Bellevue City Council Meeting

Monday, March 12, 2018 6:00 PM
Bellevue City Hall
1500 Wall Street
Bellevue, NE 68005

1. PLEDGE OF ALLEGIANCE
2. INVOCATION - Pastor Elvin Torres, New City Church, currently meeting at Golden Hills SDA - 305 Galvin Boulevard
3. CALL TO ORDER AND ROLL CALL
4. OPEN MEETINGS ACT - Posted in the Entry to the Council Chambers
5. APPROVAL OF AGENDA CONSENT AGENDA MINUTES AND ADVISORY COMMITTEE REPORTS :
    a. Approval of Agenda
    b. Approval of Consent Agenda
        1. *Approval of the Minutes from the February 27, 2018, City Council Meeting
        2. *Acknowledge Receipt of the Minutes from the February 22, 2018, Planning Commission Meeting
6. APPROVAL OF CLAIMS
7. Acknowledgement & Authorization for a Settlement of Potential Litigation (City Attorney)
8. SPECIAL PRESENTATIONS:
    a. Proclamation: Remembering 2017 as a year of Historic Opportunities in the City and Praising the Public Works Department for their Hard Work, Dedication, and Perserverance
    b. Presentation from Felsburg, Holt, & Ullevig on 36th Street: Cornhusker Road to Highway 370 - Kyle A. Anderson, PE. PTOE
9. LIQUOR LICENSES:
    a. CTMARCO Inc. dba "Pharaoh's Bar and Grill" - Application for a Class "I" Liquor License at 910 Fort Crook Road South and Charles Marco as Manager (City Clerk)
        1. Approval of Pharaoh's Bar and Grill as a Keno Satellite location
10. ORDINANCES FOR ADOPTION (3rd reading):
    a. Ordinance No. 3901: Compensation Ordinance (HR Manager/Administration)
11. ORDINANCES FOR ADOPTION (2nd reading):
12. ORDINANCES FOR ADOPTION (1st reading):
    a. Ordinance No. 3902: Amending the Zoning Ordinance regarding Household Pets (Planning Director)
    b. Ordinance No. 3903: Rezoning Lot 2, Wolf Creek Replat 7, from BG to RS-20-PS, with Site Plan approval, for the purpose of multi-family residential development. Applicant: Wolf Creek Apartments, LLC General Location: South 15th Street, South of Cornhusker Road

(Planning Director)

13. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES:
    a. Public Hearing on the request from SID 208, Sunrise (Phases III and IV), for approval to expend $30,350 for park improvements
        1. Resolution No. 2018-08: Approval for SID 208, Sunrise (Phases III and IV), to expend $30,350 for construction of specified park improvements
    b. Public Hearing on the Final Plat of Lots 1 through2 28 and Outlots A through D, Falcon Pointe Applicant: Charleston Homes General Location: Southwest corner of 48th Street and Capehart Road (Planning Director)
        1. Approval of the Falcon Pointe Subdivision Agreement
14. RESOLUTIONS: None
15. CURRENT BUSINESS:
    a. Adoption of the Strategic Planning Report (Administration)
    b. Discussion on the Reuse of Champions Baseball Village Property for Redevelopment Purposes
    c. Request for Permission to Purchase Two 2018 Chevrolet Colorado trucks for Building Maintenance from Beardmore Chevrolet in the amount not to exceed $49,000 ($24,500 each) (Public Works Director/Parks Superintendent)
    d. Amendment No. Two to Agreement for Engineering Services between the City and HDR Engineering Inc. for the Sanitary Sewer Replacement and Force Main Project in the amount of $15,370
    e. Approval of the Proposal from Felsburg, Holt, and Ullevig to develop a Budgetary Number for the establishment of a Railroad Quiet Zone along the UPRR Mainline Corridor in the amount of $12,000
16. ADMINISTRATION REPORTS - Comments must be limited to items on the current Reports
17. PUBLIC REQUESTS TO BE HEARD
18. CLOSED SESSION: None
19. ADJOURNMENT

MINUTE RECORD

A regular meeting of the Mayor and Council of the City of Bellevue was called to order by Mayor Rita Sanders at the Bellevue City Hall on the 27th day of February, 2018, at 6:00 p.m. Present were Council Members John Hansen, Paul Cook, Pat Shannon, Donald Preister, Thomas Burns, and Jim Moudry.

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

Pledge of Allegiance and Invocation
Mayor Sanders led the Pledge of Allegiance. Pastor Ryan Jantz, Middle School Pastor at Lifespring Church, 13904 South 36th Street in Bellevue, gave the invocation.

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

Approval of the Agenda
Motion was made by Shannon, seconded by Cook, to approve the agenda. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

Approval of the Consent Agenda
Motion was made by Shannon, seconded by Burns, to approve the Consent Agenda which included the following items: approval of the Minutes of the February 12, 2018, meeting of the City Council, approve & authorize the Mayor to sign an Affiliation Agreement and Business Associate Agreement with Southeast Community College to allow SECC students to ride with Bellevue Fire Dept. for field internships, approval of the FY17 CDBG Subrecipient Agreement with Diane Bruce, B&B Classic Dogs, for $125,000, approval of the FY17 CDBG Subrecipient Agreement with Bellevue Junior Sports Association for $8,000, approval of the FY17 CDBG Subrecipient Agreement with Habitat for Humanity of Sarpy County for $50,000, approval of the FY17 CDBG Subrecipient Agreement with Heartland Family Service for $39,780, and approval of the annual PowerDMS License Agreement for one -year in the amount of $3,938.99. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

Approval of Claims
Motion was made by Shannon, seconded by Burns, to approve the payment of claims as presented. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

SPECIAL PRESENTATIONS: None

LIQUOR LICENSES: None

ORDINANCES:

Ordinance No. 3901: Compensation Ordinance (Second Reading)
Ordinance No. 3901, an ordinance of the City of Bellevue, Nebraska, classifying the employees of the City; fixing the ranges of compensation of such employees; providing a pay range schedule; providing for publication in pamphlet form; repealing Ordinance no. 3828; and providing for an effective date, was read by title only for the second time and presented for public hearing.

Mayor Sanders asked for public comment. No one in the audience came forth to speak in support of or in opposition to the ordinance. Mayor Sanders declared the public hearing closed.

Mayor Sanders stated the third reading of the ordinance will be heard at the next Council meeting on March 12th.

PUBLIC HEARINGS ON MATTERS OTHER THAN ORDINANCES:

Bellevue Amateur Radio Club - Event License Application for ARRL Field Day to be held June 23 at 8:00 a.m. through June 24 at 3:00 p.m. in Washington Park
Mr. Dennis Mitchell was present to answer any questions. Council discussion ensued.

Mayor Sanders asked for public comment. No one in the audience came forth to speak in support of or in opposition to the request. Mayor Sanders declared the public hearing closed.

Motion was made by Cook, seconded by Hansen to approve the event license application of the Bellevue Amateur Radio Club for ARRL Field Day to be held June 23 at 8:00 a.m. through June 24 at 3:00 p.m. in Washington Park. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

RESOLUTIONS: None

CURRENT BUSINESS: None

CITY ADMINISTRATOR'S REPORT
Mayor Sanders asked if there were any questions for him or any of the Directors on the report presented. Mr. Moudry questioned a vehicle acquisition by the Police. Acting Police Chief Dave Stukenholtz advised this is the same one as was previously approved by the Council.

PUBLIC REQUESTS TO BE HEARD:
Mayor Sanders read the following statement: "Any member of the public addressing the Council shall abide by Council Policy Resolution No. 35 regarding the Principles of Conduct and Decorum which states 'any statements made during City Council meetings by the Mayor, members of the City Council, City officials and employees, or members of the general public shall not involve personal, impertinent, or slanderous attacks on individuals, regardless of whether the individual so attacked is an elected official, a city official or employee, or a member of the general public' and also Bellevue City Code Section 2-68 regarding the manner of addressing the Council. Copies of the aforementioned rules are posted outside the Council Chambers. Speakers shall limit their presentations to five minutes."

Mr. Chuck Fredrick stated he wanted to be first to speak as he was the one to get this section of the meeting started when he was on the Council. He said he spoke over 200 times at the old building, but this may be his last meeting. Because City Attorney Sullivan said all he had to do was ask to have his website in the Minutes, he requested his website be mentioned. He does not like that all of what he says is not in the Minutes nor is it reported by the media. Mr. Fredrick does not think the City is being run well; that it is actually "terrible." He outlined things that need to be changed including the following: TIF money should only be given to new businesses, the auditors should never have been hired for five years, there are too many consultants and studies being done, there needs to be a dog park in southwest Bellevue, we need a full-time City Attorney, and there needs to be a monthly balance sheet.

Mayor Sanders advised his five minutes were up, so Mr. Fredrick requested the Council vote to give him more time. No motion for more time was made, so he told everyone "good luck."

Mr. Evan Lake presented information on Liberty Insurance and gave brochures for the City to look at and consider.

Mayor Sanders asked for additional comments from the public. No one came forward to speak. Mayor Sanders closed the public requests to be heard section of the meeting.

CLOSED SESSION:

Motion was made by Burns, seconded by Shannon, to adjourn into Closed Session, for the protection of the public interest, at 6:25 p.m. for the purpose of a discussion on the reuse of the World Baseball Village Property. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

In addition to the Mayor and City Council, the following people were asked to participate in the Closed Session: City Administrator Joe Mangiamelli, City Attorney Patrick Sullivan, Assistant City Attorney Timothy Buckley, Public Works Director Jeff Roberts, Planning Director Chris Shewchuk, Finance Director Rich Severson, and Andrew Rainbolt with the Sarpy County Economic Development Corporation.

Motion was made by Preister, seconded by Burns, to adjourn from Closed Session and reconvene in regular session at 6:59 p.m. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

ADJOURNMENT:
There being no further business to come before the Council at this time, on motion by Preister, seconded by Burns, at 7:00 p.m. the meeting adjourned.

Sabrina Ohnmacht, City Clerk

CITY OF BELLEVUE INCORPORATED FEB. 23, 1855 SARPY COUNTY NEBRASKA

Rita Sanders, Mayor

<< Acknowledgement is on the next page.>>

MINUTE RECORD

I, the undersigned, City Clerk of the City of Bellevue, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on February 27, 2018 ; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agendas for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Sabrina Ohnmacht
City Clerk

*56.2
3-12-18

MINUTE RECORD

The Bellevue Planning Commission held a regular meeting on Thursday, February 22, 2018 at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Madden, Perrin, Cain, Baumgartner, Jacobson, Ackley, Casey, and Smith. Absent was Ritz. Also present were Chris Shewchuk, Planning Director, and Tammi Palm, Land Use Planner.

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

The Commissioners participated in Sparq software training facilitated by city staff.

Ritz joined the meeting at 6:15 p.m.

The Commission took a recess at 6:48 p.m., and reconvened at 7:00 p.m.

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

Motion was made by Cain, seconded by Ackley, to approve the minutes of the December 21, 2017 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

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

The following items were on the consent agenda:

Item 2a: Request to final plat Lots 1 through 228, and Outlots A through D, Falcon Pointe, being a platting of the North ½ of the Northeast ¼, excluding Tax Lot 1 and right-of-way, located in Section 7, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: Charleston Homes. General Location: Southwest corner of 48th Street and Capehart Road. Case #: S-1801-02.

Item 2b: Request to amend Sections 5.07.04, 5.08.04, 5.09.04, 5.10.04, 5.11.04, 5.12.04, 5.13.04, 5.14.04, and 5.15.04, City of Bellevue Zoning Ordinance, regarding the keeping of household pets. Applicant: City of Bellevue.

There was no one present to speak in favor of, or in opposition to these requests. As a result, Jacobson closed the public hearing.

MOTION made by Baumgartner, seconded by Perrin, to recommend APPROVAL of the consent agenda items. APPROVAL on agenda item 2a based upon general conformance with the preliminary plat. APPROVAL on agenda item 2b based upon the Planning Department's recommendation. Upon roll call, all present voted yes. Motion carried unanimously.

Item 2a will proceed to CITY COUNCIL for PUBLIC HEARING on March 12, 2018.

Item 2b will proceed to CITY COUNCIL for PUBLIC HEARING on March 26, 2018.

Jacobson explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lot 2, Wolf Creek Replat 7, from BG to RG-20-PS, with site plan approval, for the purpose of multi-family residential development. Applicant: Wolf Creek Apartments, LLC. General Location: South 15th Street and Cornhusker Road. Case #: Z-1801-01.

Jim Buser, Pansing Hogan Law Firm, 10250 Regency Circle, Omaha, NE, was present on behalf of the property owner. Buser discussed the history of the Wolf Creek development. He indicated the Hogan family has had difficulty selling this lot. Buser mentioned a sanitary sewer easement cuts through the property, making it hard to build on. He stated the property owner was happy to have Quantum Real Estate bring this proposal forward. Buser indicated a 4½ acre parcel to the north will hopefully develop as a fitness center. He mentioned the retail environment is not conducive for commercial development on this property.

Scott Brown, Quantum Real Estate, 1925 North 120th Street, Omaha, NE was present. He provided a background and history of Quantum Real Estate's recent projects. Brown mentioned there is a need for multi-family projects throughout the metro area. He stated Quantum switched gears from commercial development to multi-family development in 2012. Brown provided an overview of their recent Titan Springs project in Papillion, NE near 66th Street and Highway 370. He utilized a slideshow presentation to show the Commissioners pictures of the project. Brown described the development process Quantum Real Estate went through with the City of Papillion. He stated the Titan Springs project has several residents who work in Bellevue. Brown advised this spurred Quantum Real Estate to look for property in Bellevue to develop. He stated they wanted an area with retail and shopping adjacent to the development. Brown indicated Quantum Real Estate has been working with Planet Fitness, who is also looking to build in the area. He advised the Wolf Creek property is ideal for multi-family development due to the close proximity of retail and restaurant options. Brown stated the project will have quality apartments with high-end finishes. He mentioned the development will include a clubhouse, pool, and dog wash.

Buser addressed the Planning Department's concerns. He stated a traffic study was required and completed. Buser mentioned the traffic study shows the residential use is a more favorable traffic generator than a commercial use would be. He spoke to staff's concern of a residential zoning adjacent to a heavy industrial zoning. Buser mentioned the developer is perfectly comfortable with the location of this project. In addition, he stated the developer has no concerns being adjacent to the Kennedy Freeway.

Jim Ristow, Bellevue Chamber of Commerce, 1036 Bruin Blvd., Bellevue, NE spoke in favor of the project. He indicated this has been a difficult piece to develop commercially. Ristow stated an area where residents can shop, eat, and play is attractive to tenants. He mentioned this is an ideal location for a mixed use development with the nearby retail and restaurant options. Ristow also mentioned this development would be good for international students attending Bellevue University. He stated developers like the availability of residential development next to commercial development. Ristow concluding by stating the Chamber supports this proposal.

There was no one else present to speak for, or against this request. Subsequently, Jacobson closed the public hearing.

Ackley stated he thought the application was a "no-brainer" when he first looked at it. He indicated he does not take staff's recommendation of denial lightly. He stated the two main issues for this proposal are having residential zoning near heavy manufacturing, and traffic concerns. Ackley utilized the GIS mapping site to illustrate his points to the Commission. He pointed out several spots in the immediate vicinity of South 15th Street and Cornhusker which have residential zoning near industrial zoning. Ackley stated this type of rezoning has been done before. He indicated from a pure planning perspective, residential zoning does not mix with industrial zoning; however, there are several examples in the city where this has happened through development over the years and it works out. Ackley pointed out the folks at risk on this proposal are the developer. He stated if Blue Buffalo leaves and the industrial property turns into a less desirable industrial development, the developer is going to be the one stuck with empty apartments. Ackley mentioned 15th Street and Cornhusker is one of the busiest intersections of Bellevue, which makes it attractive to development. He stated he was pleased to hear a fitness facility was looking at locating in Wolf Creek, and was also happy to hear about this development. Ackley acknowledged traffic is bad at 15th Street and Cornhusker Road, but indicated it is not the fault of this property. He pointed out potential development near 10th Street and Cornhusker Road will also impact traffic along Cornhusker Road. He pointed out the traffic study shows traffic at 15th Street and Cornhusker Road will be impacted by any development in Wolf Creek; however, a residential development will have less impact on the intersection than a commercial development. Ackley indicated if a commercial developer was coming in, there would be no discussion on traffic by the Planning Commission because the commercial zoning is already in place. He advised this is actually an application to "down zone" and move to a less intense zoning district than what currently exists. He thanked Jim Ristow of the Bellevue Chamber of Commerce for coming to the public hearing and providing a business perspective. Ackley pointed out this lot has remained undeveloped for twenty plus years, which indicates it is a difficult property to develop. He pointed out the drainage which exists through the Wolf Creek area. Ackley mentioned the Public Works Department sees the need for improvement along Cornhusker Road and is taking steps to find solutions. He stated this development does not compound the traffic problem. Ackley again stated he understands the recommendation of denial from a purely planning perspective; however, reminded the Commissioners this exists throughout the area already. He also reiterated the risk is on the developer.

Smith stated when thinking about planning and zoning, the modern concept is to look at the city as a whole; not on a lot by lot basis, which is what is done with the Comprehensive Plan. She mentioned this zoning request is not consistent with the Comprehensive Plan. Smith stated she realizes there has been a decline for the need for retail, particularly big-box retail. She indicated there is still a need for manufacturing facilities such as Blue Buffalo. She summarized the arguments made so far for the approval of the residential zoning request, as well as the comparisons to the Titan Springs and Shadow Lake developments. Smith addressed the issue of walkability and biking, and indicated she does not see this area as a particularly walkable one. She advised mixed use is a wonderful concept; however it is a concept which needs to be thought about from the beginning of a development, as opposed to an after-thought on an existing development like Wolf Creek. She reiterated to take an existing development like Wolf Creek which has commercial and industrial development, and add residential development on a one lot basis, is not ideal.

Madden thanked Smith for reminding the Commissioners as to what the focus and emphasis of modern planning is. He indicated that is important, and stated he does not take lightly the staff recommendation of denial. Madden mentioned the Comprehensive Plan is an idea of where we think the city will go in the future. He stated at some point, the Comprehensive Plan is just that, and sometimes market forces will need to dictate where development goes. Madden stated it is unwise to ignore that. He understood staff's recommendation from a purely planning perspective; however, he advised sometimes planning principles need to be loosened a little bit. As such, Madden voiced his support for this proposal.

Cain stated she had concerns with this development. She mentioned the staff reports contained comments from Offutt Air Force Base which expressed concern with residential development in this area. Cain questioned whether Offutt would support their personnel residing at this complex and questioned if the applicant had had discussions with Offutt. She mentioned Offutt used to make living recommendations to their personnel. Cain also inquired as to whether or not the applicant had discussed traffic concerns with the Public Works Department. She questioned if the applicant had talked to the adjacent property owners as well. Scott Brown, Quantum Real Estate, indicated he had not had a chance to speak with adjacent neighbors or Offutt. He indicated Quantum is used to enhancing neighborhoods and having support in doing so. Conversation on this topic ensued. Cain stated she frequently hears the citizens of Bellevue voice their desire for more business and retail opportunities and less apartments. She pointed out this proposal is taking away commercial property in favor of a multi-family residential development. Cain stated she was not questioning the quality of Quantum's projects, but mentioned she still had concerns with this request. Brown advised they would speak with Offutt Air Force Base. He also indicated his traffic engineer had communicated with the city's Public Works Department. Cain advised teenaged drivers are much different than experienced drivers. She indicated this is a concern due to the close proximity of Bellevue West High School. Brown advised they have a lot of empty nesters in their developments. He indicated they do not attract many families. Cain stated these residents will use the same streets in the area as the high school students, who are less experienced in following the rules of the road.

Baumgartner stated she found more pros than cons with this development. She indicated she believes this development will be visually appealing from Highway 75. Baumgartner stated the live-walk-play concept is appealing and believes it will be good in this area. She thinks the existing zoning should not impede this process. Baumgartner believes this will be a good location for Bellevue University students. She concluded by stating she supported the request.

Jacobson addressed the traffic study. He inquired if the traffic study included anything regarding walkability. Shewchuk stated it did not. Jacobson mentioned the Bellaire subdivision was heralded as a walkable one when it was originally developed. He stated this was not the case. Jacobson indicated he is equally troubled by this development. He mentioned he has walked Shadow Lake, and stated this proposal is much different. Jacobson advised Shadow Lake was planned to be walkable; Wolf Creek was not. He challenged the concept this is a walkable area, and provided several examples within the development where walkability is an issue. Jacobson stated from a livability standpoint, he believes residents would benefit most by using the adjacent Willow Springs neighborhood for walking and biking opportunities. He indicated he does not see students walking to Bellevue University from Wolf Creek. Jacobson stated he would look to the city to address the walkability issue in this area if this development were approved. He advised this is a concern to him.

Casey stated he deals with traffic issues in his professional life, so his major concern was that of traffic and safety. He stated this is an issue not only at the intersection of 15th Street and Cornhusker Road, but also in Willow Springs. He stated traffic is already a mess in this area. Casey asked the applicant if they had considered land near the intersection of Fort Crook and Cornhusker Roads for residential development instead of the Wolf Creek area. Brown stated he was considering "walkability" to mean

walking to WalMart or Starbucks; not Bellevue University. He mentioned having Planet Fitness next door will also be an opportunity for his residents. Brown stated there is no arrangement with Bellevue University. He stated they did look at the Fort Crook Road and Cornhusker Road property. Brown stated HUD (U.S. Department of Housing and Urban Development) is their partner on this project. He indicated their concerns are not Blue Buffalo or the industrial property at Wolf Creek; however, he believes HUD would have concerns about the railroad tracks at Fort Crook Road and Cornhusker Road.

Smith mentioned she used to work in the real estate department at Union Pacific Railroad. She indicated a number of properties have been sold to developers which are located next to the railroad tracks. Smith provided the example of the south downtown area near the Omaha Old Market which is being developed by Christian Christensen.

Ackley stated he also noticed the comment from Offutt Air Force Base, and wondered why they were commenting, as it will not have an impact on the Base. He addressed the issue of citizens wanting more businesses. Ackley stated this is the last lot in the Wolf Creek development. He indicated there was a reason no one was touching it. Ackley mentioned it was reminiscent of the discussion had recently when commercial property was rezoned for more apartments next to the existing Landings apartment complex. He stated the original intent was for commercial to follow the residential development, but it never transpired that way. Ackley stated apartments are going to go where they are going to go. He reiterated it is the developer taking the risk at this location. Ackley indicated the opportunity cost needs to be addressed. He stated he sees an opportunity for a long vacant piece of ground to be developed by someone willing to take a risk. Cain stated she still had concerns with Offutt's comments and wonders if they will not want their personnel to live there. She stated this is a tough request to make a decision on, and reminded the Commissioners their responsibility is to look out for the health, safety, and welfare of the citizens of Bellevue. Cain also said she could not dispute apartments would bring funds to the City of Bellevue, but questioned whether this was the best use of the property.

Ackley asked if the city could do things at the 15th Street and Cornhusker Road intersection to make this area more walkable and take care of the existing conditions to make it safer. Discussion followed as to the location of existing sidewalks and crosswalks in the area. Shewchuk stated the city will be embarking on a study to look at these issues and how to improve the Cornhusker Road corridor. Further discussion occurred as to the location of a potential crosswalk across 15th Street from the apartment complex to the adjacent retail. Jacobson expressed concerns mixing semi-trucks from the industrial property with pedestrians. He urged the city to consider that impact.

Ritz indicated many of his friends rent rather than own homes. He stated he realizes there is a demand for apartments in the Bellevue area. Ritz indicated traffic is bad at 15th Street and Cornhusker Road. He advised the city realizes that and will be studying the area for a solution. Ritz stated this development should not be denied because there is already a traffic problem in the area. He reiterated a commercial development could come in now without Planning Commission or City Council approval, and the traffic issue would not be debated. Ritz advised he believed adding residential development will help the existing commercial development in the area.

Baumgartner inquired as to the latest apartment complex developed east of Highway 75. Conversation ensued on this topic.

Casey stated there is the traffic issue at 15th Street and Cornhusker Road, but reminded Commissioners there is also a traffic issue through the Willow Springs neighborhood. He indicated there has been a lot of recent discussions about this problem, and stated the city should expect to hear more from those citizens if this development is approved.

Perrin stated there is not a sidewalk shown on the site plan. He inquired if this would be a requirement of the developer. Shewchuk stated it would.

MOTION was made by Ackley, seconded by Ritz, to recommend APPROVAL of a request to rezone Lot 2, Wolf Creek Replat 7, from BG to RG-20-PS, with site plan approval, for the purpose of multi-family residential development. Applicant: Wolf Creek Apartments, LLC. General Location: South 15th Street and Cornhusker Road. Case #: Z-1801-01. APPROVAL based upon compatibility with other residential and heavy manufacturing areas within one mile of this development. APPROVAL of an amendment to the Comprehensive Plan, which will make this request in conformance with the Zoning Ordinance. APPROVAL of the site plan as presented. Upon roll call, Madden, Perrin, Cain, Baumgartner, Jacobson, Ackley, and Ritz voted yes. Casey and Smith voted no. Motion carried.

MINUTE RECORD

This item will proceed to CITY COUNCIL for PUBLIC HEARING on March 26, 2018.

Ackley thanked the developer for wanting to develop a difficult property.

Meeting adjourned at 8:20 p.m.

Tammi L. Palm
Land Use Planner

MINUTE RECORD

6
3-12-18

CLAIMS FOR MARCH 12, 2018

CITY ADMINISTRATOR		
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	4,771.66
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	17.68
METLIFE DIVISION 1	DENTAL INS-MAR 2018	145.66
RELIANCE STANDARD LIFE INS	LIFE INSURANCE-MAR 2018	24.48
RELIANCE STANDARD LIFE INS	LTD INSURANCE-MAR 2018	49.61
		$ 5,009.09
CITY COUNCIL		
METLIFE DIVISION 1	DENTAL INS-MAR 2018	114.55
		$ 114.55
LEGAL		
WOODS & AITKEN, LLP	PROF SVCS TO JAN 2018	12,054.41
		$ 12,054.41
CABLE ADVISORY		
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	3,857.20
METLIFE DIVISION 1	DENTAL INS-MAR 2018	62.26
RELIANCE STANDARD LIFE INS	LIFE INSURANCE-MAR 2018	20.59
RELIANCE STANDARD LIFE INS	LTD INSURANCE-MAR 2018	29.47
		$ 3,969.52
CITY CLERK		
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	2,681.91
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	81.26
METLIFE DIVISION 1	DENTAL INS-MAR 2018	62.26
RELIANCE STANDARD LIFE INS	LIFE INSURANCE-MAR 2018	17.57
RELIANCE STANDARD LIFE INS	LTD INSURANCE-MAR 2018	24.97
		$ 2,867.97
FINANCE/RISK MANAGEMENT/SAFETY		
AMAZON.COM, LLC	MAGNET DATA CARD HOLDERS FOR MAIL BOXES, OFFICE SUPPLIES, WALL MOUNT FILE HOLDERS	223.73
AATRIX EFILE CENTER	CPS-1099 PROCESSING FEE	91.64
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	69.19
CNA SURETY	TREASURER'S SUREY BOND	500.00
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	6,962.91
HANEY SHOE STORE	SAFETY SHOES	667.96
INDOFF	OFFICE SUPPLIES	43.65
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	15.66
METLIFE DIVISION 1	DENTAL INS-MAR 2018	217.91
RELIANCE STANDARD LIFE INS	LIFE INSURANCE-MAR 2018	72.68
RELIANCE STANDARD LIFE INS	LTD INSURANCE-MAR 2018	117.10
TOTAL FUNDS BY HASLER	POSTAGE REFILL	1,000.00
VAST CONFERENCE BILLING	CPS-MONTHLY CONFERENCE BILLING	22.70
WALMART COMMUNITY	SUPPLIES	35.82
		$ 10,040.95

MINUTE RECORD

CLAIMS FOR MARCH 12, 2018

LIBRARY

AMAZON.COM, LLC	AUDIO BOOKS, LAPTOP, PRINTER SUPPLIES	1,984.55
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	993.85
BRODART CO	SUPPLIES	96.34
CANTH AWARDS	BAGS FOR AWARDS	60.00
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	214.78
DEMCO	OFFICE SUPPLIES	1,053.03
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	8,288.17
FARONICS	DEEP FREEZE LICENSES	426.00
INDOFF	OFFICE SUPPLIES	710.31
INGRAM LIBRARY SERVICES	BOOKS	1,997.87
J P COOKE COMPANY	NOTARY STAMPS	63.66
MARCO, INC	COPIER EXPENSE	186.91
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	12.20
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	249.04
NEOFUNDS BY NEOPOST	POSTAGE REFILL-FEB 2018	700.00
RECORDED BOOKS	DIGITAL MAGAZINE SUBSCRIPTION	665.94
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	68.54
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	86.06
SHOWCASES	CD JEWEL CASES	55.62
STAPLES ADVANTAGE	OFFICE SUPPLIES	616.23
WALMART COMMUNITY	SUPPLIES	32.79
		$ 18,561.89

ADMINISTRATIVE SERVICES/PERSONNEL

AMAZON.COM, LLC	CUBICLE NAME PLATE HOLDERS	57.77
AMERICAN FLOOR MATS	CPS-FLOOR MATS FOR NEW OFFICES	346.30
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	10,589.73
INDOFF	OFFICE SUPPLIES	6.30
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	93.11
MAX I WALKER	UNIFORM PURCHASE	290.44
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	280.17
NEBRASKA DEPARTMENT OF LABOR	INTEREST ON FORM 25 PAYMENT-FEB 2018	6.48
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	83.81
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	114.94
		$ 11,869.05

PUBLIC WORKS

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	133.54
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	4,791.87
FELSBURG HOLT & ULLEVIG, INC	CORNHUSKER FEASIBILITY STUDY	14,491.93
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	110.30
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	124.52
NEBRASKA IOWA SUPPLY CO	FUEL	8,693.57
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-2-14	191.10
ONE CALL CONCEPTS	DIGGERS HOTLINE	216.63
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	49.68
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	78.60
		$ 28,881.74

MINUTE RECORD

CLAIMS FOR MARCH 12, 2018

PARKS

AMAZON.COM, LLC	CHAINSAW CHAPS	98.90
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	49.04
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	256.03
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	12,952.37
FERGUSON ENTERPRISES INC #1657	JANITORIAL SUPPLIES	37.58
GRAINGER	BOLT CUTTER	202.50
MAX I WALKER	UNIFORM PURCHASES	888.75
MENARDS	PRIMER, PAINT, BOLT	49.07
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	342.43
METRO LEASING	METRO LEASE 8657 - FINAL PMT	1.00
MICHAEL TODD & COMPANY	TWO SETS CUTTING EDGES	904.60
PRECISE MRM LLC	POOLED DATA PLAN	83.52
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	99.07
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	135.09
UNIVERSITY OF NEB-LINCOLN	CPS-PESTICIDE TRAINING	320.00
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	6.71
WESTLAKE ACE HARDWARE	SPRAY PAINT, WINDSHIELD WASH, BOLTS	112.92
		$ 16,539.58

RECREATION

COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	88.39
CSI-SOUTH SIDE PRESS	2018 SUMMER BROCHURES	1,409.89
DILLONS CUSTOMER CHARGES	SUPPLIES	17.97
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	1,356.65
HAUFF MID-AMERICA SPORTS	BASKETBALL EQUIPMENT	1,296.63
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	48.04
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	31.13
MIDWEST IMPRESSIONS	LEAGUE CHAMP BASKETBALL	105.50
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	12.53
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	18.56
		$ 4,385.29

BUILDING MAINTENANCE

APOLLO REFRIGERATION & HEATING	AC MAINTENANCE-FIRE	339.00
ASSOCIATED FIRE PROTECTION	SECURITY MONITORING	2,140.00
BIG RED LOCKSMITHS	KEYS	24.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	5,225.44
CARPENTER PAPER CO	JANITORIAL SUPPLIES	286.67
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	8,083.14
GENERAL FIRE & SAFETY CO	SEMI ANNUAL INSPECTION-FIRE	361.00
GLENWOOD FEED & INDUSTRIAL SUPPLY	ICE MELT	510.00
GRANT ZIMMER	ADVANCE FOR TRAINING-PLAYGROUND SAFETY	178.50
HILLYARD	JANITORIAL SUPPLIES	78.40
HOSE & HANDLING, INC	PARTS	15.62
JACKSON SERVICES, INC	DOOR MAT SERVICE-CITY BLDGS	123.72
JOHNSTONE SUPPLY	HOT SURFACE IGNITER, PLIERS	50.18
KB BUILDING SERVICES	JANITORIAL SERVICE-FEB 2018-CITY BLDGS	11,048.50
MAX I WALKER	UNIFORM PURCHASES	1,169.88
MENARDS	CLOG BUSTERS, VALVE, PIPE, SUPPLIES	290.64

MINUTE RECORD

CLAIMS FOR MARCH 12, 2018

BUILDING MAINTENANCE (cont'd)

METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	217.91
O'KEEFE ELEVATOR COMPANY	ELEVATOR MAINTENANCE-1510 WALL ST	296.06
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	55.15
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	58.60
ROCHESTER MIDLAND CORPORATION	WATER ENERGY TEAM BILLING	270.00
SUPPLYWORKS	JANITORIAL SUPPLIES	1,825.90
TRICO MECHANICAL SERVICES	FILTERS, SWITCH	1,750.25
VOSS LIGHTING	JANITORIAL SUPPLIES	237.80
WESTLAKE ACE HARDWARE	PAINT SUPPLIES, UTILITY HEATER	35.01
		$ 34,671.37

CEMETERY

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	24.52
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	83.39
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	1,506.62
MAX I WALKER	UNIFORM PURCHASES	543.03
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	62.26
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	15.98
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	22.26
		$ 2,258.06

STREETS

ALFRED BENESCH & COMPANY	MAJOR RESURFACING PROJECTS	8,331.30
AMAZON.COM, LLC	GENERAL PURPOSE MOTOR	885.95
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	3,943.09
CARROLL CONSTRUCTION SUPPLY	RADIUS EDGER, BULL FLOAT, ARROW BLADE	1,233.04
CENTRAL SALT	DE-ICING SALT	8,055.24
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	274.17
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	39,104.60
GENERAL TRAFFIC CONTROLS	TRAFFIC SIGNAL EQUIPMENT	831.70
J & J SMALL ENGINE SERVICE	HAND HELD BLOWER	239.99
MARCO, INC	COPIER EXPENSE	103.78
MAX I WALKER	UNIFORM PURCHASES	594.77
MCDONALD RESTAURANT	CPS-GIFT CARDS FOR SNOW CREWS	640.00
MD SOLUTIONS, INC	BRACKETS	900.00
MENARDS	MAILBOX, MOUNTING BRACKET	59.98
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	933.90
METRO LEASING	METRO LEASES - 8695	20,274.31
METRO LEASING	METRO LEASES - 8725	3,804.06
METROPOLITAN UTILITIES DIST	HYDRANT-2018-2-16	209.00
MOTION INDUSTRIES	SPIDER COUPLINGS	36.65
OMAHA PUBLIC POWER DISTRICT	MONTHLY STREET LIGHTING-2018-2-14	9,438.04
PRECISE MRM LLC	POOLED PLAN	950.99
READY MIXED CONCRETE COMPANY	CONCRETE	2,970.44
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	239.76
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	319.25
THOMPSON DREESSEN & DORNER	PARADISE PARK STORM SEWER-FINAL	3,173.87
UNIVERSITY OF NEB-LINCOLN	CPS-PESTICIDE TRAINING	640.00
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	6.71
WESTLAKE ACE HARDWARE	MARKER DRY ERASE	4.99
		$ 108,199.58

MINUTE RECORD

CLAIMS FOR MARCH 12, 2018

FLEET MAINTENANCE

911 CUSTOM, LLC	LED EMITTER	2,134.80
A + UNITED RADIATOR REPAIR	RECORE AND REPAIR RADIATOR	1,985.00
AUTO VALUE PARTS - SOUTH OMAHA	BALL JOINT,REAR BLADE,V-BELT, PARTS	236.61
AUTOMOTIVE WAREHOUSE DIST, INC	PARTS	688.16
BAUM HYDRAULICS CORP	PIPE STEEL, NIPPLE	11.60
BAXTER CHRYSLER DODGE JEEP	EPAN TRANSMITION	114.14
BAXTER CHRYSLER DODGE JEEP RAM	OIL GASKET, TRANSMISSION FILTER	103.36
BAXTER FORD	PARTS, MANIFOLD,VALVE	527.62
BAYCOM, INC	HEADREST PRINTER MOUNT	5,569.00
BELLEVUE TIRE & AUTO SERVICE	TIRES	675.52
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	1,794.77
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	7.36
CORNHUSKER INTERNATIONAL TRUCKS	CONVERTER,EXTENSION,PUMP ASSEMBLY	2,617.20
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	107.39
DANKO EMERGENCY EQUIPMENT	EJECTION UNIT	750.67
DIESEL SPECIALITIES OF OMAHA	REBUILD INJECTORS	375.52
EASTWOOD	CPS-BLAST CABINET BOXES	569.71
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	21,439.41
FACTORY MOTOR PARTS CO	TPMS SENSOR,SPARK PLUGS,EXHAUST EMISSION CONTROL, AIR CLEANER	865.00
FARM PLAN	TIRE AND WHEEL, DRIVE SHAFT	877.18
GALVIN GLASS	REPLACE WINDSHIELD-PO 631	652.13
GLOBAL EQUIPMENT COMPANY	CPS-FACE SHIELDS	119.28
HANSEN TRUCK SALVAGE	WHEEL	200.00
JIM HAWK TRUCK TRAILERS	WINTER BLADES	79.30
KELLY SUPPLY COMPANY	DISPOSABLE GLOVES	135.36
KIMBALL MIDWEST	WIRE LOOM	136.39
LIBRA SAFETY PRODUCTS	LENS TOWELLETTES	40.00
MARK HYDRAULICS COMPANY	PUMP MOTOR	436.12
MASTERS TRANSPORTATION, INC	HAND PENDANT-HR 5A	235.46
MAX I WALKER	UNIFORM PURCHASE	293.92
MENARDS	BATTERIES	49.95
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	466.95
NAPA AUTO PARTS	CHAIN ROLLER,BRAKE ROTORS,FILTERS,PARTS	650.97
NEBRASKA ENVIRONMENTAL PRODUCTS	SERVICE WORK DONE ST252	233.10
NEBRASKA IOWA INDUSTRIAL FASTENERS	HITCH PINS, O-RING, SHANK PINS	150.41
NMC EXCHANGE LLC	STICKERS,DECALS, PAINT	463.09
OMAHA SLINGS	GRAB HOOK, ROPE CLIP	28.92
O'REILLY AUTOMOTIVE PARTS	HOSE CLAMP	12.69
POWERPLAN	SEALANT, KIT	10.29
QUALITY TIRES, INC	TIRES	222.00
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	128.88
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	178.99
SEAGRAVES FIRE APPARATUS, LLC	GAUGE FOR ENG 21	825.04
THACKER ELECTRIC	SOCKET RETAINER KITS	23.60
TITAN MACHINERY	PARTS	374.09
TOOL SHED	CUTOFF WHEELS, SAFETY GLASSES, FLAP DISC	154.55
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	38.70
WATEROUS COMPANY	PRIMING PUMP ASSY-ENG 15	1,732.18

FLEET MAINTENANCE (cont'd)		
WAYTEK, INC	CPS-PVC WIRE, FUSE MODULE	455.58
WELDON PARTS INC	REBUILD CLUTCH	475.00
WESTLAKE ACE HARDWARE	ICE MELT	28.77
WICK'S STERLING TRUCKS	MOTOR, BLOWER PIGTAIL	56.56
WOODHOUSE NISSAN, INC	PROGRAM KEY FOB,WATER RESERVOIR	220.48
		$ 50,758.77
SOLID WASTE		
WASTE CONNECTIONS OF NEBRASKA	TRASH HAULING FEES-DEC/JAN	154,590.69
		$ 154,590.69
PLANNING		
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	133.54
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	4,291.24
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	93.39
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-2-14	173.16
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	32.83
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	47.81
		$ 4,771.97
PERMITS & INSPECTIONS		
AMAZON.COM, LLC	OFFICE SUPPLIES	12.45
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	166.91
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	12,506.27
IDEAL PURE WATER COMPANY	BOTTLED WATER	36.60
J P COOKE COMPANY	SELF INKING STAMP	63.00
MARCO, INC	COPIER EXPENSE	161.24
MAX I WALKER	UNIFORM PURCHASES	562.02
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	249.04
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-2-14	230.87
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	74.16
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	104.47
SHELL SUPER STORE	CAR WASH	7.50
		$ 14,174.53
POLICE/CODE ENFORCEMENT		
AMAZON.COM, LLC	CPR FACE MASKS, EMERGENCY STROBES, MEDICAL MASKS, OFFICE SUPPLIES, TRIPOD, UTILITY CHEST	1,260.72
AaLL ABOUT TREES	REMOVE DEAD TREE-HANCOCK	275.00
A-RELIEF SERVICES	PORTABLE RESTROOM -RANGE	101.00
BAEHLER INSURANCE AGENCY	NOTARY BOND-FOREMAN	40.00
BELLEVUE ANIMAL HOSPITAL	VET VISITS	146.98
BELLEVUE PRINTING COMPANY	CODE ENFORCEMENT NOTICES	536.30
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	2,904.40
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	134.43
CELLEBRITE USA CORP	CYBER CRIMES LICENSE RENEWAL	9,795.00
COMPLETE	CPS-USE OF FORCE TRAINING	595.00
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	83.39
CRAIG KIMBALL	TRIM TREE-KAY LYNN	150.00

