \$1,584.00 for 12" Starburst LED bulbs for the 4th of July. With members Richardson, Prieksat, Schuler and Kelly voting "Aye", motion carried.

City Engineer, Lucas Billesbach, reviewed the proposed assessment process for Street Improvement District 2022-1 for the 2023 Monroe Street Extension project. The hearing for the assessments will be at the June meeting for public input and approval. There will be a notice published in the paper regarding the hearing for assessments and a notice to homeowners will be sent out. Lucas discussed the amounts (total final project cost: \$749,893.78; assessable cost: \$266,992.59 - \$29,665 per lot). Lucas recommends assessing per lot rather than frontage.

Campground Committee met with NE Game & Parks. The Vacant Property Committee had no update.

Motion by Prieksat Second by Richardson to approve **Resolution 2026-4 Setting a Hearing Date to Levy Special Assessments for Street Improvement District 2022-1**. With members Kelly, Prieksat and Richardson voting "Aye", member Schuler abstaining with conflict, motion carried. The passage and adoption of said Resolution having been concurred by most of all members of the Council, the Mayor declared the Resolution adopted and, in the presence of the Council, signed and approved the Resolution and the Clerk attested the passage and approval of the same and affixed her signature thereto.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA, DECLARING ITS INTENT TO LEVY SPECIAL ASSESSMENTS AGAINST PROPERTY IN STREET IMPROVEMENT DISTRICT NO. 2022-1 OF THE CITY AND GIVING NOTICE OF A PUBLIC HEARING WITH REGARD TO THE SAME.

WHEREAS, the City has previously established by ordinance Street Improvement District No. 2022-1 of the City and has constructed paving and other related improvements to complete said District; and

WHEREAS, to pay the costs of such improvements, the City intends to levy special assessments against the property specifically benefitted by the improvements in said District in accordance with Neb. Rev. Stat. § 17-524; and

WHEREAS, the parcels subject to special assessment for a portion of the costs of the improvements in the District, which parcels are completely and/or partially included within the boundaries of the District, are the following:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 41, CITY OF FORT CALHOUN; THENCE SOUTH A DISTANCE OF 66 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF WEST MARKET SQUARE; THENCE SOUTH ON THE WEST LINE OF SAID MARKET SQUARE; A DISTANCE OF 99.5 FEET, MORE OR LESS; THENCE WEST A DISTANCE OF 66 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 150, THENCE WEST A DISTANCE OF 307 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 137; THENCE WEST A DISTANCE OF 173 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 143; THENCE WEST A DISTANCE OF 122 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 125; THENCE WEST A DISTANCE OF 82 FEET, MORE OR LESS; THENCE NORTH A DISTANCE OF 130 FEET, MORE OR LESS, TO THE SOUTH LINE OF TAX LOT 132; THENCE NORTH A DISTANCE OF 25 FEET, MORE OR LESS, TO THE SOUTH LINE OF TAX LOT 164; THENCE NORTH A DISTANCE OF 110 FEET, MORE OR LESS; THENCE EAST 62 FEET, MORE OR LESS, TO THE WEST LINE OF TAX LOT 165; THENCE EAST 143.75 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TAX LOT 165; THENCE EAST 113.25 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, BLOCK 43, OF THE CITY OF FORT CALHOUN; THENCE EAST 66 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 5, BLOCK 42 OF SAID CITY OF FORT CALHOUN; THENCE EAST 299 FEET, MORE OR LESS,

TO THE EAST LINE OF LOT 8 OF SAID BLOCK 42; THENCE EAST 66 FEET TO THE WEST LINE OF LOT 5, BLOCK 41 OF SAID CITY OF FORT CALHOUN; THENCE SOUTH ON SAID WEST LINE OF LOT 5, A DISTANCE OF 99.50 FEET TO THE POINT OF BEGINNING.

NOW THEREFORE, BE IT RESOLVED by the City of Fort Calhoun, that at a meeting to be held at 7:00 p.m. on the 15th day of June, 2025, the City will consider and adopt a levy of special assessments in Street Improvement District No. 2022-1; and

BE IT FURTHER RESOLVED that the proposed levy of special assessments on the parcels contained in the Street Improvement District shall be available in the office of the City Clerk for review by property owners subject to such potential special assessments; and

BE IT FURTHER RESOLVED that at said meeting a public hearing shall be held with regard to the Street Improvement District, at which time members of the public, including specifically property owners and others with an interest in the real property included in said Street Improvement District may be heard with regard to the proposed levy of special assessments; and

BE IT FURTHER RESOLVED that the City Clerk shall give notice of the time of said meeting and the purpose for which it is held by publishing the notice attached hereto as Exhibit A in a legal newspaper in or of general circulation in the City at least four weeks before the meeting is held or by completing personal service of said notice at least four weeks before the meeting upon the persons owning or occupying the property to be levied; and

BE IT FINALLY RESOLVED that after said public hearing, the Council shall by resolution, and taking into account the benefits derived or injuries sustained in consequence of such improvements, levy special assessments against the properties located in said District with the amount of the special assessment against each parcel and the vote of the members of the Council recorded in the Minutes of the Council.

This Resolution shall be published and shall take effect as provided by law.

PASSED AND APPROVED this 18th day of May 2026.

Following a motion and vote, Mayor Robinson declared the meeting adjourned at 7:32 p.m.

Mitch Robinson, Mayor

ATTEST: Alicia Koziol, City Clerk

For the period ending: 5/31/2026

Fund Report

<u>Description</u>	<u>Beginning Balance</u>	<u>Revenues</u>	<u>Expenses</u>	<u>Ending Balance</u>
General	1,296,154.34	225,254.14	33,512.87	1,487,895.61
Local Sales Tax	380,782.94	32,198.82	0.00	412,981.76
Street	-102,772.82	39,765.75	17,519.56	-80,526.63
Police	-670,631.91	0.00	8,159.18	-678,791.09
Fire	0.00	0.00	0.00	0.00
Building	65,364.17	0.00	0.00	65,364.17
Parks	-404,669.37	600.00	16,872.04	-420,941.41
Park Board	32,312.00	0.00	0.00	32,312.00
Water	453,979.67	43,937.73	42,511.55	455,405.85
Sewer	501,885.09	54,421.62	25,576.23	530,730.48
Sewer Sinking	13,503.61	0.00	0.00	13,503.61
Lottery	148,268.62	1,178.74	0.00	149,447.36
Bond Retirement	381,195.99	92,982.10	0.00	474,178.09
Enhancement	3,021.48	188.93	0.00	3,210.41
Christmas in Calhoun	5,621.49	0.00	0.00	5,621.49
Adams St Plz Events	16,268.26	0.00	96.68	16,171.58
Total All Funds	2,120,283.56	490,527.83	144,248.11	2,466,563.28

Date Range

Starting: 5/1/2026

Ending: 5/31/2026

**City of Fort Calhoun
Parks Board
June 4, 2026 7:30 P.M.
Meeting Minutes**

*Parks Board members performed their annual parks audit prior to their regularly scheduled monthly meeting.
Audit results will be submitted after board approval at the July meeting.*

1. Sara Ruthven called the meeting to order at 7:30 PM.
2. Sara announced the Open Meeting Compliance Act.
3. Board members Sara Ruthven, Bob Lammers, James Totten, Karli Johnson, Jane Prieksat, and Parks Commissioner Kris Richardson were all in attendance. Amber Pierce and Larry Pringle were absent.
4. Approval of April Meeting Minutes moved by Larry, seconded by Karli. All voted in favor to approve.