MINUTE RECORD

CLAIMS FOR MARCH 12, 2018

POLICE/CODE ENFORCEMENT (cont'd)

DON'S PIONEER UNIFORMS	TACTICAL VEST	679.99
DOUGLAS COUNTY SHERIFF OFFICE	FORENSIC FEES	350.00
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	139,310.63
ENTERPRISE FM TRUST	LEASE ON DEA VEHICLE-FEB 2018	649.99
FBI LEEDA	CPS-INTERNAL AFFAIRS TRAINING	650.00
GREAT PLAINS UNIFORMS	UNIFORM PANTS	149.00
INDOFF	OFFICE SUPPLIES	839.80
INTERNATIONAL ASSOCIATION FOR	MEMBERSHIP RENEWAL	150.00
L-TRON CORP	EQUIPMENT FOR E-CITATIONS	2,536.60
MAGNET FORENSICS	CYBER CRIMES LICENSE RENEWAL	3,075.00
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	534.46
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	3,872.48
METRO LEASING	METRO LEASES - 8700	8,140.54
METRO LEASING	METRO LEASES - 8706	10,374.80
MIDLANDS PRINTING	BUSINESS CARDS	100.00
MSAB INCORPORATED	CYBER CRIMES LICENSE RENEWAL	2,995.00
NEBRASKA STATE PATROL	MACH USER FEES 2018	744.00
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-2-14	4,210.08
POP-A-LOCK	UNLOCK VEHICLE FOR INVENTORY	50.00
REGAL AWARDS & ADVERTISING	PLAQUES FOR OFFICER OF THE YEAR	167.85
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	825.26
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	1,683.32
SOUTHWEST AIRLINES	CPS-AIR FARE FOR TRAINING	1,564.53
SUSTEEN	SECURE VIEW LICENSE RENEWAL	1,995.00
VERIZON WIRELESS	MONTHLY SERVICE	440.60
WALMART COMMUNITY	SUPPLIES	27.88
WESTLAKE ACE HARDWARE	CLEANING SUPPLIES	25.98
WILLIAM LARSON	CPS-ARMORER'S TRAINING	700.00
		$ 202,865.01

FIRE & RESCUE

AMAZON.COM, LLC	CARPET ENTRANCE MATS, KITCHEN KNIVES,RANGE DEFLECTORS, WORK BOOTS, COFFEE SUPPLIES	369.30
A A HORWATH & SONS	DRYER REPAIR	287.13
AIRGAS USA, LLC	MEDICAL SUPPLIES	138.81
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	2,061.49
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	3,184.33
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	576.95
EC DATA SYSTEMS, INC	CPS-FAXAGE	7.95
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	65,635.27
FIREGUARD	FIRE EXTINGUISHER INSPECTIONS	256.12
MARCO, INC	COPIER EXPENSE	39.09
MAX I WALKER	UNIFORM PURCHASE	298.80
MENARDS	SUPPLIES	2.76
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	2,044.60
NEBRASKA STATE FIRE MARSHAL	ANNUAL TANK FEE-DIST 1	120.00
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	460.66
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	745.16
ZIRMED, INC	MONTHLY PROF CLAIMS MANAGEMENT FEE	124.00
ZOLL MEDICAL CORPORATION	FIRE/RECUE MAINTENANCE	3,302.25
		$ 79,654.67

MINUTE RECORD

CLAIMS FOR MARCH 12, 2018

NON-DEPARTMENTAL/CONTRACTS		
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	430.81
INFOSAFE SHREDDING	SHREDDING SERVICE	120.00
NEBRASKA WORKERS' COMP COURT	NE WC SELF INSURED ASSESSMENT	33,186.00
PM AM CORPORATION	PMAM ALARM FEES-JAN 2018	1,125.00
SCOTT WELCH	CPS-MONTHLY WEB DESIGN MAINTENANCE	125.00
		$ 34,986.81
INFORMATION TECHNOLOGY		
AMAZON.COM, LLC	BOO CONVERTER	15.49
DELL MARKETING L.P.	THREE AIO COMPUTERS, POWER EDGE, CORE FOR COMPUTERS	12,057.59
HOSTGATOR.COM	CPS-MONTHLY DOMAIN FEE	59.95
		$ 12,133.03
WASTEWATER		
CITY OF OMAHA	SEWER FEES-OCT 2017	419,103.97
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-2-24	83.39
EMPLOYEE BENEFITS SYSTEMS	EMPLOYEE BENEFITS SYSTEMS-MAR 2018	6,117.13
GRAINGER	SAFETY SWITCH FOR LIFT STATION	1,380.88
HDR ENGINEERING, INC	SANITARY SEWER REPLACEMET	32,764.12
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	38.28
METLIFE DIVISION 1	DENTAL INSURANCE-MAR 2018	249.04
RELIANCE STANDARD LIFE INSURANCE CO	LIFE INSURANCE-MAR 2018	67.25
RELIANCE STANDARD LIFE INSURANCE CO	LTD INSURANCE-MAR 2018	93.02
		$ 459,897.08
COMMUNITY DEVELOPMENT		
ABBY HIGHLAND	CDBG CONSULTING-FEB 2018	2,627.00
REBUILDING TOGETHER OMAHA	CRITICAL & EMERGENCY HOME REPAIRS	5,802.72
		$ 8,429.72
BELLEVUE MUNICIPAL BUILDING-1500 WALL		
AVI SYSTEMS	AV EQUIPMENT INSTALLATION, TIGHTROPE MEDIA UPGRADE	69,791.66
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-2-13	1,544.86
HAVEN TECHONOLOGY CORP	CPS-COUNTER-MOUNT INTERCOM	849.20
J P COOKE COMPANY	NAME PLATE FOR NEW CHAMBER	22.25
MENARDS	CPS-PICTURE HANGING SUPPLIES	19.32
TERRACON	BUILDING SITE WORK TESTING-1500 WALL ST	2,422.00
THE SCHEMMER ASSOCIATES	INTERIOR RENOVATION-1500 WALL ST	11,139.40
TWO MEN AND A TRUCK	MOVING EXPENSE FOR ADMIN, FINANCE	4,124.00
		$ 89,912.69
	TOTAL CLAIMS FOR MARCH 12, 2018	**$1,371,598.02**
	TOTAL PAYROLL FOR FEBRUARY 23, 2018	**$ 985,470.48**

#56.3
3.12.18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	03/08/18
SUBMITTED BY:	Molly J Miller - Adams & Sullivan PC LLO

AGENDA ITEM TYPE:	
SPECIAL PRESENTATION	☐
LIQUOR LICENSE	☐
ORDINANCE	☐
PUBLIC HEARING	☐
RESOLUTION	☐
CURRENT BUSINESS	☑
OTHER (SEE CLERK)	☐

SUBJECT:

Settlement of Potential Litigation

SYNOPSIS:

This is a resolution to potential litigation against the City of Bellevue. The matter has resolved for a settlement amount of $125,000 plus three months of health insurance.

FISCAL IMPACT:

$125,000 plus health insurance for three months

BUDGETED ITEM: ☐ YES ☑ NO

PROJECT # & TRACKING INFORMATION:

RECOMMENDATION:

This matter is a negotiated, compromised settlement. No action is necessary other than to acknowledge it and authorize execution of the documents. Therefore, this matter can be placed upon the Consent Agenda.

BACKGROUND:

This matter is regarding a potential litigation of an employee regarding her claims for damages she sustained while working for the City of Bellevue.

ATTACHMENTS:

1	Settlement Agreement	4	
2		5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL: Molly J Miller

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release ("Agreement") is entered into by and between Lauretta Synowiecki, her heirs, executors, administrators, and successors (collectively "Synowiecki") and the City of Bellevue and its past and present corporate and political officers, directors, council members, employees in their official capacities, and attorneys (hereinafter collectively referred to as "City").

WHEREAS, Synowiecki has brought forth allegations, that while employed by the City, she has been unlawfully harassed and subjected to a hostile work environment;

WHEREAS, Synowiecki and the City desire to settle, resolve, and dispose of any and all of the allegations brought forth in order to avoid expensive, time-consuming, and uncertain litigation; and

WHEREAS, Synowiecki and the City agree that her employment with the City will end on March 31, 2018.

In consideration of the mutual promises and commitments below, Synowiecki and the City agree as follows:

1. Non-Admission. This Agreement shall not be construed as an admission by the City of any wrongful or unlawful acts or omissions against Synowiecki or any other person or entity. The City specifically disclaims any liability to, or wrongful or unlawful acts or omissions against, Synowiecki or any other person or entity.

2. Waiver. As a material inducement to the City entering into this Agreement, Synowiecki represents that, subject to the City's compliance with the terms of this Agreement, Synowiecki will not seek to recover any damages against the City and its past and present corporate and political officers, directors, council members, employees in their official capacities, and attorneys, in the future for any wrongful, unlawful or unfair acts or omissions alleged to have occurred up to and including the date and time Synowiecki executes this Agreement. In making this Agreement it is understood and agreed that the undersigned relies wholly upon the undersigned and her attorney's judgment, belief, and knowledge of the nature, extent, effect, and duration of said damages, injuries and liability therefore, and is made without reliance upon any statement or representation of the party or parties hereby released or their representatives. The City likewise represents that, subject to Synowiecki's compliance with the terms of this Agreement, the City will not seek to recover any damages against Synowiecki in the future for any wrongful, unlawful or unfair acts or omissions alleged to have occurred up to and including the date and time the City executes this Agreement.

3. Release. As a material inducement to the City to enter into this Agreement, Synowiecki agrees to release and forever discharge the City and its past and present corporate and political officers, directors, council members, employees in their official capacities, and attorneys from any and all claims, actions, causes of actions, and suits of any kind Synowiecki may have against the City and/or its said representatives up to the date and time Synowiecki executes this Agreement,

including, but not limited to, those arising under the common law, under federal, state, and local statute, law, ordinance, code, regulation and/or policy. The City likewise agrees to release and forever discharge the Synowiecki from any and all claims, actions, causes of action, and suits of any kind the City may have against Synowiecki up to the date and time the City executes this Agreement, including, but not limited to, those arising under the common law, under federal, state, and local statute, law, ordinance, code, regulation and/or policy.

4. Consideration. As full, sufficient, and complete consideration for the City's promises and releases contained herein, the City agrees to pay Synowiecki as follows:

Lauretta Synowiecki:	Continued family health insurance at the City's expense for 3 months (May, June and July 2018) and $125,000 as follows: one check payable to Lauretta Synowiecki in the amount of $18,210.39 less standard payroll withholdings for all alleged future lost wages for which an IRS form W-2 will be issued; and one check payable to Lauretta Synowiecki in the amount of $106,789.61 for all alleged compensatory and punitive damages and other nonwage losses for which an IRS form 1099-MISC will be issued with the amount listed in box 3. These checks will be direct deposited in Synowiecki's bank account or delivered to Synowiecki's attorney within five (5) business days of the next regular pay day following the termination of her employment and receipt of a properly completed IRS Form W-9 from Lauretta Synowiecki..

The City will provide a positive employment reference for Synowiecki and disclose nothing else without her written consent or pursuant to subpoena and/or court order. The City will provide Synowiecki with notice of any such subpoena or court order as soon as practicable.

The City will pay Synowiecki for all of her accrued vacation, sick time and leave time at her 10-year anniversary rate within thirty (30) days following the termination of her employment.

Synowiecki will be available to the City of Bellevue for testimony and reasonable cooperation in any pending litigation.

Synowiecki will also assist the Bellevue Police Department in the transition of her departure and the orientation of her replacement.

5. Intent. Synowiecki and the City understand and agree that the overriding and controlling intent of this Agreement is to accomplish a full release of all claims or actions that Synowiecki has or may have against the City for any wrongful, unlawful or unfair act or omission up to and including the date Synowiecki executes this Agreement.

6. No Representations. Except for representations made in this Agreement, it is understood and expressly agreed that Synowiecki and the City rely solely on their own independent analysis of the facts and claims at issue and their judgment, belief, and knowledge of the nature, extent, and duration of injuries, expenses, damages, and losses, if any, and that they have not been influenced in any way whatsoever in executing this Agreement by any representations made by the other or the other's attorneys or representatives. Synowiecki and the City expressly accept and assume the risks that their independent analysis of the facts and claims at issue and their own judgments, belief, and knowledge on which they rely in executing this Agreement shall be in all respects effective and not subject to termination or rescission by any such inaccuracy or difference.

7. Governing Law. This Agreement shall in all respects be interpreted, enforced, and governed under the laws of the State of Nebraska. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against either of the parties.

8. Scope and Effect of Invalidity. This Agreement shall be binding upon and inure to the benefit of Synowiecki and her heirs, executors, administrators, successors, and assigns, and the City and its past and present corporate and political officers, directors, council members, employees in their official capacities, and attorneys. Should any provision of this Agreement be declared or be determined by any court of competent jurisdiction to be illegal, invalid, void or unenforceable, the legality, validity, and enforceability of the remaining parts, terms or provisions shall not be affected thereby, and any said illegal, unenforceable or invalid part, term or provision shall be deemed not to be a part of this Agreement.

9. Entire Agreement. The undersigned further declares and represents that no promise, inducement or agreement not herein expressed has been made to the undersigned. This Agreement sets forth the entire agreement between the parties hereto and fully supersedes any and all prior agreements or understandings between the parties.

10. Costs and Fees. Synowiecki and the City acknowledge that they are responsible for their own costs, including attorneys' fees, if any, except as otherwise provided herein.

11. Opportunity to Review. Synowiecki expressly acknowledges that the City has encouraged and given her the opportunity to thoroughly discuss all aspects of this Agreement with an attorney or other advisor before signing it. Synowiecki also expressly acknowledges that she has thoroughly discussed, or, in the alternative, has freely elected to waive any further opportunities to thoroughly discuss this Agreement, with an attorney or advisor.

I HAVE READ THE ABOVE SETTLEMENT AGREEMENT AND RELEASE. I HAVE TAKEN THE TIME TO CONSIDER ITS IMPLICATIONS, I FULLY UNDERSTAND ITS CONTENTS, I AGREE TO ITS TERMS, AND I VOLUNTARILY SUBMIT TO ITS EXECUTION.

Signed: _____ _____
LAURETTA SYNOWIECKI DATE

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Lauretta Synowiecki, to me personally known to be the identical person whose name is affixed to the foregoing instrument who acknowledged the same to be her voluntary act and deed on behalf of herself.

Witness my hand and notarial seal on the day and year last above written.

_____
Notary Public

CITY OF BELLEVUE

By: _____
Rita Sanders, Mayor

ATTEST:

_____
City Clerk

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Rita Sanders and Sabrina Ohnmacht, Mayor and City Clerk, respectively, of the City of Bellevue, a Nebraska Municipal Corporation, to me personally known to be the identical persons whose names are affixed to the foregoing instrument who acknowledged the same to be their voluntary act and deed on behalf of said corporation.

Witness my hand and notarial seal on the day and year last above written.

_____
Notary Public

Approved as to form:

_____

City of Bellevue
Nebraska
Office of the Mayor

PROCLAMATION

WHEREAS, Jeff Roberts was appointed and has served as Public Works Director for the City of Bellevue since 2013; and,

WHEREAS, calendar year 2017 was a difficult year for public works and a challenge for Jeff's abilities given the additional responsibilities during that period of bringing the new City Offices into fruition, establishing a new method of providing solid waste collection and disposal services and responding to tornado damage and cleanup occurring in June; and,

WHEREAS, Jeff met all obligations head on and with the assistance of able and determined staff, was successful in opening the City Offices dedicated here today, presented a contract for solid waste collection and disposal to serve the community for the next ten years and restored the areas most damaged by the tornado events to normalcy sooner than originally contemplated or planned; and,

WHEREAS, the Citizens of Bellevue are well served by Jeff Roberts and his staff of qualified and hard working public works professionals and technicians, we salute their tireless and consistent efforts to improve our city.

NOW, THEREFORE, BE IT RESOLVED BY THE Mayor and City Council of the City of Bellevue, Nebraska, that we recognize and appreciate the leadership Jeff Roberts provided during calendar year 2017 when so many responsibilities were added to his scope of services as Public Works Director in leading his team beyond the customary public works services and challenges.

BE IT FURTHER RESOLVED, that, as we dedicate and cut the ribbon opening new City Administrative Offices and City Council Chambers, 2017 will be remembered as a year of historic opportunities for Bellevue that will remain a testament to the character and perseverance of public works employees and their leadership in meeting tasks head on and overcoming the challenges presented.

Signed:

CITY OF BELLEVUE NEBRASKA

_____

Mayor

8a + 8a.1 3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	03/12/2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☑
Sabrina Ohnmacht, City Clerk		ORDINANCE	☐
		PUBLIC HEARING	☐
		RESOLUTION	☐
		CURRENT BUSINESS	☐
		OTHER (SEE CLERK)	☐

SUBJECT:

Application of CTMARCO Inc., dba "Pharaoh's Bar and Grill," for a Class "I" liquor license to sell beer, wine, and distilled spirits, on sale only, at 910 Fort Crook Road S, in Bellevue and for Mr. Charles Marco as Manager.

SYNOPSIS:

This is location currently has a Class C license under Pharaoh's Inc.

FISCAL IMPACT:

Yearly licensing fees of $765

BUDGETED ITEM: ☐ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

n/a

RECOMMENDATION:

See attached Police and Planning reports.

BACKGROUND:

See attached reports and application.

ATTACHMENTS:

1	Clerk's Report	4	Application
2	Police Report	5	
3	Planning Report	6	

SIGNATURES:

ADMINISTRATOR APPROVAL: [signature]

FINANCE APPROVAL: n/a

LEGAL APPROVAL: n/a

LIQUOR LICENSE APPLICATION REPORT

City Clerk

APPLICANT: CTMARCO, Inc., dba "Pharaoh's Bar and Grill"

LOCATION/ADDRESS: 910 Fort Crook Road S, Bellevue 68005

REQUESTED ACTION: Recommendation for Approval of a Class "I" Liquor License to sell beer, wine, and distilled spirits, On Sale Only, at 910 Fort Crook Road S in Bellevue, **AND** for Charles Marco as manager. Location previously had a Class "C license under Pharaoh's Inc., dba "Pharaoh's."

DATE APPLICATION RECEIVED: 2/6/18

FINAL DATE HEARING CAN BE HELD (45 days from receipt): 3/22/18

DATE ADVERTISED (not less than 7 nor more than 14 days): 2/28/18

CURRENT NUMBER OF LICENSES:

Class A (Beer on sale only):	1
Class B (Beer off sale only):	1
Class C (Alcoholic liquor, on and off sale): (including current Pharaoh's license)	24
Class D (Alcoholic liquor, off sale only):	24
Class I (Alcoholic liquor on sale only): (including the pending license for Frank's Pizzaria)	29
Class K (Catering License with Class B, C or D license):	4
Class X (Wholesale Liquor)	1
TOTAL	84

APPLICATION FOR LIQUOR LICENSE

POLICE REPORT

DATE OF COUNCIL MEETING: 03-12-2018 Date Due to City Clerk: by noon 03-07-2018

APPLICANT: CTMARCO Inc. dba "Pharaoh's Bar and Grill"

LOCATION/ADDRESS: 910 Fort Crook Road S, Bellevue 68005

REQUESTED ACTION: Recommendation for Approval of a Class "I" Liquor License to sell beer, wine, and distilled spirits, On Sale Only, at 910 Fort Crook Road S in Bellevue. Location previously has a current Class "C" license under Pharaoh's Inc., dba "Pharaoh's"

INDIVIDUALS TO BE CHECKED:

Name & Address	D.O.B.	S.S.N.
Charles T. Marco 2025 Bancroft Street, Omaha 68105		

Driver's License Number:

Non-Participating Spouse:
Debra L. Marco
Driver's License Number:

COMMENTS:

Approved

Sgt. [illegible] 3-6-18

LIQUOR LICENSE APPLICATION REPORT
CITY OF BELLEVUE
PLANNING DEPARTMENT

DATE OF CITY COUNCIL PUBLIC HEARING: March 12, 2018

DATE REPORT DUE TO CITY CLERK: March 7, 2018, by noon

APPLICANT: CTMARCO Inc. **dba** "Pharaoh's Bar and Grill"

ADDRESS: 910 Fort Crook Road S, Bellevue 68005

REQUESTED ACTION: Recommendation for Approval of a Class "I Liquor License to sell beer, wine, and distilled spirits, On Sale Only, at 910 Fort Crook Road S in Bellevue.

BACKGROUND: Location previously had a Class "C" license under Pharaoh's Inc, dba "Pharaoh's."

IS THIS LOCATION WITHIN THE CITY LIMITS OF BELLEVUE? **Yes**

IS THIS LOCATION WITHIN THE CITY'S TWO-MILE ZONING JURISDICTION? **Yes**

EXISTING ZONING: BGH (Heavy General Business)

WILL ZONING ALLOW A LIQUOR LICENSE? Yes

EXISTING LAND USE: Commercial – Restaurant/Bar

IS THE CURRENT USE NON-CONFORMING? No **EXPLANATION:** n/a

ADJACENT LAND USE AND ZONING:

NORTH: Commercial, BGH

SOUTH: Commercial, BGH

EAST: Fort Crook Road right-of-way

WEST: Single Family Residential, RG-50

DISTANCE FROM SCHOOL (if applicable): n/a

DISTANCE FROM COLLEGE (if applicable): n/a

DISTANCE FROM CHURCH (if applicable): n/a

IMMEDIATE NEIGHBORHOOD/AREA LAND USES: This property is part of a commercial corridor along Fort Crook Road. The adjacent property to the west contains single

family residences.

NUMBER OF PARKING SPACES REQUIRED: n/a **PROVIDED:** n/a

ANALYSIS OF NEIGHBORHOOD EFFECTS:

TRAFFIC: There is no traffic impact expected.

STREET/ACCESS: There is no street/access impact expected.

PEDESTRIAN: There is no pedestrian impact expected.

NOISE: There is a residential neighborhood to the west of this property; however this establishment has operated for years in its current location.

LIGHTING: There is no lighting impact expected.

GENERAL COMMENTS: This is a commercial area which would accommodate on sale liquor sales.

APPLICATION FOR LIQUOR LICENSE
RETAIL

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

RECEIVED
JAN 3 0 2018
NEBRASKA LIQUOR
CONTROL COMMISSION

CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES
CHECK DESIRED CLASS

RETAIL LICENSE(S) Application Fee $400 (nonrefundable)

____	A	BEER, ON SALE ONLY
____	B	BEER, OFF SALE ONLY
____	C	BEER, WINE, DISTILLED SPIRTS, ON AND OFF SALE
____	D	BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
X	I	BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
____	J	LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
____	AB	BEER, ON AND OFF SALE
____	AD	BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
____	IB	BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

____ Class K Catering license (requires catering application form 106) $100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31
All other licenses run from May 1 – April 30
Catering license (K) expires same as underlying retail license

CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

____ Individual License (requires insert 1 FORM 104)
____ Partnership License (requires insert 2 FORM 105)
X Corporate License (requires insert 3a FORM 101 & 3c FORM 103)
____ Limited Liability Company (LLC) (requires form 3b FORM 102 & 3c FORM 103)

NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)
Commission will call this person with any questions we may have on this application

Name Ryan J. Lewis Phone number: 402-391-1697

Firm Name GOVIER, KATSKEE, SUING & MAXELL, P.C., LLO

PREMISES INFORMATION

Trade Name (doing business as) Pharaoh's Bar and Grill

Street Address #1 910 Fort Crook Rd S

Street Address #2 _____

City Bellevue County Sarpy Zip Code 68005

Premises Telephone number (402) 991-9000

Business e-mail address ~~pharaohs18@yahoo.com~~ per original copy

Is this location inside the city/village corporate limits: YES X NO _____

Mailing address (where you want to receive mail from the Commission)

Name Pharaoh's Bar and Grill

Street Address #1 910 Fort Crook Rd S

Street Address #2 _____

City Bellevue State Nebraska Zip Code 68005

DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED READ CAREFULLY

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and **number of floors** of the building.

**For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms

Building: length 64.6/78 x width 49 in feet

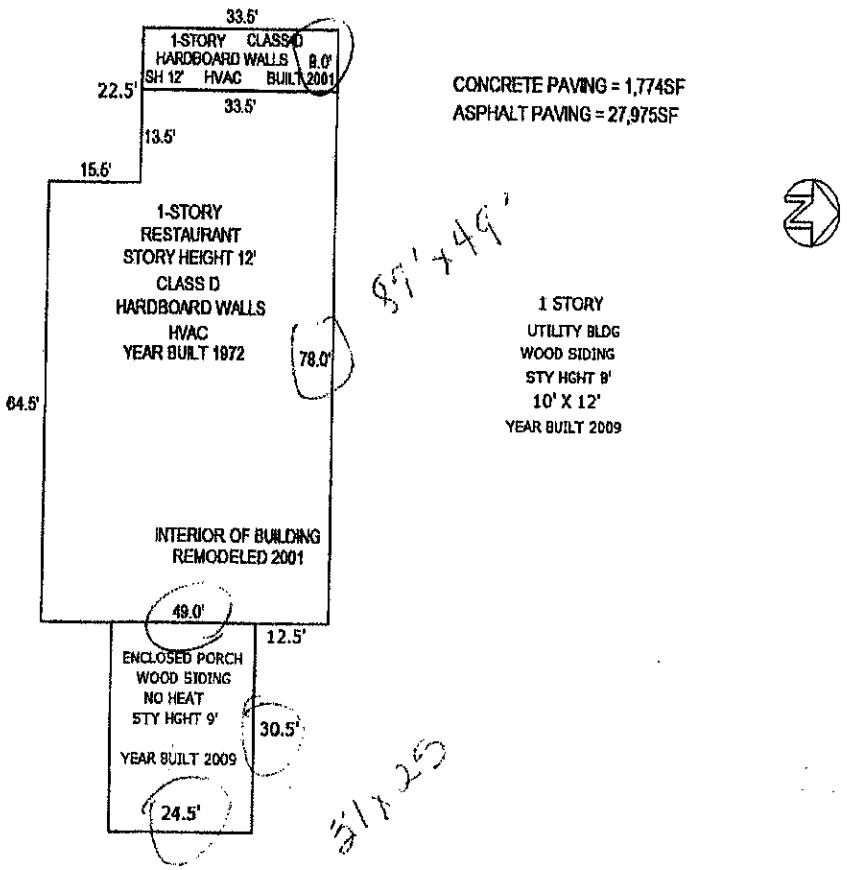
Is there a basement? Yes _____ No X If yes, length _____ x width _____ in feet

Is there an outdoor area? Yes X No _____ If yes, length 30.6 x width 24.5 in feet

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

EXHIBIT A

LOT 3F TWIN RIDGE II, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRAKSA.



Sketch by Apex Sketch

Porter, Michelle

From: Deb Sanchez <pharaohs18@yahoo.com>
Sent: Friday, February 02, 2018 1:54 PM
To: Porter, Michelle
Subject: Fw: Application for Class I License for Pharaoh's Bar and Grill

Hi michele these have been verified by Charles T Marco..

----- Forwarded Message -----
From: "John Studeny" <pharaohsinc@yahoo.com>
To: "Ryan J Lewis" <ryan@katskee.com>, "Deb Sanchez" <pharaohs18@yahoo.com>
Sent: Fri, Feb 2, 2018 at 1:52 PM
Subject: Re: Application for Class I License for Pharaoh's Bar and Grill

Hi Ryan and Deb,
Here is what needs to be on the application. Michelle at the Commission needs this from either of you.
I updated the dimensions to match what Sarpy County shows.
Please forward this to Michelle at the Commission.
"Please supply a box type diagram showing the outer wall dimensions and areas to be licensed. I will also need a description to put on the license. The current license has the following description, although the measurements on the application do no match this description: "Entire L-shaped one story bldg. approx. 87'x 49' including a sidewalk café approx. 31' x 25'" Please verify and make changes to the measurement to fit your license."
V/R,
John Studeny
Pharaoh's, Inc.
402-332-6078

APPLICANT INFORMATION

1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

_____YES X _____NO

If yes, please explain below or attach a separate page

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition

2. Are you buying the business of a current retail liquor license?

X _____YES _____NO

If yes, give name of business and liquor license number Pharaoh's Bar and Grill, #070733

a) Submit a copy of the sales agreement
b) Include a list of alcohol being purchased, list the name brand, container size and how many
c) Submit a list of the furniture, fixtures and equipment

3. Was this premise licensed as liquor licensed business within the last two (2) years?

X _____YES _____NO

If yes, give name and license number_____

4. Are you filing a temporary operating permit (TOP) to operate during the application process?

X _____YES _____NO

If yes:
a) Attach temporary operating permit (TOP) (Form 125)
b) TOP will only be accepted at a location that currently holds a valid liquor license.

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

_____YES X NO

If yes, list the lender(s)_____

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

_____YES X NO

If yes, explain. (all involved persons must be disclosed on application)

No silent partners

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

_____YES X NO

If yes, list such item(s) and the owner._____

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

_____YES X NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)
Provide letter of support or opposition, see FORM 134 – church or FORM 135 - campus

9. Is anyone listed on this application a law enforcement officer?

_____YES X NO

If yes, list the person, the law enforcement agency involved and the person's exact duties.

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.
a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

Bank of The West. Charlie T. Marco

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

NONE

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

NLCC certified training program completed: Needs training

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

List of NLCC certified training programs

Experience:

Applicant Name/Job Title	Date of Employment:	Name & Location of Business

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. **Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.**

X Lease: expiration date March 8, 2023

_____ Deed

_____ Purchase Agreement

14. When do you intend to open for business? January 29, 2018

15. What will be the main nature of business? Bar and Grill

16. What are the anticipated hours of operation? 11:00 a.m. to 1:00 a.m.

17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE					
APPLICANT: CITY & STATE	YEAR FROM	TO	SPOUSE: CITY & STATE	YEAR FROM	TO
Omaha	1957	present			

If necessary attach a separate sheet.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Applicant Notification and Record Challenge: *Your fingerprints will be used to check the criminal history records of the* FBI. *You have the opportunity to complete or challenge the accuracy of the information contained in* FBI *identification record. The procedures for obtaining a change, correction, or updating an* FBI *identification record are set forth in Title 28, CFR, 16.34.*

Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures

Charles T Marco
Signature of Applicant

Debra L. Marco
Signature of Spouse

Charles T. Marco
Print Name

Debra L. Marco
Print Name

Charles T MARCO
Signature of Applicant

Signature of Spouse

Print Name

Print Name

ACKNOWLEDGEMENT

State of Nebraska
County of Douglas

The foregoing instrument was acknowledged before me this

Feb 1, 2019
date

by Charles T. Marco + Debra L. Marco
name of person(s) acknowledged (individual(s) signing)

Notary Public signature

GENERAL NOTARY - State of Nebraska
RYAN J. LEWIS
My Comm. Exp. APR. 24, 2018

In compliance with the ADA, this application is available in other formats for persons with disabilities.
A ten day advance period is required in writing to produce the alternate format.

APPLICATION FOR LIQUOR LICENSE
CORPORATION
INSERT - FORM 3a

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

Office Use

RECEIVED
FEB 3
NEBRASKA LIQUOR CONTROL COMMISSION

Officers, directors and stockholders holding over 25% shares of stock, including spouses, are required to adhere to the following requirements:

1) **All officers, directors and stockholders must be listed**
2) **President/CEO and stockholders holding over 25% and their spouse(s) (if applicable) must submit fingerprints. See Form 147 for further information, this form MUST be included with your application.**
3) **Officers, directors and stockholders holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License Form 100 (even if a spousal affidavit has been submitted)**

Attach copy of Articles of Incorporation

Name of Registered Agent: Ryan J. Lewis

Name of Corporation that will hold license as listed on the Articles

CTMARCO, Inc. #1025602

Corporation Address: 910 Fort Crook Rd S

City: Bellevue State: NE Zip Code: 68005

Corporation Phone Number: (402) 991-9000 Fax Number

Total Number of Corporation Shares Issued: 10,000

Name and notarized signature of President/CEO (Information of president must be listed on following page)

Last Name: Marco First Name: Charles MI: T

Home Address: 2025 Bancroft Street City: Omaha

State: NE Zip Code: 68105 Home Phone Number: 402-660-9913

Charles T Marco

Signature of President/CEO

ACKNOWLEDGEMENT

State of Nebraska
County of Douglas

The foregoing instrument was acknowledged before me this

Feb 1, 2014
Date

by Charles T. Marco
name of person acknowledged

Affix Seal

GENERAL NOTARY - State of Nebraska
RYAN J. LEWIS
My Comm. Exp. APR. 24, 2018

List names of all officers, directors and stockholders including spouses (even if a spousal affidavit has been submitted)

Last Name: Marco First Name: Charles MI: T Printed

Social Security Number: _____ Date of Birth: _____

Title: President Number of Shares 10,000

Spouse Full Name (indicate N/A if single): Debra L. Marco Affidavit

Spouse Social Security Number: _____ 3 Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Is the applying corporation controlled by another corporation/company?

☐YES ■NO

If yes, complete controlling corporation insert form 185

Indicate the Corporation's tax year with the IRS (Example January through December)

Starting Date: January Ending Date: December

Is this a Non-Profit Corporation?

☐YES ■NO

If yes, provide the Federal ID # _____

In compliance with the ADA, this corporation insert form 3a is available in other formats for persons with disabilities.
A ten day advance period is requested in writing to produce the alternate format.

MANAGER APPLICATION
INSERT - FORM 3c

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

Office Use

NEBRASKA LIQUOR CONTROL COMMISSION

MUST BE:

- ✓ Citizen of the United States. Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

Name of Corporation/LLC: CTMARCO, Inc.

Liquor License Number: _____ Class Type _____ (if new application leave blank)

Premise Trade Name/DBA: Pharaaoh's Bar and Grill

Premise Street Address: 910 Fort Crook Rd S

City: Bellevue County: Sarpy Zip Code: 68005

Premise Phone Number: (402) 991-9000

Premise Email address: pharaohs16@yahoo.com

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information here.

Charles T Marco

SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER
(Faxed signatures are acceptable)

Part d

Manager's information must be completed below - PLEASE PRINT CLEARLY

Last Name: Marco First Name: Charles MI: T

Home Address: 2025 Bancroft Street

City: Omaha County: Douglas Zip Code: 68108

Home Phone Number: 402-660-9913

Driver's License Number & State: , NE

Social Security Number:

Date Of Birth: 7 Place Of Birth: Omaha, NE

Email address:

[illegible]

Affidavit

☒ YES ☐ NO

Spouse's information

Spouses Last Name: Marco First Name: ~~Debrah~~ Debra MI: L

Social Security Number:

Driver's License Number & State:

Date Of Birth: Place Of Birth: Omaha, Ne

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE LAST TEN (10) YEARS

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Omaha, NE	1957	present			
Omaha, Ne	1959	2016			
Belleve, Ne		present			

Spouse

MANAGER'S LAST FIVE (5) MEMBERS

YEAR FROM	YEAR TO	NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
1988	present	Klewit	Dale Ludwick	402-271-2813
1979	1988	Self-employed handyman	self	402-660-9913

1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**
Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

☐ YES ☒ NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

☐YES ■NO

IF YES, list the name of the premise(s):

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

■YES ☐NO

4. Needs training
List the alcohol related training and/or experience (when and where) of the person making application.

*NLCC Training Certificate Issued: _____ Name on Certificate: _____

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:

5. Have you enclosed form 147 regarding fingerprints?

■ YES ☐ NO

PERSONAL OATH AND CONSENT OF INVESTIGATION

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

Charles T Marco
Signature of Manager Applicant

Debra L. Marco
Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska
County of Douglas

The foregoing instrument was acknowledged before me this

Feb 1, 2016
date

by Charles T. Marco + Debra L. Marco
NAME OF PERSON BEING ACKNOWLEDGED

Notary Public signature

Affix Seal

GENERAL NOTARY - State of Nebraska
RYAN J. LEWIS
My Comm. Exp. APR. 24, 2018

In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

SPOUSAL AFFIDAVIT OF NON PARTICIPATION INSERT

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

Office Use

DM I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will not have any interest, directly or indirectly in the operation of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent myself as the owner or **in any way participate in the day to day operations of this business in any capacity**. The penalty guideline for violation of this affidavit is cancellation of the liquor license.

DM I acknowledge that I am the applicant of the non-participating spouse of the individual signing below. I understand that my spouse and I are responsible for compliance with the conditions set out above. If, it is determined that my spouse has violated (§53-125(13)) the commission may cancel or revoke the liquor license.

Debra L. Marco
Signature of **NON-PARTICIPATING SPOUSE**

Debra L. Marco
Print Name

State of Nebraska, County of Douglas

The foregoing instrument was acknowledged before me

this Feb. 1, 2018 (date)

by Debra L. Marco
Name of person acknowledged (Individual signing document)

Notary Public Signature

GENERAL NOTARY - State of Nebraska
RYAN J. LEWIS
My Comm. Exp. APR. 24, 2018

Charles T Marco
Signature of **APPLICANT**

Charles T MARCO
Print Name

State of Nebraska, County of Douglas

The foregoing instrument was acknowledged before me

this Feb 1, 2018 (date)

by Charles T. Marco
Name of person acknowledged (Individual signing document)

Notary Public Signature

GENERAL NOTARY - State of Nebraska
RYAN J. LEWIS
My Comm. Exp. APR. 24, 2018

In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.

Nebraska Department of REVENUE

Nebraska Schedule II – County/City Lottery Sales Outlet Location Application

- No license fee required.
- Incomplete schedules will be returned.

Form 50G Schedule II

1 Nebraska ID Number of County, City, or Village: 323357

Please Do Not Write In This Space

2 County, City, or Village Name on Form 50G: City of Bellevue

Sales Outlet Location Information (Attach additional sheet if necessary)

3 Nebraska ID Number: 132366860

4 Federal ID or Social Security Number: 82 4039190

5 Type of Application: [X] New [ ] Renewal [ ] Report Changes [ ] Cancel

Business Name and Location Address

Name: Pharaohs

Trade Name of Business (If Different Than Above):

Street Address: 910 Fort Crook Road

City: Bellevue State: NE Zip Code: 68108 County:

Business Name and Mailing Address

Business Name: Pharaohs

Street or Other Mailing Address: 910 Fort Crook Road

City: Bellevue State: NE Zip Code: 68108

Nebraska Liquor License Number:

6 Type of Ownership

[ ] Sole Proprietorship [X] Domestic Corporation [ ] Limited Liability Company [ ] Nonprofit Corporation or Organization
[ ] Partnership [ ] Foreign Corporation [ ] Domesticated Corporation [ ] Other

7 Location Type

[✓] Keno Satellite
[ ] Keno Independent Game

Your Social Security number and date of birth are required under the Nebraska County and City Lottery Act and will be used to request criminal history information from law enforcement agencies to determine if the legal requirements for a lottery sales outlet location's license are met.

8 List the Social Security number, full name, home address, date of birth, type of involvement, and percentage of ownership for each of the following persons involved with the applicant.

a. If a sole proprietorship, list the individual owner.
b. If a partnership, list each partner and spouse.
c. If a corporation, list each officer and spouse and each person holding 10% or more of the debt or equity of the applicant corporation. If any person holding 10% or more of the debt or equity of the applicant corporation is a partnership, limited liability company, or corporation, list each partner of such partnership, each member of such limited liability company, or each officer of such corporation and every person holding 10% or more of the debt or equity of any such partnership, limited liability company or corporation.
d. If a limited liability company, list each member and spouse.
e. If a nonprofit organization or nonprofit corporation, list each officer and the individual designated as manager.

(Attach additional sheet if necessary)

Social Security Number	Name, Address, City, State, Zip Code (See Instructions)	Date of Birth	Type of Involvement and Percentage of Ownership
	Charles Marco 2025 Bancroft St Omaha NE 68108		100%

9 Does any person other than those listed in line 8 above have any ownership interest in the license applicant? (See Instructions)

[ ] Yes [X] No

If Yes, in the case of an individual, identify the Social Security number, full name, home address, date of birth, type of ownership interest of each such individual. In the case of a business, identify the federal employer ID number, business name, address, and type of ownership interest of each such business. (Attach additional sheet if necessary)

10a Has anyone listed in line 8 ever been convicted of, forfeited bond upon a charge of, or pled guilty or nolo contendere to any felony or misdemeanor at any time involving any gambling activity, fraud, theft, willful failure to make required payments or reports, or filing false reports with a governmental agency at any level? This includes shoplifting or issuing bad checks.

[ ] Yes [X] No If Yes, see instructions.

10b Has anyone listed in line 8 ever been convicted of, forfeited bond upon a charge of, or pled guilty or nolo contendere to any felony other than that described in line 10a within 10 years preceding the date of this application?

[ ] Yes [X] No If Yes, see instructions.

11 Has each of the individuals listed in line 8 above complied with the Instructions for Completing Fingerprint Application, or when applicable, filed a signed Affidavit by Spouse for Waiver form?

[X] Yes [ ] No **(See What Must Be Filed instructions)**

12 Do any of the individuals listed in line 8 above have a financial interest, directly or indirectly, in any company licensed as a manufacturer or distributor pursuant to the Nebraska Bingo Act or the Nebraska Pickle Card Lottery Act or in any company licensed as a manufacturer-distributor pursuant to the Nebraska County and City Lottery Act?

[ ] Yes [X] No If Yes, attach a detailed explanation of such interests.

13 Does any member of the governing board or any governing official of the county, city, or village named in this application have any financial interest, directly or indirectly, in the business named in this application?

[ ] Yes [X] No If Yes, attach a detailed explanation of such interests.

14 Do any of the individuals listed in line 8 above currently hold or have they previously held any other licenses issued under the Nebraska Bingo Act, the Nebraska Pickle Card Lottery Act, the Nebraska Lottery and Raffle Act, or the Nebraska County and City Lottery Act?

[ ] Yes [X] No If Yes, indicate the types of licenses, and their current status (active, suspended, cancelled, revoked, or expired).

Under penalties of law, I declare that I have examined this application, and to the best of my knowledge and belief, it is correct. I will comply with the provisions of the Nebraska County and City Lottery Act and the regulations adopted under such Act.

sign here Charlie Marco — President — 1/30/18 — 402-660-9913

Signature of Sales Outlet Location Owner, Member, Partner, Officer, or Person Authorized by Attached Power of Attorney | Title | Date | Daytime Phone Number

Name of Person to Contact Regarding This Application:

Name: Charlie Marco Title: Daytime Phone Number: (402) 660-9913

Authorization – Signature of Governing Official

Attach documentation indicating approval of location by governing board of the county, city, or village and a copy of the site agreement.

I declare that I have examined this application, and authorize the applicant to conduct a lottery on behalf of the county, city, or village named in this application.

sign here Authorized Signature | Title | Date | Daytime Phone Number

Retain a copy for your records.

9-132-1993 Rev. 12-2014 Supersedes 9-132-1993 Rev. 6-2007

9a
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	February 12, 2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☐
Administration & Human Resources		ORDINANCE	✓
		PUBLIC HEARING	☐
		RESOLUTION	☐
		CURRENT BUSINESS	☐
		OTHER (SEE CLERK)	☐

SUBJECT:

Compensation Ordinance 3901

SYNOPSIS:

The Compensation Ordinance is updated as needed to reflect pay ranges for employees of the City that are covered under approved bargaining unit agreements and those positions that are unclassified. The ranges are based upon market rate research.

FISCAL IMPACT:

Dependent upon actual wage adjustments per contract or position.

BUDGETED ITEM: ☑ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

NA

RECOMMENDATION:

Approve the Compensation Ordinance No.#3901

BACKGROUND:

The Compensation Ordinance provides updated salary and wage ranges for both union and unclassified City of Bellevue employees. The Compensation Ordinance was last updated on 12/14/15.

ATTACHMENTS:

1	Compensation Ordinance #3901	4	
2		5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

"Red-lined"

ORDINANCE NO. 3901 ~~XXXX~~

AN ORDINANCE OF THE CITY OF BELLEVUE, NEBRASKA, CLASSIFYING THE EMPLOYEES OF THE CITY; FIXING THE RANGES OF COMPENSATION OF SUCH EMPLOYEES; PROVIDING A PAY RANGE SCHEDULE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; REPEALING ORDINANCE NO. 3828 ~~3778~~; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

A. Civilian Employees Association of Bellevue (Civilian Non-Management)
Effective December 11, 2017 ~~October 1, 2014~~

Grade	Range
~~1~~	~~By Contract~~
2	By Contract
3	By Contract
4	By Contract
5	By Contract
6	By Contract
7	By Contract
8	By Contract
9	By Contract
10	By Contract
11	By Contract
12	By Contract
13	By Contract

B. Bellevue Professional Management Association (Management and Professional)
Effective October 23, 2017 ~~June 22, 2015~~

Grade	Range
14	By Contract
15	By Contract
16	By Contract
17	By Contract
18	By Contract
19	By Contract
20	By Contract
~~Administrative Assistant - Fire~~	~~By Contract~~
~~Assistant Library Director~~	~~By Contract~~
~~City Planner~~	~~By Contract~~
~~Community Policing/Relations Coordinator~~	~~By Contract~~
~~Code Enforcement Supervisor~~	~~By Contract~~
~~Communications System Coordinator~~	~~By Contract~~
~~Community Relations/Media Coordinator~~	~~By Contract~~
~~Deputy Clerk~~	~~By Contract~~
~~Executive Aide to the Chief of Police~~	~~By Contract~~
~~Fabrication Supervisor~~	~~By Contract~~
~~Fleet Maintenance Foreman~~	~~By Contract~~
~~Foreman II - Streets~~	~~By Contract~~
~~Foreman II - Parks~~	~~By Contract~~
~~Human Resources Coordinator~~	~~By Contract~~
~~Librarian II~~	~~By Contract~~
~~Permits and Inspections Office Manager~~	~~By Contract~~
~~Professional Standards Investigator~~	~~By Contract~~
~~Public Works Administrative Secretary~~	~~By Contract~~

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~~Public Works Engineer I~~	~~By Contract~~
~~Purchasing Agent~~	~~By Contract~~
~~Records Unit Supervisor~~	~~By Contract~~
~~Recreation Superintendent~~	~~By Contract~~

Section 2.

Appointed Officials	Range (monthly)
City Administrator	By Contract
City Attorney	By Contract
City Clerk	$ 5,347 – $ 7,213 ~~4,855 – $ 6,861~~
City Engineer	$ 0 - $ 0
Treasurer	$ 270 - $ - 354

Section 2a.

Unclassified	Range (monthly)
Accountant	$ 3,748 - $ 5,408
Accounting & Reporting Manager	$ 5,000 - $ 7,065
Administrative Services Director	$ 8,052 - $ 10,202 ~~6,379 - $ 9,617~~
Ambulance Billing Account Manager	$ 4,916 - $ 6, 492 ~~3,737 - $ 5,791~~
Assistant City Administrator	By Contract
~~CDBG/Contract Manager Specialist~~	~~$ 4,600 - $ 6,477~~
~~Chief Building Official~~	~~$ 5,228 - $ 7,029~~
Compliance and Control Manager	$ 5,288 - $ 7,445
Finance Director	$ 7,004 - $10,338
Fire Chief	$ 8,227 - $ 10,608 ~~7,304 - $10,267~~
~~Fleet Maintenance Superintendent~~	~~$ 4,972 - $ 6,497~~
Human Resources Coordinator	$ 4,554 - $ 6,066
Human Resource Manager	$ 6,363 - $ 8,515 ~~4,909 - $ 6,826~~
Manager of Engineering Services	$ 6,480 - $ 8,675 ~~5,878 - $ 8,393~~
Library Director	$ 6,415 - $ 8,177 ~~5,743 - $ 7,904~~
~~Park Superintendent~~	~~$ 4,991 - $ 6,937~~
Planning Director	$ 6,550 - $ 8,945 ~~5,618 - $ 8,330~~
Police Chief	$ 7,906 - $ 10,734 ~~7,231 - $10,299~~
Public Works Director	$ 7,807 - $ 10,465 ~~7,157 - $10,386~~
Public Works Engineer II	$ 5,645 - $ 7,438 ~~5,238 - $ 7,197~~
Risk Manager~~Safety / Insurance Coordinator~~	$ 4,719 - $ 6,533 ~~4,119 - $ 5,644~~
~~Street Superintendent~~	~~$ 5,110 - $ 7,053~~
~~Wastewater Operations Manager~~	~~$ 4,404 - $ 5,996~~

Section 2b.

Unclassified	Range (hourly)
~~CADD Technician~~	~~$ 19.60 - $ 26.91~~
CATV Specialist	$ 18.77 - $ 27.12 ~~18.03 - $ 24.32~~
Executive Secretary	$ 21.44 ~~20.91~~ - $ 29.23
Emergency Medical Services Supervisor	$ 33.98 - $ 46.82
~~Emergency Medical Services Assistant~~	~~$ 17.30 - $ 24.64~~
~~Fire Inspector~~	~~$ 20.60 - $ 29.05~~

Section 2c. If the wages for the City Clerk and the employees listed in Section 2a, Section 2b and Section 5 are above the top step of the wage range for their position, their wage will be red-circled, or frozen, until the wage range catches up to them. Annually, on the employees' full-time date of hire anniversary (or date of promotion anniversary if applicable), employees may be eligible for an increase if the top rate of the wage range for their position increases to a higher rate than their current wage after the top rate is increased by 1.6% each anniversary year.

Section 3. Bellevue Police Officers Association
Effective October 1, 2014

Job Classification	Range (hourly)
Police Officer	By Contract
Sergeant	By Contract

Section 4. Bellevue Police Command Staff Association
Effective January 11, 2016 ~~May 1, 2009~~

Job Classification	Range (hourly)
Police Captain	By Contract
Police Lieutenant	By Contract

Section 5. Fire Command

Unclassified	Range (monthly)

	Assistant Fire Chief	$ 7,214 - $ 8,926 ~~6,822 - $ 8,890~~

Section 5a. International Association of Firefighters Local 4906 (Fire Command Staff)
Effective January 22, 2018 ~~October 1, 2014~~

Job Classification	Range
Battalion Fire Chief	By Contract
Fire Captain	By Contract
Firefighters	By Contract

Section 6. Seasonal: ~~Effective through December 31, 2015~~

~~A~~	~~B~~	~~C~~	~~D~~	~~E~~
~~$8.00~~	~~$8.25~~	~~$8.50~~	~~$8.75~~	~~$9.00~~
~~F~~	~~G~~	~~H~~	~~I~~	~~J~~
~~$9.25~~	~~$9.50~~	~~$9.75~~	~~$10.00~~	~~$10.25~~
~~K~~	~~L~~	~~M~~	~~N~~	~~O~~
~~$10.50~~	~~$10.75~~	~~$11.00~~	~~$11.25~~	~~$11.50~~
~~P~~	~~Q~~	~~R~~	~~S~~	~~T~~
~~$11.75~~	~~$12.00~~	~~$12.25~~	~~$12.50~~	~~$12.75~~
~~U~~	~~V~~	~~W~~	~~X~~	~~Y~~
~~$13.00~~	~~$13.25~~	~~$13.50~~	~~$14.00~~	~~$14.50~~
~~Z~~	~~A-1~~	~~B-1~~	~~C-1~~	
~~$14.75~~	~~$15.00~~	~~$15.25~~	~~$15.50~~	

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~~Section 6.~~ ~~Seasonal: Effective January 1, 2016~~

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

Section 7. Part-Time Positions:

Part-Time Administrative Positions:

A	B	C	D	E	F
$18.04	$18.67	$19.32	$20.00	$20.70	$21.42

Unclassified Part-Time Positions	Range (hourly)
Part-Time Administrative Intern Position:	$9.00 to $12.00

Section 7a. Bellevue Professional Firefighters Association (Part-Time Firefighters)
Effective January 8, 2018 ~~October 1, 2014~~

Job Classification	Range (hourly)
Firefighters	By Contract

Section 8. That Ordinance 3828 ~~3778~~ is hereby repealed.

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

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

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

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

PASSED AND APPROVED THIS _____ day of _____, 2018 ~~15~~.

_____
Rita Sanders, Mayor

ATTEST:

_____
Sabrina Ohnmacht, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

ORDINANCE RECORD

Clean

ORDINANCE NO. 3901

AN ORDINANCE OF THE CITY OF BELLEVUE, NEBRASKA, CLASSIFYING THE EMPLOYEES OF THE CITY; FIXING THE RANGES OF COMPENSATION OF SUCH EMPLOYEES; PROVIDING A PAY RANGE SCHEDULE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; REPEALING ORDINANCE NO. 3828; AND PROVIDING FOR AN EFFECTIVE DATE.

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B. Bellevue Professional Management Association (Management and Professional)
Effective October 23, 2017

Grade	Range
14	By Contract
15	By Contract
16	By Contract
17	By Contract
18	By Contract
19	By Contract
20	By Contract

Section 2.

Appointed Officials	Range (monthly)
City Administrator	By Contract
City Attorney	By Contract
City Clerk	$5,347 - $7,216
Treasurer	$270 - $354

ORDINANCE RECORD

Section 2a.

Unclassified	Range (monthly)
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Accounting & Reporting Manager	$ 5,000 - $ 7,065
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Assistant City Administrator	By Contract
Compliance and Control Manager	$ 5,288 - $ 7,445
Finance Director	$ 7,004 - $ 10,338
Fire Chief	$ 8,227 - $ 10,608
Human Resources Coordinator	$ 4,554 - $ 6,066
Human Resources Manager	$ 6,363 - $ 8,515
Manager of Engineering Services	$ 6,480 - $ 8,675
Library Director	$ 6,412 - $ 8,177
Planning Director	$ 6,550 - $ 8,945
Police Chief	$ 7,906 - $ 10,734
Public Works Director	$ 7,807 - $ 10,465
Public Works Engineer II	$ 5,645 - $ 7,438
Risk Manager	$ 4,719 - $ 6,533

Section 2b.

Unclassified	Range (hourly)
CATV Specialist	$ 18.77 - $ 27.12
Executive Secretary	$ 21.44 - $ 29.23
Emergency Medical Services Supervisor	$ 33.98 - $ 46.82

Section 2c. If the wages for the City Clerk and the employees listed in Section 2a, Section 2b and Section 5 are above the top step of the wage range for their position, their wage will be red-circled, or frozen, until the wage range catches up to them. Annually, on the employees' full-time date of hire anniversary (or date of promotion anniversary if applicable), employees may be eligible for an increase if the top rate of the wage range for their position increases to a higher rate than their current wage after the top rate is increased by 1.6% each anniversary year.

Section 3. Bellevue Police Officers Association
Effective October 1, 2014

Job Classification	Range (hourly)
Police Officer	By Contract
Sergeant	By Contract

Section 4. Bellevue Police Command Staff Association
Effective January 11, 2016

Job Classification	Range (hourly)
Police Captain	By Contract
Police Lieutenant	By Contract

Section 5. Fire Command

Unclassified	Range (monthly)
Assistant Fire Chief	$ 7,214 - $ 8,926

Section 5a. International Association of Firefighters Local 4906 (Fire Command Staff)
Effective January 22, 2018

Job Classification	Range
Battalion Fire Chief	By Contract
Fire Captain	By Contract
Firefighters	By Contract

ORDINANCE RECORD

Section 6. Seasonal:

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

Section 7. Part-Time Positions:

Part-Time Administrative Positions:

A	B	C	D	E	F
$18.04	$18.67	$19.32	$20.00	$20.70	$21.42

Unclassified Part-Time Positions	Range (hourly)
Part-Time Administrative Intern Position:	$9.00 to $12.00

Section 7a. Bellevue Professional Firefighters Association (Part-Time Firefighters)
Effective January 8, 2018

Job Classification	Range (hourly)
Firefighters	By Contract

Section 8. That Ordinance 3828 is hereby repealed.

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

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

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

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

PASSED AND APPROVED THIS _____ day of _____, 2018.

_____
Rita Sanders, Mayor

ATTEST:

_____
Sabrina Ohnmacht, City Clerk

First Reading: _____

Second Reading: _____

Third Reading: _____

11a
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	March 12, 2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☐
Chris Shewchuk, Planning Director		ORDINANCE	☑
		PUBLIC HEARING	☐
		RESOLUTION	☐
		CURRENT BUSINESS	☐
		OTHER (SEE CLERK)	☐

SUBJECT:

Request to amend Sections 5.07.04, 5.08.04, 5.09.04, 5.10.04, 5.11.04, 5.12.04, 5.13.04, 5.14.04, and 5.15.04 of the Bellevue Zoning Ordinance regarding household pets.

SYNOPSIS:

The proposed amendment brings the Zoning Ordinance into conformance with the City Code with regard to the recently approved Pet Avocation Permit.

FISCAL IMPACT:

None

BUDGETED ITEM: ☐ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

RECOMMENDATION:

The Planning Department and Planning Commission have recommended approval to this Zoning Ordinance text amendment.

BACKGROUND:

The Zoning Ordinance currently limits residences to three household pets over the age of six months. On January 22, 2018 the City Council passed Ordinance No. 3894 which allows up to five dogs or cats, and no more than a total of six dogs and cats, over the age of six months with the approval of a Pet Avocation Permit from the Nebraska Humane Society. This text amendment brings the Zoning Ordinance into conformance with the provisions of the City Code regarding the permitted number of household pets.

ATTACHMENTS:

1	PC recommendation	4	
2	Planning Department staff memo	5	
3	Proposed Ordinance	6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL: n/a

LEGAL APPROVAL:

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: March 26, 2018

REQUEST: To amend Sections 5.07.04, 5.08.04, 5.09.04, 5.10.04, 5.11.04, 5.12.04, 5.13.04, 5.14.04, and 5.15.04, City of Bellevue Zoning Ordinance, regarding the keeping of household pets.

On February 22, 2018, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL based the Planning Department's recommendation.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Madden						
	Perrin						
	Cain						
	Baumgartner						
	Jacobson						
	Ackley						
	Casey						
	Ritz						
	Smith						

Planning Commission Hearing (s) was held on: February 22, 2018

City of Bellevue
Office of the Planning Department

To: Mayor Sanders
City Council
City Administrator Joe Mangiamelli
From: Chris Shewchuk, Planning Director
Date: March 5, 2018
Subject: Zoning Ordinance Text Amendment

On January 22, 2018 the City Council approved Ordinance No. 3894 amending the City Code with regard to the number of pets permitted per dwelling unit. The ordinance allows residents to apply for and receive a "Pet Animal Avocation Permit" from the Nebraska Humane Society. Upon approval of such a permit, a resident would be allowed to keep up to five dogs or five cats total and no more than six total dogs and cats six months of age or older.

Approval of Ordinance No. 3894 created a conflict with the provisions of the zoning ordinance. In each residential zoning district (RE, RS-120, RS-84, RS-72, RD-60, RG-50, RG-28, RG-20, and RG-8), the keeping of dogs, cats, and other household pets is a permitted accessory use, but it is limited to three animals over 6 months of age. In order to bring the zoning ordinance into conformance with the amended City Code, the Planning Department is proposing to amend Sections 5.07.04 (RE), 5.08.04 (RS-120), 5.09.04 (RS-84), 5.10.04 (RS-72), 5.11.04 (RD-60), 5.12.04 (RG-50), 5.13.04 (RG-28), 5.14.04 (RG-20), and 5.15.04 (RG-8), Permitted Accessory Uses as follows:

The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL of the proposed amendment based upon previous action of the City Council.

PLANNING COMMISSION RECOMMENDATION:

APPROVAL based upon the Planning Department's recommendation.

ORDINANCE NO. 3902

AN ORDINANCE TO AMEND SECTIONS 5.07.04, 5.08.04, 5.09.04, 5.10.04, 5.11.04, 5.12.04, 5.13.04, 5.14.04, AND 5.15.04, ORDINANCE NO. 3619, BELLEVUE ZONING ORDINANCE, RELATING TO THE KEEPING OF HOUSEHOLD PETS; TO REPEAL SUCH SECTIONS AS HERETOFORE EXISTING; TO PROVIDE AN EFFECTIVE DATE OF THE ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. That Section 5.07.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.07.04 Permitted Accessory Uses:

1. Accessory structures no larger than three thousand (3,000) square feet provided they meet the following requirements:
   A. The accessory structure shall comply with the applicable space limitations, including maximum building height, for the principal structure on the lot.
   B. The accessory structure shall be adequately screened, in accordance with the provisions of Article 9, from abutting residential properties.
   C. Use of the accessory structure shall be limited to the residents of the lot upon which the structure is located.
   D. The accessory structure shall not be used for a home based business or any other commercial use.
   The Planning Director shall determine that the purpose, design, and construction of the accessory structure shall be compatible or otherwise in keeping with the surrounding neighborhood.
2. Amateur radio towers and associated facilities, as per Section 8.05.
3. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds, barns, stables, and garages, provided size of the accessory structure is in conformance with these regulations.
4. Family Child Care Home I.
5. Guest houses, not rented or otherwise conducted as a business.
6. Home based businesses, as per Section 8.04.
7. Incidental public safety uses such as emergency sirens.
8. Living quarters for not more than two persons regularly employed on the premises, but not including labor camps or dwellings for transient labor.
9. Offices incidental to and necessary for conducting a permitted use.
10. Portable Outdoor Storage shall be a permitted accessory uses subject to the following conditions:
   A. Portable outdoor storage shall be permitted for no more than seven days in any thirty day period.
   B. Portable outdoor storage containers shall be no more than eight feet wide, eight feet high, and sixteen feet long.
   C. Portable outdoor storage containers shall be placed on an approved hard surface.
   D. No more than one portable outdoor storage container may be located on a lot at any one time.
11. Private stables, corrals and paddocks when located no closer than 20 feet from any property line, no closer than 50 feet from a street line and no closer than 40 feet from any dwelling on the same or adjoining property. No horse or other equine shall be kept on a lot of less than one acre and two horses, or other equines, may be kept on an acre, but for each additional horse or other equine above two kept there shall be an additional 20,000 square feet in lot area.
12. Raising of hens, as per Section 8.12.
13. Residential and small wind energy systems, subject to Section 8.09.
14. Roadside stands not exceeding 400 square feet in floor area, for the sale of agricultural products grown on the premises.
15. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.

16. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as permitted for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 2. That Section 5.08.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.08.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RS-120 District:

1. Amateur radio towers and associated facilities, as per Section 8.05.
2. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
3. Family Child Care Home I
4. Guest houses, not rented or otherwise conducted as a business.
5. Home based businesses, as per Section 8.04.
6. Incidental public safety uses such as emergency sirens.
7. Living quarters for not more than two persons regularly employed on the premises.
8. Offices incidental to and necessary for conducting a permitted use.
9. Portable Outdoor Storage shall be a permitted accessory uses subject to the following conditions:
   A. Portable outdoor storage shall be permitted for no more than seven days in any thirty day period.
   B. Portable outdoor storage containers shall be no more than eight feet wide, eight feet high, and sixteen feet long.
   C. Portable outdoor storage containers shall be placed on an approved hard surface.
   D. No more than one portable outdoor storage container may be located on a lot at any one time.
10. Private stables, corrals and paddocks when located no closer than 20 feet from any property line, no closer than 50 feet from a street line and no closer than 40 feet from any dwelling on the same or adjoining property. No horse or other equine shall be kept on a lot of less than one acre and two horses, or other equines, may be kept on an acre, but for each additional horse or other equine above two kept there shall be an additional 20,000 square feet in lot area.
11. Residential and small wind energy systems, subject to Section 8.09.
12. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
13. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 3. That Section 5.09.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.09.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RS-84 District:

1. Amateur radio towers and associated facilities, as per Section 8.05.
2. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
3. Family Child Care Home I.
4. Guest houses, not rented or otherwise conducted as a business.
5. Home based businesses, as per Section 8.04.
6. Incidental public safety uses such as emergency sirens.
7. Living quarters for not more than two persons regularly employed on the premises.
8. Offices incidental to and necessary for conducting a permitted use.
9. Portable Outdoor Storage shall be a permitted accessory uses subject to the following conditions:
   A. Portable outdoor storage shall be permitted for no more than seven days in any thirty day period.
   B. Portable outdoor storage containers shall be no more than eight feet wide, eight feet high, and sixteen feet long.
   C. Portable outdoor storage containers shall be placed on an approved hard surface.
   D. No more than one portable outdoor storage container may be located on a lot at any one time.

10. Residential and small wind energy systems, subject to Section 8.09.
11. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
12. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 4. That Section 5.10.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.10.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RS-72 District:

1. Amateur radio towers and associated facilities, as per Section 8.05.
2. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
3. Family Child Care Home I
4. Guest houses, not rented or otherwise conducted as a business.
5. Home based businesses, as per Section 8.04.
6. Incidental public safety uses such as emergency sirens.
7. Living quarters for not more than two persons regularly employed on the premises.
8. Offices incidental to and necessary for conducting a permitted use.
9. Portable Outdoor Storage shall be a permitted accessory uses subject to the following conditions:
   A. Portable outdoor storage shall be permitted for no more than seven days in any thirty day period.
   B. Portable outdoor storage containers shall be no more than eight feet wide, eight feet high, and sixteen feet long.
   C. Portable outdoor storage containers shall be placed on an approved hard surface.
   D. No more than one portable outdoor storage container may be located on a lot at any one time.
10. Residential and small wind energy systems, subject to Section 8.09.
11. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
12. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 5. That Section 5.11.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.11.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RD-60 District:

1. Adult Care Center.
2. Amateur radio towers and associated facilities, as per Section 8.05.
3. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
4. Congregate housing.
5. Emergency Shelters.
6. Family Child Care Home I.
7. Guest houses, not rented or otherwise conducted as a business.
8. Home based businesses, as per Section 8.04.
9. Incidental public safety uses such as emergency sirens.
10. Living quarters for not more than two persons regularly employed on the premises.
11. Offices incidental to and necessary for conducting a permitted use.
12. Portable Outdoor Storage shall be a permitted accessory uses subject to the following conditions:
    A. Portable outdoor storage shall be permitted for no more than seven days in any thirty day period.
    B. Portable outdoor storage containers shall be no more than eight feet wide, eight feet high, and sixteen feet long.
    C. Portable outdoor storage containers shall be placed on an approved hard surface.
    D. No more than one portable outdoor storage container may be located on a lot at any one time.

13. Residential and small wind energy systems, subject to Section 8.09.
14. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
15. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 6. That Section 5.12.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.12.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RG-50 District:

1. Adult Care Center.
2. Amateur radio towers and associated facilities, as per Section 8.05.
3. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
4. Congregate housing.
5. Emergency Shelters.
6. Family Child Care Home I.
7. Guest houses, not rented or otherwise conducted as a business.
8. Home based businesses, as per Section 8.04.
9. Incidental public safety uses such as emergency sirens.
10. Living quarters for not more than two persons regularly employed on the premises.
11. Offices incidental to and necessary for conducting a permitted use.
12. Portable Outdoor Storage shall be permitted accessory uses subject to the following conditions:
    A. Portable outdoor storage shall be permitted for no more than seven days in any thirty day period.
    B. Portable outdoor storage containers shall be no more than eight feet wide, eight feet high, and sixteen feet long.
    C. Portable outdoor storage containers shall be placed on an approved hard surface.
    D. No more than one portable outdoor storage container may be located on a lot at any one time.
13. Residential and small wind energy systems, subject to Section 8.09.
14. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
15. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 7. That Section 5.13.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.13.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RG-28 District:

1. Adult Care Center.
2. Amateur radio towers and associated facilities, as per Section 8.05.
3. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
4. Congregate housing.
5. Emergency Shelters.
6. Family Child Care Home I.
7. Guest houses, not rented or otherwise conducted as a business.
8. Home based businesses, as per Section 8.04.
9. Incidental public safety uses such as emergency sirens.
10. Living quarters for not more than two persons regularly employed on the premises.
11. Offices incidental to and necessary for conducting a permitted use.
12. Residential and small wind energy systems, subject to Section 8.09.
13. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
14. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 8. That Section 5.14.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.14.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RG-20 District:

1. Adult Care Center.
2. Amateur radio towers and associated facilities, as per Section 8.05.
3. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
4. Congregate housing.
5. Emergency Shelters.
6. Family Child Care Home I.
7. Guest houses, not rented or otherwise conducted as a business.
8. Home based businesses, as per Section 8.04.
9. Incidental public safety uses such as emergency sirens.
10. Living quarters for not more than two persons regularly employed on the premises.
11. Offices incidental to and necessary for conducting a permitted use.
12. Residential and small wind energy systems, subject to Section 8.09.
13. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
14. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 9. That Section 5.15.04 of Ordinance No. 3619 is hereby amended to read as follows:

5.15.04 Permitted Accessory Uses:

The following accessory uses are permitted in the RG-8 District:

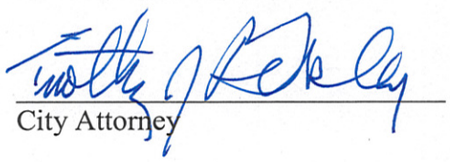
1. Adult Care Center.
2. Amateur radio towers and associated facilities, as per Section 8.05.
3. Buildings and uses customarily incidental to the permitted and conditional uses, provided they are located to the rear or side of the primary structure, including private sheds and garages, provided size of the accessory structure is in conformance with these regulations.
4. Congregate housing.
5. Emergency Shelters.
6. Family Child Care Home I.
7. Guest houses, not rented or otherwise conducted as a business.
8. Home based businesses, as per Section 8.04.
9. Incidental public safety uses such as emergency sirens.
10. Living quarters for not more than two persons regularly employed on the premises, but not including labor camps or dwellings for transient labor.
11. Offices incidental to and necessary for conducting a permitted use.
12. Residential and small wind energy systems, subject to Section 8.09.
13. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
14. The keeping of dogs, cats, and other household pets, but limited to 3 animals over six months of age, except as provided for in Sections 6.0, 6.23, and 6.47 of the Bellevue City Code.

Section 10. That Sections 5.07.04, 5.08.04, 5.09.04, 5.10.04, 5.11.04, 5.12.04, 5.13.04, 5.14.04, and 5.15.04 of Ordinance No. 3619, the Bellevue Zoning Ordinance, as heretofore existing are hereby repealed.

Section 11. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

ADOPTED by the Mayor and City Council this _____ day of _____, 2018.

APPROVED AS TO FORM:



City Attorney

ATTEST

_____ _____

City Clerk Mayor

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

11b
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	March 12, 2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☐
Chris Shewchuk, Planning Director CMS		ORDINANCE	✓
		PUBLIC HEARING	☐
		RESOLUTION	☐
		CURRENT BUSINESS	☐
		OTHER (SEE CLERK)	☐

SUBJECT:

Request to rezone Lot 2, Wolf Creek Replat 7, from BG to RS-20-PS, with site plan approval, for the purpose of multi-family residential development. Applicant: Wolf Creek Apartments, LLC. General Location: South 15th Street, south of Cornhusker Road.

SYNOPSIS:

The applicant is requesting a change of zone from BG to RS-20-PS in order to build a multi-family residential development. There are four apartment buildings, garage structures, and a club house proposed for this site. There will be a total of 204 dwelling units in this project.

FISCAL IMPACT:

None

BUDGETED ITEM: ☐ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

N/A

RECOMMENDATION:

The Planning Department recommends denial of this request; the Planning Commission has recommended approval of this change of zone request and the site plan.

BACKGROUND:

Scott Brown, for Wolf Creek Apartments, LLC, is requesting approval of a change of zone from BG to RG-20-PS to allow for the construction of a 204-unit multi-family residential development. Site plan approval for the residential development is also being requested at this time. The Planning Department has recommended denial of this request due to the incompatibility of the residential zoning with the surrounding business and industrial zoning; if the change of zone is approved by the Council, the Planning Department recommends approval of the site plan. The Planning Commission has recommended approval of this request due to other locations within a mile of this site having similar zoning patterns.

ATTACHMENTS:

1	PC recommendation	4	
2	Planning Department staff report	5	
3	Proposed Ordinance	6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL: N/A

LEGAL APPROVAL:

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Wolf Creek Apartments, LLC

GENERAL LOCATION: South 15th Street and Cornhusker Road

CASE #: Z-1801-01

CITY COUNCIL HEARING DATE: March 26, 2018

REQUEST: to rezone Lot 2, Wolf Creek Replat 7, from BG to RG-20-PS, with site plan approval, for the purpose of multi-family residential development.

On February 22, 2018, the City of Bellevue Planning Commission voted seven yes, two no, zero abstained, and zero absent to recommend:

APPROVAL based upon compatibility with other residential and heavy manufacturing areas within one mile of this development. ***APPROVAL*** of an amendment to the Comprehensive Plan, which will make this request in conformance with the Zoning Ordinance. ***APPROVAL*** of the site plan as presented.

VOTE:

Yes:	Seven:	No:	Two:	Abstain:	Zero:	Absent:	Zero:
	Madden		Casey				
	Perrin		Smith				
	Cain						
	Baumgartner						
	Jacobson						
	Ackley						
	Ritz						

Planning Commission Hearing (s) was held on: February 22, 2018

CITY OF BELLEVUE
PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-1801-01

FOR HEARING OF:
REPORT #1: February 22, 2018
REPORT #2: March 26, 2018

I. GENERAL INFORMATION

A. APPLICANT:

Wolf Creek Apartments, LLC
Scott Brown
1925 North 120th Street
Omaha, NE 68154

B. PROPERTY OWNER:

Hogan Wolf Creek North, LLC
c/o: Jim Buser
10250 Regency Circle, Suite 300
Omaha, NE 68114

C. GENERAL LOCATION:

South 15th Street and Cornhusker Road

D. LEGAL DESCRIPTION:

Lot 2, Wolf Creek Replat 7, located in the Southeast ¼ of Section 27, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 2, Wolf Creek Replat 7, from BG to RG-20-PS with site plan approval.

F. EXISTING ZONING AND LAND USE:

BG, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and site plan for the construction of a 204 unit multi-family residential development.

H. SIZE OF SITE:

The site is approximately 9.37 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Vacant/Commercial
2. **East:** Blue Buffalo Warehouse and Distribution Center/MH
3. **South:** Commercial/BGH
4. **West:** Highway 75 right-of-way

C. REVELANT CASE HISTORY:

1. On December 28, 2017, an administrative plat was approved for Lots 1 and 2, Wolf Creek Replat 7, being a replat of Lot 2, Wolf Creek Replat 3.

2. The Planning Commission recommended approval of a request to rezone Lot 2, Wolf Creek Replat 7, from BG to RG-20-PS, with site plan approval, for the purpose of multi-family residential development on February 22, 2018.

D. APPLICABLE REGULATIONS:

1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.

2. Section 5.17, Zoning Ordinance, regarding Planned Subdivision District.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan shows this area as commercial.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2016 MAPA Traffic Flow Chart estimates 14,200 vehicles per day along 15th Street South and Cornhusker Road.

2. The property has access from two points along South 15th Street.

D. UTILITES:

All utilities are available to this property.

E. ANALYSIS:

1. Scott Brown, on behalf of Wolf Creek Apartments, LLC has submitted a request for a rezoning for Lot 2, Wolf Creek Replat 7, from BG to RG-20-PS for the purpose of a multi-family residential development.

2. Staff does not believe this proposed residential development is compatible with the surrounding neighborhood. The adjacent zonings include BG (General Business), BGH (Heavy General Business), and MH (Heavy Manufacturing). The intent of these adjacent zonings is to provide for a wide range of retail and service establishments, as well as the widest range of industrial operations permitted in the city. Furthermore, the intent of the MH zone goes on to state "It is the zone for location of those industries which have not reached a technical stage in processing which renders them free of nuisance factors or where economics precludes construction and operation in a nuisance free manner." While the current distribution center across the street from the proposed development may not be offensive to most residents, this existing zoning district allows for permitted uses such as temporary batch plants, livestock yards, and junk yards with auto parts salvage and auto wreckage; none of which are compatible with a residential development.

3. In conjunction with the change of zone, the applicant is also requesting site plan approval for the apartment buildings.

4. The proposal consists of 204 units in three buildings. The buildings are a mix of studio, one-, two-, and three-bedroom units. The applicant has indicated the apartments will range in size from 500 square feet (studio) to in excess of 1,300 square feet (three-bedroom). Additionally, five detached garaged structures are proposed.

5. The site plan shows 306 surface parking stalls for the development, in addition to 102 garage spaces (attached and detached), for a total of 408 parking spaces. The ordinance requires a minimum of 408 parking stalls.

6. The applicant is proposing a clubhouse with a private 24-hour fitness center and a heated saltwater pool with a sundeck as recreational opportunities for residents. Additionally, the applicant indicates some of the project's amenities will include two buildings with elevators, an onsite pet bathing station, enclosed dog area for pet exercise, a social room in the clubhouse, as well as the convenience of the surrounding Wolf Creek commercial area.

7. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

8. The applicant has submitted building elevations. These elevations will need to be revised to meet the city's required design standards. This information has been conveyed to the applicant and his architect.

9. The site plan shows an existing monument sign for the adjacent Holiday Inn Express on proposed parking stalls. This has been brought to the applicant's attention and will need to be addressed if the site plan is approved.

10. A traffic study was required by staff and submitted with this application. This study has been reviewed by the Public Works Department.

The traffic study indicates that the overall current level of service (LOS) for the intersection of 15th Street and Cornhusker Road is "D" during the AM peak hour and "E" during the PM peak hour, although some movements are at LOS "F" during this time. As a result of either residential or commercial development at this site, the proposed 2022 level of service would remain at "D" during the AM peak hour and at "E" during the PM peak hour, but delay times on some movements would increase significantly.

The traffic study recommends "that signal timings be optimized at the signalized intersection of S. 15th Street with Cornhusker Road. With optimized timings, the intersection is anticipated to operate at LOS D in both the AM and PM peak periods under 2022 Wolf Creek build traffic conditions."

The applicant states based on the traffic study completed by Felsburg Holt & Ullevig, traffic would be reduced significantly during peak hours by changing the zoning from BG to RG-20-PS. The Public Works Department has pointed out the traffic study compares trips generated by each of the two scenarios (residential versus commercial). The claim of a reduction in peak-hour traffic in the traffic study and by the applicant is misleading; both the proposed residential development and a potential commercial development would cause increases in peak-hour

traffic, however, the increase resulting from residential development would be less than that resulting from commercial development.

Dean Dunn, Public Works Engineering Manager, expressed traffic concerns relating to the impact at 15th Street and Cornhusker Road, 10th Street and Cornhusker Road, as well as increased traffic through the Willow Springs neighborhood. Mr. Dunn stated in comparing the impacts between the residential versus the commercial scenarios on the 15th and Cornhusker intersection, both scenarios appear to negatively impact the surrounding traffic as summarized by the traffic study: "both the commercial and residential scenarios will increase delay and queuing at the intersection of S. 15th Street with Cornhusker Road. However, the commercial scenario will cause significantly higher delay and longer queues compared to the residential scenario."

The Planning Department was particularly concerned about the impact of this development through the Willow Springs neighborhood. Based upon current trip distribution patterns, both the residential and commercial development would have minimal impacts on Willow Springs as shown on the memo from Dean Dunn. The traffic study also points out that increased delays at 15th and Cornhusker may cause drivers to alter their routes to avoid the increased delays.

Mr. Dunn commented the Public Works Department understands there is a need to improve the Cornhusker Road corridor from Fort Crook Road to 25th Street. He mentioned the Public Works Department will be pursuing a study to determine the needed modifications. Once this is completed, Mr. Dunn stated "the necessary steps will be taken to program, design, and construct the necessary modifications to improve the efficiency of the corridor which includes the intersection at 15th Street. Mr. Dunn stated the only apparent recommendation from the traffic study was to optimize signal timings. Subsequently, he further commented "In absence of any recommendations involving immediate major reconstruction, the question becomes one of the degree of impact the City of Bellevue is willing to accept versus the opportunity costs involved." He concluded by stating "The opportunity costs to be considered are having the land left undeveloped, having the land developed to produce higher property taxes, or having the land developed to produce higher property taxes and sales tax revenue."

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

Traci Stites, Offutt Air Force Base, stated she was surprised the city would consider this request in this particular location. She questioned how the proposed development fits into the city's masterplan. Ms. Stites indicated this does not seem

a desirable location for residential development given it backs up to Highway 75 and is across the street from an industrial facility.

David Stukenholtz, Acting Chief of Police, expressed traffic concerns. Captain Stukenholtz stated, "Although it will add significant vehicular traffic to Cornhusker at both 15th St. and 10th St. during peak hours my greater concern is the Willow Springs area. The Cornhusker Road intersections are controlled by traffic signals so traffic may need to wait through an additional cycle. The Willow Springs subdivision only has stop signs and speed bumps so I am fearful that since the proposed units are near the Southern end of 15th St. more traffic may attempt to get out of the area through the south exit. The Willow Springs area has been a point of emphasis on the enforcement side of things for several years."

Dean Dunn, Public Works Engineer, had technical comments pertaining to the traffic study.

No other comments were received on this case.