New Business:

5. Post Audit Parks Review
 - a. West Market Square
 - i. Discussed updating swings and the power washing playground equipment.
 - b. Pioneer Park
 - i. Discussed updating swings and power washing playground equipment.
 - c. Adams Street Plaza
 - i. Discussed options for some kind of paneling to hide the utility frame and possibly provide an opportunity for community artwork.
 - d. Ballfields
 - i. Discussed the improved parking and how to make additional improvements.
 - e. Trails
 - i. Discussed tree grant placement opportunities throughout the trail system in town.
6. 2026 Fall Tree Grant Discussion
 - a. Discussed tree grant requirements and possible locations. Board members will look into placement options before next month's meeting.
7. July Parks Meeting
 - a. Discussed moving the July meeting based on member availability during the holiday weekend. Will determine an exact date/time as July approaches.

Adjournment:

Meeting adjournment motioned by Bob at 7:55 PM, seconded by Karli. All voted in favor to approve.

City of Fort Calhoun

Field Operations Report

Reporting Period: May 14, 2026 – June 12, 2026

422.5	368	4	8
Total Hours	Activities	Personnel	Departments

Executive Summary

Analysis Overview

From May 14, 2026 to June 12, 2026, City of Fort Calhoun field staff logged 368 activities totaling 422.5 hours. Parks work accounted for the majority of effort (278.5 hours across 169 activities), followed by Water (61 hours/55 activities), Streets (36.5 hours/18 activities), and Sewer (24 hours/28 activities), with 21.5 hours of time off recorded. Tim Nelson led overall output with 160 hours across 190 activities, Dan Kougias followed with 148.5 hours across 108 activities, and Avery Quinlan logged 114 hours across 69 activities.

Crews focused heavily on parks upkeep and cleanup work with clear, measurable tasks. Tim Nelson spent 300 minutes clearing trees and brush at Pioneer Park, then returned for routine service work including ball diamond trash and bathroom cleaning (60 minutes), general park checks (60 minutes), and later trimming and hauling away tree branches (120 minutes). Avery Quinlan completed 180 minutes of brush clearing and 120 minutes of park checks to keep park areas maintained. Dan Kougias handled public-facing park amenities, including a 90-minute splash pad/plaza and trash check that also included cleaning restrooms and hanging a banner for summer events, plus a separate Pioneer Park check and trash pickup (30 minutes); he also supported streets work by making a 3-hour supply run to Blair for upcoming projects, while Nelson filled potholes at 17th & Clay and Pioneer Dr (60 minutes).

Utility operations included routine monitoring and field response work. The City recorded 63 water utility readings and 25 sewage readings; examples include Tim Nelson logging water readings at the NW pit (e.g., 1026 and 1004), W pit (e.g., 43347 and 43317), and E pit (54119). For wastewater monitoring, Dan Kougias entered multiple sewage readings (e.g., 8,848,671; 8,739,574; 8,630,291; 8,408,714) and Tim Nelson also recorded a sewage manual entry (8,520,385). One code enforcement inspection was logged, but the work log provided no inspection notes or outcomes.

Several equipment and facility issues were flagged that may affect productivity if not addressed. Parks noted the need to clean mower decks and repair a chain saw, and Pioneer Park fence repairs were logged following storm damage. Streets staff flagged repairs needed on the sprayer tractor and additional shop time for equipment repair, and a meeting with Midwest Coatings was recorded regarding street repairs. Addressing these items should reduce downtime and support upcoming street and seasonal parks work.

Key Findings

- 368 field activities recorded across 8 departments
- 4 personnel logged 422.5 total work hours
- 279 maintenance reports filed
- 1 code enforcement inspections
- 88 utility readings completed

Department Performance

Resource Allocation & Operational Outcomes

Parks

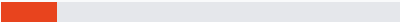
278.5h worked • 66% of total effort

 66%

Parks crews spent most of their 278.5 hours across 169 activities on routine park checks plus trash pickup and restroom cleaning at the ball diamond, Pioneer Park, and the splash pad plaza. Tim Nelson handled weed spraying and sprayer work, trimmed and hauled off tree branches, and did multiple ball diamond bathroom/trash runs and park checks. Avery Quinlan focused on clearing brush, trimming along the baseball trail, mowing, and helping clean the mowers. Dan Kougiass mowed the splash pad and West Market Park, cleaned mower decks and repaired a chain saw, checked a reported plugged toilet at the ballfield (it was flushing fine), and hung the summer events banner.

Water

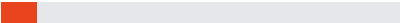
61h worked • 14% of total effort

 14%

Water crews spent most of their time on meter work and locates across 61 hours (55 activities). Tim Nelson handled incoming water meters almost daily, did multiple water locates, completed water shutoffs, and removed and stored a hydrant meter. Avery Quinlan focused on water meters throughout the week. Dan Kougiass covered 811 work by locating water lines for dispatch and marked new water main valves on Madison St for the GIS mapping system.

Streets

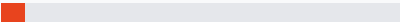
36.5h worked • 9% of total effort

 9%

Streets crews spent most of their time on road and equipment maintenance. Dan Kougiass graded Pioneer Dr. and the rock alleyways, fixed the sprayer tractor, did shop repairs, and made a supply run to Blair for upcoming projects. Tim Nelson handled patching—filling holes at 17th & Clay, Pioneer Dr., and fixing a hole on 15th St.—and also spent time working in the shop when rain kept crews off the streets. Avery Quinlan filled in ditch holes.

Sewer

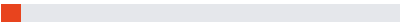
24h worked • 6% of total effort

 6%

Sewer crews spent most of their time on routine wastewater checks and plant operations, with Dan Kougiass handling those rounds on multiple days. On 6/11 Dan also vacuumed up the floor and put out mouse bait while he was doing the wastewater check. Tim Nelson covered sewer locates (6/10 and 6/3), took sewer meter readings and did pump house checks (6/9), and spent time spraying weeds (6/9).

Time Off

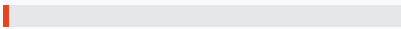
21.5h worked • 5% of total effort

 5%

Time Off crews spent most of their time out on leave, with Dan Kougiass using comp time on 6/11. Dan also logged 150 minutes of sick time on 6/3 for a doctor's appointment. The work logs you shared only spell out those two time-off reasons, even though the header shows 21.5 hours across 7 activities.

Code Enforcement

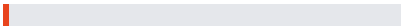
1h worked • 0% of total effort

 0%

Code Enforcement crews spent most of their time on work that wasn't itemized in the logs provided. I've got 1 total hour across 2 activities, but no notes on what the activities were or who handled them. Without worker names or task details, I can't accurately say "Dan handled..." or list specific code enforcement actions. Send the two activity entries (or names and a one-line description for each) and I'll turn it into a clean 3–4 sentence ops summary.

Utility Tracking

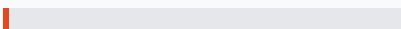
0h worked • 0% of total effort

 0%

Utility Tracking crews spent most of their time on meter readings—Tim Nelson logged water readings at the nwpit, wpit, and epit sites on 6/5–6/12 (with additional nwpit and w_pit readings on 6/4). On the sewage side, Dan Kougas entered sewage readings by Manual Entry on 6/8 and 6/10–6/12. Tim Nelson also did a Manual Entry sewage reading on 6/9. Overall it was steady daily tracking work: keeping water pit readings current and getting the sewage numbers entered.