12. The Future Land Use Map of the Comprehensive Plan shows this area as commercial.

F. TECHNICAL DEFICIENCIES:

1. The site plan should show a sidewalk along South 15th Street.

IV. DEPARTMENT RECOMMENDATION

DENIAL based upon incompatibility with the surrounding neighborhood and lack of conformance with the Comprehensive Plan. If the Planning Commission or City Council votes to approve the change of zone, the Planning Department would recommend approval to the site plan for multi-family development.

V. PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon compatibility with other residential and heavy manufacturing areas within one mile of this development. APPROVAL of an amendment to the Comprehensive Plan, which will make this request in conformance with the Zoning Ordinance. APPROVAL of the site plan as presented.

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. GIS aerial photo of the property
3. Site plan received February 13, 2018
4. Exterior and interior photos of proposed apartments received January 19, 2018
5. Landscape plan received February 13, 2018
6. Justification letter received February 14, 2018

7. Traffic Study review memo from Dean Dunn, dated February 15, 2018

VII. COPIES OF REPORT TO:

1. Wolf Creek Apartments, LLC
2. Hogan Wolf Creek North, LLC
3. Thompson, Dreessen & Dorner, Inc.
4. Public Upon Request

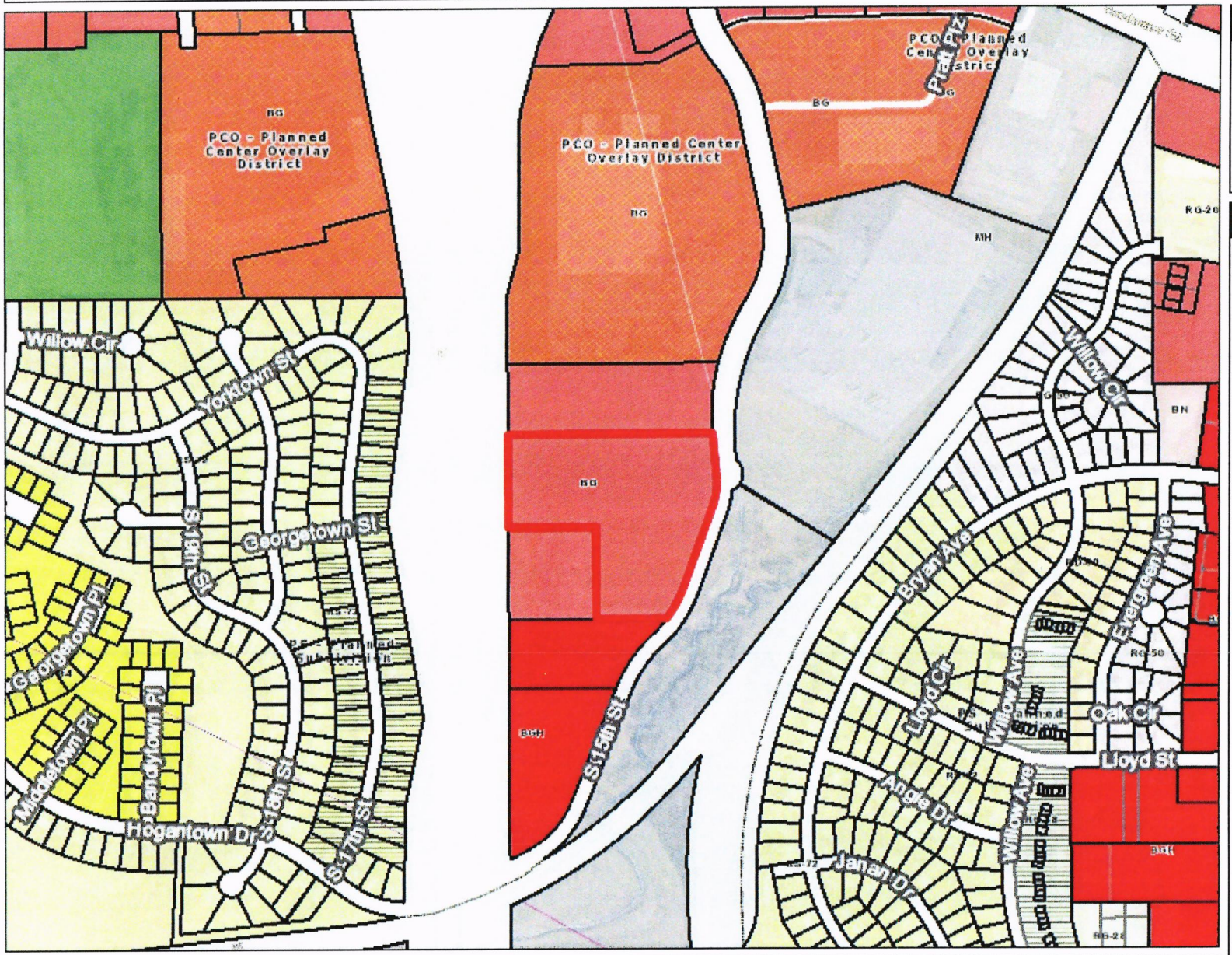
Jamni Palm

Prepared by:

3/5/18

Planning Director Date of Report

Zoning Map Lot 2, Wolf Creek Replat 7



Location

Legend

Tax Parcels

Road Centerlines

2016 Aerial Photo

Red: Band_1

Green: Band_2

Blue: Band_3

N

1: 6,642

0 277 554 1107

Feet

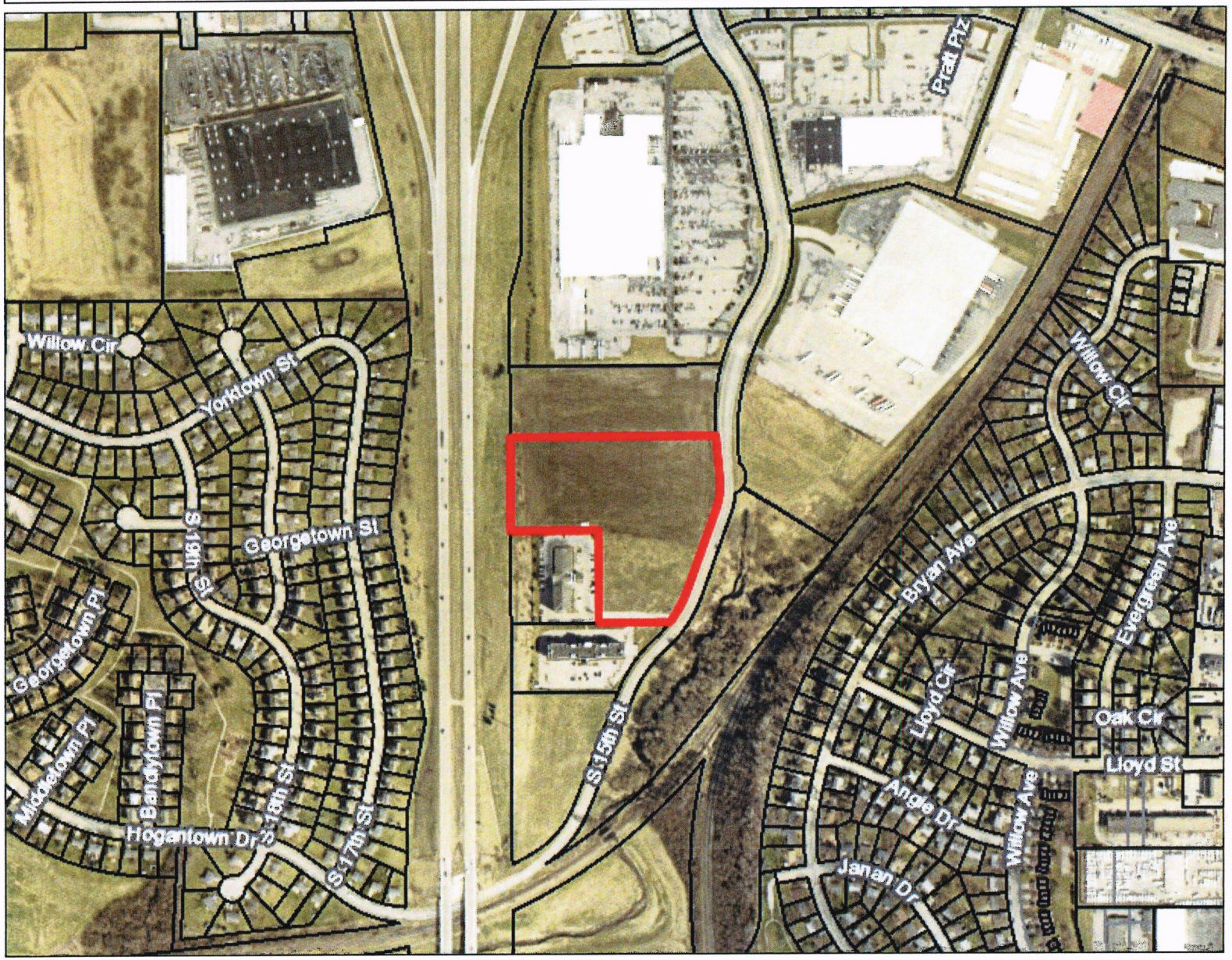
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS

sarpy county GIS

1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

Lot 2, Wolf Creek Replat 7



Location

Legend

Tax Parcels
Road Centerlines
2016 Aerial Photo
Red: Band_1
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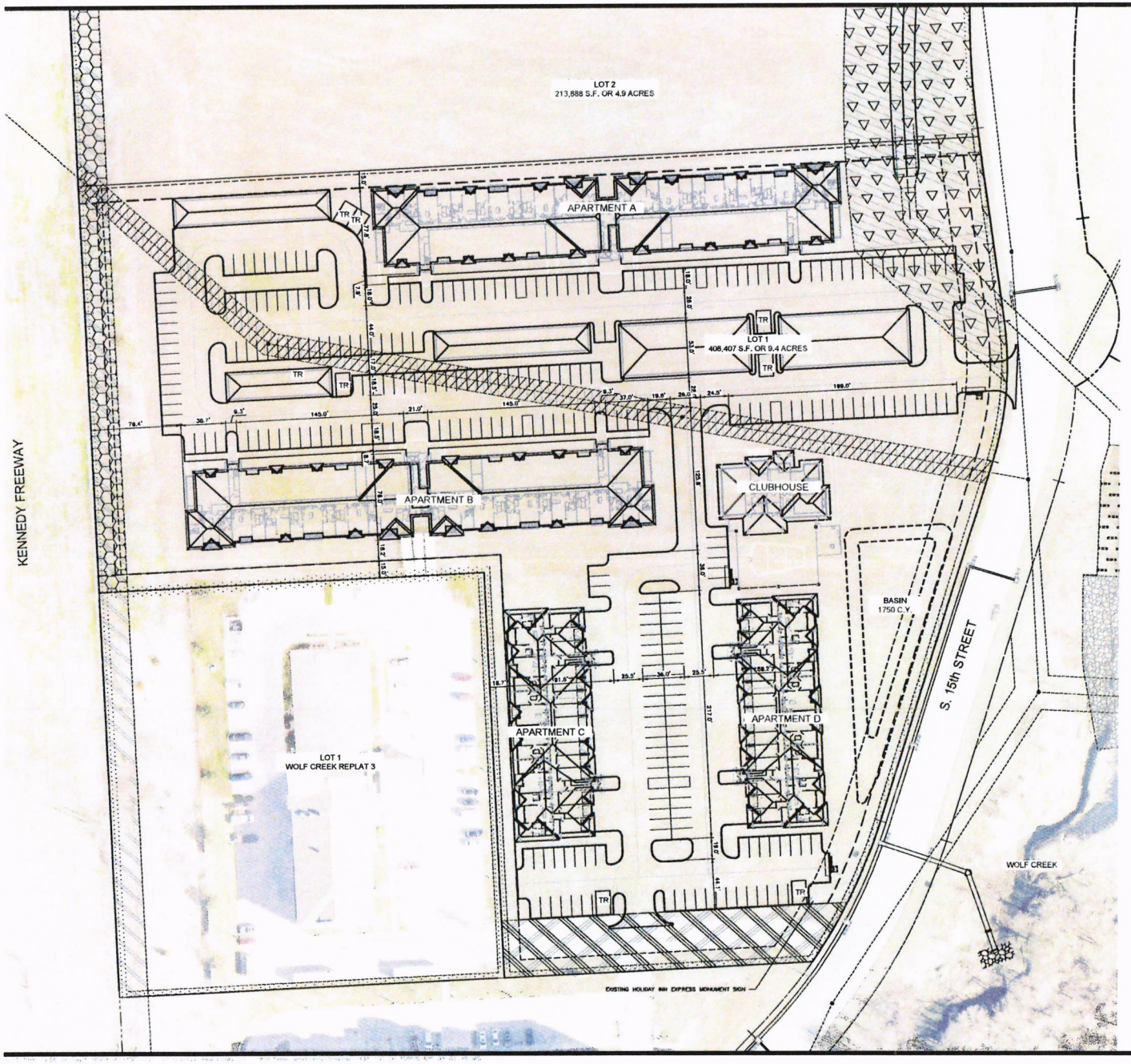

SITE SUMMARY		
EXISTING ZONING: BG PROPOSED ZONING: RG-20-PS		
SITE DATA	REQUIRED	PROVIDED
TOTAL SITE SIZE	-	9.38 AC. (408,407 S.F.)
SETBACKS	FRONTYARD - 35' REARYARD - 10' SIDEYARD - 5' STREET YARD - 10'	-
SITE AREA/UNIT	2,000	2,002
FAR	3.0 MAX	0.5
BUILDING COVERAGE	60% MAX.	27%
IMPERVIOUS COVERAGE	80% MAX.	67%
BUILDING HEIGHT	75' MAX.	42'-8" MAX

APARTMENT BUILDING SUMMARY		
BUILDING NO.	TYPE	UNITS
BUILDING A	72 PLEX	144
BUILDING B	72 PLEX	144
BUILDING C	30 PLEX	60
BUILDING D	30 PLEX	60
	TOTAL	204

PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD SURFACE STALLS	276
TANDEM STALLS	30
ATTACHED GARAGES	30
DETACHED GARAGES	72
TOTAL STALLS	408

TOTAL REQUIRED PARKING = 408

EASEMENT LEGEND

25.00 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED AS INSTRUMENT NUMBER 1985-09436 OF THE SARPY COUNTY RECORDS.

STORM SEWER AND DRAINAGE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 185 OF SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 2000-32959 OF THE SARPY COUNTY RECORDS.

50.00 FOOT WIDE INGRESS & EGRESS AND UTILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF WOLF CREEK REPLAT 3 RECORDED AS INSTRUMENT NUMBER 2004-44197 OF THE SARPY COUNTY RECORDS.

20.00 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF WOLF CREEK REPLAT 1 RECORDED AS INSTRUMENT NUMBER 2000-02990 OF THE SARPY COUNTY RECORDS.

DRAINAGE EASEMENT AS SHOWN ON THE FINAL PLAT OF WOLF CREEK REPLAT 1 RECORDED AS INSTRUMENT NUMBER 2000-02990 OF THE SARPY COUNTY RECORDS.

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Wolf Creek Apartments

Wolf Creek Apartments, L.L.C.

RECEIVED
FEB 13 2018
PLANNING DEP

No.	Description	MM-DD-YY

Drawn By RTM Reviewed By DEK
Job No. 1431-107 Date 02-01-18

Rezoning Submittal
Site Plan

C1.0

X. PHOTOGRAPHS OF PROPERTY

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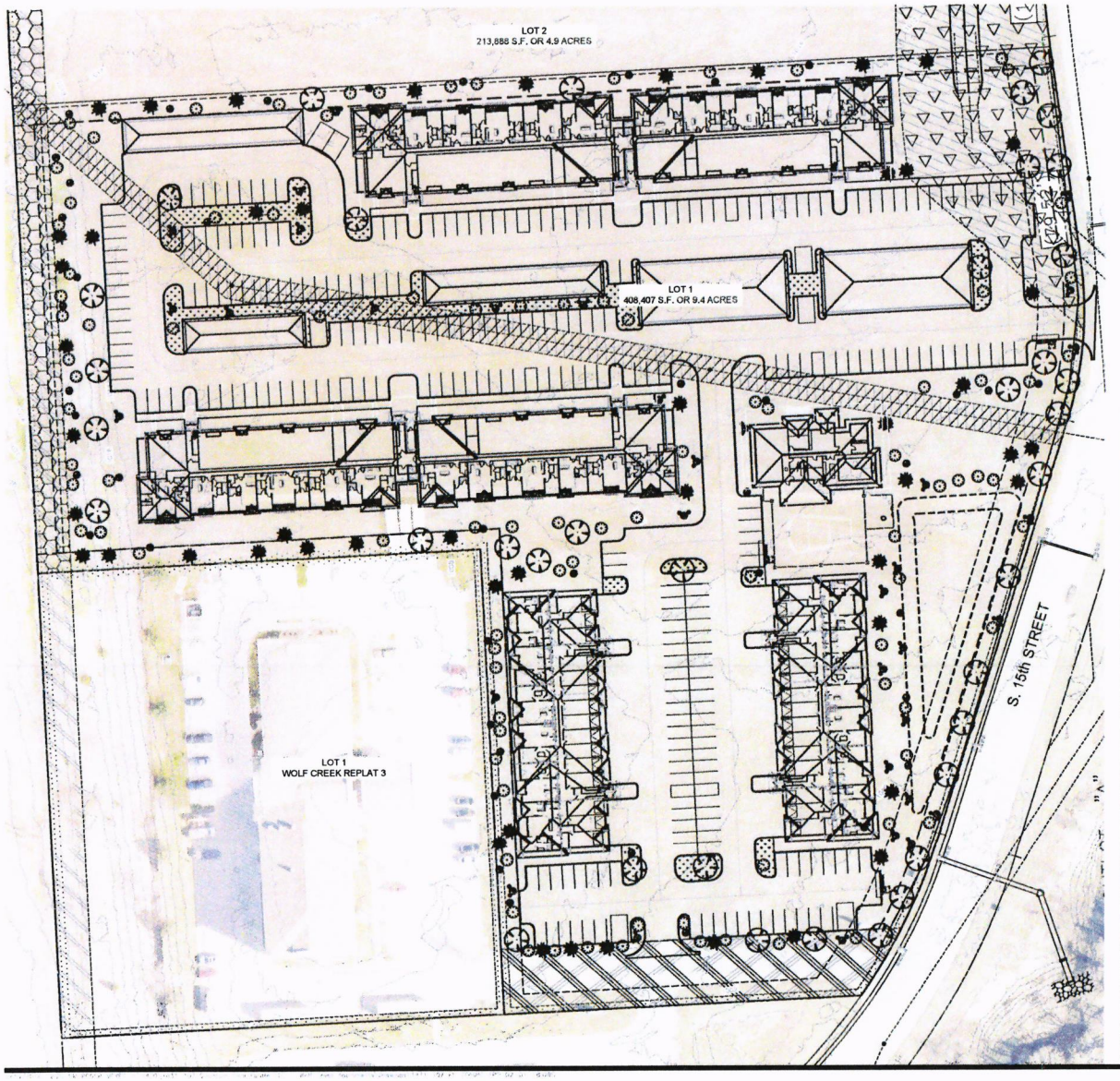

REQUIRED LANDSCAPE TREES		
SECTION 8.11.6 (B) MULTI-FAMILIY PER UNIT REQUIREMENT (1 TREE PER 2 UNITS)		
TREE TYPE	REQUIRED	PROVIDED
DECIDUOUS SHADE	-	9
CONIFEROUS/EVERGREEN	50	50
ORNAMENTAL	-	86
SHRUB		129
TOTAL	-	274
SECTION 8.11.6 (9A) 1 TREE PER 40 L.F. OF FRONTAGE		
DECIDUOUS SHADE	-	14
ORNAMENTAL	-	6
SHRUBS	-	18
TOTAL	-	48
SECTION 8.11.6 (10A & B) PARKING LANDSCAPING (19 S.F. LANDSCAPED PER PARKING STALL AND 1 TREE PER 300 S.F. REQUIRED LANDSCAPING)		
DECIDUOUS TREE	13	13
INTERIOR LANDSCAPING		12,700 S.F.

LANDSCAPE TREE SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING	SPACING	MATURE SPREAD	MATURE HEIGHT
OVERSTORY DECIDUOUS TREES							
12	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B&B	2" CAL.	AS SHOWN	35'	45'
12	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	B&B	2" CAL.	AS SHOWN	420	50'
12	QUERCUS RUBUR	RED OAK	B&B	2" CAL.	AS SHOWN	50'	60'
UNDERSTORY/ORNAMENTAL							
31	ACER GINNALA	AMUR MAPLE	B&B	1.5" CAL.	AS SHOWN	20'	20'
31	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B&B	1.5" CAL.	AS SHOWN	15'	30'
30	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	B&B	1.5" CAL.	AS SHOWN	30'	30'
CONIFEROUS TREE							
14	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	B&B	6' HT.	AS SHOWN	15'	25'
14	PICEA GLAUCA DENSATA	BLACKHILLS SPRUCE	B&B	6' HT.	AS SHOWN	25'	50'
12	PINUS FLEXUS FLEXILIS	LIMBER PINE	B&B	6' HT.	AS SHOWN	25'	40'
10	PINUS HEIDREICHII	BOSNIAN PINE	B&B	6' HT.	AS SHOWN	20'	40'
DECIDUOUS SHRUBS							
18	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	CONT.	#5	AS SHOWN	3'	7'
18	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#3	AS SHOWN	5'	5'
18	RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	CONT.	#3	60" O.C.	5'	3'
18	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	CONT.	#3	36" O.C.	3'	3'
EVERGREEN SHRUBS							
18	JUNIPERUSXPFITZERIANA 'SEA GREEN'	SEE GREEN JUNIPER	CONT.	#3	6' O.C.	7'	4
18	JUNIPERUS CHI NENSIS 'MANEY'	MANEY JUNIPER	CONT.	#3	6' O.C.	6'	3'
19	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#3	6' O.C.	5'	1'
20	JUNIPERUS PROCUMBENS 'NANA'	JAPGARDEN JUNIPER	CONT.	#3	6' O.C.	5'	1'

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Wolf Creek Apartments

Wolf Creek Apartments, L.L.C.

RECEIVED
FEB 13 2018
PLANNING DEPT

No.	Description	MM-DD-YY

Drawn By RTM Reviewed By DEK
Job No. 1431-107 Date 02-01-18

Rezoning Submittal
Landscaping Plan

C3.0

Quantum Real Estate

Mr. Chris Shewchuk
Bellevue Planning Director
1510 Wall Street
Bellevue, NE 68005

Re: Rezoning Request Lot 2, Wolf Creek Replat 7

Dear Chris:

This letter serves as a supplement to the application to rezone the approximate 9.37 +/- acre property legally described as Lot 2, Wolf Creek Replat 7 located in the Wolf Creek subdivision in Bellevue, Nebraska (the "Property") from its existing BG zoning to RG-20-PS. The Property is currently surrounded by hotels to the south and west, a vacant outlot and railroad tracks to the east, Kennedy Freeway to the west, and commercial to the north. The rezoning of the Property is necessary to accomplish several key benefits for the City of Bellevue.

The applicant is proposing to develop six (6) three (3) story multi-family buildings along with a clubhouse and pool. Despite the difficulties in layout due to a sewer line running diagonally from the northwest corner to the southeast portion of the lot which contains a no build easement of twenty (20) feet, we believe we have put together a project that will benefit the current and future residents of Bellevue, the commercial owners, and the City of Bellevue.

1. Lack of Marketability for the Land

The property has been in a finished developed condition for over 20 years and yet the owner has had no interest from any commercial users for the land. The retail market is currently saturated with empty space. Locally, Hancock Fabric and Gordmans left over 100,000 sq. ft. of empty space at the corner of 15th Street & Cornhusker. The retail landscape has also shifted with less retailers looking to expand, and instead, retailers are more likely to reduce the size of their stores or eliminate the underperforming stores. Furthermore, the Property is not well suited for a retail development with the sewer line running through the middle of the property as users are limited to the location of the buildings and consequently, reduced visibility from Kennedy Freeway.

2. Multi-family housing needed in Mixed Use areas

The applicant had a market study prepared which showed the need for 204 multi-family units to serve the needs of the community, especially Bellevue University and Offutt Air Force Base. Shopping centers today are being developed with multi-family communities either near or part of the shopping center to support the retailers. These types of mixed used developments are commonplace in the Douglas and Sarpy county marketplaces. In our case, the Bellevue retailers located at 15th & Cornhusker would benefit from the proposed 204 multi-family units due to its close proximity to the multi-family dwellings

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and the residents would benefit from being able to walk to the stores and purchase goods and services. The walkability between the shopping center and the multi-family units is consistent with current planning models. It is also what people are asking and looking for when determining a place to live.

3. Reduction of traffic

We understand 15th & Cornhusker is one of the busiest intersections in Bellevue. The applicant had a traffic study completed on November 3, 2017, by Felsburg, Hot & Ullevig. The study found that traffic would be reduced daily by approximately 4,414 cars due to changing the zoning from BG to RG-20-PS. More importantly, peak hour traffic would be significantly reduced by 228 cars in the morning and 365 cars in the evening.

Change In Trips by Land Use

Facility	Daily Trips	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Wolf Creek Land Use Total	1,502	22	72	94	72	42	114
Commercial Land Use Total	5,916	193	129	322	245	234	479
Difference in Generated Traffic (Commercial - Proposed)	**+4,414**	**+171**	**+57**	**+228**	**+173**	**+192**	**+365**

4. Assessed Valuation

The land was valued at $406,981 in 2012 and since increased to $946,468 in 2016. The applicant is proposing an apartment project with clubhouse and pool that may increase the property valuation to over Ten Million Dollars ($10,000,000). That is a 956.6% potential increase in property valuation.

We are sincerely looking forward to working with the City of Bellevue on the development of the Property. We see this project as a win for all parties involved and the current and future residents of the City of Bellevue. Should you or anyone else require or desire any additional information, please do not hesitate to ask.

Yours truly,

Scott Brown

City of Bellevue
Public Works Administration
1510 Wall Street ▪ Bellevue, Nebraska 68005 ▪ (402) 293-3025

MEMO TO: Tammi Palm

FROM: Dean Dunn DAD

DATE: February 15, 2018

SUBJECT: **REZONING REVIEW – LOT 2 OF WOLF CREEK REPLAT 7**

Public Works has reviewed FHU's response memo and its revised traffic impact analysis dated 2/12/2018 and 2/13/2018 respectively. The memo and revised traffic impact analysis were in response to Public Work's request for additional information or clarification on the following items:

1. Clarify why traffic through Willow Springs is expected to maintain the same trip distribution regardless of how bad the intersection delay/level of service and queuing at 15th & Cornhusker Road becomes.

2. Clarify why impacts to 10th & Cornhusker, Wolf Creek Drive, and cut-through traffic behind Wolf Creek Plaza was not addressed in the report.

3. The comparison between the possible future residential and commercial development did not continue in the discussion of future conditions. To adequately understand the consequences of selecting one type of development over another, all information should be presented. In this case, provide counterpart analysis for the commercial development scenario.

4. Clarify how signal optimization at 15th & Cornhusker will affect traffic/intersections east and west (Fort Crook Road to 25th Street) and whether additional traffic studies have been completed, are underway, or are required.

Public Works still has concerns regarding the degree of impact Willow Springs may face under the two scenarios. Under the FHU response regarding the trip distribution through Willow Springs, it was stated that *"Traffic using Hogantown Drive and Lewis and Clark Road through the Willow Springs neighborhood would be expected to increase 3 to 4 times under the commercial scenario."* This statement is slightly misleading and should be clarified by stating it is based on comparing only the trips generated by each of the two scenarios (residential vs. commercial). A similar misrepresentation occurs with the response comment explaining *"With a less intense land use on the site, traffic through the Willow Springs neighborhood would be lessened"* and should be clarified by mentioning it is when compared to the commercial scenario.

To provide a better understanding, on following page, Table PW-1 may help illustrate the overall anticipated change in peak hour traffic volume based on the current study's assumptions.

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City of Bellevue
Public Works Administration
1510 Wall Street ▪ Bellevue, Nebraska 68005 ▪ (402) 293-3025

TABLE PW-1. TOTAL PEAK HOUR TRAFFIC VOLUMES								
15TH Street to Willow Springs								
Scenario	FROM Willow Springs		TO Willow Springs		Total		% Increase vs. Existing	
	AM	PM	AM	PM	AM	PM	AM	PM
2017 Existing	258	87	3	148	261	235	---	---
2022 Residential	259	91	7	150	266	241	1.9%	2.6%
2022 Commercial	268	99	9	160	277	259	6.1%	10.2%

The FHU report and response appears to contradict itself when maintaining their 5% trip distribution assumption while stating, *"the commercial scenario will cause significantly higher delay and longer queues compared to the residential scenario"* and *"traffic would need to experience significant delays for drivers to alter their route"*. Given these statements, it would seem that the potential impacts to Willow Springs may be understated.

With respect to the impacts to 10th and Cornhusker being ignored to provide a conservative analysis at 15th and Cornhusker, it stands to reason that the analysis of the traffic impacts at 15th and Cornhusker may be overstated based on the previously mentioned statement that *"traffic would need to experience significant delays for drivers to alter their route."*

In comparing the impacts between the residential versus the commercial scenarios on the 15th and Cornhusker intersection, both scenarios appear to negatively impact the surrounding traffic as summarized by *"both the commercial and residential scenarios will increase delay and queueing at the intersection of S. 15th Street with Cornhusker Road. However, the commercial scenario will cause significantly higher delay and longer queues compared to the residential scenario."*

The Public Works Department understands there is a need to improve the Cornhusker Road corridor from Fort Crook Road and 25th Street. While a feasibility study is not yet being contracted, Public Works will be pursuing a study to determine the needed modifications. Once the study is completed, the necessary steps will be taken to program, design, and construct the necessary modifications to improve the efficiency of the corridor which includes the intersection at 15th Street.

With this in mind, the only recommendation made involving improvements to the intersection was to optimize signal timings. In absence of any recommendations involving immediate major reconstruction, the question becomes one of the degree of impact the City of Bellevue is willing to accept versus the opportunity costs involved. The degree of impact is summarized in the report's Table 9 (Lane Group Delay Build Comparison) and Table 10 (95% Queue Lengths Build Comparison. The opportunity costs to be considered are having the land left undeveloped, having the land developed to produce higher property taxes, or having the land developed to produce higher property taxes and sales tax revenue.

ORDINANCE RECORD

No. 728—Redfield & Company Inc., Omaha

Ordinance No. 3903

An ordinance to amend the official zoning map of the City of Bellevue, Nebraska, as provided for by Article 3 of Ordinance No. 3619 by changing the zone classification of land located at or about South 15th Street and Cornhusker Road, more particularly described in Section 1 of the ordinance and to provide an effective date.

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

Be it ordained by the Mayor and City Council of the City of Bellevue, Nebraska:

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

Lot 2, Wolf Creek Replat 7, located in the Southeast ¼ of Section 27, T14N, R13E of the 6th P.M., Sarpy County, Nebraska

From BG (General Business District) to RG-20-PS (General Residence, 2,000 Square Foot Zone, Planned Subdivision District)

(Wolf Creek Apartments, LLC)

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

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

Adopted by the Mayor and City Council this _____ day of _____, 2018.

APPROVED AS TO FORM:

_____
City Attorney

ATTEST

_____
City Clerk

_____
Mayor

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

12a & 12a.1
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	March 12, 2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☐
Chris Shewchuk, Planning Director CMS		ORDINANCE	☐
		PUBLIC HEARING	☑
		RESOLUTION	☑
		CURRENT BUSINESS	☐
		OTHER (SEE CLERK)	☐

SUBJECT:

Request from SID #208, Sunrise (Phases III and IV), for approval to expend $30,350 for park improvements.

SYNOPSIS:

Doug Kellner, engineer for SID #208, is requesting City Council approval for the SID to expend $30,350 of SID funds for park improvements. The improvements will consist primarily of sidewalk/trail repair and replacement. State Statutes require City Council approval prior to Sanitary and Improvement Districts spending funds on park and recreation improvements.

FISCAL IMPACT:

None, park improvements will be paid for from SID funds.

BUDGETED ITEM: ☐ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

N/A

RECOMMENDATION:

The Planning Department recommends approval of this request as it is necessary repairs to an existing park area. The Planning Commission does not make a recommendation on this matter.

BACKGROUND:

SID #208 is proposing to make improvements to the existing park within Sunrise Subdivision. The improvements consist primarily of repairing and replacing segments of the existing sidewalk and trail within the park. Additionally, two new curb ramps will be installed in order to be in compliance with ADA and City of Bellevue standards. The cost of the improvements is $30,350 which will be paid by the SID from its construction fund. The SID will be responsible for maintenance of the park area until such time as the SID is annexed; the City will then be responsible for maintenance.

ATTACHMENTS:

1	Resolution 2018-08	4	
2	Documents submitted by SID #208	5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

RESOLUTION NO. 2018 – 08

BE IT RESOLVED by the Mayor and City Council of the City of Bellevue, Nebraska:

WHEREAS, Sanitary and Improvement District No. 208 of Sarpy County, Nebraska, which encompasses the subdivision in Sarpy County known as Sunrise (Phases III and IV) and is located within the zoning jurisdiction of the City of Bellevue, proposes to construct park improvements within the boundaries of Sanitary and Improvement District No. 208, Sunrise (Phases III and IV), at the following estimated costs: sidewalk removal and replacement - $19,535; remove and replace curb ramps - $3,380; sod installation - $1,162.50; replace trash receptacle - $200; engineering, legal, and fiscal costs - $6,072.50.

WHEREAS, such park improvements are in conformity with the construction specifications and standards established by the City of Bellevue.

NOW THEREFORE, the City Council of the City of Bellevue, Nebraska, following a public hearing, does herewith approve the expenditure by Sanitary and Improvement District No. 208, Sunrise (Phases III and IV), a subdivision in Sarpy County, Nebraska, as surveyed, platted and recorded, in the amount of $30,350 for construction of specified park improvements.

PASSED AND APPROVED this 12th day of March, 2018.

Rita Sanders, Mayor

ATTEST:

Sabrina Ohnmacht, City Clerk

Approved as to form:

engineering
& surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Road
Omaha, NE 68154
402 330-8860

March 6, 2018

Mr. Chris Shewchuk
Planning Director
City of Bellevue
1510 Wall Street
Bellevue, NE 68005

RE: S.&I.D. No. 208 of Sarpy County, NE (Sunrise Addition)
2018 Trail Reconstruction
TD2 File No. 1156-118.166

S.&I.D. No. 208 of Sarpy County, Nebraska (Sunrise Addition) is seeking to enter into contract for reconstruction of pedestrian trails within Sunrise Park located at Lot 339 of Sunrise Addition. The District's reasoning for said reconstruction is as follows:

- The existing trails have settled unevenly at several locations within the park and present a trip hazard to pedestrians.
- Some concrete panels are cracked to the extent that crack sealing is not feasible and present a further trip hazard to pedestrians.
- The existing curb ramps at Avery Road are not in compliance with current ADA standards and will be reconstructed to conform to current ADA and City of Bellevue standards.

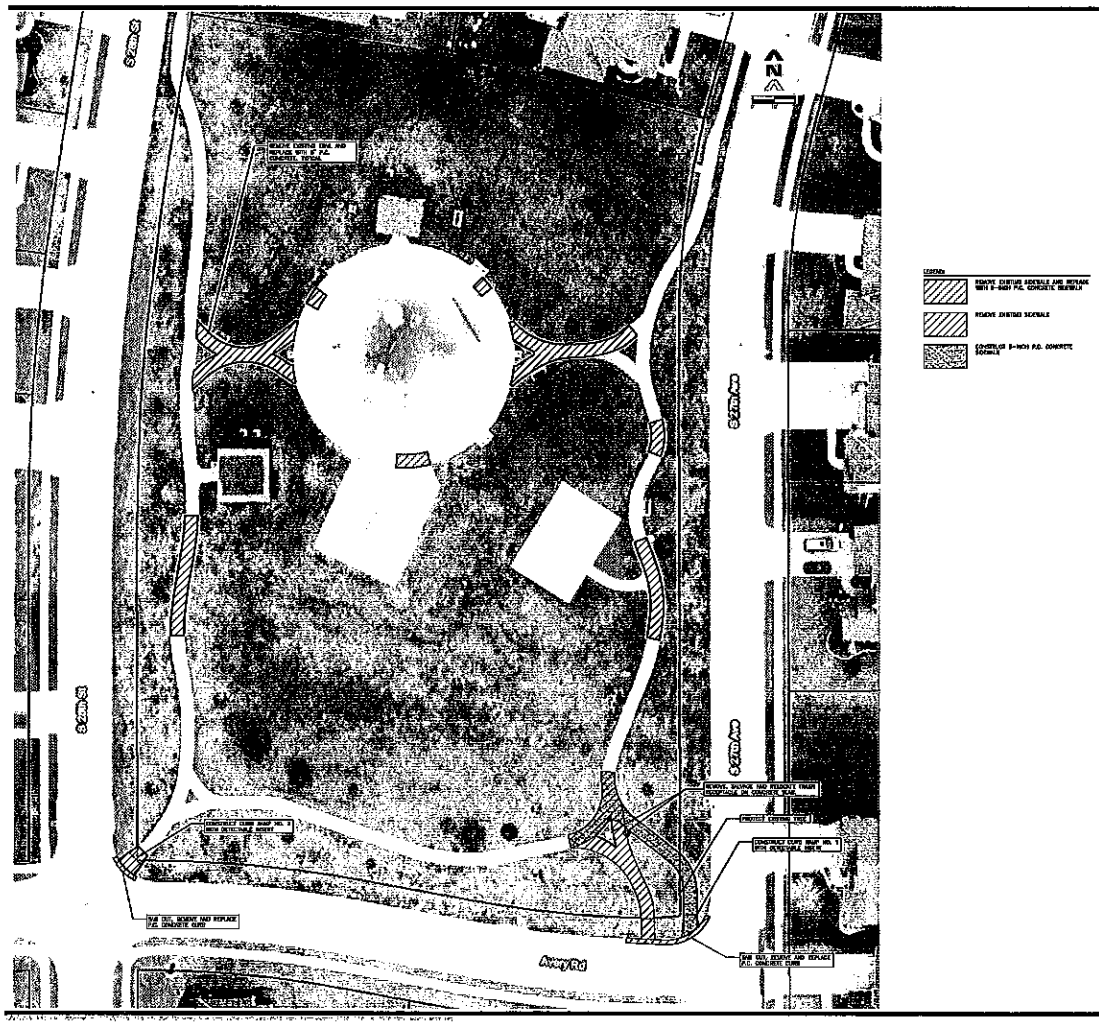
Plans for the trail reconstruction are being prepared by Thompson, Dreessen and Dorner, Engineers for the District. The District has bid the project and B&W Co., Inc. was the low bidder at $24,277.50. The total estimated construction cost for this trail reconstruction including engineering, legal, and fiscal costs is expected to be $30,350.00. These costs are proposed to come from the construction fund as general obligation to the District

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.
Douglas E. Kellner, P.E.

DEK/tjp

	SUBMITTED PROPOSALS & COSTS Date of Bid: February 20, 2018 Client: S.&I.D. No. 208, Sarpy County Sunrise Addition Project: 2018 Trail Reconstruction Eng Estimate: $26,285 Bid Bond: $1,300 TD2 File No.: 1156-118	Thompson, Dreessen & Dorner, Inc.		Bidder: **B&W Co., Inc.** PO Box 642000 Omaha, NE 402-393-2880 tbryson@bwcoinc.com		Bidder: **Dostals Construction Co. Inc.** 13680 S. 220th St. Gretna, NE 402-670-8506 bodiedostal@hotmail.com	
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Remove And Replace Sidewalk With 5-Inch P.C. Concrete Sidewalk	1,920	S.F.	$5.75	$11,040.00	$8.00	$15,360.00
2	Remove Existing Sidewalk	860	S.F.	$5.75	$4,945.00	$2.00	$1,720.00
3	Construct 5-Inch P.C. Concrete Sidewalk	710	S.F.	$5.00	$3,550.00	$7.00	$4,970.00
4	Saw Cut, Remove And Replace P.C. Concrete Curb	60	L.F.	$25.00	$1,500.00	$50.00	$3,000.00
5	Construct P.C. Concrete Curb Ramp No. 1 With Detectable Insert	1	L.S.	$940.00	$940.00	$3,000.00	$3,000.00
6	Construct P.C. Concrete Curb Ramp No. 2 With Detectable Insert	1	L.S.	$940.00	$940.00	$2,500.00	$2,500.00
7	Remove, Salvage And Replace Trash Receptacle On Concrete Pad	1	EA.	$200.00	$200.00	$400.00	$400.00
8	Furnish And Install Sod	1,550	S.F.	$0.75	$1,162.50	$2.00	$3,100.00
	TOTAL BID:				**$24,277.50**		**$34,050.00**



TD2 engineering & surveying

Thompson, dreessen & dorner, Inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

2018 Trail Reconstruction

S.&I.D. No. 208
Sarpy County, NE

Sunrise Addition

No.	Description	MM-DD-YY

Drawn By: GJR Reviewed By: DBK
Job No.: 1166-118 Date: 1-9-18

Park Maintenance Plan

1

engineering
& surveying

thompson, dreessen & dorner
10836 Old Mill Road
Omaha, NE 68154
402 330-8860

January 9, 2018

Chairman & Board of Trustees
Sanitary and Improvement District No. 208
of Sarpy County, Nebraska
c/o Mr. Martin Pelster, Attorney
2120 South 72nd Street
1250 Omaha Tower
Omaha, NE 68124

RE: 2018 Trail Reconstruction
TD2 File No. 1156-118.159

Board Members:

The following is an Engineer's estimate of quantities and costs for the above referenced project:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE AND REPLACE SIDEWALK WITH 5-INCH P.C. CONCRETE SIDEWALK	1,920	S.F.	$6.50	$12,480.00
2	REMOVE EXISTING SIDEWALK	860	S.F.	$3.00	$2,580.00
3	CONSTRUCT 5-INCH P.C. CONCRETE SIDEWALK	710	S.F.	$5.00	$3,550.00
4	SAW CUT, REMOVE AND REPLACE P.C. CONCRETE CURB	60	L.F.	$40.00	$2,400.00
5	CONSTRUCT P.C. CONCRETE CURB RAMP NO. 1 WITH DETECTABLE INSERT	1	L.S.	$1,200.00	$1,200.00
6	CONSTRUCT P.C. CONCRETE CURB RAMP NO. 2 WITH DETECTABLE INSERT	1	L.S.	$1,500.00	$1,500.00
7	REMOVE, SALVAGE AND REPLACE TRASH RECEPTACLE ON CONCRETE PAD	1	EA.	$250.00	$250.00
8	FURNISH AND INSTALL SOD	1550	S.F.	$1.50	$2,325.00

Estimated Construction Cost: $26,285.00
Estimated Engineering, Legal and Fiscal Costs: $5,215.00
Estimated Total Project Cost: $31,500.00

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.
Douglas E. Kellner, P.E.