All

0h worked • 0% of total effort

 0%

All crews show 0 recorded hours with 1 activity listed, but the work logs don't include any details on what was done. No worker names were provided, so I can't say who handled the work. There also aren't any task notes to summarize beyond the fact that an activity entry exists. If you share the missing log details (names + what the activity was), I can rewrite this as a normal ops recap.

Personnel Analysis

Individual Performance & Work Distribution

1. Tim Nelson

160h / 422.5h (38%)

Tim Nelson logged 160 hours overall, and in the entries shown he spent a lot of time on parks work—clearing trees/brush at Pioneer Park, trimming and hauling branches, cutting trees at the ball diamond, spraying weeds (and messing with the sprayer), plus regular park checks and cleaning up trash/bathrooms at the ball diamond and WMS. He also patched street holes (15th St, 17th & Clay, and Pioneer Dr), did water tasks like locates, incoming water meters, a shutoff, and removing/storing a hydrant meter. On the sewer side he handled locates, sprayed weeds, and did sewer meter readings and pump house checks.

2. Dan Kougias

148.5h / 422.5h (35%)

Dan Kougias logged 148.5 hours, with a lot of it going to park rounds—splash pad plaza, Pioneer Park, and the ballfield (trash checks, cleaning restrooms, mowing the splash pad/West Market Park, and even hanging a summer events banner). He also handled sewer and water tasks like routine wastewater plant checks/operations (including vacuuming the floor and putting out mouse bait), 811 water-line locates, and marking new water main valves on Madison St for the GIS map. Mixed in were street/shop jobs like grading Pioneer Dr and the rock alleys, repairing equipment (sprayer tractor, mower decks, chainsaw), a supply run to Blair, plus some comp time used.

3. Avery Quinlan

114h / 422.5h (27%)

Avery Quinlan put in 114 hours total; in the logs provided they spent most of their time in the parks doing mowing, weedeating, clearing brush, and trimming along the baseball trail, plus regular park checks. They also cleaned mowers, fixed a fence and checked swings, and handled water meter work on several days. There was a bit of streets work mixed in too, like filling in ditch holes.

4. Corban Helmandollar

0h / 422.5h (0%)

Corban Helmandollar has 0 hours logged, and there aren't any work activities recorded for this period. With no entries in the log, there aren't specific tasks to call out.

Strategic Insights

Risk, Cost, Capacity & Leadership Actions

1. Parks Is Driving The Month

Parks consumed 278.5 of 423 maintenance hours (66%) and 169 of 368 total activities (46%), making it the dominant workload driver this period. You need a formal parks production plan (weekly mowing/grounds routes + scheduled repairs) so parks demand doesn't keep crowding out streets, equipment, and compliance work.

2. Workload Concentrated In Three

Out of 4 personnel, only 3 show any maintenance hours: Tim Nelson 160h/121 activities, Dan Koungias 149h/90, Avery Quinlan 114h/69, while Corban Helmandollar is 0h/0 activities. Leadership needs to resolve whether this is a staffing availability issue or a reporting/assignment failure, because your real field capacity is effectively 3 people, not 4.

3. Pioneer Park Fence Not Closed

The Pioneer Park fence repair shows up twice ("Repair fence at pioneer park from storm damage" and "Fence repair at Pioneer park"), indicating the issue either wasn't fully fixed or wasn't closed out cleanly. You need one accountable work order with a completion standard (materials, sections replaced, photo/verification) so crews stop revisiting the same storm-damage repair.

4. Reactive Equipment Fix Cycle

Multiple entries are equipment-related repairs in a single period: mower deck cleaning, chain saw repair, sprayer tractor repair, and general "worked in shop, repair equipment." You need a preventive maintenance calendar and minimum on-hand parts list for high-use parks/streets equipment, because right now you're spending field capacity reacting to breakdowns instead of preventing them.

5. Compliance Work Is Missing

Only 1 code enforcement inspection was recorded this entire period despite 279 maintenance reports and 368 total activities, which is a clear signal that compliance is not being executed at a steady cadence. You need a defined inspection target per week and a named owner, otherwise complaints and visible issues will keep getting handled only after they become maintenance calls.

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: 4/29/2026 - 5/27/2026

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
Apr 29, 2026	50,523	17,000	41,978	24,000	99,859	18,000	59,000
Apr 30, 2026	50,541	18,000	41,996	18,000	99,881	22,000	58,000
May 1, 2026	50,549	8,000	42,016	20,000	99,901	20,000	48,000
May 4, 2026	50,655	106,000	42,093	77,000	99,974	73,000	256,000
May 5, 2026	50,684	29,000	42,119	26,000	99,997	23,000	78,000
May 6, 2026	50,749	65,000	42,148	29,000	17	20,000	114,000
May 7, 2026	50,773	24,000	42,173	25,000	40	23,000	72,000
May 8, 2026	50,861	88,000	42,208	35,000	62	22,000	145,000
May 11, 2026	51,192	331,000	42,313	105,000	140	78,000	514,000
May 12, 2026	51,327	135,000	42,353	40,000	188	48,000	223,000
May 13, 2026	51,530	203,000	42,397	44,000	217	29,000	276,000
May 14, 2026	51,716	186,000	42,448	51,000	253	36,000	273,000
May 15, 2026	51,901	185,000	42,499	51,000	285	32,000	268,000
May 18, 2026	52,236	335,000	42,597	98,000	366	81,000	514,000
May 19, 2026	52,280	44,000	42,617	20,000	385	19,000	83,000
May 20, 2026	52,392	112,000	42,639	22,000	407	22,000	156,000
May 21, 2026	52,478	86,000	42,659	20,000	438	31,000	137,000
May 22, 2026	52,534	56,000	42,687	28,000	462	24,000	108,000

Date	East Reading	East Usage	West Reading	West Usage	NW Reading	NW Usage	Total
May 26, 2026	52,668	134,000	42,801	114,000	572	110,000	358,000
May 27, 2026	52,821	153,000	42,848	47,000	601	29,000	229,000

Summary by Pit

East

Total Usage: 2,315,000 gal
Daily Average: 79,827.59 gal

West

Total Usage: 894,000 gal
Daily Average: 30,827.59 gal

Northwest

Total Usage: 760,000 gal
Daily Average: 26,206.90 gal

Overall Totals

Total Usage (All Pits): 3,969,000 gallons
Overall Daily Average: 136,862.07 gallons

29 days

City Wastewater Report

Report Period: 4/29/2026 - 5/27/2026

Generated: 6/12/2026, 6:16:30 PM

Date	Time	Reading	Usage (Gallons)
Apr 29, 2026	01:00 PM	2,829,606	119,797
Apr 30, 2026	01:38 PM	2,966,540	136,934
May 1, 2026	01:21 PM	3,066,528	99,988
May 2, 2026	12:59 PM	3,156,809	90,281
May 4, 2026	12:53 PM	3,420,091	263,282
May 5, 2026	01:25 PM	3,541,856	121,765
May 6, 2026	12:40 PM	3,649,078	107,222
May 7, 2026	01:20 PM	3,794,782	145,704
May 8, 2026	01:25 PM	3,944,581	149,799
May 9, 2026	01:15 PM	4,100,134	155,553
May 11, 2026	01:09 PM	4,434,193	334,059
May 12, 2026	01:29 PM	4,599,904	165,711
May 13, 2026	01:52 PM	4,761,023	161,119
May 14, 2026	01:37 PM	4,905,363	144,340
May 15, 2026	02:05 PM	5,067,643	162,280
May 16, 2026	01:32 PM	5,226,233	158,590
May 18, 2026	02:09 PM	5,592,439	366,206
May 19, 2026	01:43 PM	5,764,813	172,374
May 20, 2026	01:25 PM	5,938,823	174,010
May 21, 2026	01:37 PM	6,127,910	189,087
May 22, 2026	01:48 PM	6,269,401	141,491

May 24, 2026	11:10 PM	6,578,741	309,340
May 26, 2026	01:53 PM	6,710,139	131,398
May 27, 2026	01:31 PM	6,829,203	119,064

Summary

Flow:	6,829,203
Flow Total (Latest - Oldest):	3,999,597
Quarry Usage:	45,479
Daily Average:	139,485.38
Total Gallons:	4,045,076

Quarry Data

Apr 2026:	817,273.4
May 2026:	862,752.4
Difference:	45,479

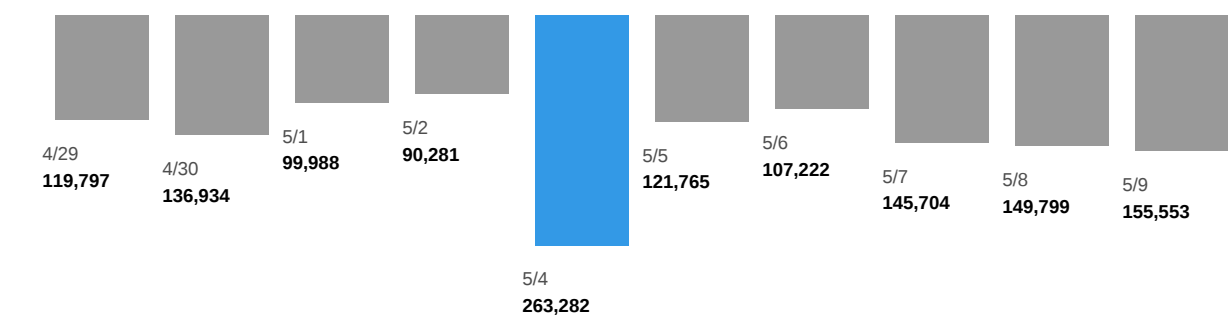
Date: 6/12/2026

Signature _____

City Maintenance

Analytics & Insights

Daily Usage Breakdown



Peak Daily Usage
366,206
gallons

Lowest Daily Usage
90,281
gallons

Average Daily Usage
171,641
gallons

Trend Analysis

INCREASING: Usage is 17.9% higher in latter half of period

Efficiency Rating: Good (based on 139,485.379 gal/day average)

Period Insights:

- Total readings captured: 24
- Date range: 30 days
- Average readings per day: 0.8
- Total consumption: 4,045,076 gallons



Washington County Sheriff

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

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

Time Frame	Time in HH:MM:SS
Total Monthly Hours	213:20:48
Average Hours Per Week	48:10:25
Average Hours Per Day	6:52:55
Week 1 Total Hours	48:39:50
Week 2 Total Hours	44:07:38
Week 3 Total Hours	49:15:59
Week 4 Total Hours	50:23:08
Week 5 Total Hours	20:54:13

Activity	Current Month	Previous Month
Warning	4	2
Citation	1	2
Parking Warnings	1	0
Arrest	5	1
Accident	0	0
Business Checks	403	399
Reports	2	1

Check Approval List

6/15/2026 10:28:10 AM

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>
5217	6	ABE'S TRASH SERVICE, INC.	2937644	TRASH SERVICE-MAY	6/20/2026	860.93
5214	603	ACCESS SYSTEMS LEASING	42053274	STANDARD PYMT-COPIER	6/15/2026	419.28
5210	616	BLAIR ACE HARDWARE	43335	TOILET PAPER-PIONEER PARK	6/22/2026	53.55
5219	597	BOK FINANCIAL	06012026	FTCALHGOVP19	6/1/2026	46,100.00
5233	597	BOK FINANCIAL	06152026	FTCALHHWY2019/FTCALHGOSW2	6/15/2026	145,861.25
5188	128	BOMGAARS	05162026	POST POUNDER	6/16/2026	29.99
5197	634	BOWSER TRANSFER LLC	2255	4 LOADS FOR PIONEER PARK	6/15/2026	522.66
5193	412	BRITE IDEAS DECORATING	S184482	LED 12" BULB REPLACEMENTS	6/19/2026	1,584.00
5201		CENTRAL TAX & BOOKKEEPING SERV	30343	LOTTERY AUDIT: APRIL 2026	6/8/2026	130.00
5192	50	CITY OF BLAIR	06012026	GALLONS-3,920,293	6/10/2026	5,346.15
5200	50	CITY OF BLAIR	1452	REIMBURSEMENT-HOTEL FOR CL	6/10/2026	145.95
5205	396	CONOCO FLEET	112931745	MONTHLY FUEL PURCHASES	6/22/2026	424.84
5195	609	CORE & MAIN	Y987597	WATER METER RADIOS	6/15/2026	441.73
5186		COX BUSINESS	05252026	INTERNET/PHONE SERVICES	6/9/2026	526.56
5194	604	Ci SHIRTS	42718-1	250TH BANNERS	6/26/2026	320.00
5232		DAVE WESTERHOLT	06112026	SUMMER IN THE PARK-6/11/2026	6/30/2026	300.00
5198	18	ENTERPRISE MEDIA GROUP	312741	CC PUG HRG	6/4/2026	12.29
5199	18	ENTERPRISE MEDIA GROUP	313038	2025 ANNUAL WATER QUALITY RE	6/11/2026	133.79
5223	18	ENTERPRISE MEDIA GROUP	314313	5.18 CC MTG MINS	7/3/2026	93.74
5208		IDEAL PURE WATER	05312026	WATER CITY HALL	6/30/2026	34.00
5218	643	JDW MIDWEST, LLC	2605038	MAY SERVICES	6/30/2026	2,349.59
5202		JEO CONSULTING GROUP, INC.	173870	FC MONROE ST-WEST OF 16TH	5/14/2026	787.50
5209	271	JUDY BOYD	05222026	BIRD POLES/TINSEL DUO	6/22/2026	46.51
5222	403	KAMB & C ENTERPRISES	207664	BI-MONTHLY PEST CONTROL	7/2/2026	67.93
5224	9	M.U.D.	06042026	MONTHLY GAS BILL	6/19/2026	104.08
5191	201	MENARDS	13458	MARKING PAINT/LAWN EDGING	6/19/2026	236.66
5221	558	MIDWEST COATINGS COMPANY INC	13511	CRACK ROUTING & SEALING	6/23/2026	30,600.00
5212		NATIONAL SIGN COMPANY, LLC	IN0002109	NO PARKING SIGNS	6/20/2026	104.19
5213	28	NE PUBLIC HEALTH ENV LAB	606205	WATER TESTING	6/21/2026	30.00
5231	242	NEBR RURAL WATER ASSOCIATION	2026	2026 MEMBERSHIP RENEWAL	6/30/2026	350.00
5189	77	NEBRASKA DEQ	10043	#D311615 DRINKING WATER SRF	6/15/2026	14,819.33
5190	77	NEBRASKA DEQ	10056-2	#C318067-E CLEAN WATER SRF (S	6/15/2026	5,776.18
5206	298	NEBRASKA SALES TAX	052026	MAY SALES TAX	6/22/2026	3,865.60
5207		NYE TECHNOLOGY	CW160044	MONTHLY IT SERVICES	7/1/2026	292.00
5211	421	ONE CALL CONCEPTS, INC	6050155	MONTHLY LOCATES	6/30/2026	14.72
5187	512	OUTDOOR RECREATION PRODUCTS	4528	STEP PAD SWITCH	6/21/2026	192.74
5196	5	PAPIO-MISSOURI RIVER N. R. D.	51426	METER #3	6/5/2026	189.55
5175	7	POSTMASTER	06012026	WA/SE BILLS-JUNE	6/1/2026	216.55
5228	296	ROCK HARD CONCRETE, INC	5438	MONROE STREET-TEAR OUT DRI	6/15/2026	6,792.50
5229		ROTO-ROOTER SERVICES COMPANY	507-277559	BALLFIELD BATHROOMS-UNCLOG	6/30/2026	350.00
5185		SANDBOX CUSTOM PUBLICATIONS	1203	WASHINGTON COUNTY VISITOR'S	6/30/2026	699.00
5230	238	SENSUS METERING SYSTEMS	ZA8260177	1 YEAR SOFTWARE PROGRAM	6/30/2026	4,699.00
5220	427	TALBOT LAW OFFICE	05312026	MONTHLY SERVICES	6/30/2026	375.00
5227		THE BACKYARD TAILGATE	001	SUMMER IN THE PARK EVENTS (2	6/30/2026	500.00
5226	353	THE SIGN DEPOT	33346	DOUBLE SIDED 9 FT FULL COLOR	6/30/2026	645.00
5225	353	THE SIGN DEPOT	33402	SUMMER AT THE PARK BANNER	6/30/2026	98.76
5216	577	VERIZON WIRELESS	6143859269	MONTHLY CELL PHONES	6/9/2026	119.79
5204	477	VISA	05252026	ADOBE/MICROSOFT/WATER SAMF	6/19/2026	5,322.05
5203	64	WASHINGTON COUNTY CLERK	05282026	PRIMARY ELECTION-MAY 12, 2026	6/28/2026	100.00
5215	30	WASHINGTON COUNTY SHERIFF	06152026	JUNE SERVICES	6/15/2026	8,159.18
						\$291,244.12