DEK/gjr

engineering
& surveying

thompson, dreessen & dorner
10836 Old Mill Road
Omaha, NE 68154
402 330-8860

January 9, 2018

Chairman & Board of Trustees
Sanitary and Improvement District No. 208
of Sarpy County, Nebraska
c/o Mr. Martin Pelster, Attorney
2120 South 72nd Street
1250 Omaha Tower
Omaha, NE 68124

RE: 2018 Trail Reconstruction
TD2 File No. 1156-118.158

Board Members:

The following is a description of work to be performed for the above referenced project:

Removal and replacement of damaged trail areas within Lot 339, Sunrise Addition (Sunrise Park), construction of ADA-compliant curb ramps at Avery Road, and restoration of disturbed sodded areas, and all other work necessary and incidental to the construction of 2018 Trail Reconstruction as designated on the plans and specifications.

The boundaries of the area which may be subjected to special assessments are the same as the outer boundaries of Sanitary and Improvement District No. 208 of Sarpy County, Nebraska.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.
Douglas E. Kellner, P.E.

DEK/gjr

NOTICE TO CONTRACTORS

SANITARY AND IMPROVEMENT DISTRICT NO. 208
OF SARPY COUNTY, NEBRASKA
SUNRISE
2018 TRAIL RECONSTRUCTION

Sealed proposals will be received at the office of Thompson, Dreessen & Dorner, Inc., 10836 Old Mill Road, Omaha, Nebraska 68154, until 4:00 p.m. on the _____ day of _____, 2018 for the furnishing of all labor, materials, use of Contractor's equipment, plant, and all else necessary to construct properly all of the improvements within the improvement generally designated 2018 TRAIL RECONSTRUCTION, within and for Sanitary and Improvement District No. 208 of Sarpy County, Nebraska.

At such hour, or as soon as practicable thereafter, the Board of Trustees of the District will proceed to open in the presence of all bidders and consider the bids received for the furnishing of such labor, materials, and equipment necessary for the proper construction of such improvements.

The extent of the work consists of the construction or other effectuation of the items listed below and other related preparatory and subsidiary work from issuance of the Notice to Proceed:

Item	Description	Estimated Quantities	
1	REMOVE AND REPLACE SIDEWALK WITH 5-INCH P.C. CONCRETE SIDEWALK	1,920	S.F.
2	REMOVE EXISTING SIDEWALK	860	S.F.
3	CONSTRUCT 5-INCH P.C. CONCRETE SIDEWALK	710	S.F.
4	SAW CUT, REMOVE AND REPLACE P.C. CONCRETE CURB	60	L.F.
5	CONSTRUCT P.C. CONCRETE CURB RAMP NO. 1 WITH DETECTABLE INSERT	1	L.S.
6	CONSTRUCT P.C. CONCRETE CURB RAMP NO. 2 WITH DETECTABLE INSERT	1	L.S.
7	REMOVE, SALVAGE AND REPLACE TRASH RECEPTACLE ON CONCRETE PAD	1	EA.
8	FURNISH AND INSTALL SOD	1550	S.F.

The Engineer's estimate of the construction or other effectuation of all such improvements and work is $26,285.00.

All work called for in the drawings and specifications shall be furnished in strict accordance with the drawings and specifications prepared by Thompson, Dreessen & Dorner, Inc., Engineers for the District, and now filed in the office of the Clerk of the District, and bids will be received only upon the proposal form furnished through the Engineer for the District.

Each bid must be accompanied in a SEPARATE SEALED ENVELOPE by a certified check drawn on a bank whose deposits are insured by the Federal Deposit Insurance Corporation in the amount of $1,300.00, payable without condition to the Treasurer, Sanitary and Improvement District No. 208 of Sarpy County, Nebraska, or a bid bond for a like amount as evidence of good faith of the bidder and as agreed upon liquidated damages to the District in the event the bidder whose proposal is accepted by the Board of Trustees of the District fails to enter into contract within ten (10) days after Notice of Award and furnish acceptable bond to complete the work and pay for all labor done and materials used, such bond to be in the amount of 100% of the total bid price.

No bidder may withdraw his proposal for a period of thirty (30) days after the date set for the opening of bids.

Drawings, specifications, and Contract Documents may be examined at the office of the Clerk of the District, and may be procured from the office of the Engineer, Thompson, Dreessen & Dorner, Inc., 10836 Old Mill Road, Omaha, Nebraska 68154, upon the payment of $20.00, of which no part will be refunded.

Sanitary and Improvement District No. 208 of Sarpy County, Nebraska reserves the right to waive informalities and to reject all or any bids.

SANITARY AND IMPROVEMENT DISTRICT
NO. 208 OF SARPY COUNTY, NEBRASKA

By: _____, Clerk

TD^2 File No. 1156-118.160

126 & 126.1
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	March 12, 2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☐
Chris Shewchuk, Planning Director CMS		ORDINANCE	☐
		PUBLIC HEARING	✓
		RESOLUTION	☐
		CURRENT BUSINESS	☐
		OTHER (SEE CLERK)	☐

SUBJECT:

Request for final plat approval of Lots 1 through 228 and Outlots A through D, Falcon Pointe, and request for approval of the Falcon Pointe Subdivision Agreement. Applicant: Charleston Homes. General Location: Southwest corner of 48th Street and Capehart Road.

SYNOPSIS:

Marc Stodola, for Charleston Homes, is requesting approval of the final plat of Lots 1 through 228, and Outlots A through D, Falcon Pointe, and approval of the Falcon Pointe Subdivision Agreement. The preliminary plat and change of zone were approved by the City Council on February 12, 2018. The final plat is in general conformance with the approved preliminary plat.

FISCAL IMPACT:

None

BUDGETED ITEM: ☐ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

N/A

RECOMMENDATION:

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

BACKGROUND:

Marc Stodola, for Charleston Homes, is requesting approval of the final plat of Lots 1-228 and Outlots A-D, Falcon Pointe, and approval of the Falcon Pointe Subdivision Agreement. The final plat is in general conformance with the approved preliminary plat. The Subdivision Agreement has been reviewed by the City Attorney's office.

ATTACHMENTS:

1	PC recommendation	4	
2	Planning Department staff report	5	
3	Subdivision	6	

SIGNATURES:
ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Charleston Homes

GENERAL LOCATION: Southwest corner of 48th Street and Capehart Road

CASE #: S-1801-02

CITY COUNCIL HEARING DATE: March 12, 2018

REQUEST: to final plat Lots 1 through 228, and Outlots A through D, Falcon Pointe, being a platting of the North ½ of the Northeast ¼, excluding Tax Lot 1, and excluding right-of-way, located in Section 7, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

On February 22, 2018, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL based upon conformance with the preliminary plat.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Madden						
	Perrin						
	Cain						
	Baumgartner						
	Jacobson						
	Ackley						
	Casey						
	Ritz						
	Smith						

Planning Commission Hearing (s) was held on: February 22, 2018

CITY OF BELLEVUE
PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBER: S-1801-02

FOR HEARING OF:
REPORT #1: February 22, 2018
REPORT #2: March 12, 2018

I. GENERAL INFORMATION

A. APPLICANT:

Charleston Homes
Attn: Marc Stodola
3803 N. 153rd Street
Omaha, NE 68116

B. PROPERTY OWNERS:

Bonnie Jean Miller Trustee
c/o Diana M. Dohse Trustee
16402 South 75th Street
Papillion, NE 68046

C. GENERAL LOCATION:

Southwest corner of 48th Street and Capehart Road

D. LEGAL DESCRIPTION:

Lots 1 through 228, and Outlots A through D, Falcon Pointe, being a platting of the North ½ of the Northwest ¼, excluding Tax Lot 1, and excluding right-of-way, located in Section 7, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Final Plat Lots 1 through 228, and Outlots A through D, Falcon Pointe.

F. EXISTING ZONING AND LAND USE:

AG, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain final plat approval to enable single family residential development.

H. SIZE OF SITE:

The site is approximately 77 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site was most recently used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Vacant/Ag and Single Family Residential, AG and RE
2. **East:** Vacant and Single Family Residential, RE, RG-28, and RG-50-PS
2. **South:** Vacant/Ag, AG
3. **West:** Vacant/Ag, AG

C. REVELANT CASE HISTORY:

1. On December 21, 2017 the Planning Commission recommended approval of a request to rezone Lots 1 through 227, and Outlots A through D, Falcon Pointe, being a platting of the North ½ of the Northeast ¼, excluding right-of-way, located in Section 7, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RG-50-PS and RS-72, for the purpose of single family residential development; and preliminary plat Lots 1 through 227, and Outlots A through D, Falcon Pointe. The aforementioned request was approved by the City Council on February 12, 2018.

2. The Planning Commission recommended approval of a request to final plat Lots 1 through 228, and Outlots A through D, Falcon Pointe, being a platting of the North ½ of the Northeast ¼, excluding Tax Lot 1, and excluding right-of-way, located in Section 7, T13N, R13E of the 6th P.M., Sarpy County, Nebraska on February 22, 2018.

D. APPLICABLE REGULATIONS:

1. Chapter 4, Subdivision Regulations, regarding Final Plats.

2. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2016 traffic data from MAPA indicates less than 2,000 vehicles per day along Capehart Road near South 48th Street.

2. Access is proposed from one point along Capehart Road, as well as one point along South 48th Street.

D. UTILITES:

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

E. ANALYSIS:

1. Marc Stadola, on behalf of Charleston Homes, has submitted a request to final plat Lots 1 through 228, and Outlots A through D, Falcon Pointe.

2. RG-50-PS zoning was requested for Lots 1 through 63, of the development, while RG-72 zoning was requested for Lots 64 through 228. This zoning will take effect upon filing of the final plat.

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

Public Works Engineer Matt Knight had minor technical comments pertaining to the plat. The applicant's engineer has since made the necessary revisions.

No other comments were received on this case.

4. The preliminary plat was approved with 227 lots. Due to some minor adjustments in lot lines, the final plat has 228 lots. All of these lots meet the minimum zoning requirements for their respective districts. Subsequently, the final plat is in general conformance with the approved preliminary plat.

5. The applicant submitted a Subdivision Agreement which has been reviewed by the City Attorney.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

V. PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2016 GIS aerial photo of the property
3. Final plat received February 15, 2018
4. Subdivision Agreement received March 2, 2018

VII. COPIES OF REPORT TO:

1. Charleston Homes (Marc Stodola)
2. Thomson, Dreessen, & Dorner, Inc. (Doug Kellner)
3. Pansing Hogan Ernst and Bachman, LLP (Mark LaPuzza)
4. Bonnie Jean Miller Trustee (Diana M. Dohse Trustee)
5. Public Upon Request

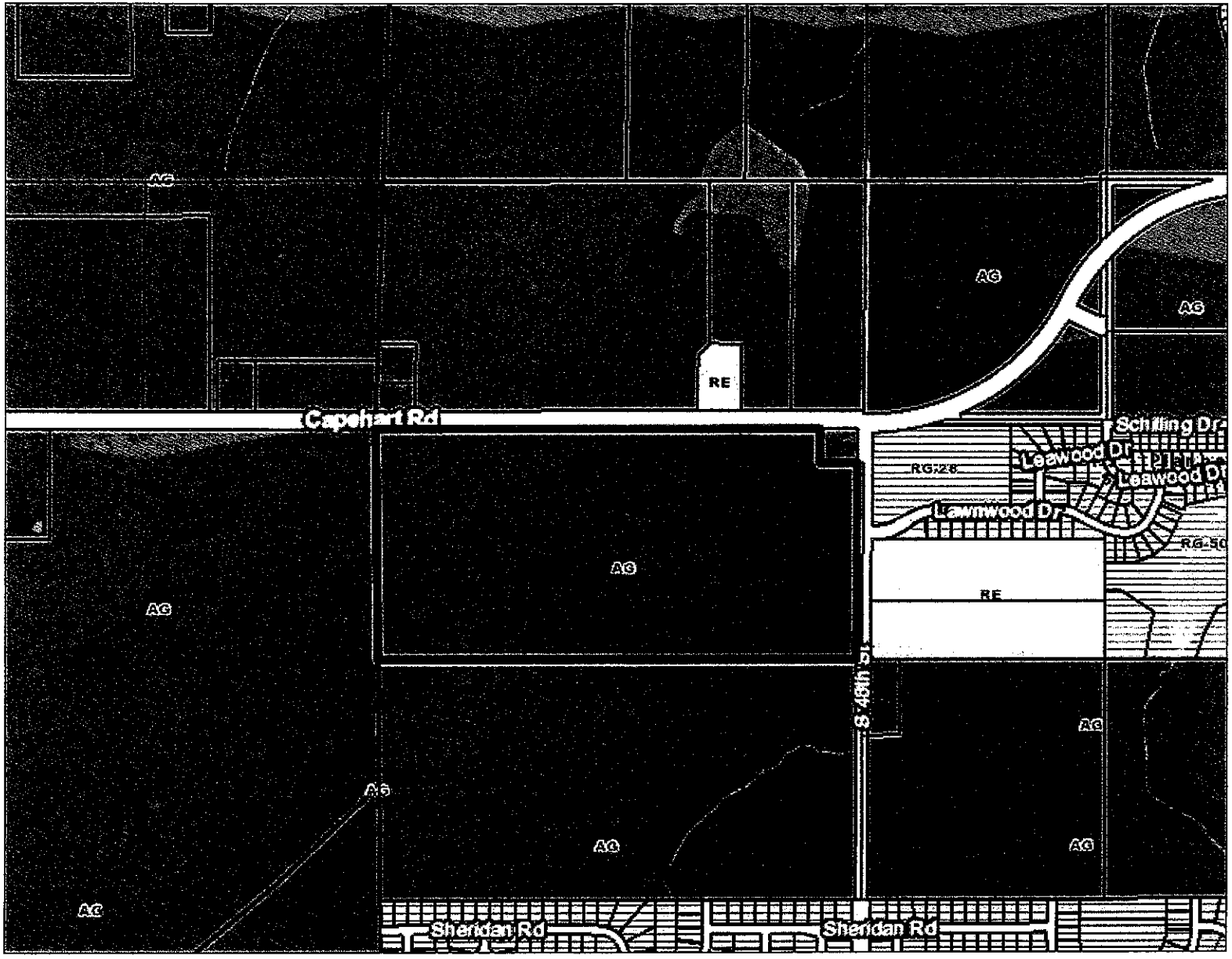
Jamni L Palm

Prepared by:

3/5/18

Planning Director Date of Report

Zoning Map Falcon Pointe



Location

Legend

Tax Parcels

Road Centerlines

2016 Aerial Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

1: 9,600

0 400 800 1600

Feet

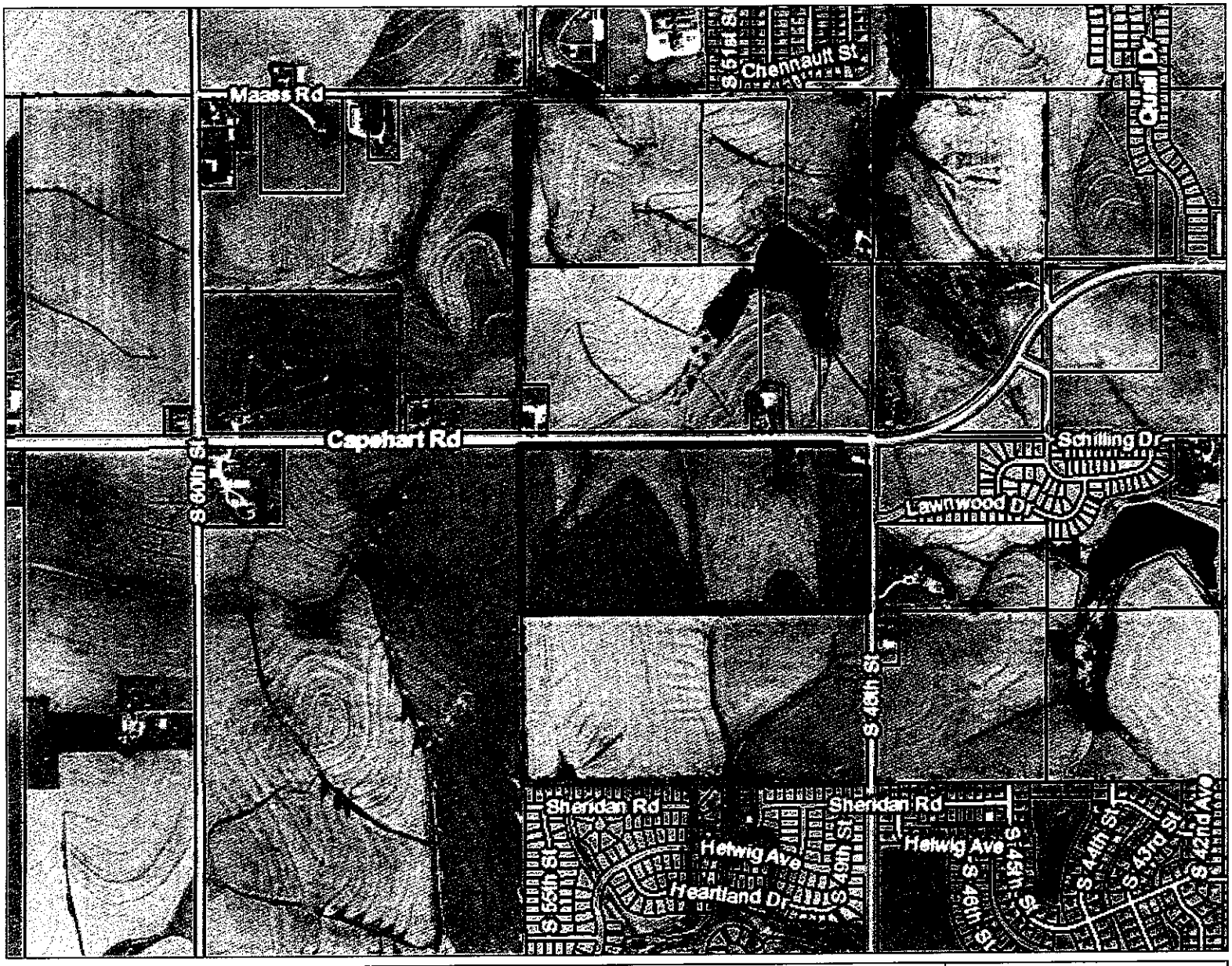
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS

sarpy county GIS

1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

Falcon Pointe



Location

Legend

Tax Parcels

Road Centerlines

2016 Aerial Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

0 554 1107 2214

Feet

1: 13,285

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

Sarpy County GIS

sarpy county GIS

1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

FALCON POINTE

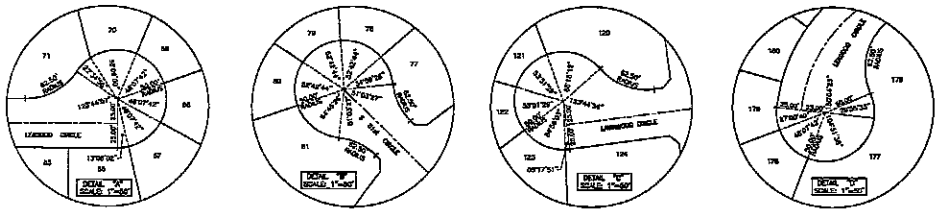
LOTS 1 THRU 228, INCLUSIVE, AND OUTLOTS "A", "B", "C" AND "D"

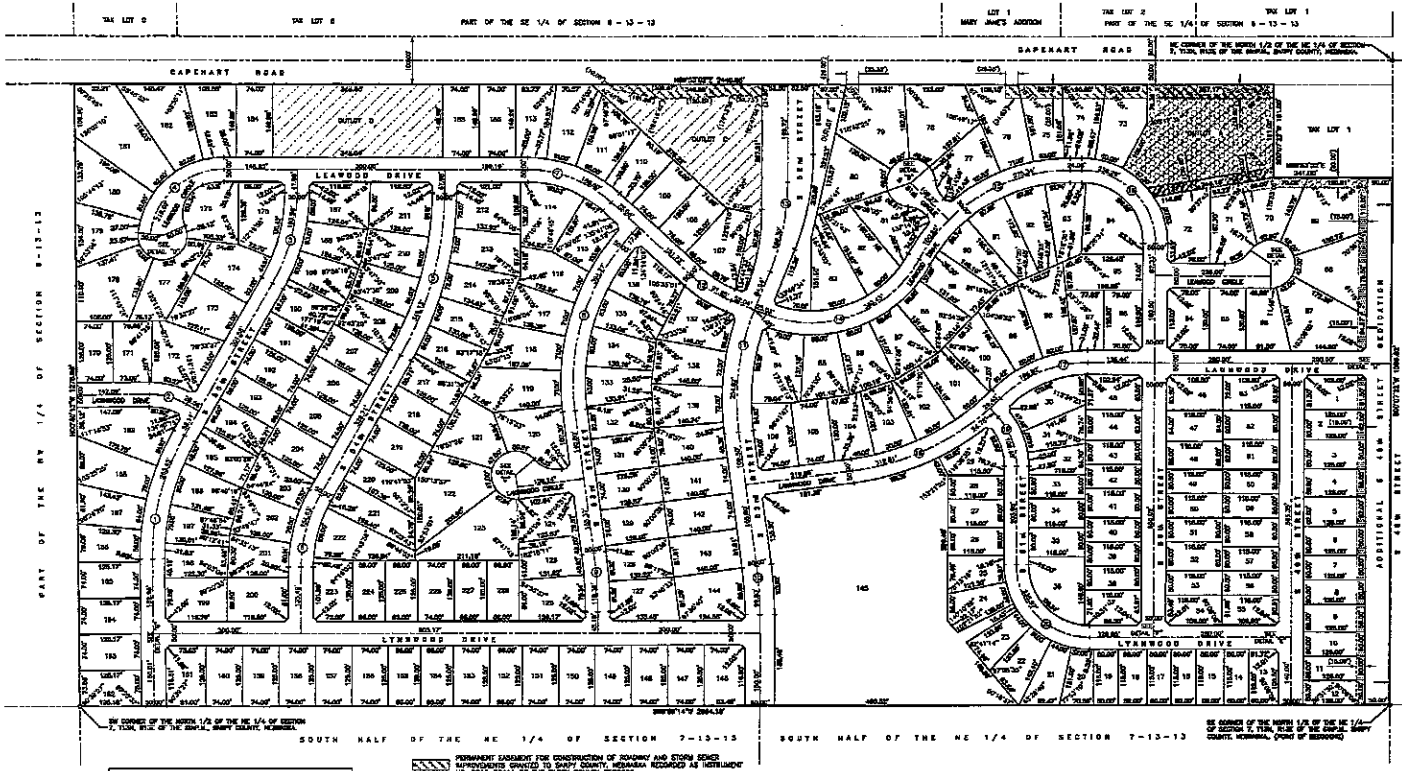
BEING A PLATTING OF PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 7, T13N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

RECEIVED

FEB 15 2018

PLANNING DEPT.





CURVE NO.	CENTERLINE CURVE INFORMATION DELTA	LENGTH	TANGENT	RADIUS
1	30°11'22"	293.45'	134.88'	560.00'
2	30°11'22"	79.04'	40.46'	150.00'
3	29°36'07"	193.96'	99.20'	375.00'
4	83°39'39"	219.02'	134.28'	150.00'
5	28°36'07"	346.13'	176.85'	575.00'
6	29°31'56"	154.83'	79.07'	300.00'
7	42°48'00"	186.80'	97.89'	250.00'
8	50°12'30"	394.77'	211.10'	450.00'
9	07°38'02"	119.39'	59.78'	900.00'
10	07°39'45"	99.83'	49.89'	745.00'
11	29°19'12"	255.86'	130.60'	500.00'
12	21°04'28"	91.96'	46.50'	250.00'
13	21°41'52"	189.30'	95.80'	500.00'
14	83°17'29"	363.43'	222.35'	250.00'
15	61°34'50"	376.19'	208.37'	350.00'
16	90°15'28"	236.29'	150.87'	150.00'
17	45°05'25"	186.82'	103.63'	250.00'
18	34°08'58"	312.91'	161.28'	525.00'
19	41°53'44"	109.66'	57.42'	150.00'
20	90°06'07"	235.97'	150.38'	150.00'

PERMANENT EASEMENT FOR CONSTRUCTION OF ROADWAY AND STORM SEWER SUPERSEDENCE GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2013-32611 OF THE SARPY COUNTY RECORDS.

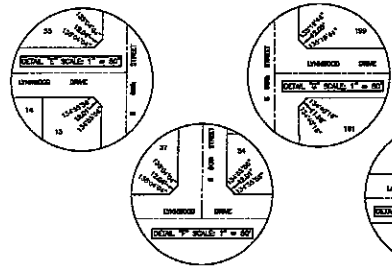
EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN BOOK 19 AT PAGE 477 OF THE SARPY COUNTY RECORDS.

20.00 FOOT WIDE SANITARY SEWER EASEMENT. (TO BE RECORDED BY SEPARATE DOCUMENT)

20.00 FOOT WIDE ACCESS EASEMENT. (TO BE RECORDED BY SEPARATE DOCUMENT)

NOTES:

1. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
2. ANGLES ARE 90°00'00" UNLESS NOTED.
3. DIA=DESIGN THROAT RADII ARE 82.50 FEET.
4. DIA=DE-SAC RADII ARE 50.00 FEET.
5. CHAMFER ANGLES ARE 135°00'00" UNLESS NOTED.
6. OUTLOTS A, C AND D WILL BE SEWER AND DRAINAGEWAY FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
7. OUTLOT A WILL BE SANITARY SEWER FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
9. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO S 48th STREET FROM LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 57, 58 AND 66.
10. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO CAPEHART ROAD FROM LOTS 73, 74, 75, 76, 77, 112, 113, 181, 182, 183, 184, 185, 186 AND OUTLOTS A, B, C AND D.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BELLEVUE TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS FALCON POINTE, LOTS 1 THRU 228, INCLUSIVE, AND OUTLOTS A, B, C AND D, BEING A PLATTING OF THAT PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID NORTH 1/2;

THENCE S89°05'14"W (ASSUMED BEARING) 2664.16 FEET ON THE SOUTH LINE OF SAID NORTH ½ TO THE SW CORNER THEREOF;

THENCE N00°45'07"W, 1223.86 FEET ON THE WEST LINE OF SAID NORTH 1/2 TO THE SOUTH LINE OF CAPEHART ROAD;

THENCE N89°33'02"E, 2440.28 FEET ON A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH 1/2 AND ON THE SOUTH LINE OF CAPEHART ROAD TO THE WEST LINE OF TAX LOT 1 LOCATED IN SAID NORTH 1/2;

THENCE S00°27'22"E, 181.00 FEET ON A LINE 241.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH 1/2 AND ON THE WEST LINE OF SAID TAX LOT 1 TO THE SW CORNER THEREOF;

THENCE N89°33'02"E, 241.00 FEET ON A LINE 241.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH 1/2 AND ON THE SOUTH LINE OF SAID TAX LOT 1 TO THE EAST LINE OF SAID NORTH 1/2;

THENCE S00°07'22"W 1086.92 FEET ON THE EAST LINE OF SAID NORTH 1/2 TO THE POINT OF BEGINNING.

CONTAINING 77.379 ACRES MORE OR LESS

JANUARY 18, 2018
DATE

JAMES A. SUDBECK
NEBRASKA RLS 308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHARLESTON HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND DESIGNATED AS SHOWN ON THE ACCOMPANYING PLAT OF SAID SUBDIVISION TO BE KNOWN AS FALCON POINTE, WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR USE THE STREETS AS SHOWN HEREON. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC AND ANY CABLEVISION THAT HAS BEEN GRANTED A FRANCHISE TO PROVIDE CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND REMOVE POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR EXPRESS AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER, FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THOSE LOTS INCLUDED IN THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT SHALL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SUBDIVIDED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, CIRCLES AND CUL-DE-SAC STREETS WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS THEREIN GRANTED.

CHARLESTON HOMES, LLC.
A NEBRASKA LIMITED LIABILITY COMPANY

BY:
MARC STODOLA, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY MARC STODOLA, MANAGING MEMBER OF CHARLESTON HOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2018.

TREASURER'S SEAL

DEPUTY

SARPY COUNTY TREASURER

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF FALCON POINTE WAS APPROVED BY THE BELLEVUE PLANNING COMMISSIONER THIS _____ DAY OF _____, 2018.

CHAIRMAN

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF FALCON POINTE WAS APPROVED AND ACCEPTED BY THE BELLEVUE CITY COUNCIL THIS _____ DAY OF _____, 2018. APPROVAL OF THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

MAYOR

CITY CLERK

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF FALCON POINTE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____, 2018.

SARPY COUNTY SURVEYOR/ENGINEER

TD2 engineering & surveying

Thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

FALCON POINTE
LOTS 1 THRU 228, INCLUSIVE, AND OUTLOTS A, B, C AND D

N

No.	Description	MM-DD-YY
1		
2		
3		
4		
5		

Job No.: A1522-114A
Drawn By: RJR
Reviewed By: JDW
Date: JANUARY 18, 2018
Book:
Page:

SARPY COUNTY
FINAL PLAT

SHEET 1 OF 1

SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT ("Agreement") is made this 12th day of March, 2018 ("Effective Date"), by and among CHARLESTON HOMES, LLC, a Nebraska limited liability company ("DEVELOPER"), SANITARY AND IMPROVEMENT DISTRICT NO. 334 OF SARPY COUNTY, NEBRASKA, a Nebraska political subdivision ("DISTRICT"), and THE CITY OF BELLEVUE, a municipal corporation of the first class ("CITY").

WITNESSETH:

WHEREAS, DEVELOPER is the contract purchaser or owner of the real property situated within the Development Area (as defined in Section 1); and

WHEREAS, DISTRICT and DEVELOPER desire to construct, install and locate certain improvements within the Development Area; and

WHEREAS, the Development Area is outside the incorporated limits of the CITY but within the CITY's zoning jurisdiction.

WHEREAS the Development Area will be developed in two (2) phases.

NOW, THEREFORE, in consideration of the premises, the PARTIES agree as follows:

SECTION 1
DEFINITIONS

For the purpose of this Agreement, unless the context otherwise requires, the following words and phrases shall have the following meanings:

(a) "Benefitted Property" shall mean any parcel or lot within the Development Area which, as of the Effective Date, may actually be used as a buildable lot.

(b) "Cost" shall mean all construction costs, engineering fees, design fees, attorneys' fees, testing expenses, publication costs, financing costs (which shall include all warrant fees and bond fees, and interest on warrants to date of levy of special assessments), the administrative costs incurred by DISTRICT by application of Section 5(c) and all other related or miscellaneous costs or expenses directly incurred by DEVELOPER or DISTRICT in connection with Public Improvements.

(c) "Dedicated Street(s)" shall mean those concrete or paved area(s), including curbing, to be constructed, modified or improved within that portion of the Development Area designated as Dedicated Street right-of-way on Exhibit B.

(d) "Development Area" shall mean the real property situated within the area identified or depicted on Exhibit A.

(e) "General Obligation" shall mean any indebtedness for Public Improvements which is not required by law or this Agreement to be specially assessed against Benefited Property.

(f) "Party" shall mean CITY, DEVELOPER or DISTRICT, individually, and "Parties" shall mean the CITY, DEVELOPER and DISTRICT, collectively.

(h) "Plat" shall mean the Final Plat of Falcon Pointe, Lots 1 thru 228, inclusive, and Outlots A through D, approved by the City Council for the CITY on March 12, 2018, subject to any conditions expressly provided for at such time or in this Agreement.

(i) "Public Improvements" shall mean:

(i) All Dedicated Streets (including that portion of any "T" intersection abutting any buildable lot or parcel and Street Intersections) identified on Exhibit B.

(ii) All concrete sidewalks to be constructed, modified or improved along any Dedicated Streets and lying within the boundaries of any Dedicated Street right-of-way.

(iii) All Dedicated Street signage required by, and meeting the standards of, the "Manual of Uniform Traffic Control Devices" but only if first approved in writing by the CITY's Public Works Department and only if located at a Street Intersection.

(iv) All "Wastewater Sewers" constructed within the Development Area as identified in the sanitary sewer layout (Exhibit B) prepared by Thompson, Dreessen & Dorner, Inc. ("Engineer"). Wastewater Sewers shall include all necessary sanitary and wastewater sewer mains, manholes, lines, pipes, lift stations and related appurtenances.

(v) All "Storm Sewers" to be constructed in the Development Area identified on the storm sewer plan (Exhibit C) prepared by the Engineer, including all necessary storm sewers, inlets, manholes, lines, pipes and related appurtenances.

(vi) The "Water Distribution System" to be constructed and installed by Metropolitan Utilities District within the boundaries of any Dedicated Street right-of-way within the Development Area or other areas specifically approved by the CITY (Exhibit E).

(vii) The "Gas Distribution System" to be constructed and installed by Metropolitan Utilities District within any Dedicated Street right-of-way within the Development Area or other areas specifically approved by the CITY.

(viii) The "Lighting System" for any Dedicated Streets to be constructed and installed by the Omaha Public Power District within the boundaries of any Dedicated Street right-of-way within the Development Area, including any decorative, ornamental or other lighting not conforming to CITY standards but which has been specifically approved by the CITY.

(ix) The "Electrical Power Service" to be constructed and installed by the Omaha Public Power District within the boundaries of any Dedicated Street right-of-way within the Development Area. The Electrical Power Service shall include all electrical utility lines and other devices, other than the Lighting System, so constructed and installed for the benefit of the Development Area.

(j) "Sewer System" shall mean, collectively, all sewer systems within the DISTRICT and the Development Area, and shall also include all existing wastewater systems, Wastewater Sewers, existing storm sewer systems, the Storm Sewers and existing sanitary sewer systems located within the DISTRICT or the Development Area.

(k) "Street Improvements" shall mean those Public Improvements described in Sections 1(i)(i), (ii), (iii), and (viii) other than the Street Intersections.

(l) "Street Intersections" shall mean those portions of the Dedicated Streets (other than that portion of any "T" intersection abutting any buildable lot or parcel) designated as intersections on Exhibit B.

(m) "Weeds" shall include, but not be limited to, bindweed (Convulvis arvensis), puncture vine (Tribulus terrestris), leafy spurge (Euphorbia esula), Canada thistle (Cirsium arvense), perennial peppergrass (Lepidium draba), Russian knapweed (Centuarea pieris), Johnson grass (Sorghum halepense), nodding or musk thistle, quack grass (Agropyron repens), perennial sow thistle (Sonchus arvensis), horse nettle (Solanum carolinense), bull thistle (Cirsium lanceolatum), buckthorn (Rhamnus) (tourn), hemp plant (Cannabis sativa), and ragweed (Ambrosiaceae).

(n) "Urban Design Standards" shall mean public concrete streets of various width and thicknesses including curbs, guttering, and related storm sewer systems, meeting the design, surface and other specifications of CITY, the plans for which shall be first approved by CITY in accordance with Section 2(b)(i).

SECTION 2
AUTHORITY AND DOCUMENTATION

(a) The DISTRICT and the DEVELOPER shall cause all Public Improvements to be constructed and installed in accordance with the terms and conditions of this Agreement.

(b) Subject to the remaining terms and conditions of this Agreement, CITY hereby approves construction and installation of the Public Improvements substantially in accordance with the Plat; provided, however, that at least thirty (30) days before commencing any work in connection with the Public Improvements, the DISTRICT and DEVELOPER shall first:

(i) Deliver to the appropriate department(s) of the CITY duly executed copies of any agreement(s) for work required for, or otherwise entered into in connection with the Public Improvements, and all plans for the manner and means of any additional connections required by or for the Wastewater Sewers or Storm Sewers. The specifications and technical terms of all such agreements and plans shall be subject to review and approval of CITY. All agreements and plans shall require the timely and orderly engineering, design, procurement, construction, installation and

testing of Public Improvements and that all work therefore shall be performed in a good and workmanlike manner, using quality materials, in accordance with industry standards, in compliance with all applicable laws, rules, regulations, standards and specifications of any governmental agency with jurisdiction over any such work or over the Public Improvements and as otherwise may be reasonably required by the CITY. All such agreements shall require the contractor to procure and maintain throughout the term of any such agreement, policies of insurance as follows: (1) workers' compensation insurance and employer's liability insurance in the statutory amount; (2) commercial general liability insurance covering bodily injury, including death, and property damage coverage; (3) broad form contractual liability coverage for all obligations and liabilities undertaken by the agreement and product and completed operations; (4) comprehensive automobile liability and coverage providing bodily injury and property damage coverage covering all motor vehicles including hired and non-owned autos as well as mobile equipment to the extent that may be excluded from the general liability insurance. All such insurance shall have a combined single limit of at least $1,000,000 per person, and an aggregate limit of at least $2,000,000 per occurrence; umbrella liability coverage for all of the above with policy limits of $2,000,000. The CITY and DISTRICT shall be named additional insured for purposes of all policies. Certificates of insurance shall be presented to the CITY upon request. No policy of insurance shall be cancelable, except upon thirty (30) days' notice to CITY and DISTRICT. All insurance shall be procured from and maintained by a reputable and financially responsible insurance company authorized to transact business in the State of Nebraska. The CITY shall endeavor to review and approve or require modification to any such agreement within fifteen (15) days after delivery; provided, however, that unless the CITY notifies the DISTRICT of its objection to any such agreement at least seven (7) days prior to the date scheduled for commencement of such work, the CITY shall be deemed to have approved such agreement.

(ii) Deliver to the Finance Director of the CITY duly executed copies of any written agreement(s) between the DISTRICT and its municipal financial advisor for the placement of the warrants or bonds of the DISTRICT used for the payment of the Costs of the Public Improvements.

(iii) Deliver to the Public Works Director of the CITY duly executed copies of an agreement between the DISTRICT and the City of Omaha for wastewater treatment for any wastewater or sewage flowing out of the Development Area.

(iv) Deliver to the Public Works Director of the CITY copies of all performance, labor and material payment or other bonds required by law or the Public Works Director.

(c) At least thirty (30) days prior to any meeting of the Board of Trustees for the DISTRICT when the Board will consider the levy of special assessments in connection with Public Improvements, the DISTRICT and DEVELOPER shall deliver to the CITY:

(i) A full and detailed statement of the Cost of each Public Improvement, which statement or statements shall separately identify and itemize:

1. The amount and date paid to each contractor, together with releases, lien waivers and other documentation necessary to show that all obligations of the DISTRICT in connection with the Public Improvements have been discharged; and

2. All other direct or indirect Costs of the DISTRICT or any other person which have been or will be expended or otherwise incurred in connection with the Public Improvement including, but not limited to, all engineering fees, attorneys' fees, testing expenses, publication costs, and financing costs including, but not limited to, interest on all warrants to date of levy of special assessments.

(ii) A detailed schedule of each proposed special assessment together with the amount of any General Obligation incurred or to be paid by the DISTRICT for the Public Improvement;

(iii) A plat of all real property to be assessed; and

(iv) Information as may be necessary to evidence that the Public Improvement has been completed in compliance with all applicable laws, rules, regulations, standards and specifications of any governmental agency with jurisdiction over any such work or the Public Improvements and as otherwise has been required by the CITY together with any other information reasonably requested by the CITY.