Report Selection: Check Approval List - By Vendor
Date Range Selection: GL Posting Date
Starting Date: 6/1/2026
Ending Date: 6/30/2026
Banks: All
Bank Acct#:
Include Printed Checks: p

LEGAL NOTICE

TO: ALL PERSONS INTERESTED IN STREET IMPROVEMENT DISTRICT NO. 2022-1, IN THE CITY OF FORT CALHOUN, NEBRASKA.

NOTICE IS HEREBY GIVEN that plats of Street Improvement District No. 2022-1 in the City of Fort Calhoun, Nebraska, and schedules of proposed special assessments of the property within Street Improvement District No. 2022-1 and certificates of completion as provided by the City's Engineers, Embris Group, LLC., are on file in the office of the City Clerk.

You are further notified that the Mayor and City Council will sit as a Board of Equalization in the Council Chambers of the City in the City Hall in Fort Calhoun, Nebraska, at 7:00 o'clock p.m. on the 15th day of June, 2026, to consider objections and to adjust and equalize the proposed assessments with reference to the benefits resulting from the improvements and levy of special assessments therefore, any objector may appear in person or by representative and submit such additional information as said objector may desire.

CITY OF FORT CALHOUN, NEBRASKA

Alicia Koziol
City Clerk

[SEAL]

Publish: May 19, 2026
 May 26, 2026
 June 2, 2026
 June 9, 2026

**MONROE STREET IMPROVEMENTS
16TH STREET TO CUL-DE-SAC (WEST OF 17TH)
STREET IMPROVEMENT PROJECT 2022-1**

CITY OF FORT CALHOUN, NEBRASKA

JEO PROJECT NO. 131216.31

**FINAL REPORT OF TOTAL COST
AND
ASSESSMENTS**

May 18, 2026



**MONROE STREET IMPROVEMENTS
16TH STREET TO CUL-DE-SAC (WEST OF 17TH)
STREET IMPROVEMENT PROJECT 2022-1**

CITY OF FORT CALHOUN, NEBRASKA

FINAL REPORT OF TOTAL COST

Construction Cost:

M.E. Collins Contracting, Inc.:	\$466,884.69
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Engineering:

JEO Consulting Group:	
Street Design & Construction Admin	\$ 61,917.50

EMBRIS Group (City Engineer):	
Street Design & Construction Admin	\$ 37,975.25
Right of Way Acquisition Assistance	\$ 7,291.25

Thiele Geotech:	
Geotechnical Report	\$ 3,850.00
Materials Testing	\$ 4,863.00

Special Council for Property Acquisition (Young & White):	\$ 17,726.61
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Property Acquisition Agent: (Liberty Core)	\$ 83,281.90
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ROW and Easement Acquisition:	\$ 45,103.58
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Fiscal Agent & Bond Council:	\$ 21,000.00
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Total Final Project Cost:	\$749,893.78
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Street Improvement District # 2022-1

Assessable Costs:	\$266,992.59
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General Obligation Intersection Costs:	\$ 33,547.20
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General Obligation Costs: (storm, walk & other)	\$397,955.29
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General Obligation Costs: (water)	\$ 27,590.70
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General Obligation Costs: (sanitary)	\$ 23,808.00
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Prepared by 
Julie Ogden, City Street Superintendent
JEO Consulting Group, Inc

Final Quantity Calculations - Monroe Street (JEO Project 131216.31)