(d) The DISTRICT shall also provide the Finance Director of the CITY with at least thirty (30) days' prior written notice of any meeting whenever the issues of levying special assessments or equalizing or apportioning any debt in connection with the Public Improvements are being considered or discussed by any political or governmental body or agency of competent jurisdiction.

SECTION 3
COSTS OF PUBLIC IMPROVEMENTS

(a) The Costs of Public Improvements shall be paid for by the DISTRICT but shall be defrayed as required by law. All such Costs, other than General Obligations, shall be privately financed or specially assessed against Benefitted Property on an equitable basis.

(i) If not previously paid for, all special assessments for Public Improvements shall be assessed pursuant to applicable provisions of Nebraska Revised Statutes Chapter 31, as amended from time to time, and DISTRICT shall take all necessary actions to see that such assessments are paid in the manner and time required by Chapter 31.

(ii) The DEVELOPER and DISTRICT shall, upon request of the CITY, evidence to the CITY's satisfaction that any lot or parcel to be assessed is a buildable lot. If any lot, parcel, or other area within the Development Area is not a buildable lot for any reason whatsoever, (e.g. by reason of sufficient size, dimensions, easements or similar burdens or for any other reason), then such lot

or parcel shall not be considered to be Benefitted Property and no portion of the Cost of the Public Improvements shall be levied against such lot or parcel.

(b) The following Costs of Public Improvements shall constitute General Obligations to the extent permitted by law:

(i) The Cost of any extra width paving for any Dedicated Streets exceeding twenty-five feet (25').

(ii) The Cost of Street Intersections.

(iii) The Cost of the original street signs for Dedicated Streets, other than the Cost of any decorative, ornamental or other signs not conforming to the "Manual of Uniform Traffic Control Devices" which (and notwithstanding any provision in Section 3(b) to the contrary) shall be the obligation of the DEVELOPER to be paid for at the time of installation.

(iv) The Cost of the Lighting System, other than the Cost of any decorative, ornamental or other Dedicated Street, Street Intersection or other lighting not conforming to CITY standards which (and notwithstanding any provision in Section 3(b) to the contrary) shall be the obligation of the DEVELOPER to be paid for at the time of installation. One hundred percent (100%) of the entire cost of monthly contract charges paid to the Omaha Public Power District for furnishing lighting of public streets shall be paid from the operating fund of the District.

(v) The Cost of Storm Sewers.

(vi) The difference in Cost between piping eight inches (8") in diameter and the size actually required for piping for the Wastewater Sewers, if greater than eight inches (8") in diameter.

(vii) The Cost of any outfall line of the Wastewater Sewers which is designed to serve a drainage area beyond the Development Area, but only if actually constructed and installed outside of the Development Area.

(viii) Charges paid to connect the DISTRICT's Wastewater Sewer System (but not merely the Wastewater Sewers) to another sanitary and improvement district.

(ix) The Cost of any sewage treatment plant or lift station for the Wastewater Sewers which is designed to serve the entire DISTRICT.

(x) The Cost of that portion of the Water Distribution System which is designed to benefit areas of the DISTRICT beyond the Development Area, including any pioneer main fees paid to MUD.

(xi) The Cost of that portion of the Gas Distribution System which is designed to benefit areas of the DISTRICT beyond the Development Area.

(xii) The Cost of the installation of Electrical Power Service other than that portion of the Cost equal to the estimated refundable charge from Omaha Public Power District (which shall be a General Obligation; provided that the refund to the DISTRICT shall be credited to the Bond Construction Account of the DISTRICT) shall be specially assessed against the Benefited Property.

(xiii) Payments for previous improvements made to 48th Street.

(xiv) The Cost of installation of any additional improvements to 48th Street including lane widening, left turn lanes, deceleration lanes, and pedestrian trails.

(xv) Future signalization will be required at the intersection of South 48th Street and Capehart Road. At such point as Sarpy County determines warrants are met for the installation of a permanent traffic signal, the District shall participate in a cost sharing of that construction. The cost of the installation will be a general obligation of the District.

(xvi) The cost of culverts or channel improvements necessary to improve the drainage characteristics of the Development Area and/or downstream areas.

(xvii) The cost of construction of permanent detention basin improvements and post construction stormwater management facilities.

(xviii) No more than 30% of the City of Bellevue plan review fees.

(xix) Traffic calming devices including speed tables or speed bumps.

(xx) The cost of sediment removal from permanent detention basins during infrastructure construction.

(c) One hundred percent (100%) of the entire cost of all sidewalk and construction by the DISTRICT per the sidewalk plan (Exhibit B), including handicap ramps at the corners of intersections (not shown) may be a general obligation of the DISTRICT. All sidewalks constructed on other lots shall be privately installed and at the cost of the owner of said lots. In the event sidewalks on any of the other lots have not been constructed within six (6) years of the recording of the subdivision plat, the DISTRICT shall construct sidewalks and shall be paid by special assessment against the property benefitted.

(d) Notwithstanding any provisions in Subsection 3(a)(i) related to DEVELOPER's payment obligations in connection with special assessments, to the extent the Water Distribution System or Gas Distribution System is financed in accordance with MUD policies, the payment of special assessments for such Public Improvements shall be undertaken in accordance with such policies.

SECTION 4
REPRESENTATIONS

(a) DEVELOPER covenants and represents to the CITY as follows:

(i) DEVELOPER is, or will be at the time the final plat is recorded, the owner of record of the Development Area and has full right and authority to make decisions affecting the Development Area and to enter into this Agreement.

(ii) DEVELOPER is duly organized, validly existing and in good standing under the laws of the State of Nebraska and is currently authorized to do business in the State of Nebraska.

(iii) DEVELOPER has full power and authority to enter into, deliver and perform its obligations under this Agreement and each of the documents related thereto.

(iv) DEVELOPER has taken all necessary action to authorize DEVELOPER's execution, and delivery of, and its performance under, this Agreement and as such, this Agreement constitutes DEVELOPER's valid and binding obligation, enforceable against DEVELOPER in accordance with its terms.

(v) No consent, order, authorization, waiver, approval or any other action, or registration, declaration or filing with any person, board or body, public or private is required to be obtained by the DEVELOPER in connection with the execution, delivery or performance of this Agreement or the consummation of the transactions contemplated thereby, except as may be described or contemplated by this Agreement.

(vi) DEVELOPER shall take all steps reasonably necessary to cause all Public Improvements to be constructed and installed in accordance with the terms and conditions of this Agreement.

(vii) DEVELOPER shall take all steps reasonably necessary to cause all of the Public Improvements to be substantially constructed and installed by the DISTRICT in all phases by approximately August 1, 2021. To the extent not provided by the DISTRICT, DEVELOPER shall provide CITY with quarterly progress reports during the development and allow CITY reasonable access to any relevant financial or other records pertaining to the Public Improvements.

(viii) INTENTIONALLY LEFT BLANK

(ix) INTENTIONALLY LEFT BLANK.

(x) DEVELOPER shall comply with (i) the terms of this Agreement and (ii) the provisions of any agreement submitted to the CITY pursuant to this Agreement, which agreements shall not be amended or assigned without prior written approval of the CITY.

(xi) DEVELOPER shall not permit any private wastewater/sewage disposal systems to be constructed, installed or used on, under or in the vicinity of the Development Area, except as permitted by this Agreement.

(xii) DEVELOPER shall not permit any discharge into the Wastewater/Sewage System to be constructed, installed or used on, under or in the vicinity of the Development Area, in violation of an applicable law, ordinance, statute, rule or regulation.

(xiii) DEVELOPER has not employed or retained any company or person, other than a bona fide employee of DEVELOPER to solicit or secure this Agreement and has not paid or agreed to pay any entity or person other than a bona fide employee working for the DEVELOPER any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement.

(xiv) All documents, contracts and instruments submitted to CITY now, or at any time in the future, or otherwise entered into by or on behalf of DEVELOPER shall in all material respects be fully authorized, and in all material respects shall be valid, binding and enforceable in accordance with their terms.

(xv) DEVELOPER shall construct the development according to the Phasing Plan (Exhibit F).

(b) DISTRICT covenants and represents as follows:

(i) It is duly organized, is in good standing and is currently authorized to do business in the State of Nebraska; that this Agreement has been duly executed and constitutes its valid and binding obligation, enforceable in accordance with its terms.

(ii) No consent, order, authorization, waiver, approval or any other action, or registration, declaration or filing with any person, board or body, public or private is required to be obtained by the DISTRICT in connection with the execution, delivery or performance of this Agreement or the consummation of the transactions contemplated thereby, except as may be described or contemplated by this Agreement.

(iii) It shall abide and be bound by the terms of this Agreement and the provisions of any agreement submitted to the CITY pursuant to this Agreement, which agreements shall not be amended or assigned without written approval of the CITY.

(iv) The performance of DISTRICT contemplated by this Agreement is within its lawful power and authority and has been duly authorized under, pursuant to and in accordance with its constituent documents and the laws of the State of Nebraska. The DISTRICT shall not incur any General Obligation other than those expressly contemplated by this Agreement for, or in connection with, Public Improvements for any purpose without prior approval from the CITY which may be withheld in the absolute discretion of the CITY.

(v) DEVELOPER shall not permit any private wastewater/sewage disposal systems to be constructed, installed or used in the Development Area.

(vi) It shall not permit any discharge into the Sewer System in violation of an applicable law, ordinance, statute, rule or regulation.

(vii) To maintain all Public Improvements in a good and functional state of repair.

(viii) DISTRICT shall cause CITY to be named as an additional insured under any policy of insurance, including all payment and performance bonds obtained by DEVELOPER (whether or not required by this Agreement) or any other person, including DISTRICT, in connection with the construction or operation of the Public Improvements.

(ix) Other than DISTRICT's Agreement with its municipal financial advisor or this Agreement, there are no agreements to which DISTRICT is a party or by which DISTRICT is bound concerning the construction or installation, or the repair, replacement or maintenance of any of the Public Improvements. DISTRICT shall not modify any such agreement nor otherwise undertake or assume any such obligation or liability therefor without the express prior written approval of the Bellevue City Council, which approval may be withheld in its absolute discretion.

(x) DISTRICT shall not issue any debt, bonds, warrants or enter into any other form of financing arrangement in furtherance of any other improvement lying, in whole or in part, outside the boundaries of the DISTRICT, without first obtaining an unqualified favorable opinion from competent bond counsel of DISTRICT's choice, including, among other appropriate matters, that such financing is within its lawful power and authority and has been duly authorized under, pursuant to, and in accordance with its constituent documents and the laws of the State of Nebraska. Such opinion shall be made to those parties deemed appropriate by DISTRICT and to the City of Bellevue, its elected officials and officers.

(xi) DEVELOPER shall contribute $42,080.50 to the Park Development Fund.

(c) DISTRICT and DEVELOPER acknowledge that the CITY makes no representation or warranty as to the validity or effect of (i) any expenditure, bond or indebtedness contemplated to be incurred by DISTRICT or DEVELOPER in furtherance of this Agreement or otherwise to be incurred or actually incurred by DISTRICT in furtherance of the Public Improvements, (ii) CITY's approval of the plat or this Agreement, (iii) any future act of CITY in respect to DISTRICT or DEVELOPER's performance, under the Agreement or otherwise, in developing the Development Area; provided further that to the extent CITY has, or may, undertake any act in respect to any of the foregoing now or at a time in the future, both DISTRICT and DEVELOPER are proceeding at their own risk. The DEVELOPER and DISTRICT do hereby waive and release the CITY from any right, remedy or recourse against it or its elected officials, officers and employees in connection with any provision of this Agreement; provided, however, that such waiver shall not be construed to preclude DISTRICT from enforcing CITY's performance obligations in this Agreement.

SECTION 5
OTHER OBLIGATIONS

(a) DEVELOPER shall undertake such acts, responsibilities and obligations as may be necessary or appropriate to prevent and control any adverse impact on any real estate or property beyond the Development Area directly or indirectly caused by, or attributable or related to construction and installation of the Public Improvements. Such acts shall include seeding the Development Area disturbed by grading operations, construction of temporary terraces on slopes, temporary silting basins, swales and spillways, and other acts which may be necessary to prevent erosion, damage and sedimentation to adjacent properties and public rights-of-way.

(b) Following the construction and installation of such Public Improvements, the DISTRICT shall pay for the Cost of (i) maintaining street signs, other than decorative, ornamental or other signs not conforming to the "Manual of Uniform Traffic Control Devices" (which shall be the sole obligation of the owner of the real estate and not the DISTRICT) and (ii) for monthly charges paid to Omaha Public Power District for the Lighting System for Dedicated Streets out of the operating fund of the DISTRICT, to the extent permitted by law.

(c) DISTRICT shall pay to the CITY $27,300 (1% of the estimated public improvement costs) concurrent with the CITY's approval of the plans and specifications for the Public Improvements, as reimbursement for any costs incurred by the CITY for review of this Agreement and all actions undertaken by the CITY in connection with the adoption of this Agreement and the development contemplated thereby; provided, however, DISTRICT shall not be permitted by any provision of Section 3 to generally obligate, in the aggregate, an amount exceeding thirty percent (30%) of the fee paid pursuant to this Section 5(c).

(d) DEVELOPER shall comply with all applicable state statutes and CITY ordinances. DEVELOPER shall further adopt such regulations so as to require compliance by the owner, agent, occupant, or any person acquiring possession, charge or control of any lot or ground within the Development Area, or any part of any lot within the Development Area with the following:

(i) All state statutes and CITY ordinances, including Nebraska Revised Statute Section 16-230 and CITY ordinances enacted pursuant thereto.

(ii) That all such persons cut and clear any part of any lot within the Development Area in its possession, charge or control of all weeds, grass and worthless vegetation which has reached a height of twelve inches (12") or more.

(iii) That such weeds, grass and worthless vegetation be cut as close to ground level as possible and be maintained so that at any time the same does not exceed twelve inches (12") or more above the ground.

(iv) That the cuttings be raked and removed from such premises.

(v) That if any such person fails to comply with these requirements, DEVELOPER shall cause such weeds, grass and worthless vegetation to be cut and assess the costs thereof upon the owner of the affected real estate.

(vi) The name and telephone number of the person designated by the DISTRICT or the DEVELOPER to be contacted in the event that such violation occurs, with such name and telephone number being kept current at all times.

(e) DEVELOPER shall make a contribution to the Park Development Fund in the aggregate amount of Forty-two Thousand Eighty Dollars and Fifty Cents ($42,080.50), which amount shall be paid prior to the filing of the Falcon Pointe plat.

(f) Sidewalks along both sides of all public streets shall be constructed by the DEVELOPER, the DISTRICT, or the lot owners in accordance with the following schedule:

(i) Sidewalks shall be constructed immediately abutting built-upon lots as soon as weather permits. No final Certificate of Occupancy shall be issued until such sidewalks are completed.

(ii) All sidewalks along outlots shall be constructed with the installation of adjacent streets unless such outlot is required for a water quality basin, then such sidewalks shall be installed upon the later of the water quality basin being completed or the installation of the streets.

(iii) In any event, all sidewalks shall be constructed upon both sides of all public streets within six (6) years of the recording of the subdivision plat.

(g) Except when otherwise specifically prohibited by law, the DISTRICT agrees to annually levy a minimum ad valorem property tax rate of eighty-eight cents ($0.88) per one hundred dollars ($100.00) of taxable valuation for all tax collection years through the year that all DISTRICT warrants can be paid on a cash basis and/or are converted to bonded debt. If the levy of such a minimum ad valorem property tax rate is specifically prohibited by law, then the DISTRICT agrees to levy the maximum ad valorem property tax rate allowed by law for all tax collection years through the year that all DISTRICT warrants can be paid on a cash basis and/or are converted to bonded debt.

(h) Following the construction of Post-Construction Stormwater Management BMPs, the DISTRICT shall assume the responsibility for maintaining these features. Maintenance of post-construction stormwater management features may be paid from the operating fund of the DISTRICT provided that the maintenance activities are required to maintain the water quality benefits as designed. Routine maintenance, mowing, landscaping, screening or other amenities that do not contribute to water quality shall be maintained and paid for the by the DEVELOPER or the ASSOCIATION. Furthermore, upon annexation by the CITY, all maintenance responsibilities for the water quality features and BMPs shall transfer from the DISTRICT to the ASSOCIATION.

SECTION 6
USE OF SEWER SYSTEM

(a) DISTRICT shall connect its Sewer System to the wastewater sewer systems operated by the CITY pursuant to plans approved by CITY. Additional connections necessary for the Wastewater Sewers or Storm Sewers, or otherwise required by the Public Improvements shall be made in such a manner and by such means as shall be approved by the CITY.

(b) In no event shall the DISTRICT permit any person (i) to connect to or otherwise use the Sewer System; (ii) to connect any part of the Sewer System to any other sewer system (including to the CITY's sewer system or to any outfall sewer or any wastewater or sewage treatment plant lying within the zoning jurisdiction of the CITY), except as may be currently existing (and then only to the extent as may be currently existing) or as may be specifically permitted by this Agreement or the subsequent express written consent of the CITY; or (iii) to make or allow any unlawful or improper discharge into the CITY's sewer system.

(c) At the request of the CITY the DISTRICT shall permit any person to connect to the Sewer System unless then prohibited by the City of Omaha, provided, however, that the DISTRICT shall use reasonable efforts to obtain consent from the City of Omaha for such purposes. Except as provided in Section 6(d), the DISTRICT shall not be required to permit such connection except upon the payment of a duly levied connection fee calculated after giving due

consideration to the Costs, maintenance and other investment of the DISTRICT to date in the Sewer System (including a proportionate share of any unrecovered costs, plus accrued interest) and additional design, engineering or maintenance costs, for the outfall line. Such proportionate share shall be determined on a pro rata basis of the contributing design flows to the total outfall design flow, which flows and fees shall be reviewed and approved by the CITY prior to levying said fees.

(d) Notwithstanding any provision in Section 6(c), the DISTRICT shall not charge the CITY nor the owner of such real estate nor place any lien or encumbrance upon any real estate for any connections permitted by CITY to, or any persons use of, the Sewer System as may be necessary in order to permit the discharge of wastewater, sewage or storm water from any areas within the then incorporated limits of the CITY for which the CITY shall, nevertheless, have the right to collect its own fees and charges.

(e) No Sewer System, or connection thereto, allowable pursuant to this Section 6 shall be made unless an appropriate permit is first issued by and obtained from the CITY. The construction, installation and other work related to such connection or Sewer System shall be made in compliance with applicable engineering, design, construction, installation and testing rules, regulations, standards, laws and specifications of any governmental agency with jurisdiction over any such work and as otherwise may be reasonably required by the CITY.

(f) Notwithstanding any other provision of this Agreement, the CITY retains the right to immediately require the DISTRICT to disconnect the Sewer System from the CITY's sewer system or to disconnect any user from the Sewer System for any discharge in violation of any rules, regulations, standards, laws and specifications of any governmental agency with jurisdiction over the same or as may otherwise be prohibited by the CITY.

SECTION 7
AMENITIES

(a) Installation of decorative street lights, subdivision signs, entrance signs, fencing, related fixtures or landscaping, and the installation of any median, street island, outlot, or common area landscaping and related fixtures shall be paid for by the DEVELOPER. Plans for such proposed improvements must be submitted to the CITY for review and approval prior to the installation of such improvements.

(b) DEVELOPER agrees to be responsible for the permanent and continuous maintenance and upkeep of all landscaped medians, landscaped street islands, and outlots within the area to be developed, including all decorative street lights, subdivision signs, entrance signs, fencing, landscaping and related fixtures, until such time as all of the provisions of Sections 7(c) and 7(d) below are fully complied with. Upon compliance with such provisions, the association to be formed (per the terms hereof) shall be responsible for such maintenance and upkeep and DEVELOPER shall be relieved of responsibility therefor.

(c) DEVELOPER shall file with the Sarpy County Register of Deeds prior to the DEVELOPER'S sale of any lot within the area to be developed, covenants which shall provide that all owners of all lots within the area to be developed, shall be members of an incorporated lot owners' association and shall be subject to the levy and payment of all charges, dues, assessments and special assessments of said incorporated lot owners' association.

(d) DEVELOPER shall cause to be incorporated prior to the sale of any lot within the area to be developed, a permanent and continuous lot owners' association. The articles of incorporation and by-laws for such corporation shall provide that all owners of all lots within the area to be developed shall be members of such corporation and shall be subject to the levy and payment of all charges, dues, assessments and special assessments of such corporation. The articles of incorporation and by-laws for such corporation shall further provide that such corporation shall annually establish, levy and collect all charges, dues, and assessments required to pay all expenses in connection with the maintenance and upkeep of all decorative street lights, subdivision signs, entrance signs, fencing, landscaping and related fixtures, and all landscaped medians, landscaped street islands, outlots, and common areas within the area to be developed as hereinafter required, and to pay all other expenses incurred pursuant to the conduct of the business of such corporation. The articles of incorporation and by-laws for such corporation must be submitted to and approved by the CITY prior to execution and filing.

(e) Notwithstanding any provisions herein seemingly to the contrary, the DISTRICT may install decorative street lights at its cost, but the DEVELOPER shall pay the DISTRICT for the costs of any such decorative street lights in excess of the costs and charges by the Omaha Public Power District for its regular and standard non-decorative street lights. Additionally, all replacement, maintenance and upkeep expenses in connection with any such decorative street lights, in excess of the costs and charges of the Omaha Public Power District for its regular and standard non-decorative street lights, shall be the responsibility of and paid by the aforesaid incorporated lot owners' association.

SECTION 8
MISCELLANEOUS

(a) TERMINATION OF AGREEMENT.

(i) This Agreement shall not be terminated except (1) by the written agreement among DEVELOPER, DISTRICT and CITY; (2) by CITY for any material breach or default by any other PARTY which remains uncured thirty (30) days following notice to the respective PARTY specifying such breach or default ("Notice to Cure"), to be effective as of the date specified in a written Notice of Termination provided, however, that no such Notice to Cure shall be required whenever the breach or default shall recur within 180 days of a Notice to Cure, in which event termination shall be effective as of the date specified in a written Notice of Termination; or (3) upon annexation of the DISTRICT by CITY. No termination shall relieve the DISTRICT or the DEVELOPER of any unperformed obligation required as of the effective date of termination nor any liability which may have then accrued, each of which shall survive such termination.

(ii) The provisions of this Section 8 shall survive the expiration or termination of this Agreement.

(b) INDEMNITY. DEVELOPER shall defend, indemnify and hold CITY, its officers, elected officials, employees, agents and assigns harmless from and against any and all third party or CITY claims, judgments, actions, loss, liability, damage or injury of any nature whatsoever, whether under theory of tort, contract or otherwise ("Damages"), which may arise or result from, out of or in connection with (i) any material misrepresentation made by DISTRICT or DEVELOPER in this Agreement, (ii) any breach of any representation or covenant made by DEVELOPER or DISTRICT in this Agreement, (iii) any negligent or other act, error or omission of

DEVELOPER or DISTRICT (including any of their respective employees, agents, contractors, subcontractors or other representatives) in furtherance of this Agreement or any other agreement contemplated by this Agreement to be entered into by DEVELOPER or DISTRICT, including the failure to perform or properly perform as may be so required, and (iv) any default in or breach of any provision of this Agreement, including any obligation or responsibility of DEVELOPER or DISTRICT in this Agreement. Notwithstanding the preceding sentence, DEVELOPER's indemnity and related obligations under (ii), (iii) and (iv) thereof in respect to Damages related to DISTRICT's conduct shall apply only in the event that the occurrence giving rise to such obligation shall occur during any period that DEVELOPER, its officers, directors or affiliates shall have, in the aggregate, sufficient voting power to elect a majority of DISTRICT's Board of Trustees; otherwise, between DEVELOPER and DISTRICT, DISTRICT shall be responsible and liable for any such indemnity or related obligation in respect to such Damages, to the extent the same shall arise from, out of, or in connection with DISTRICT's conduct.

(c) ASSIGNMENT. Neither this Agreement nor any obligations hereunder shall be assigned without the express written consent of CITY which may be withheld in CITY's sole discretion.

(d) WAIVER. A waiver by any Party of any default, breach or failure of another shall not be construed as a continuing waiver of the same or of any subsequent or different default, breach or failure.

(e) GOVERNING LAW. This Agreement shall be governed exclusively by its provisions and by the laws of the State of Nebraska except to the extent such provisions may be superseded by applicable federal law regulation, in which case the latter shall apply.

(f) ENTIRE AGREEMENT.

(i) This Agreement, and the Exhibits and documents referenced in this Agreement (which are intended to be and hereby are specifically made a part of this Agreement whether or not so stated) express the entire understanding and all agreements of the PARTIES. Specifically, this Agreement supersedes any prior written or oral agreement or understanding between any of the PARTIES, whether individually or collectively concerning the subject matter hereof.

(ii) This Agreement may be modified only by a written agreement, executed by all PARTIES; provided that the PARTIES agree, without cost to the CITY, to conform this Agreement and all performance obligations hereunder to the requirements of any applicable laws, rules, regulations, standards and specifications of any governmental agency with jurisdiction over any such matter, including any amendment or change thereto.

(iii) This Agreement shall not be construed to be a joint venture or a lease among any of the Parties. Notwithstanding the preceding sentence, whenever any provision of this Agreement has reference to a performance obligation or requirement of the DISTRICT and the DEVELOPER, such performance obligation or requirement shall be the joint and several obligation or requirement of the DISTRICT and the DEVELOPER, whether or not so stated, unless otherwise specifically stated.

(g) NOTICES, CONSENTS AND APPROVAL. All payments, notices, statements, demands, requests, consents, approval, authorizations or other submissions required to be made

by the PARTIES shall be in writing, whether or not so stated, and shall be deemed sufficient and served upon the other only if sent by United States registered mail, return receipt requested, postage prepaid and addressed as follows:

For DEVELOPER:	Charleston Homes, LLC Attn: Marc D. Stodola 3803 North 153rd Street Suite 2000 Omaha NE 68116
With Copy To:	Thompson, Dreessen & Dorner, Inc Attn: Doug Kellner 10836 Old Mill Road Omaha, NE 68154
For DISTRICT:	Pansing Hogan Ernst and Bachman, LLP Attn: Mark LaPuzza 10250 Regency Circle Suite 300 Omaha NE 68114
For CITY:	City Clerk City of Bellevue 210 West Mission Avenue Bellevue, Nebraska 68005
	AND
	Public Works Director City of Bellevue 1510 Wall Street Bellevue, Nebraska 68005

Such address may be changed from time to time by notice to all other PARTIES.

(h) NON-DISCRIMINATION. In performing under this Agreement, no PARTY shall discriminate against any persons on account of disability, race, national origin, sex, age, and political or religious affiliations in violation of any applicable laws, rules and regulations of any governmental agency with jurisdiction over any such matter.

(i) MISCELLANEOUS. Unless otherwise specified, all references in this Agreement to Exhibits, numbered paragraphs or Sections shall mean those Exhibits attached to this Agreement, which are incorporated into this Agreement as if fully set out herein, and those numbered paragraphs and Sections of this Agreement.

(j) CAD DRAWINGS. DEVELOPER shall provide to the City Engineer along with the final plat, a complete copy of the CAD Drawings of the area to be developed, showing all lots, blocks, and water and sewer system improvements. Such CAD Drawings shall be in AutoCAD.

(k) VIOLATIONS. As a result of any violation of this Subdivision Agreement, the CITY shall have the authority, after first giving ten (10) days written notice to the DEVELOPER and/or the DISTRICT, to discontinue the issuance of building and/or sewer or water connection permits for the lots in the DISTRICT, until such time as the violation is corrected.

(l) PERMIT. No building permits shall be issued until after the substantial completion of all required public improvements, or as otherwise authorized by the City Engineer.

[Remainder of Page Left Intentionally Blank; Execution Page Follows.]

IN WITNESS WHEREOF, the PARTIES have executed this Agreement as of the date and year first above written.

ATTEST: CITY OF BELLEVUE

_____ By_____

City Clerk Mayor Date

APPROVED AS TO FORM:

_____
Attorney for City of Bellevue

ATTEST: SANITARY & IMPROVEMENT DISTRICT NO. 334 OF SARPY COUNTY, NEBRASKA

_____ By:_____
Clerk Chairman Date

APPROVED AS TO FORM:

_____
Attorney for Sanitary and Improvement District No. 334 of Sarpy County, Nebraska

Charleston Homes, LLC
A Nebraska limited liability company

_____ _____
By: Marc. D. Stodola, Manager Date

APPROVED AS TO FORM:

_____
Attorney for Developer

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

BELLEVUE PUBLIC WORKS

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PHASE LINE

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS RS-SS-PE AND RS 72.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
4. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
5. TYPICAL UTILITY SETBACKS WILL BE DESIGNATED WITH THE FINAL PLAT.
6. PAVEMENT FOR ALL STREETS EXCEPT S 52ND STREET SHALL BE 28' WIDE 7-INCH THICK P.C.C. PAVEMENT. S 52ND STREET SHALL BE 32' WIDE, 8-INCH THICK P.C.C. PAVEMENT.
7. NO DIRECT ACCESS TO 48TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
8. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
9. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
10. EXISTING WELLS SHALL BE DECOMMISSIONED AND REMOVED IN ACCORDANCE WITH DHHS AND NRDS RULES AND REGULATIONS.

SUBDIVIDER

CHARLESTON HOMES, LLC
10250 REGENCY CIRCLE, SUITE 300
OMAHA, NE 68114
PHONE: 402-397-5500

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

BELLEVUE PUBLIC WORKS GENERAL NOTES

1. ALL TRAILS SHALL BE A MINIMUM OF 8" THICK P.C.C. PAVEMENT.
2. LED STREET LIGHTS SHALL BE PROVIDED WITHIN THE SUBDIVISION AND AT SUBDIVISION ENTRANCES AT CAPEHART ROAD AND 48TH STREET.
3. INTERIOR SIGNAGE SHALL BE PROVIDED AND INSTALLED PER SARPY COUNTY AND CITY OF BELLEVUE REQUIREMENTS. SIGNS SHALL INCLUDE REGULATORY SIGNS (SPEED LIMIT, STOP SIGNS), STREET NAME SIGNS (PER CITY OF OMAHA STANDARD PLATE W/ "100 BLOCK" INFORMATION), NO PARKING SIGNS AND ANY OTHER REQUIRED SIGNS BY SARPY COUNTY AND THE CITY OF BELLEVUE.

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A–D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Curve Table: Alignments

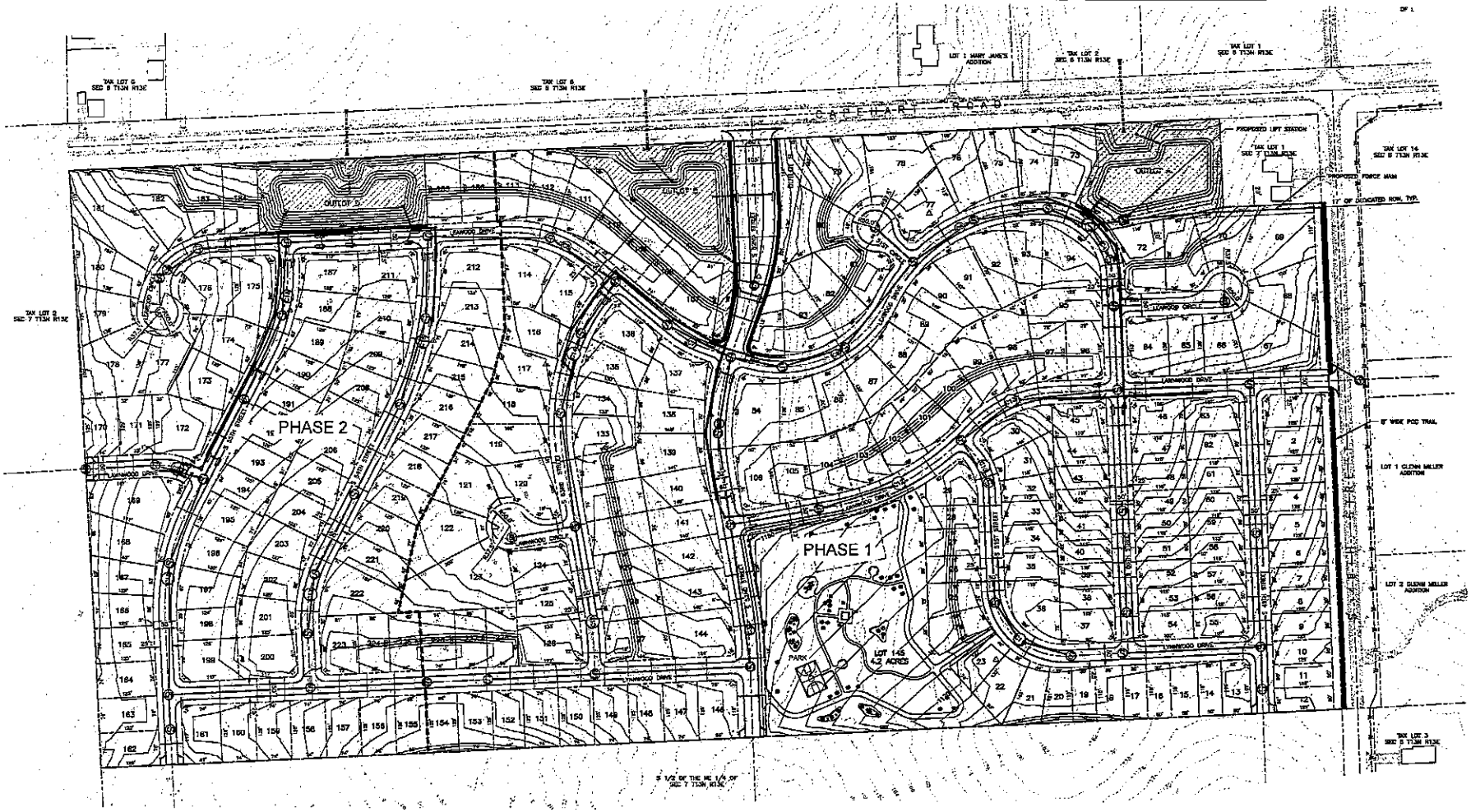
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	800.00'	186.46'	21° 42' 34"	94.89'
C2	800.00'	254.82'	36° 32' 00"	130.94'
C3	750.00'	99.49'	7° 36' 02"	49.82'
C4	750.00'	234.28'	80° 18' 32"	150.67'
C5	358.00'	326.18'	81° 34' 56"	298.58'
C6	250.00'	385.43'	83° 17' 39"	233.32'
C7	250.00'	91.85'	21° 04' 26"	46.50'
C8	250.00'	199.68'	42° 47' 02"	87.83'
C9	150.00'	216.01'	83° 36' 29"	134.85'
C10	150.00'	108.86'	41° 33' 44"	57.42'

Curve Table: Alignments

CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C11	150.00'	238.00'	90° 68' 47"	150.39'
C12	225.00'	342.33'	87° 21' 36"	172.60'
C13	250.00'	186.82'	42° 06' 26"	169.83'
C14	466.00'	384.88'	80° 16' 28"	211.15'
C15	500.00'	118.36'	7° 36' 02"	59.76'
C16	675.00'	366.80'	39° 11' 22"	192.06'
C17	350.00'	190.07'	39° 11' 22"	99.62'
C18	375.00'	197.58'	30° 11' 22"	101.15'
C19	600.00'	263.46'	39° 11' 22"	134.99'
C20	150.00'	79.04'	30° 11' 22"	40.46'

PROJECT SITE

VICINITY MAP



TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY

Drawn By: MEM Reviewed By: DBK
Job No.: 1522-114 Date: 2-13-18

Preliminary Plat

Exhibit A

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS RS-SU-PDS AND RS-72.
2. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
3. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
4. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
5. PAVEMENT FOR ALL STREETS EXCEPT S 52ND STREET SHALL BE 30' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 52ND STREET SHALL BE 32' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
6. NO DIRECT ACCESS TO 48TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
7. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
9. ADA RAMPS SHALL BE REQUIRED AT EACH CORNER OF AN INTERSECTION. AT T-INTERSECTIONS, PROVIDE AT LEAST ONE ACCESSIBLE CROSSING TO THE SIDE OF THE STREET WHICH DOES NOT HAVE A CORNER.

LEGEND

- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PHASE LINE

SUBDIVIDER

CHARLESTON HOMES, LLC
16350 PEGASUS CIRCLE, SUITE 300
OMAHA, NE 68116
PHONE: 402-397-5500

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
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BELLEVUE PUBLIC WORKS GENERAL NOTES

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LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A–D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	900.00'	189.43'	21° 42' 34"	83.88'
C2	900.00'	264.80'	29° 32' 00"	135.24'
C3	750.00'	98.49'	7° 30' 22"	49.30'
C4	150.00'	236.39'	90° 18' 28"	150.87'
C5	350.00'	376.15'	61° 34' 56"	208.04'
C6	250.00'	383.43'	87° 77' 28"	242.39'
C7	250.00'	91.86'	21° 04' 28"	46.60'
C8	250.00'	186.88'	42° 49' 00"	97.63'
C9	150.00'	218.01'	83° 39' 28"	134.25'
C10	150.00'	108.98'	41° 37' 44"	57.42'

Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C11	150.00'	234.00'	89° 88' 42"	150.38'
C12	825.00'	342.33'	37° 21' 38"	177.09'
C13	250.00'	196.52'	45° 06' 26"	103.53'
C14	450.00'	394.88'	50° 16' 29"	211.15'
C15	900.00'	119.38'	7° 36' 05"	59.78'
C16	675.00'	306.84'	26° 11' 22"	162.06'
C17	300.00'	196.07'	30° 11' 22"	85.85'
C18	375.00'	197.56'	30° 11' 22"	101.15'
C19	900.00'	283.43'	30° 11' 22"	134.86'
C20	150.00'	79.04'	30° 11' 22"	40.46'

PROJECT SITE

VICINITY MAP

CAPEHART ROAD

PHASE 1

PHASE 2

LOT 145
4.2 ACRES
PARK

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

LANDSCAPED MEDIAN

LINWOOD DRIVE

LINWOOD CIRCLE

S 52ND STREET

S 51ST STREET

S 50TH STREET

S 49TH STREET

S 48TH STREET

S LEAWOOD CIRCLE

ADA RAMPS SHALL BE PROVIDED AT ALL INTERSECTION CORNERS, TYP.

8' WIDE PCC TRAIL

TAX LOT 6 SEC 6 T13N R13E

TAX LOT 5 SEC 6 T13N R13E

TAX LOT 1 SEC 6 T13N R13E

TAX LOT 16 SEC 6 T13N R13E

TAX LOT 2 SEC 7 T13N R13E

TAX LOT 3 SEC 6 T13N R13E

LOT 1 GLENN MILLER ADDITION

LOT 2 GLENN MILLER ADDITION

S 1/2 OF THE NE 1/4 OF SEC 7 T13N R13E

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY

Drawn By: MEM Reviewed By: DBK
Job No.: 1522-114 Date: 2-13-18

Paving Plan

Exhibit B

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS RS-SU-PS AND RS-72.
2. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
3. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
4. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
5. PAVEMENT FOR ALL STREETS EXCEPT S 52ND STREET SHALL BE 28' WIDE 7-INCH THICK P.C.C. PAVEMENT. S 52ND STREET SHALL BE 33' WIDE 7-INCH THICK P.C.C. PAVEMENT.
6. NO DIRECT ACCESS TO 144TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
7. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
9. ADA RAMPS SHALL BE REQUIRED AT EACH CORNER OF AN INTERSECTION. AT T-INTERSECTIONS, PROVIDE AT LEAST ONE ACCESSIBLE CROSSING TO THE SIDE OF THE STREET WHICH DOES NOT HAVE A CORNER.

SUBDIVIDER

CHARLESTON HOMES, LLC
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OMAHA, NE 68114
PHONE: 402-397-3505

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

BELLEVUE PUBLIC WORKS GENERAL NOTES

1. ALL TRAILS SHALL BE A MINIMUM OF 8" THICK P.C.C. PAVEMENT.
2. LED STREET LIGHTS SHALL BE PROVIDED WITHIN THE SUBDIVISION AND AT SUBDIVISION ENTRANCES AT CAPEHART ROAD AND 48TH STREET.
3. INTERIOR SIGNAGE SHALL BE PROVIDED AND INSTALLED PER SARPY COUNTY AND CITY OF BELLEVUE REQUIREMENTS. SIGNS SHALL INCLUDE REGULATORY SIGNS (SPEED LIMIT, STOP SIGNS), STREET NAME SIGNS (PER CITY OF OMAHA STANDARD PLATE W/ "TSS BLOCK" INFORMATION), NO PARKING SIGNS AND ANY OTHER REQUIRED SIGNS BY SARPY COUNTY AND THE CITY OF BELLEVUE.