Bid Item No.	Description	Contract Information								
		Contract Quantity	Units	Change Order #1	Change Order #2	Change Order #3	Oty Over-Run	Final QTY Total	Unit Price (\$)	Final Cost
Group A: Paving and Storm Sewer										
1	Mobilization	1	LS					1.00	\$ 20,500.00	\$ 20,500.00
2	Clearing and Grubbing	1	LS					1.00	\$ 16,360.00	\$ 16,360.00
3	Earthwork Measured in Embankment (EQ)	1,625	CY					1,625.00	\$ 25.40	\$ 41,275.00
4	Remove driveway	174	SY					174.00	\$ 10.20	\$ 1,774.80
5	Remove Pavement	108	SY					108.00	\$ 10.20	\$ 1,101.60
6	Remove Headwall	1	EA					1.00	\$ 204.50	\$ 204.50
7	Remove Driveway Culvert	6	EA					6.00	\$ 511.30	\$ 3,067.80
8	Remove Roadway Culvert	33	LF					33.00	\$ 18.60	\$ 613.80
9	Remove Existing Riprap	1	LS					1.00	\$ 357.90	\$ 357.90
10	Remove Storm Sewer Inlet & plug pipe	1	EA					1.00	\$ 853.60	\$ 853.60
11	Remove Fire Hydrant (salvage to Owner)	1	EA					1.00	\$ 3,067.80	\$ 3,067.80
12	Install 6" Fire Hydrant Assembly	1	EA					1.00	\$ 11,146.20	\$ 11,146.20
13	Adjust Manhole to Grade	4	EA					4.00	\$ 569.50	\$ 2,278.00
14	Remove Mailbox and posts	9	EA					9.00	\$ 132.90	\$ 1,196.10
15	7" Concrete Pavement	2,232	SY					2,232.00	\$ 66.50	\$ 148,428.00
16	6" Concrete Driveway	447	SY					447.00	\$ 59.10	\$ 26,417.70
17	Subgrade Preparation	2,232	SY					2,232.00	\$ 3.10	\$ 6,919.20
18	Gravel Surface Course for Driveways	144	SY					144.00	\$ 16.40	\$ 2,361.60
19	6" Concrete Sidewalk	1,357	SF					1,357.00	\$ 8.80	\$ 11,941.60
20	4" Concrete Sidewalk	2,658	SF					2,658.00	\$ 7.10	\$ 18,871.80
21	Detectable Warning Panels	20	SF					20.00	\$ 36.30	\$ 726.00
22	Curb Inlet	5	EA					5.00	\$ 5,775.10	\$ 28,875.50
23	Area Inlet	1	EA					1.00	\$ 7,445.30	\$ 7,445.30
24	15" RCP, Class III	20	LF					20.00	\$ 73.70	\$ 1,474.00
25	18" RCP, Class III	299	LF					299.00	\$ 73.70	\$ 22,036.30
26	24" RCP, Class III	79	LF					79.00	\$ 94.60	\$ 7,473.40
27	15" RCP Flared End Section	2	EA					2.00	\$ 1,095.00	\$ 2,190.00
28	24" RCP Flared End Section	1	EA					1.00	\$ 1,507.00	\$ 1,507.00
29	Rock Riprap, NDOR Type B	54	TON				1	54.68	\$ 112.70	\$ 6,162.44
30	Curb Inlet Sediment Filter	5	EA					5.00	\$ 307.60	\$ 1,538.00
31	Area Inlet Sediment Filter	1	EA					1.00	\$ 396.60	\$ 396.60
32	Erosion Control Matting & Seeding	1,850	SY				484	2,334.00	\$ 3.10	\$ 7,235.40
33	Silt Fence, High Porosity	676	LF					676.00	\$ 4.30	\$ 2,906.80
34	Provide & Install Culster Mailbox	1	EA					1.00	\$ 5,823.90	\$ 5,823.90
35	Temporary Traffic Control Measures	1	LS					1.00	\$ 3,883.70	\$ 3,883.70
CO1.1	Connect to Existing Sewer Main		EA	2				2.00	\$ 1,549.90	\$ 3,099.80
CO1.2	Connection to Existing Manhole		EA	1				1.00	\$ 1,411.30	\$ 1,411.30
CO1.3	4" SDR 35 Sewer Service		LF	177			(9)	168.00	\$ 94.20	\$ 15,825.60
CO1.4	22.5 Bend		EA	3			(1)	2.00	\$ 159.90	\$ 319.80
CO1.5	Mobilization		LS	1				1.00	\$ 3,151.50	\$ 3,151.50

Assessible Quantity	Assessible Cost	G.O. Intersection Cost	G.O. Storm Sewer & Other Cost	G.O. Sanitary Sewer Cost	G.O. Water Cost
0.3754287	\$ 7,696.29		\$ 12,803.71		
0.3754287	\$ 6,142.01		\$ 10,217.99		
1,274.08	\$ 32,361.67		\$ 8,913.33		
	\$ -		\$ 1,774.80		
	\$ -		\$ 1,101.60		
	\$ -		\$ 204.50		
	\$ -		\$ 3,067.80		
	\$ -		\$ 613.80		
	\$ -		\$ 357.90		
	\$ -		\$ 853.60		
					\$ 3,067.80
					\$ 11,146.20
	\$ -		\$ 2,278.00		
	\$ -		\$ 1,196.10		
1750	\$ 116,375.00	\$ 32,053.00	\$ -		
	\$ -		\$ 26,417.70		
1750	\$ 5,425.00	\$ 1,494.20	\$ -		
	\$ -		\$ 2,361.60		
	\$ -		\$ 11,941.60		
	\$ -		\$ 18,871.80		
	\$ -		\$ 726.00		
	\$ -		\$ 28,875.50		
	\$ -		\$ 7,445.30		
	\$ -		\$ 1,474.00		
	\$ -		\$ 22,036.30		
	\$ -		\$ 7,473.40		
	\$ -		\$ 2,190.00		
	\$ -		\$ 1,507.00		
	\$ -		\$ 6,162.44		
	\$ -		\$ 1,538.00		
	\$ -		\$ 396.60		
	\$ -		\$ 7,235.40		
	\$ -		\$ 2,906.80		
1	\$ 5,823.90		\$ -		
0.3754287	\$ 1,458.05		\$ 2,425.65		
				\$ 3,099.80	
				\$ 1,411.30	
				\$ 15,825.60	
				\$ 319.80	
				\$ 3,151.50	

Final Quantity Calculations - Monroe Street (JEO Project 131216.31)

Bid Item No.	Description	Contract Information								
		Contract Quantity	Units	Change Order #1	Change Order #2	Change Order #3	Oty Over-Run	Final QTY Total	Unit Price (\$)	Final Cost
CO2.1	Lower 6" Water Main		LS		1			1.00	\$ 13,376.70	\$ 13,376.70
CO3.1	Curb Cut at Nelson Driveway		LF			10		10.00	\$ 25.20	\$ 252.00
CO3.2	15" CMP		LF			30		30.00	\$ 88.00	\$ 2,640.00
CO3.3	15" CMP FES		EA			2		2.00	\$ 506.00	\$ 1,012.00
CO3.4	Mini Excavator, Fully Operated		HR			10		10.00	\$ 150.00	\$ 1,500.00
CO3.5	Track Type Skid Loader, Fully Operated		HR			10		10.00	\$ 125.00	\$ 1,250.00
CO3.6	Rock surfacing Added near the Basketball Court		TON			69		68.56	\$ 67.60	\$ 4,634.66
Total Construction Cost										\$ 466,884.69
Overhead Costs										
1	Design Engineering and Construction Services-JEO Consulting Group									\$ 61,917.50
2	Design Engineering and Construction Services-Embris									\$ 37,975.25
3	Geotechnical and Materials Testing Services									\$ 8,713.00
4	ROW Condemnation Payment									\$ 25,000.00
5	ROW/Easement Acqusition Payments									\$ 20,103.58
6	Liberty Core (Aqusition Agent)									\$ 83,281.90
7	Legal - Young & White (for Condemnation)									\$ 17,726.61
8	ROW Assitance by City Engineer - Embris									\$ 7,291.25
9	Fiscal Agent & Bond Council									\$ 21,000.00
Total Overhead Cost										\$ 283,009.09
	TOTAL PROJECT COSTS									\$ 749,893.78

Assessible Quantity	Assessible Cost	G.O. Intersection Cost	G.O. Storm Sewer & Other Cost	G.O. Sanitary Sewer Cost	G.O. Water Cost
					\$ 13,376.70
	\$ -		\$ 252.00		
	\$ -		\$ 2,640.00		
	\$ -		\$ 1,012.00		
	\$ -		\$ 1,500.00		
	\$ -		\$ 1,250.00		
	\$ -		\$ 4,634.66		
	\$ 175,281.93	\$ 33,547.20	\$ 206,656.87	\$ 23,808.00	\$ 27,590.70
0.375	\$ 23,245.61		\$ 38,671.89		
0.375	\$ 14,257.00		\$ 23,718.25		
0.375	\$ 3,271.11		\$ 5,441.89		
0.375	\$ 9,385.72		\$ 15,614.28		
0.375	\$ 7,547.46		\$ 12,556.12		
0.375	\$ 31,266.42		\$ 52,015.48		
	\$ -		\$ 17,726.61		
0.375	\$ 2,737.34		\$ 4,553.91		
	\$ -		\$ 21,000.00		
	\$ 91,710.66	\$ -	\$ 191,298.43	\$ -	\$ -
	\$ 266,992.59	\$ 33,547.20	\$ 397,955.29	\$ 23,808.00	\$ 27,590.70

of Lots = 9
Assessment per lot = \$ 29,665.84

**STREET IMPROVEMENTS
FRONT FOOTAGE AND ASSESSMENTS
FORT CALHOUN, NEBRASKA
JEO PROJECT NO. 131216.31**

SID 2022-1 Assessment per Lot = \$ 29,665.84

No.	NAME	ADDRESS	LEGAL DESCRIPTION	SIP 2022-1 ASSESSMENT	ASSESSMENT PAID	ASSESSMENT BALANCE	COMMENTS
1	Timothy & Cheri Oelke Katherine & John Oelke	1724 Monroe Street	SEC 11-17-12 CC TL 164 11- 17-12 4 PC 22	\$29,665.84		\$0.00	
2	Justin & Audra Shirley	1720 Monroe Street	SEC 11-17-12 CC TL 165 4 PC 9	\$29,665.84		\$0.00	
3	Walter & Christine Roberts	124 N 17th Street	SEC 11-17-12 CC LOTS 1, 2, 7 & 8 BLK 43 4 PC 1	\$29,665.84		\$0.00	
4	Benjamin Nelson	1620 Monroe Street	SEC 11-17-12 CC LOT 5 BLK 42 4 PC 6	\$29,665.84		\$0.00	
5	Gerald & Hattie Conradson	104 N 16th Street	SEC 11-17-12 CC LOTS 6-8 BLK 42 4 PC 3	\$29,665.84		\$0.00	
6	Mark & Katheryn Alshouse	1727 Monroe Street	SEC 11-17-12 CC TL 125 4 PC 38	\$29,665.84		\$0.00	
7	Nicholas & Amy Schuler	1719 Monroe Street	SEC 11-17-12 CC TL 143 4 PC 41	\$29,665.84		\$0.00	
8	Bruce & Jolene Moseman	1625 Monroe Street	SEC 11-17-12 CC TL 137 4 PC 1	\$29,665.84		\$0.00	
9	Sara & Ben Ruthven	104 S 16th Street	SEC 11-17-12 CC TL 150 4 PC 150	\$29,665.84		\$0.00	
	TOTAL			\$266,992.59	\$0.00	\$0.00	

RESOLUTION 2026-4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT CALHOUN, NEBRASKA, DECLARING ITS INTENT TO LEVY SPECIAL ASSESSMENTS AGAINST PROPERTY IN STREET IMPROVEMENT DISTRICT NO. 2022-1 OF THE CITY AND GIVING NOTICE OF A PUBLIC HEARING WITH REGARD TO THE SAME.

WHEREAS, the City has previously established by ordinance Street Improvement District No. 2022-1 of the City and has constructed paving and other related improvements to complete said District; and

WHEREAS, to pay the costs of such improvements, the City intends to levy special assessments against the property specifically benefitted by the improvements in said District in accordance with Neb. Rev. Stat. § 17-524; and

WHEREAS, the parcels subject to special assessment for a portion of the costs of the improvements in the District, which parcels are completely and/or partially included within the boundaries of the District, are the following:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 41, CITY OF FORT CALHOUN; THENCE SOUTH A DISTANCE OF 66 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF WEST MARKET SQUARE; THENCE SOUTH ON THE WEST LINE OF SAID MARKET SQUARE; A DISTANCE OF 99.5 FEET, MORE OR LESS; THENCE WEST A DISTANCE OF 66 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 150, THENCE WEST A DISTANCE OF 307 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 137; THENCE WEST A DISTANCE OF 173 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 143; THENCE WEST A DISTANCE OF 122 FEET, MORE OR LESS, TO THE EAST LINE OF TAX LOT 125; THENCE WEST A DISTANCE OF 82 FEET, MORE OR LESS; THENCE NORTH A DISTANCE OF 130 FEET, MORE OR LESS, TO THE SOUTH LINE OF TAX LOT 132; THENCE NORTH A DISTANCE OF 25 FEET, MORE OR LESS, TO THE SOUTH LINE OF TAX LOT 164; THENCE NORTH A DISTANCE OF 110 FEET, MORE OR LESS; THENCE EAST 62 FEET, MORE OR LESS, TO THE WEST LINE OF TAX LOT 165; THENCE EAST 143.75 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TAX LOT 165; THENCE EAST 113.25 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8, BLOCK 43, OF THE CITY OF FORT CALHOUN; THENCE EAST 66 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 5, BLOCK 42 OF SAID CITY OF FORT CALHOUN; THENCE EAST 299 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 8 OF SAID BLOCK 42; THENCE EAST 66 FEET TO THE WEST LINE OF LOT 5, BLOCK 41 OF SAID CITY OF FORT CALHOUN; THENCE SOUTH ON SAID WEST LINE OF LOT 5, A DISTANCE OF 99.50 FEET TO THE POINT OF BEGINNING.

NOW THEREFORE, BE IT RESOLVED by the City of Fort Calhoun, that at a meeting to be held at **7:00** p.m. on the **15th** day of **June**, 2025, the City will consider and adopt a levy of special assessments in Street Improvement District No. 2022-1; and

BE IT FURTHER RESOLVED that the proposed levy of special assessments on the parcels contained in the Street Improvement District shall be available in the office of the City Clerk for review by property owners subject to such potential special assessments; and

BE IT FURTHER RESOLVED that at said meeting a public hearing shall be held with regard to the Street Improvement District, at which time members of the public, including specifically property owners and others with an interest in the real property included in said Street Improvement District may be heard with regard to the proposed levy of special assessments; and

BE IT FURTHER RESOLVED that the City Clerk shall give notice of the time of said meeting

and the purpose for which it is held by publishing the notice attached hereto as **Exhibit A** in a legal newspaper in or of general circulation in the City at least four weeks before the meeting is held **or** by completing personal service of said notice at least four weeks before the meeting upon the persons owning or occupying the property to be levied; and

BE IT FINALLY RESOLVED that after said public hearing, the Council shall by resolution, and taking into account the benefits derived or injuries sustained in consequence of such improvements, levy special assessments against the properties located in said District with the amount of the special assessment against each parcel and the vote of the members of the Council recorded in the Minutes of the Council.

This Resolution shall be published and shall take effect as provided by law.

PASSED AND APPROVED this ____ day of _____ 2026.

CITY OF FORT CALHOUN, NEBRASKA

Mitch Robinson, Mayor

ATTEST:

Alicia Koziol, City Clerk

(SEAL)

RESOLUTION
SIGNING OF PRELIMINARY ENGINEERING SUPPLEMENTAL AGREEMENT
BK2422-003

City of Fort Calhoun
Resolution No. 2024-5

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

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

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

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

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

NDOT Project Number: TAP-89(36)

NDOT Control Number: 22926

NDOT Project Description: Fort Calhoun with Safe Transportation Alternatives

Adopted this 15th day of June, 2024 at Fort Calhoun Nebraska.
(Month)

The City Council of Fort Calhoun, Nebraska

_____	_____
_____	_____
_____	_____
_____	_____

Board/Council Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call: _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed and billed as adopted

Attest:

Signature City Clerk

890086643

890061271

890061285

890061299

Adams St

closed

12th St

890061572

890061565

890061523

890061579

890061586

890061593

11
17
12E
0

Chapter 3: Vacancies, Recruitment, Selection, Hiring, and Layoffs

3.01 Appointing Authority

The City shall employ no person unless appointed by proper authority. The Mayor, with the approval of the City Council, is the appointing authority. Appointment actions shall be required for entering City service and for subsequent position changes.