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A-D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGEND

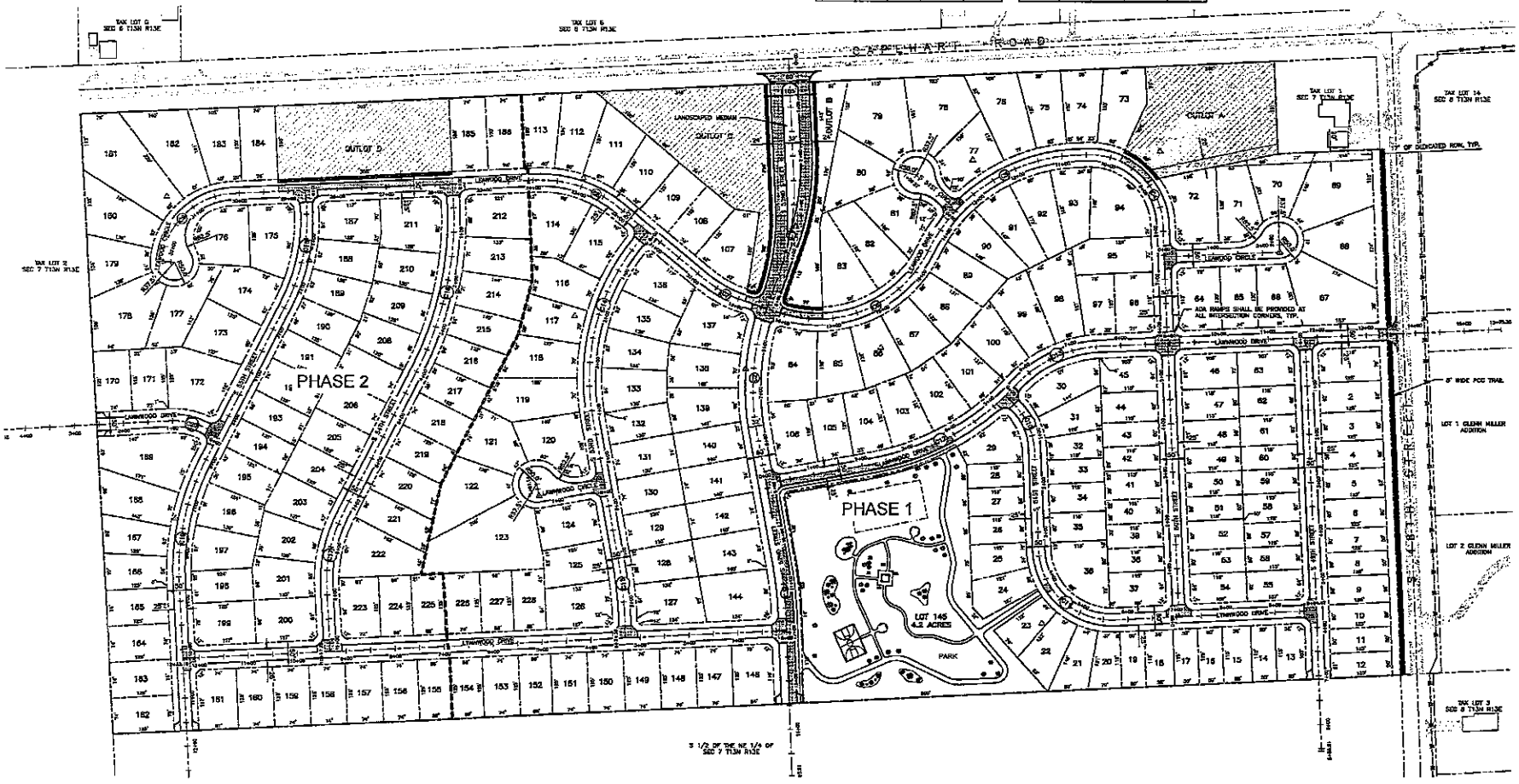
- PROPOSED GENERAL OBLIGATION PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PHASE LINE

Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	500.00'	189.45'	21° 42' 34"	95.88'
C2	500.00'	254.83'	29° 12' 09"	130.34'
C3	700.00'	86.18'	7° 03' 22"	43.82'
C4	100.00'	230.29'	90° 15' 22"	150.57'
C5	350.00'	376.16'	61° 34' 36"	208.56'
C6	250.00'	263.43'	60° 19' 28"	252.32'
C7	250.00'	91.85'	21° 04' 28"	46.50'
C8	250.00'	196.66'	42° 47' 02"	87.83'
C9	100.00'	219.01'	65° 36' 28"	134.25'
C10	100.00'	139.65'	41° 53' 44"	87.42'

Curve Table: Alignments				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C11	150.00'	234.00'	89° 00' 47"	150.36'
C12	825.00'	342.33'	37° 21' 38"	177.00'
C13	200.00'	199.62'	49° 06' 28"	103.89'
C14	450.00'	384.66'	59° 16' 29"	211.16'
C15	900.00'	110.32'	7° 36' 03"	59.75'
C16	575.00'	350.96'	35° 11' 22"	182.09'
C17	300.00'	159.07'	30° 11' 22"	80.02'
C18	375.00'	197.56'	30° 11' 22"	101.15'
C19	900.00'	283.45'	30° 11' 22"	134.86'
C20	150.00'	79.04'	30° 11' 22"	40.46'

PROJECT SITE

VICINITY MAP



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Omaha, NE 68154
p.402.330.8860 www.td2co.com

Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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-	-	-
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-	-	-
-	-	-

Drawn By: MSM Reviewed By: DBK
Job No.: 1622-114 Date: 2-13-18

General Obligation Paving Plan

Exhibit B-1

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PHASE LINE

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS RG-50-PS AND RS 72.
2. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
3. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
4. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
5. PAVEMENT FOR ALL STREETS EXCEPT S 52ND STREET SHALL BE 29' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 52ND STREET SHALL BE 32' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
6. NO DIRECT ACCESS TO 45TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
7. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.

SUBDIVIDER

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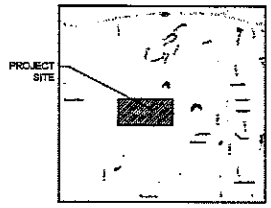
PHONE: 402-397-5500

ENGINEER

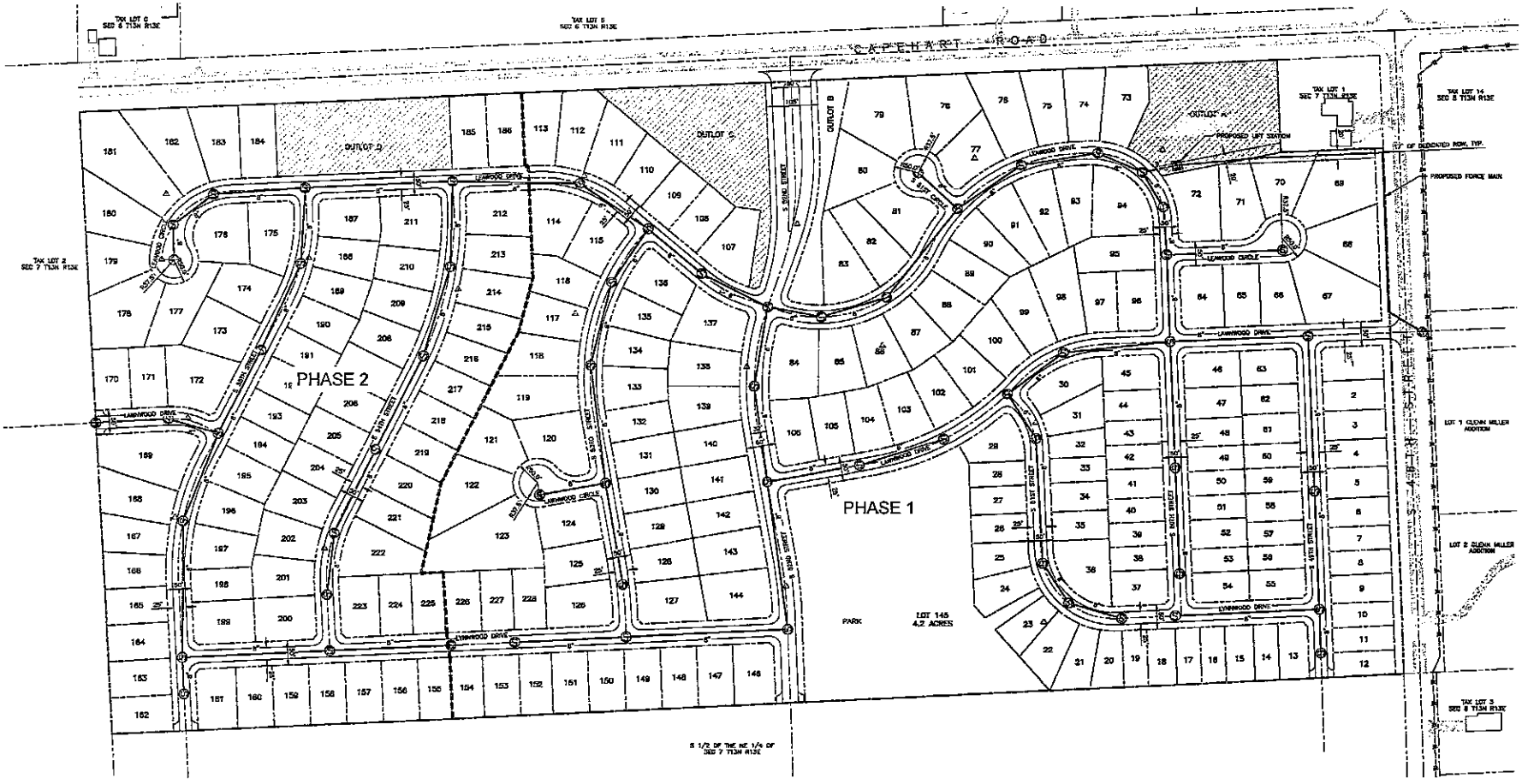
THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A–D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING 250' LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



VICINITY MAP



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Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY

Drawn By: MSM Reviewed By: DEK
Job No.: 1522-114 Date: 2-13-15

Sanitary Sewer Plan

Exhibit C

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER
- DRAINAGE AREA

N

0' 150' 300'

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS R2-SD-PS AND RS 72.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
4. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
5. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
6. PAVEMENT FOR ALL STREETS EXCEPT S 92ND STREET SHALL BE 25' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 92ND STREET SHALL BE 32' WIDE, 8-INCH THICK P.C.C. PAVEMENT.
7. NO DIRECT ACCESS TO 48TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
8. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
9. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.

SUBDIVIDER

CHARLESTON HOMES, LLC
10250 REGENCY CIRCLE, SUITE 300
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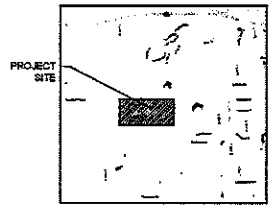
PHONE: 402-397-5300

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A–D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



COMPUTATION FORM
SANITARY SEWER SYSTEM DESIGN

THOMPSON DREESSEN & DORNER
Civil and Environmental Land Surveyors
402.330.8860

Drain Area: Falcon Ridge
Project No: 1522-114
System Design

Calculated By: MEM
Date: 11-2-17

Line No.	Contributing Area	Area No.	Area Ac.	Flow Qty Unit Qty. Acres	Population Density	Peak Factor	Peak Flow GPM	Infiltration GPD	Design Peak Flow cfs	Section Size	Section n	Section Qfull cfs	Section V fps	Section Cap. cfs	Section Capacity %	Length ft	Slope %	Size in	Drop in	Remarks
@1	65		87.4	372	340	4.01	1,129	18,600	2.941	8.0	0.013	3.48	6.78	4.19	70.24				0.45	

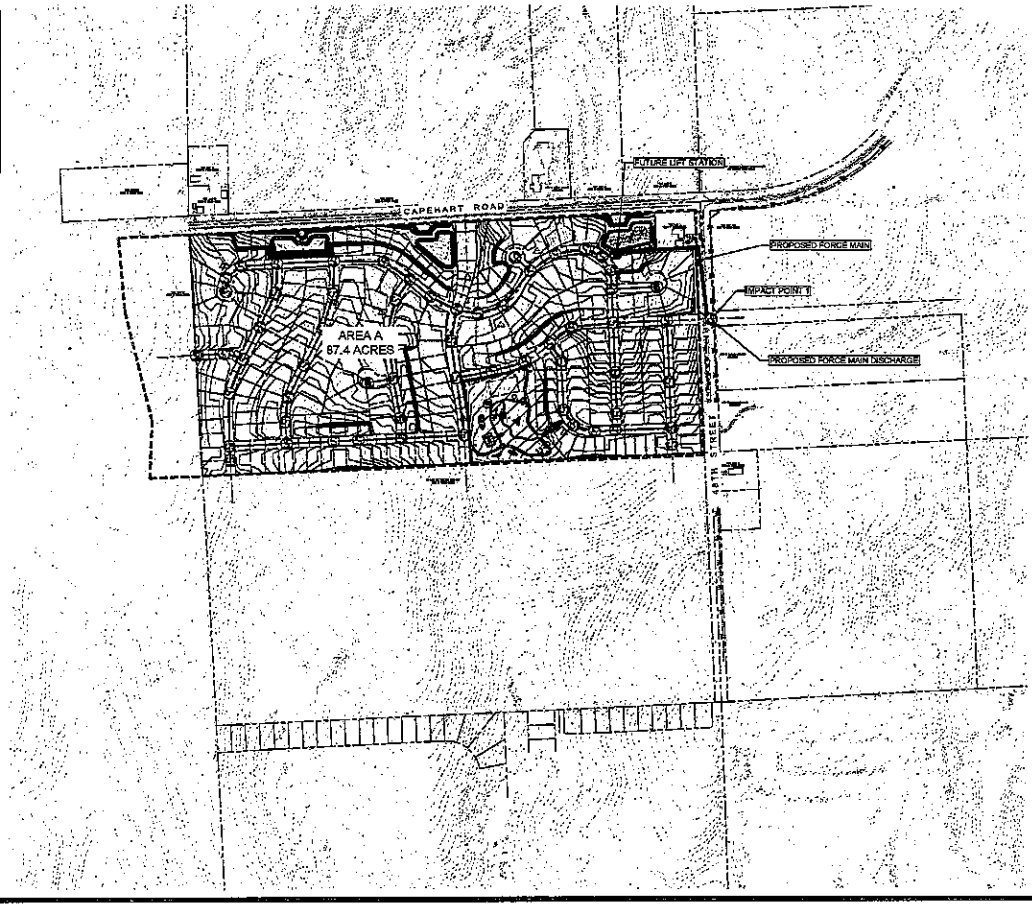
NOTES:

SF = 4.05 Units/Acre — 2.54 People/Unit — 85 gpd/person/day

Infiltration = 10 gallons/acre/day

Peak Factor = 4.0 + 4 / (4 + √ Equivalent Population)

Sheet 1 of 1



TD2 engineering & surveying

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10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY

Drawn By: MEM
Job No. 1522-114

Reviewed By: DEK
Date: 2-13-18

Sanitary Sewer Calculations

Exhibit C-1

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- — X — PROPOSED SILT FENCE
- — D — PROPOSED DIVERSION BERM
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PHASE LINE

N

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS R2-SF-PC AND R3 PC.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. CONTOURS WITHIN RIGHT-OF-WAY REPRESENTS SUBGRADE ELEVATIONS.
4. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
5. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
6. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
7. PAVEMENT FOR ALL STREETS EXCEPT S 52ND STREET SHALL BE 25' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 52ND STREET SHALL BE 32' WIDE, 9-INCH THICK P.C.C. PAVEMENT.
8. NO DIRECT ACCESS TO 145TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
9. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
10. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.

SUBDIVIDER

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ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

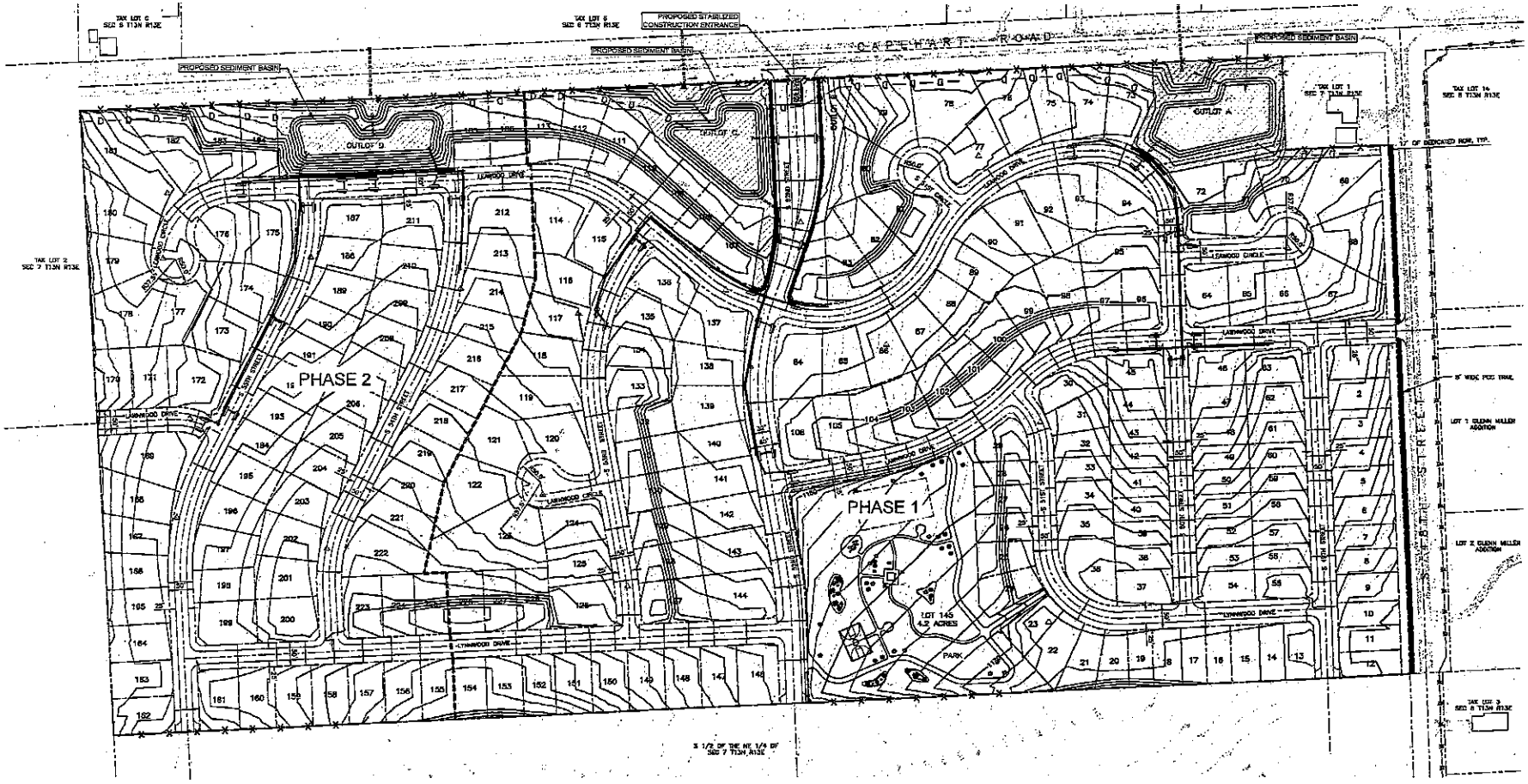
LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A–D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

PROJECT SITE

VICINITY MAP

N



TD2 engineering & surveying

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10836 Old Mill Rd
Omaha, NE 68154
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Falcon Pointe

Charleston Homes

No.	Description	MM/DD/YY

Drawn By: MEM Reviewed By: DEK
Job No.: 1522-114 Date: 2-13-16

Grading Plan

Exhibit E

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

LEGEND

- PROPOSED STORM SEWER
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PHASE LINE

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS R10-SD-PS AND R5 PZ.
2. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
3. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
4. TYPICAL UTILITY SETBACKS SHALL BE DESIGNATED WITH THE FINAL PLAT.
5. PAVEMENT FOR ALL STREETS EXCEPT S 92ND STREET SHALL BE 29' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 92ND STREET SHALL BE 32' WIDE, 8-INCH THICK P.C.C. PAVEMENT.
6. NO DIRECT ACCESS TO 48TH STREET OR GAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
7. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.

SUBDIVIDER

CHARLESTON HOMES, LLC
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ENGINEER

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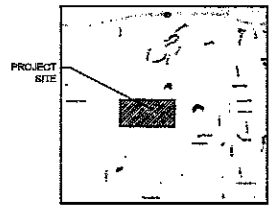
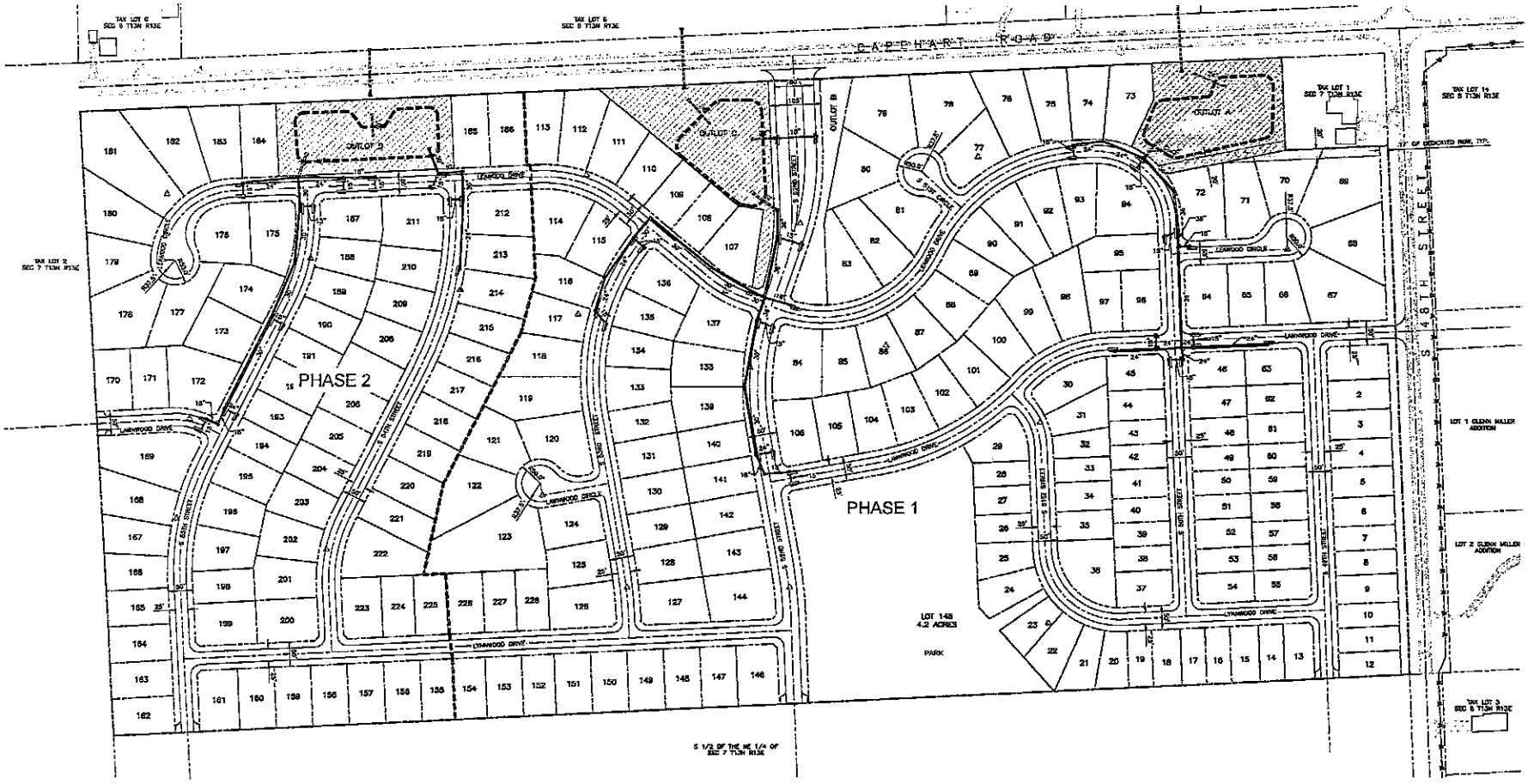
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A-D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



VICINITY MAP



TD2 engineering & surveying

thompson, dreessen & dorner, inc.
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Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY

Drawn By: MEM Reviewed By: DBK
Job No.: 1522-114 Date: 2-19-16

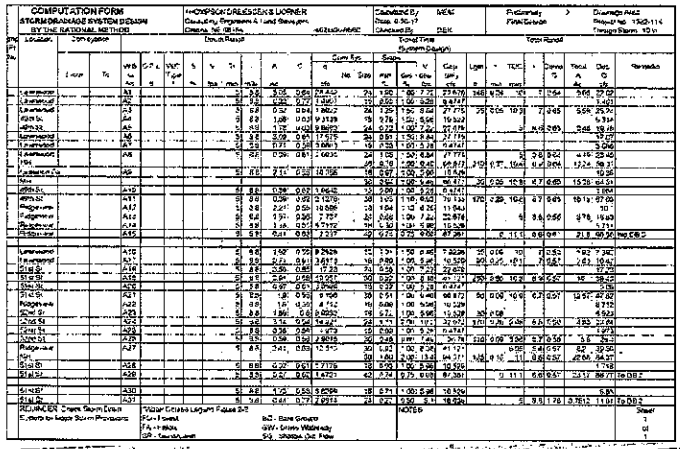
Storm Sewer Plan

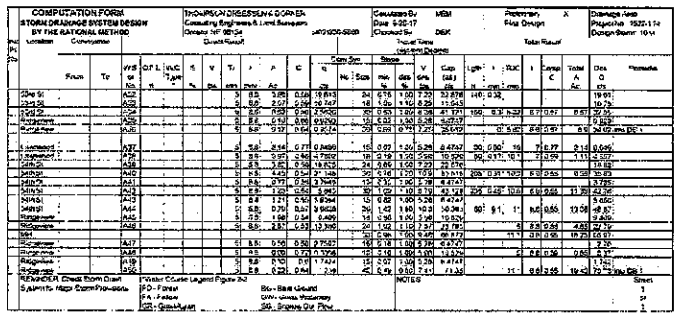
Exhibit F

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA





NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS RG-30-PS AND RS-72.
2. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
3. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
4. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
5. PAVEMENT FOR ALL STREETS EXCEPT S 52ND STREET SHALL BE 25' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 52ND STREET SHALL BE 32' WIDE, 8-INCH THICK P.C.C. PAVEMENT.
6. NO DIRECT ACCESS TO 48TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
7. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.

SUBDIVIDER

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PHONE: 402-397-5000

ENGINEER

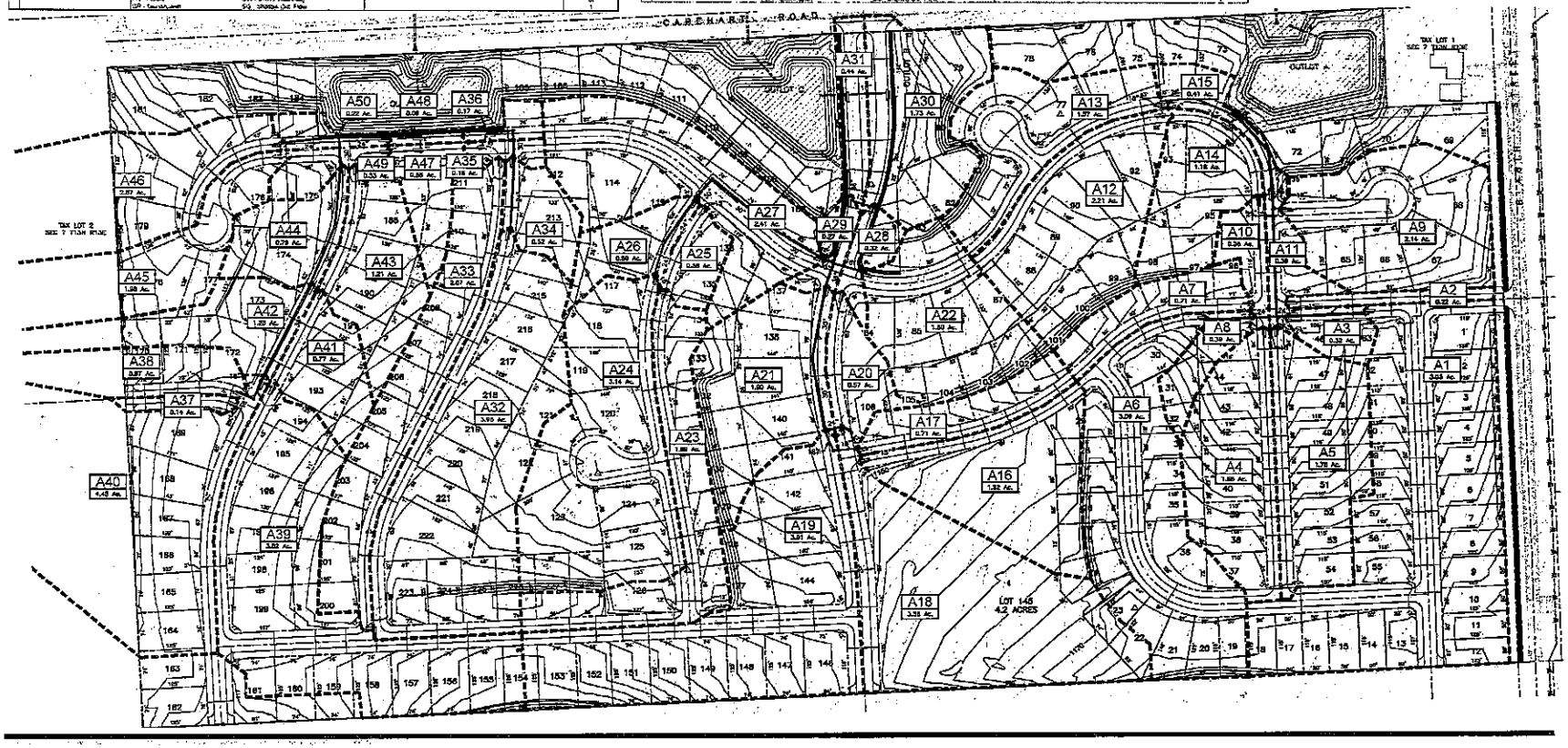
THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A–D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- DRAINAGE AREA



No.	Description	MM-DD-YY

Drawn By: MEM Reviewed By: DBK
Job No.: 1522-114 Date: 2-13-18

Post Construction Stormwater Management Plan

Exhibit F-1

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
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Omaha, NE 68154
p.402.330.8860 www.td2co.com

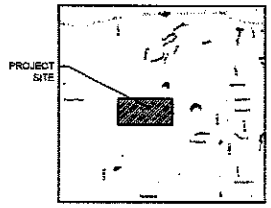
Falcon Pointe

Charleston Homes

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA



VICINITY MAP

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS RS-30-PS AND RS-72-PS.
2. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
3. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
4. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
5. PAVEMENT FOR ALL STREETS EXCEPT S 82ND STREET SHALL BE 25' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 82ND STREET SHALL BE 32' WIDE, 8-INCH THICK P.C.C. PAVEMENT.
6. NO DIRECT ACCESS TO 46TH STREET OR CAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
7. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
9. PARK FEATURES SHALL BE ADA COMPLIANT.

SUBDIVIDER

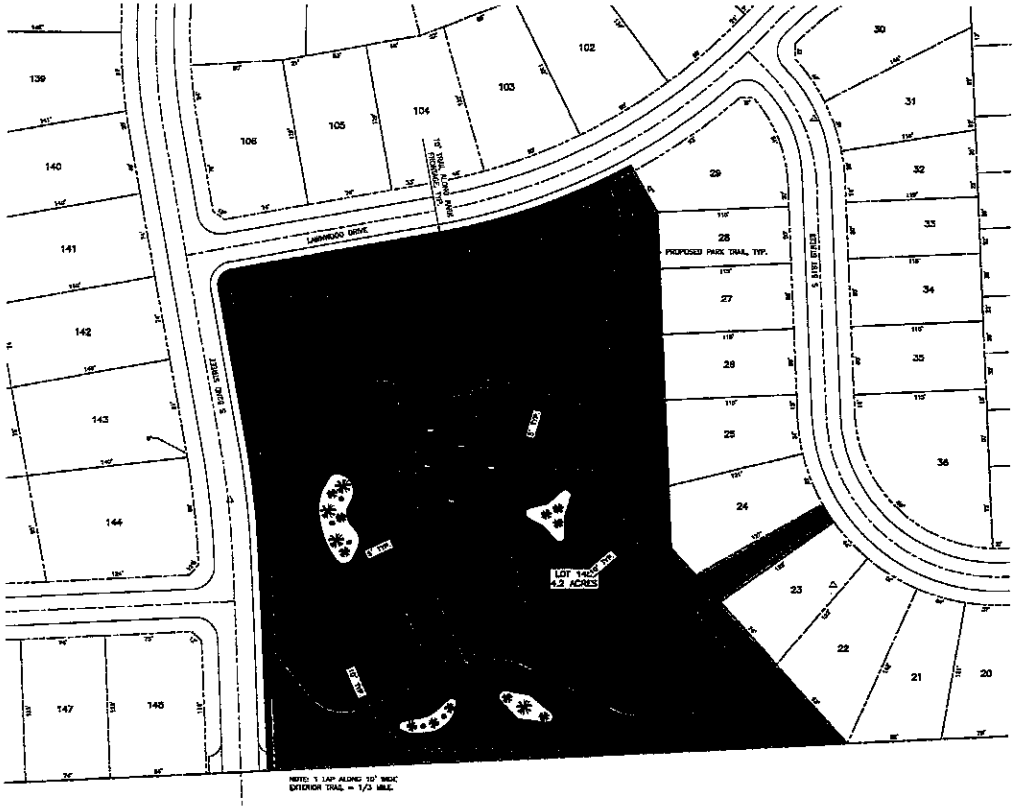
CHARLESTON HOMES, LLC
10302 REGENCY CIRCLE, SUITE 300
OMAHA, NE 68114
PHONE: 402-397-5500

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A-D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING THE LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.



TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY

Drawn By: MBM Reviewed By: DBK
Job No.: 1522-114 Date: 2-13-12

Park Plan

Exhibit G

FALCON POINTE

LOTS 1 THROUGH 228 AND OUTLOTS A THROUGH D

SARPY COUNTY, NEBRASKA

SUBDIVISION SUMMARY			
TYPE	ZONING	LOTS	ACRES
Residential	RS-72	164	42.48
Residential	RG-50	63	10.07
Park		1	4.22
Outlots (w/o Park)		4	4.30
ROW			15.44
Total		232	76.51

NOTES

1. EXISTING ZONING IS AG. PROPOSED ZONING IS RG-50-PS AND RS-72.
2. WATER AND GAS SHALL BE PROVIDED BY THE METROPOLITAN UTILITIES DISTRICT.
3. POWER SHALL BE PROVIDED FROM THE OMAHA PUBLIC POWER DISTRICT.
4. TYPICAL UTILITY SETBACKS WILL BE DESIGNATED WITH THE FINAL PLAT.
5. PAVEMENT FOR ALL STREETS EXCEPT S 52ND STREET SHALL BE 25' WIDE, 7-INCH THICK P.C.C. PAVEMENT. S 52ND STREET SHALL BE 32' WIDE, 8-INCH THICK P.C.C. PAVEMENT.
6. NO DIRECT ACCESS TO 48TH STREET OR DAPEHART ROAD SHALL BE PERMITTED BY ANY LOTS OR OUTLOTS.
7. OUTLOTS A, C AND D WILL PROVIDE SEWER AND DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.
8. OUTLOT B SHALL BE USED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY FALCON POINTE HOMEOWNERS ASSOCIATION.

SUBDIVIDER

CHARLESTON HOMES, LLC
16230 REGENCY CIRCLE, SUITE 300
OMAHA, NE 68114
PHONE: 402-397-5500

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

LEGAL DESCRIPTION

LOTS 1 THROUGH 228 AND OUTLOTS A-D, BEING A PLATTING OF THE N 1/2 OF THE NE 1/4, EXCLUDING TAX LOT 1 OF SECTION 7, T13N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LEGEND

RS-72 ZONING

RG-50 ZONING

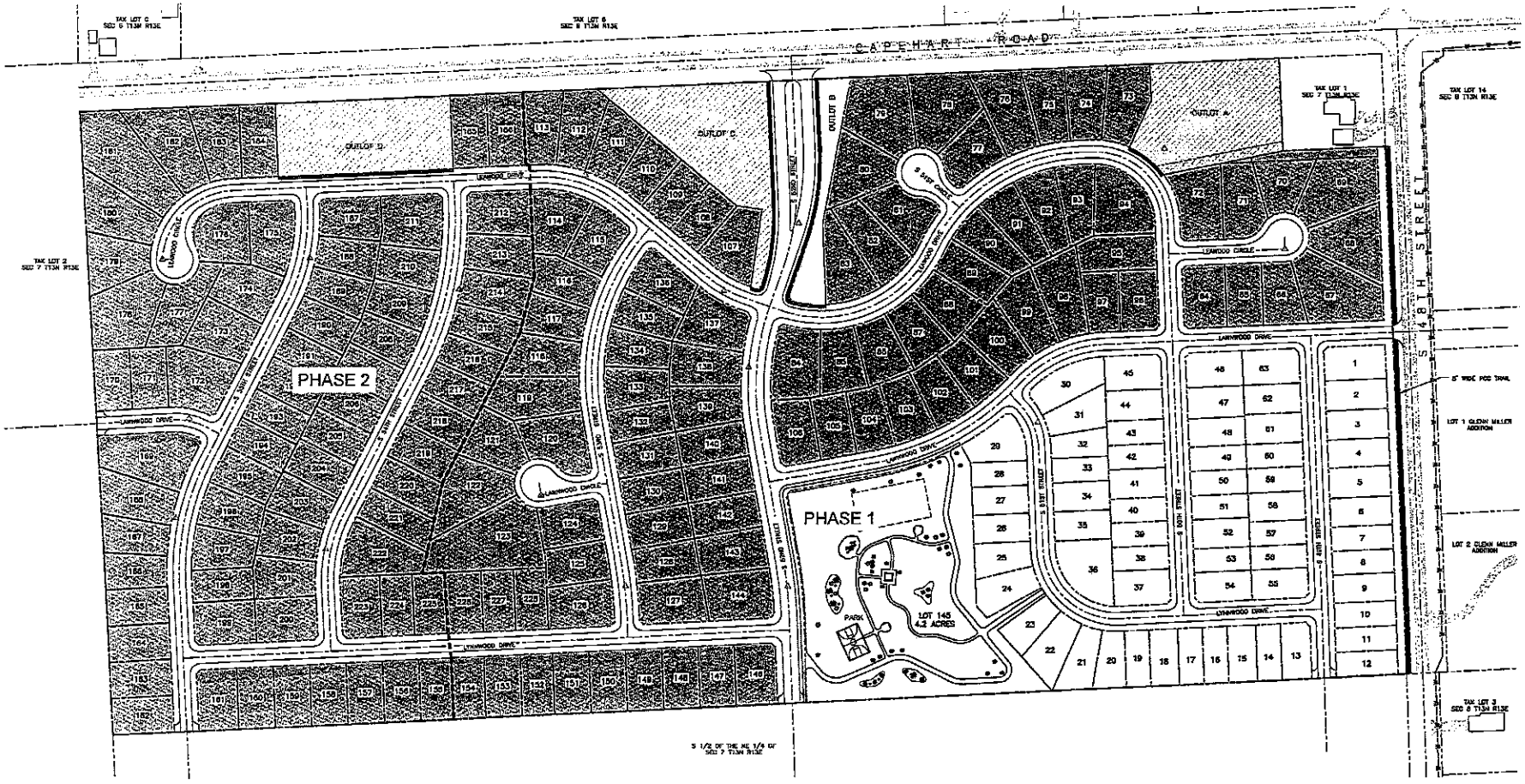
N

0 50' 100'

PROJECT SITE

VICINITY MAP

N



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Falcon Pointe

Charleston Homes

No.	Description	MM-DD-YY

Drawn By: MEM Reviewed By: DBK
Job No.: 1522-114 Date: 2-13-15

Zoning Map

Exhibit H

14a
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	02/27/2018	AGENDA ITEM TYPE:		
		SPECIAL PRESENTATION		
SUBMITTED BY:		LIQUOR LISCENSE		
Joe Mangiamelli, City Administrator		ORDINANCE		
		PUBLIC HEARING		
		RESOLUTION		
		CURRENT BUSINESS		
		OTHER (SEE CLERK)		

SUBJECT:

Strategic Plan Report

SYNOPSIS:

The report from the Strategic Plan discussions on December 19, 2017, is submitted for review and action.

FISCAL IMPACT:

To be determined by item and addressed in preparation of 2018-2019 city budget.