3.02 Vacancy Identification

The Supervisor shall notify the Mayor/City Council as soon as they become aware of actual or impending vacancies. No vacancy may be filled without the authorization of the Mayor and City Council, who shall specify the selection process or processes to be used.

3.03 Competitive Selection

When a competitive selection process is to be used, the City Council, according to the best interest of the City, may designate the area of consideration of applications from the following:

- a) The selection process may be limited to persons in the City service or a segment thereof;
- b) The selection process may be opened to the general public without special preference or consideration for any City employees who apply; or
- c) The selection process may include both City employees and members of the general public, with City employees given preference in application and/or consideration.

3.04 Noncompetitive Selection

When, in the best interest of the City, the City Council may specify a noncompetitive selection process. Vacancies may be non-competitively filled with qualified persons by:

- a) Reinstatement of a former City employee, as described elsewhere in these rules;
- b) Demotions for cause, as described elsewhere in these rules;
- c) Voluntary demotion;
- d) Re-promotion of an employee previously demoted in lieu of layoff;
- e) Lateral transfer; or
- f) Special employment program.

For the purposes of this policy, the following definitions shall apply:

- **Demotion:** Demotion is the assignment of an employee from a position in one class to a position in another class having a lower maximum salary. An employee may be demoted at his or her own request if in the best interest of the City.
- **Demotion in Lieu of Layoff:** An employee may be demoted as an alternative to a layoff. Such demotion may be fully or partially rescinded at any time through noncompetitive re-promotion.

- Lateral Transfer: Lateral transfer is any assignment from one position to another not involving a promotion or demotion. A lateral transfer may be affected at any employee's request or for reasons of administrative necessity.

3.05 Vacancy Announcements

The City Clerk shall announce all vacancies for which a competitive selection process has been specified. At a minimum, vacancies should be advertised in the local newspaper and/or on online job boards. For specialized positions or when necessary to meet equal employment opportunity objectives, additional publicity shall be targeted to likely sources of qualified applicants. Advertisements may also be placed in appropriate professional journals and out-of-town newspapers. Each vacancy announcement shall include, at a minimum, the following information:

- a) Title, salary of the position, and potential benefits;
- b) Summary of the qualifications for the position;
- c) Method of and deadline for filing applications; and
- d) A statement that the City is an equal opportunity employer.

3.06 Submitting Applications

Applications, in the form developed and approved by the Mayor and City Attorney, shall be submitted to the City Clerk as specified in the applicable vacancy announcement. The City Council may authorize the acceptance of late applications if in the best interest of the City. The City Clerk shall provide all reasonable assistance to persons requesting help in completing their applications. All information submitted shall be subject to verification. The City may cease accepting or processing applications at any time in accordance with operational requirements.

3.07 Initial Processing of Application

The City Clerk shall be responsible for the initial processing of employment applications. Information collected solely for equal employment opportunity (EEO) purposes shall be detached from the main body of each application upon receipt. The EEO information shall be separately and securely filed by the City Clerk and shall not be used in the selection process.

3.08 Evaluation of Qualifications; Background Checks of Applicants; Post-Offer Medical Examinations

Depending on the nature of the vacancy, applicants may be required to undergo written or oral performance or knowledge testing, physical agility testing, and complete a background check (to be authorized by a separate form). In connection with the background check, applicants may be required to grant releases to permit review of conviction records, employment, educational, financial, and other background record necessary to properly evaluate the applicant for the position. Conviction of a crime is not an automatic bar to employment – all circumstances will be considered.

Upon the extension of a conditional offer of employment, additional job-related medical examinations may be required, consistent with applicable law.

3.09 Interviews

Best qualified applicants for City job positions shall be interviewed by an interview committee, appointed by the Mayor, consisting of the Mayor, at least one City Council member and supervisor for whom the applicant will work. For supervisor applicants, the committee shall consist of the Mayor and at least two City Council members. A written summary of interview questions and answers shall generally be prepared and retained. Interviews shall be conducted in a consistent job-related and nondiscriminatory manner and shall focus on the following:

- a) Clarification of items listed on the application or resume;
- b) Clarification of an applicant's qualifications for the advertised position;
- c) Confirmation of an applicant's availability and ability to perform the essential functions of the position;
- d) Discussion of City salaries, benefits, career opportunities, policies, and working conditions; and hours, extra meetings, training; and
- e) Discussion of the nature and duties of the advertised position.

3.10 Disqualification of Applicant

An applicant may be disqualified from further consideration at any stage of the selection process for any lawful reason deemed appropriate by the City, including but not limited to the following reasons:

- a) Applicant is not authorized to work in the United States of America;
- b) Applicant will not have attained his or her 18th birthday at the time of appointment, except that a lower minimum age may be established for certain temporary positions and a higher minimum age may be established for certain positions;
- c) Applicant is unable to perform the essential functions of the position, with or without accommodation;
- d) Appointment of the applicant will violate a prohibition on the employment of relatives;
- e) Appointment of the applicant will create a conflict of interest situation;
- f) Applicant lacks the education, experience, aptitude, or similar qualification required for the position;
- g) Applicant is unfit for the position given his or her background, criminal conviction history, and/or employment history;
- h) Applicant has made a false statement of material fact or has committed or attempted to commit a fraudulent, illegal, or unethical act or has attempted to exert political influence at any point in the application or selection process; and
- i) Applicant will not possess any required license or certificate or will not be able to comply with any other requirement or condition of employment at the time of appointment.

3.11 Selection of Employees

The Mayor shall submit the interviewing committee's selection for employment to the City Council for approval.

3.12 Special Employment Programs

From time to time, the Mayor and City Council, in furtherance of legitimate public policy objectives, may specify that vacancies be filled in special employment programs without regard to other provisions of this chapter concerning selection process. Special employment programs include, but are not limited to internships, youth employment, work-study, intergovernmental mobility assignments, vocational rehabilitation, and temporary/seasonal employees. Temporary or seasonal positions are not to extend longer than 6 months in duration.

3.13 Processing and Orientation

New and reinstated employees shall report to the Treasurer as directed for completion of personnel and payroll forms and for a general orientation to City government, the personnel management system, and the City's policies. The Supervisor shall provide further orientation on such matters as the introductory period, employee responsibilities, assigned duties, level of performance expected, organizational structure and interrelationships, hours of work, safety, and applicable supplemental personnel regulations.

3.14 Introductory Period

To ensure that each employee can perform as required for his/her position, every person who is initially appointed to, or who receives a promotion in the City's service (other than seasonal or intermittent work) shall be required to successfully complete an introductory period of six months as a condition of continued employment in the position. On a case-by-case basis, the Mayor may require an extension of the introductory period, as warranted.

During the introductory period, the employee's supervisor will observe, document, and evaluate the conduct and work of the employee, and assist the employee in adjusting to the job. The Supervisor shall provide necessary training and counseling to the employee.

At any time during the introductory period an employee may be dismissed from the City's service with or without cause, as the employee remains employed at-will. An employee shall have no right to appeal a failure of the introductory period.

Successful completion of the introductory period does not alter the at-will employment relationship between the employee and the City, or guarantee employment for any term.