BUDGETED ITEM: ☐ YES ☐ NO GRANT/MATCHING FUNDS ☐ YES ☐ NO

IF NO, EXPLAIN: IF YES, %, $, EXPLAIN:

PROJECT NAME, CALENDAR AND CODING:

Requestor	Project Name:	
	Expected Start Date:	Expected End Date:
	CIP Project Name:	
	MAPA # and Name:	
	Street District # and Name:	
Finance	Distribution Code:	[Fund-Dept-Project-Subproject-Funding Source-Cost Center]
	GL Account #:	GL Account Name:

RECOMMENDATION:

Accept the Strategic Plan Report prepared by Beth Morrisette, Facilitator, as reflective of the City Council determinations and authorize city staff to implement plan items as indicated therein.

BACKGROUND:

ATTACHMENTS:

1	Strategic Plan Report	4	
2		5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

City of Bellevue

Strategic Planning Report

2017 – 2019

Year Three Planning Document

Facilitated by: Beth Morrissette
12-19-2017

Narrative Summary

The City Administrator, the Assistant City Administrator, the Mayor, all available members of the Bellevue City Council, and department directors met on December 19, 2017 to review 2017's accomplishments, update goals for 2018 and identify action steps to be completed quarterly in 2018. The attendee list is in appendix A.

The agenda for the planning session was confirmed as follows (see appendix B):

- Introductions and Purpose
- Mission Statement, Vision and Core Values Review
- Financial Update
- Review of Current Long-Term Plan Strategic Initiatives and 2017 Accomplishments
- What were Some Challenges this year? Were there Other Successes we Should Celebrate?
- Strategic Conversation
- Small group per Strategic Initiatives
- Implementation Planning – Specific 2018 Quarterly Steps
- Large Group Report Out and Discussion

Document Summary

The current strategic initiatives have been in place and worked on since the 2014 – 2016 strategic plan. These initiatives will remain in 2018. New strategic initiatives for three years will be developed at the next strategic planning session for 2019 – 2021.

- Pursuing Economic and Community Growth and Development Initiatives
- Increasing Efficiency and Effectiveness in all City Operations
- Promoting Comprehensive Financial Planning

Strategic planning allows for groups to look at the progress they made in 2017 and plan for 2018. This strategic planning session focused on previously set goals for 2017. No new goals were added. Some goals were completed or operationalized and removed from the document. When reviewing the goals and quarterly action steps the reader may not that a number may be missing. For

example, under strategic initiative Pursuing Economic and Growth and Development Initiatives A10 has been removed. That goal has become operationalized. But for on-going tracking purpose (2017 to 2018) the numbering will remain the same to track progress overtime.

Strategic conversations were added to this year's agenda. This was designed to be an opportunity for Administration to share and hear from the City Council and the Mayor for strategic thinking about this upcoming year. Documentation in this report follows the conversation had during that time. This is the last year of the current strategic initiatives.

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Introductions and Purpose

The meeting began by describing the day. This strategic planning session's agenda was slightly different compared to the past several years. The current Strategic Initiatives were to remain in place and goals that were completed this year would be removed. Updating the goals for 2018 would be reviewed, modified or eliminated if no longer appropriate. A fresh look at possible initiatives will occur at next year's strategic planning session. This allowed for continued focus and opportunity for intentional, strategic discussion by the City Council, Mayor, City Administrator and City Department leadership.

Review of Mission/Vision/Values Statement

Mission, vision statements and core values were read aloud by the participants. Brief discussion took place around the mission and vision statements. Highlights included the "importance of being future-focused – it's all about planning for the future, keep moving forward". Integrity was word that resonated with at least one participant, "it's the heart and soul of what we do as a City and our response to citizens. Citizens need to have trust and faith in the city government." Another word that resonated with another participant was collaborative. "We depend on others to complete task efficiency."

Mission Statement: *To be one of the nation's best cities in terms of fiscal responsibility, environmental stewardship, innovation, integrity, continuous growth, and economic vitality (created 2011, updated 2017)*

Bellevue will provide exceptional customer service, uphold the public interest and advance the Community Vision

---

Organizational Vision Statement*: Be a collaborative and innovative organization that is future-focused and committed to excellence.*

For core values, several items were identified in areas that the City of Bellevue excel in. Such as, community participation, integrity, commitment to employees, and innovation. For *community participation* the response in our community after the tornado was strong. Many individuals stepped up and helped. For *integrity*, "this year it has become more prominent due to the environment and what's going on. Everyone is more aware of what needs to happen with conduct in public forums and it needs to be a focus for improvement in 2018." As for *commitment to employees* it was mentioned that "we have done a lot this year to value employees as work increases and citizens demands grow it is important to continue to recognize the contributions of employees". Finally, participants felt that they have learned, "from our success and failures and implement changes in future projects and planning" which demonstrates an aptitude for *innovation*.

When asked about taking risks around innovation a couple of comments were stated.

- "Public Works and the new solid waste program is innovative and leading the charge in the metro area".
- "As a city we are accepting more risk, but it is measured. The risk is more calculated for a higher probability of a good outcome."

Overall, the mission, vision statements and core values continue to be in alignment for the City of Bellevue.

Core Values

Stewardship: preserve and enhance the community's environmental, financial, human and physical resources

Innovation: encourage and reward creative ideas and solutions

Integrity: be trustworthy, truthful, ethical, and transparent

Commitment to Employees: value all employees and their contribution and treat each other with caring and respect. Creative service and ethics promote and encourage the highest level of efficiency, effectiveness and professionalism

Exceptional Public Service: deliver outstanding service to Bellevue, Nebraska residents. Provide timely and reasonable response to the community

Community Participation: engage community members to shape and manage their community.

Financial Update

Rich Severson, City Finance Director, reviewed a financial spreadsheet. Highlights included:

- New bond council is very good and thorough in the decision process.
- Bond rates are better than comparable.
- Bonds for last year were for public building remodel and swimming pool improvements.

Threats in the Future

- SAFER grant, aerial trucks, recreation facility.
- One of the questions, how to plan for the loss of the SAFER grant.
- Public Works is facing additional costs (i.e., sewer system needs) and the library upgrades/possible new library to better serve the public which are all big-ticket items.
- Right now, labor costs are reasonable with the current negotiations, but if it gets more difficult, these costs would increase
- Need to plan for all these future costs and how we are going to do this.
- Overall the City financing and budget is managed well with what we have.

2017 Accomplishments

Larry Burks, Assistant City Administrator, reviewed the information that was provided in the packet to the City Administrator, Mayor and the City Council dated October 17, 2017 (See appendix C). The assessment was included in the packet in preparation for the strategic plan and is included in the appendix of this document. Mr. Burks provided a narrative review of the document provided in the packet. It was noted that for some of these goals, we need to look at making the outcomes more metric or measurable.

Following Mr. Burks' review, the entire team was asked to list and highlight accomplishments they were most proud of that may or may not have been included in Mr. Burks' report.

2017 Accomplishments Identified by Participants

- Street Light Initiative – There has been some progress with collaboration with OPPD. Getting a number from OPPD to Omaha was a great step forward. Bellevue's involvement has been driving both OPPD and Omaha to make more progress. Omaha is

taking the lead and Bellevue is following with them. Currently the price seems too high on light poles. An appraisal will need to be done.

- The Police Academy is planning to host the first class in July.
- Collaboration with Sarpy has been positive, an example is the copier/printer purchase.
- New Meeting Management System was approved and the implementation will begin when the city offices move to the new building.

What were Some Challenges this year?

- Intergovernmental Relationships – an example of those collaboration is the street light initiative.
- This was shown when unforeseen barriers arose such as, the tornado damage at World Baseball Village.
- Natural Disaster – the tornado itself.
- Communicating with the public – misinformation can be spread through social media. When that occurs, it can be detrimental to the city's ability to complete successful projects.
- Tearing down dilapidated buildings and enforcing city codes – has shown lack of integrity and responsibility with individuals.
- See these challenges as opportunities such as the 5 union contracts that have been negotiated, solid waste contract.
- These items are things that we can look back and be glad that we did.
- Olde Towne Vision/Transition Plan – city offices will no longer located there, future development and attracting a quality developer.

Were there Other Successes We Should Celebrate?

- TIF is working well for the community, achieves more than anticipated.
- Street Department – does an excellent job, last year's paving project was successful.
- Parks Department – over the years have implemented the no mowing, at first negative, but has worked well, successfully handled the tornado damage, Two Springs Park.
- Permits and Inspections handling the building and home repair permits following the tornado.
- Solid Waste contract has been a successful collaboration.
- Opening two pools in May.

- New City Hall – substantially complete, soon to move into.
- Implementing building efficiency in development.
- Public Safety – always positive, those outside Bellevue have great things to say.
- Police Academy
- Union Contracts, pay rates are toward comparability.
- Bellevue residents volunteer and always have a willingness to act to improve the community.
- Bellevue Community Foundation has grown, had the biggest year this past year for fundraising.
- All city committee are volunteers and the volunteer dinner.
- Relationship with Offutt
- Fire – building blocks to start program with heart surgeons to take patients to cath labs without stabilization, currently working on protocols.
- PCS property is listed for sale, which is finally moved forward, working on protocols.
- Steve Betts and Sarpy County IT partnership to head off malware and other threats.
- Collaboration between departments heads.
- The outreach completed by Mayor and City Council through attendance at various meeting and events, evenings and weekends.
- All goes to community engagement and outreach to city, county, state and congressional relationships.
- The new area under Bellevue schools which has increased housing development, partnerships helped with this.

Strategic Conversations

Olde Towne Transition

- City offices will be moving out. Will develop an RFP for new development.
- Concurrence with use of tax increment financing.
- Message from council do not want to redevelop a building with existing issues.
- See what market can give us with city hall, annex, and additional building.
- Prefer a mixed-use development with commercial and multi-family in addition to public/green space.
- Work with other property owners for additional new development and improvements.
- Possibility of CDBG funding to assist with streetscaping.
- Property is still located in LOIS and will remain until we are instructed by administration to remove from LOIS.
- Would like to bring something to Council 1st Quarter or 2nd Quarter.

City Revenue Strategies

- Need to address issues that have been kicked down the road. Focus on staffing and equipment for Fire Department.
- The vehicles are just wearing out and a replacement plans needs to be identified.
- Distribution of the Equipment List and discussion on need to replace.
    - Currently of the three aerial trucks, only one is operational, two are unserviceable due to repairs.
    - OPTION 1: $300,000 each to repair current fleet, but after repairs will only be worth $150,000.
        - Will they be certified? Yes, they will be, but the next day it could mechanically break again.
        - Replacement parts for the older trucks are no longer being produced and harder to find.
        - Repair cost will continue to rise; these trucks were bought with a bond issue in the 90s.
    - OPTION 2: Purchase new aerial trucks.
        - Council has authority to issue small restaurant tax which would generate about $750k a year, or a bond. levy of up to 5 mils. This could be used to purchase new trucks.
        - Can be purchased out right or can be purchased over time.
- Need to identify funding source for new vehicles and SAFER grant.
- Depends on what the council wants to do to raise the funding needed.
- The goal is to be included in future budget.

Councilmember Feedback

- Think outside the box – are there services being provided by the city that would be better offered through private industry?
  - The City provides services wanted by citizens because no one else will provided it due to limited or no profit margin.
  - If you know of or have seen something else that has worked for another city, please let us know.
- No elected official what's to leave office having raised taxes, but we can no longer cut other departments and services to address the shortfall.
- We can no longer tell staff to cut 6% from their budgets, a decision needs to be made of how to raise the needed funding.
- For example, the bus service for schools was reviewed for operation options either in house or private. Could this be an option for the Fire Department, privatize the ambulance service?
  - Some cities do only fire and privatize rescue because the rescue is where the profit is.
  - Another issue is when privatizing services and they only consider the profit margin, you risk losing the quality of the service.
- Currently the Fire Department budget is about $7 million.
- When the City started the fire department, they didn't provide the necessary funding mechanism for equipment replacement.
- Other departments have continued to face budget cuts to fund the fire department budget.
- Could we look at naming rights or advertising on city vehicles to raise additional funds?
  - What are best practices from other cities?
  - With our model, no one can provide the service the fire department does at the current price/budget.
- Response times are critical, 5 mins is considered the best time limit.
- How much for the vehicles?
  - About $920k for each fully equipped aerial truck purchased outright.
  - A lease purchase agreement would be about $80k per year over 10 years with a final pay out of $220 or about $1.2 million.
- Is there a current proposal/plan for purchasing new vehicles? A step process or all purchased at once?
  - To keep current ISO (Insurance Services Office) rating we need 2 aerial trucks.
  - If increase the ISO rating, insurance cost will increase.

    - Economic development and businesses also look at ISO ratings in a community. They are considering relocating.
  - Property tax is not going up, restaurant tax would be another way to generate funds.
  - There has yet to be another proposal or alternative to the restaurant tax.
  - Street lights are a potential revenue source which could open other alternative revenue streams.
  - Regarding street lighting, in the new development, could the city have OPPD install the poles and have a lease/purchase. agreement with ownership transferring to the City?
  - City also approached leasing of the landfill by solar company which would be about $35-40,000 per year.
- Revenue Options
    - Citizen vote for the higher restaurant tax or the council could move forward with the small restaurant, wait for the numbers/success of the small tax and then move forward with the vote for the larger tax.
    - Omaha moved forward without a public vote, but has generated millions and it continues to grow.
- Need to look at this in the 1st Quarter, please let staff know the council wishes so that we can move forward with researching opportunities.
- Can we package other department needs together with the Fire Department, other departments are facing big ticket items such as the Library, Public Works and sanitary sewer needs.
- How much is needed a year in additional revenue?
    - The SAFER grant alone is $700k.
- Need an answer on options soon for planning purposes.
- The long-range union contracts that have been approved assisted with financial planning.
- We have been in this situation each year and have been delaying addressing the issue.
- Public Works and Streets Department have annexed miles and miles of streets without an increased budget or workers.
- Parks Master Plan is in place without any impact because the funding isn't there to support the projects.
- Have to come up with revenues, we have stretched efficiency as far as it will lead us.

Possible City Council Initiatives

- Sale of Fireworks
    - One call from church that has sold fireworks for years and would like to make the space more usable through the year by paving, but the current ordinance doesn't allow it.
    - Any opinions on fireworks or this item?
- Smoke Free Public Areas – All city spaces and athletic events should move towards being smoke free.
    - There have been issues in the past with items such as police enforcement, but peer pressure will enforce the policy.
    - Sarpy County Smoke Free is willing to put up signage for free.
- Volunteer Program – last year there were ideas regarding volunteer opportunity program within the city, i.e. posting volunteer opportunities to allow citizen options for positions.
    - Such as the parks department, adopt a park.
    - Omaha had a program, Offender at Work Program, which was a good idea, but had unforeseen costs such as transportation, supervisor time, clothes, etc.
- New regional park by the veteran's home.
- Larry would like to see council members at more League of Municipality meetings.
    - Council members don't get a lot of information about the events such as attendance by other members and timeliness.
    - Could all meetings be pulled together on one calendar and include attendance responses. Council member Cook volunteered to create a calendar.
    - Also, provide assistance to prioritize events and funnel the dates to the members.

Other Items

- Encouraging development of higher priced homes.
    - Working towards this on Capehart Road.
    - The change in school boundaries has assisted in increasing development in southwest Bellevue.
- Energy Audit on Safety Building.
    - Staff has been working to correct issues with the current systems to optimize performance.
    - The audit should be done next summer.

    - What else can we do to build more efficiencies into buildings.
    - NCEA (Nebraska Community Energy Alliance) grant opportunity for solar panels, would like to see parking lot solar panels that can also provide shade for cars.
- These items are not going away, and staff will continue to pursue additional funding options. Our job to propose, your job to dispose. Any other issues please let us know.

Strategic Initiatives Review

The current strategic initiatives are:

- Pursuing Economic and Community Growth and Development Initiatives
- Increasing Efficiency and Effectiveness in all City Operations
- Promoting Comprehensive Financial Planning

The participants were split into three small groups based on which of the Strategic Initiatives they want to work on. They were then tasked with answering four questions. They were:

CONTEXT- Why is this important?
FUTURE- Where will this lead us into the future?
CAUTIONS- What do we need to be aware of and plan for?
STRENGTHS- What strengths will we build on?

The table on the following page documents each small group's discussion.

Pursuing Economic and Community Growth and Development Initiatives	Increasing Efficiency and Effectiveness in all City Operations	Promoting Comprehensive Financial Planning
Context: • Important to the economic vitality and diversity of the Bellevue Community **Future:** • Opportunities, stability, quality of life – all improved. • Job creation, revenue **Cautions:** • Workforce, quality of housing, public transportation aging/adequate infrastructure, proactive planning goals • Prioritization, branding/I.D., misinformation **Strengths:** • Schools/education, rail serve potential, quality of life, Base, safety, location (Ridge), administration, community assets (parks, river, trails), relationships	**Context:** • Need a combo of both otherwise voids out entire purpose • Save time and resources to accomplish the mission • Limited resources / cost savings • Efficiency is a cost savings resulting in an effective outcome **Future:** • Control overtime • Allocation of resources • More effectiveness **Cautions:** • The unexpected • Emergencies • Unintended consequence • Cost (front-end to long-range) **Strengths:** • Experience • Increased productivity • Good foundation – good base of operations • Decisive leadership	**Context:** • To ensure the effective allocation of financial resources and plan for the 1. 2. And 5 years out **Future:** • Making decisions now that will lead to financial stability and sustainability of the city. **Cautions:** • Establish contingency plans that will take into effect changing economic conditions, trends, uncertainty and legislative initiatives. **Strengths:** • We need to take advantage of the city's current strong cash position knowledgeable decision makers and trained experience workforce to plan for and build a strong future for Bellevue!!

Key Action Steps – 2018 and forward

During the next activity, each small group was asked to review the success indicators that had been established in previous strategic plans. For each success indicator they had to decide if it was completed and/or operationalized and should be removed or if it should remain the same or be updated. Please note that the number may not be in numerical order. The success indicator number remains consistent to the previous years for tracking purpose.

Strategic Initiative: Pursuing Economic and Community Growth and Development Initiatives

Three-Year success indicators: At the end of 2020, how will we know we are successful?	**Two-Year success indicators: At the end of 2019, how will we know we are successful?**	**12-Month SMART objectives: what do we need to accomplish by the end of 2018 at the level of program or project to move from our current reality to where we want to be?**
Levee • Levee completed • Certification of Levee	Levee • Initiate Construction	Levee • **A3-** On-going approval process for construction of levee with U.S. Army Corps of Engineers.
Economic Development	Economic Development • Development underway	Economic Development • **A6-** Sale of Olde Towne property (need to carry over to 2018 q1 goal – RFP for redevelopment of city property in Old Towne). • **A8-** Shovel ready site on Cunningham Road – consider all options including vacuum system (city owned 62 acres) (catalyst to LB840 area). • **A9-** Request periodic updates from the Chamber regarding project activities in Bellevue, including Fort Crook Road, to inquire on how the City can collaborate with the Chamber.
Pools	Pools • Aquatic Center open	Pools • **A11-** Discussion partnership aquatic center. Aquatic Center vote.

Three-Year success indicators: At the end of 2020, how will we know we are successful?	Two-Year success indicators: At the end of 2019, how will we know we are successful?	12-Month SMART objectives: what do we need to accomplish by the end of 2018 at the level of program or project to move from our current reality to where we want to be?
Library	Library • Library project approved	Library • **A12**- Complete feasibility assessment and assess the findings and report findings, and recommendations to the Council.
Riverfront Opportunities	Riverfront Opportunities • Fundraising	Riverfront Opportunities • **A13**- Continue to monitor for funding partners and grants for possible riverfront opportunities (i.e., Bellevue Tower, Heroes Plaza and recreational trails).
Parks Master Plan	Parks Master Plan • Initiate improvements following approval of schedule & budget	Parks Master Plan • **A14**- Have inventory and equipment replacement list and cost by end of Q4 2018 for Parks Department.

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: Pursuing Economic and Community Growth and Development Initiatives

Key Actions for 2018	QTR 1 – Jan – Mar	QTR 2 – Apr – Jun	QTR 3 – Jul – Sept	QTR 4 – Oct – Dec
Levee A3- On-going approval process for construction of levee with U.S. Army Corps of Engineers	• Request update from NRD (Administration)	• Request update from NRD (Administration)	• Request update from NRD (Administration)	• Request update from NRD (Administration)
Economic Development A6-Sale of Olde Towne property (need to carry over to 2018 q1 goal – RFP for redevelopment of city property in Old Towne)	• Issue RFP (Administration)	• Evaluate proposals (Administration & Council) • Review planning document from Jensen (Planning, CDBG, Administration & Council)	• Negotiate redevelopment agreement (Administration, Legal & Council) • Determine what can be accomplished now and budget accordingly. (CDBG, Administration, Council & Public Works / Streets)	• Deal complete (Administration, Legal & Council)
Economic Development A8- Shovel ready site on Cunningham Road – consider all options including vacuum system (City owned 62 acres) (catalyst to LB840 area)	• Monitor Leo A. Daly and SCEDC Planning and design and engineering (Administration)	• Receive shovel ready status and appraisal results (SCEDC & Administration)	• Market (SCEDC & Administration)	• Market (SCEDC & Administration)

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: **Pursuing Economic and Community Growth and Development Initiatives** (Con't)

Key Actions for 2018	QTR 1 – Jan – Mar	QTR 2 – Apr – Jun	QTR 3 – Jul – Sept	QTR 4 – Oct – Dec
Economic Development A9-Request periodic updates from the Chamber regarding project activities in Bellevue, including Fort Crook Road, to inquire on how the City can collaborate with the Chamber.	• Activities update from chamber &discuss collaboration (Administration & Council)	• Activities update from chamber &discuss collaboration (Administration & Council)	• Activities update from chamber &discuss collaboration (Administration & Council)	• Activities update from chamber &discuss collaboration (Administration & Council)
Pools A11- Discussion partnership aquatic center. Aquatic Center vote.	• Identify partners (Administration)	• Execute partnership agreement (Administration)	• Initiate design and develop cost estimate (Administration)	• Prepare bid documents (Administration)
Library A12- Complete feasibility assessment and assess the findings and report findings, and recommendations to the Council.	• RFP for Arch. feasibility assessment (Administration & Library)	• Review RFP & award project (Administration & Library)	• Monitor & support feasibility work (Library)	• Review results of analysis, report findings & recommendations to Council (Administration & Library)

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: **Pursuing Economic and Community Growth and Development Initiatives** (Con't)

Key Actions for 2018	QTR 1 – Jan – Mar	QTR 2 – Apr – Jun	QTR 3 – Jul – Sept	QTR 4 – Oct – Dec
Riverfront Opportunities **A13**-Continue to monitor for funding partners and grants for possible river front opportunities (i.e., Bellevue Tower, Heroes Plaza and recreational trails).	• Monitor for funding partners & grants (Administration)	• Monitor for funding partners & grants (Administration)	• Monitor for funding partners & grants (Administration)	• Monitor for funding partners & grants (Administration)
Parks Master Plan **A14**-Have inventory and equipment replacement list and cost by end of Q4 2018 for Parks Department.		• Have equipment list and replacement schedule with costs (Public Works & Parks)	• Have 25% - 75% of the costs budgeted (Finance, Public Works and Parks)	• Complete inventory and assessment of equipment (Public works & Parks) • Plan replacement based on approved budget. (Public Works & Parks)

Key Action Steps – 2018 and forward

Strategic Initiative: Increasing Efficiency and Effectiveness in all City Operations

Three-Year success indicators: At the end of 2020, how will we know we are successful?	**Two-Year success indicators: At the end of 2019, how will we know we are successful?**	**12-Month SMART objectives: what do we need to accomplish by the end of 2018 at the level of program or project to move from our current reality to where we want to be?**
Effective Wellness Program	Effective Wellness Program • Reductions in premiums	Effective Wellness Program • B1- Continue to monitor wellness program for reduction of claims.
Improved Employee Morale	Improved Employee Morale • Reduced complaints • Improved performance	Improved Employee Morale • B3- Continue to improve performance of employees. Percentage of participation at quarterly meetings will be monitored.
Street Lighting	Street Lighting • Acquisition of lighting infrastructure by the end of FY 2018	Street Lighting • B5- Street Lighting Acquisition (collaboration with city of Omaha – monitor toward implementation in 2018).
Upgrade Rolling Stock	Upgrade Rolling Stock • Ongoing program operationalized	Upgrade Rolling Stock • B6- Purchase/repair based on 2017 data for Fire. o Reallocate resources o Ongoing evaluation
South Metro Local Academy	South Metro Local Academy Academy functioning	South Metro Local Academy • B7- Academy functioning – completion of first class.

Three-Year success indicators: At the end of 2020, how will we know we are successful?	Two-Year success indicators: At the end of 2019, how will we know we are successful?	12-Month SMART objectives: what do we need to accomplish by the end of 2018 at the level of program or project to move from our current reality to where we want to be?
Consolidating Government Functions	Consolidating Government Functions • Re-evaluate and expand	Consolidating Government Functions • B8- Re-evaluate and expand City Service Development Plan.
Revised and Automated Employee PMs	Revised and Automated Employee PMs • Implement	Revised and Automated Employee PMs • B9- Identify, develop and implement alternative format (Including but not limited to drafts and templates under consideration).
Implement Sewer Master Plan	Implement Sewer Master Plan • Prioritize projects	Implement Sewer Master Plan • B10- Evaluate assessment reports. Develop priority needs.

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: Increasing Efficiency and Effectiveness in all City Operations

Key Actions for 2018	QTR 1 – Jan – Mar	QTR 2 – Apr – Jun	QTR 3 – Jul – Sept	QTR 4 – Oct – Dec
Effective Wellness Program • B1- Continue to monitor wellness program for reduction of claims.	• Continue to monitor reduction in claims (HR & Personnel)	• Continue to monitor reduction in claims (HR & Personnel)	• Continue to monitor reduction in claims (HR & Personnel)	• Continue to monitor reduction in claims (HR & Personnel)
Improved Employee Morale B3- Continue to improve performance of employees. Percentage of participation at quarterly meetings will be monitored.	• Taking a "Headcount at every meeting – invited vs attended (HR)	• Taking a "Headcount at every meeting – invited vs attended (HR)	• Taking a "Headcount at every meeting – invited vs attended (HR)	• Taking a "Headcount at every meeting – invited vs attended (HR) • Evaluate effectiveness & participation (HR)
Street Lighting B5- Street Lighting Acquisition (collaboration with city of Omaha – monitor toward implementation in 2018).	• Continued research (Administration)	• Continued research (Public Works)	• Continued research (Public Works)	• Determine the viability of collaboration proposed with Omaha (Public Works)

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: **Increasing Efficiency and Effectiveness in all City Operations** (con't)

Key Actions for 2018	QTR 1 – Jan – Mar	QTR 2 – Apr – Jun	QTR 3 – Jul – Sept	QTR 4 – Oct – Dec
<u>Upgrade Rolling Stock</u> B6- Purchase/repair based on 2017 data • Reallocate resources Ongoing evaluation	• Public Works & Police are operational • Fire needs to develop plan (Fire Chief) • P&I and any other department needs to develop plan	• Work into budget (Finance & Administration)		
<u>South Metro Local Academy</u> B7- Academy functioning – completion of first class			• Monitor success of implementation (Police Chief)	• Celebrate the graduation of the 1st class (Police Chief, Mayor & Council)
<u>Consolidating Government Functions</u> B8- Re-evaluate and expand City Service Development Plan	• Continue collaboration with County or other government entities for purchasing or operations (Finance)	• Continue collaboration with County or other government entities for purchasing or operations (Finance)	• Continue collaboration with County or other government entities for purchasing or operations (Finance)	• Continue collaboration with County or other government entities for purchasing or operations (Finance)

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: **Increasing Efficiency and Effectiveness in all City Operations** (con't)

Key Actions for 2018	QTR 1 – Jan – Mar	QTR 2 – Apr – Jun	QTR 3 – Jul – Sept	QTR 4 – Oct – Dec
<u>Revised and Automated Employee PMs</u> B9- Identify, develop and implement alternative format (Including but not limited to drafts and templates under consideration).	• Implementation of new system on Directors (Administration)	• Expand city-wide (Directors) • Training on the new system will need to be completed (HR)	• Implementation of automation of system (HR)	• Evaluate implementation (HR)
<u>Implement Sewer Master Plan</u> B10- Evaluate assessment reports. Develop priority needs.	• Contract out the 3rd basin (Public Works)	• Using info. Develop Master Plan (Public Works)	• RFP for Master Plan (Public Works)	• Continue Master Plan (Public Works)

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: Promoting Comprehensive Financial Planning

Three-Year success indicators: At the end of 2020, how will we know we are successful?	**Two-Year success indicators: At the end of 2019, how will we know we are successful?**	**12-Month SMART objectives: what do we need to accomplish by the end of 2018 at the level of program or project to move from our current reality to where we want to be? Who is responsible?**
<u>Identify Sustainable Funding Mechanism</u>	<u>Identify Sustainable Funding Mechanism</u> • Balanced five-year projection	<u>Identify Sustainable Funding Mechanism</u> • **C1-** Meet with City Council to discuss strategies to implement restaurant tax to amount allowed by state statue with identified specific uses
<u>Agreement on Allocation of Resources</u>	<u>Agreement on Allocation of Resources</u> • Departmental Growth/Staffing funded (need to be updated)	<u>Agreement on Allocation of Resources</u> • **C3-** Prioritize allocation of resources

2018 Quarter-by-Quarter Action Steps

Strategic Initiative: Promoting Comprehensive Financial Planning

Key Actions for 2017	QTR 1 – Jan – Mar	QTR 2 – Apr – Jun	QTR 3 – Jul – Sept	QTR 4 – Oct – Dec
<u>Identify Sustainable Funding Mechanism</u> **C1-** Meet with City Council to discuss strategies to implement restaurant tax to amount allowed by state statue with identified specific uses	• Determine uses • Meet with Council and Directors • Draft of proposed ordinance (Council, Administration, staff & Chamber of Commerce)	• Three reading of the ordinance including public hearing & vote! (City Council)	• If successful, education of restaurants! (Administration & Chamber of Commerce)	• Implementation October 1st target date (Finance)
<u>Agreement on Allocation of Resources</u> **C3-** Prioritize allocation of resources	• Initial draft of budget survey! • Three on three meetings with Council for survey input (Finance, Council, Administration & Community Relations)	• Finalize & release survey • Public meeting with Council & staff • Collect & analyze results (Finance, Council, Administration & Community Relations)	• Preparing & presentation of budget! (Finance, Administration & Council)	

Report Out and Evaluation of Small Group Work

Each group reported highlights from the discussions they had for 2018 key actions and quarterly work they identified. The team felt the work identified for 2018 seemed realistic and will move the City of Bellevue in the right direction.

Closing and Evaluation of the Day

The team accomplished a lot of strategic thinking for the future of the City of Bellevue. The conversation was collaborative and appropriately challenging when necessary. When asked for one word when they think about the City of Bellevue what would it be? The following were all the words the team identified.

Home, community, strong, safe, patriotic, Offutt, dynamic, picturesque, diverse, ambitious, beautiful view, opportunity, forested, fresh-air, historical, education, engaged, challenge, giving, multi-centric / centerless, cultural, and hopeful.

Next year, will be an opportunity to celebrate all of the success over the past several years focused on the three strategic initiatives:

- Pursuing Economic and Community Growth and Development Initiatives
- Increasing Efficiency and Effectiveness in all City Operations
- Promoting Comprehensive Financial Planning

A new practical vision for the next 3-5 years will be established with new goals for the next three years.

Appendix

Appendix A

Attendees:

Larry Burks, Asst. City Administrator

Thomas Burns, Council member

Paul Cook, Council Member

Phil Davidson, Public Relations

Julie Dinville, Library Director

Perry Guido, Fire Chief

John Hansen, Council Member

Abby Highland, CDBG Specialist

Karen Jackson, Administrative Services

Joe Mangiamelli, City Administrator

Molly Miller, Attorney

Jim Moudry, Council Member

Sabrina Ohnmacht, City Clerk

Don Preister, Council Member

Jeff Roberts, Public Works Director

Lisa Rybar, Executive Secretary

Rita Sanders, Mayor

Rich Severson, Finance Director

Dave Stukenholtz, Acting Police Chief

Appendix B

Strategic Planning Session Agenda
Year Three
December 19, 2017
8:30-4:30 pm
Bellevue Fire Center

8:30a **Introductions and Purpose**

8:50 **Mission Statement, Vision and Core Values Review**

9:10 **Financial Update** (Rich Severson)

9:30 **Review Current Long-Term Plan Strategic Initiatives and 2017** Accomplishments (Larry Burks)

9:50 **What were some challenges this year?**
Were there other successes we should celebrate?

10:10 BREAK

10:20 **Strategic Conversation**

- Olde Towne Transition
  I. Review proposal going forward (Joe Mangiamelli)
- City Revenue Strategies
  I. Staffing and equipment for Firefighters
  II. Restaurant tax and/or Public Safety Levy Authority
- City Council Initiatives

Lunch 12:00

12:30p **Small Group per Strategic Initiatives**

1. Pursuing Economic & Community Growth and Development Initiatives
2. Increasing Efficiency and Effectiveness in all City Operations
3. Promoting Comprehensive Financial Planning

CONTEXT- Why is this important?
FUTURE- Where will this lead us into the future?
CAUTIONS- What do we need to be aware of and plan for?
STRENGTHS- What strengths will we build on?

1:15 **Small group report out**

1:30 **Implementation Planning Specific 2018 Quarterly Steps**

- What innovative, substantial actions will move us forward?

3:30 **Large Group Report Out and Discussion:**

1. Does this look realistic?
2. Where are in alignment? Should we limit the number of action items each Strategic Initiatives?
3. What makes you anxious? What excites you? Where challenges us? Where will we need help?

4:15 **Closing**

Appendix C

To: Joe Mangiamelli
From: Larry D. Burks
Date: October 17, 2017
Subject: 2017 Strategic Plan Q3 Report

Mr. Mangiamelli,

The following information reports organizational progress towards achieving the strategic planning goals for the third quarter (Q3) of 2017. The reported progress towards Q3 Key Actions is in bold italics below each Q3 item.

A. Strategic Initiative: Pursuing Economic and Community Growth and Development Initiatives

Key Actions

A1. Twin Creek: Hotel and Event Bookings Meet Expectations

Q1. Evaluate quarterly reports
Administration and Finance have met with Kinseth Hospitality on two occasions (December 2016 and April 2017) to discuss performance of the hotel and conference center. Currently the Beardmore Event Center is doing as expected and seeing good numbers of out of town bookings for weddings. Although the hotel bookings started out slower than anticipated, the bookings are now trending upwards towards the target numbers.

Q2. Review report and make recommendations
Due to a variety of events, Administration and Finance were unable to meet with the Beardmore Event Center management staff. On Monday, June 19, Assistant City Administrator Larry Burks visited the hotel and event center and they advised that no substantial damage was seen during the storm and that bookings for the College World Series was high. Burks advised hotel management staff that a meeting should be scheduled in August to review bookings information from the College World Series and the Independence Day holiday 4-day weekend.

Q3. Review report and make recommendations
On August 31, Administration and Finance met with Shana Craven and Lindsey Obermeyer with Kinseth Hospitality to discuss the performance of the Beardmore Event Center of Bellevue. Although the event center is doing as expected, the hotel rooms are not booking as well as expected. Changes in the marketing plan and more collaboration with Marriott in attempt to expand the presence of the facility to the membership users will be implemented.

A2. Twin Creek: Main Street Development

Q1. Follow up with Steve Johnson
On March 17th, an email was sent to Mr. Johnson requesting a visit and marketing information or materials for ICSC RECON event in May. We have yet to receive a reply.

Q2. Monitoring
Ongoing follow up activities from ICSC RECON event in May.

Q3. Monitoring
Nothing new to report in Q3.

A3. Levee: On-going construction

Q1. Monitor and support
John Winkler, Director of the Papio-Missouri River NRD, is currently clearing up some issues holding up the permitting process. We will continue to monitor and support Mr. Winkler in his efforts. Once the permits have been issued, a press release will be developed and shared.

Q2. Monitor and support toward federal approval

John Winkler, Director of the Papio-Missouri River NRD, recently provided the Army Corps of Engineers additional information requested related to the NRD's levee permit. At this time, Mr. Winkler reports the permit is under final review and expects a press release regarding final approval of the levees sometime in the Fall of 2017.

Q3. Monitor and support toward federal approval

John Winkler, Director of the Papio-Missouri River NRD recently reported that permits are under final review. Mr. Winkler expects a press release regarding final approval of the levees sometime in the Fall of 2017 and a bidding process in the Spring of 2018.

A4. Residential Growth: Adopt Zoning Standards

Q1. Review current standards

In progress with Planning Department staff reviewing residential development standards; we will seek input and comments from the Planning Commission during the second quarter.

Q2. Propose/review revision if needed

In progress; staff continues to review residential development standards for proposed revisions. We will seek input and comments from the development community prior to proposing and revisions.

Q3. Ongoing review of revisions

In progress; staff has begun discussing this with the Planning Commission and some Council members. With further input from these two bodies we will propose changes to the zoning ordinance if necessary.

A5. Economic Development: 62 Acres Shovel Ready

Q1. Sarpy County Economic Development GO! Ready funds approved

Currently, engineering on streets, storm sewer and waste water infrastructure is being completed for Cunningham Road. Administration is finalizing a MOU with Sarpy County Economic Development for due diligence work and funding to be adopted by City Council.

Q2. Due diligence started

Design engineering for Cunningham Road nearly complete. Nearing the completion of the AirVac and gravity sanitary/storm sewer design. A GO! Ready program application was completed and Sarpy County Economic Development Corporation and Leo A Daly are now working on due diligence in the "Phase I Area" of the LB840 area – specifically on the 62acres owned by the City of Bellevue. Once design is complete, the design and engineering cost estimates for competition will be presented to the LB840 Committee for review.

Q3. Due diligence started
Cunningham Road engineering complete. Currently working on a "Phase II" sanitary sewer engineering task order for Bellevue's 62 acres and along Harlan Lewis Road. Task order for the design and engineering work will be presented to the LB840 Committee, and Bellevue City Council in Q1 of 2018. Leo A Daly and SCEDC currently working on the due diligence site work for the 62 acres to be certified shovel ready. A delay was caused by the June storm damage and the subsequent troubles associated with the World Baseball Village and management's strong association with the Bellevue Future Development who are the land owners of the property adjacent to the City's 62 acres.

A6. Economic Development: Sale of Olde Towne Property

Q1. Ongoing marketing
The team from OMNE continues to market the property in an effort to find parties interested in acquiring and developing the City's Olde Towne property. An update was provided to the Council at its February 28 meeting. In May, OMNE brokers will be attending RECON, the world's largest retail convention in Las Vegas, NV, to market Bellevue's Olde Towne property. Assistant City Administrator Larry Burks will meet with OMNE prior to the event to review and share marketing materials for trade show.

Q2. Ongoing marketing
Assistant City Administrator Burks attended the International Council of Shopping Centers Retail Convention (RECON) and promoted the Olde Towne redevelopment opportunity to several regional developers. The OMNE team also attended RECON and continues to market the Olde Towne property in an effort to find parties interested in acquiring and developing the Mission Avenue property. An offer for the properties has been received and a concept/vision is being developed by the potential owner for Bellevue City Council's consideration.

Q3. Ongoing marketing
No new leads reported by OMNE at this time. The listing agreement with OMNE expired in September.
Assistant City Administrator, Larry Burks, scheduled a meeting with Wohlner's Grocery owner, Mike Schwartz, regarding potential small grocery store in Olde Towne Bellevue. Mr. Schwartz is not able to take on the project, but would be willing to assist as an advisor for anyone who may want to take on the challenge.

A7. Economic Development: Galvin Road Site Inventory NDEQ Application

Q1. Confirm grant application availability and apply
The Site Inventory grant from Nebraska Department of Environmental Quality was applied for by Assistant City Administrator Larry Burks in February and approved March 3rd. The site inventory work was awarded to EA Engineering for $22,700 and is currently underway. The project will take approximately 6 to 8 weeks to complete.

Q2. Receive Grant
The Galvin Road Corridor Site Inventory Study was completed and received the inventory report in June.
Goal achieved.

A8. Economic Development: Site Planning for HWY 34 Corridor

Q1. Work with stakeholders on master planning
Assistant City Administrator has received infrastructure planning information from Sarpy County and utility providers. On March 13th, Administration and Planning Departments met with Greater Bellevue Area Chamber of Commerce board member and Planning Commission member Tom Ackley to review the LB840 Area planning, including HWY 34 Corridor. A presentation to the Bellevue Planning Commission on the LB840 Area site planning has been scheduled for April 27th.

Q2. Develop a masterplan with zoning to facilitate development build out
Ongoing work with utility providers to develop a utility plan followed by a masterplan. Sanitary sewer engineering completed for area south of HWY 34. Sanitary sewer design nearing completion in area north of HWY 34. Water present in area north of HWY 34, but looking at water design for area south of HWY 34. Electrical in place for the entire area.

Q3. Public Planning Commission Recommendation; City Council Approval
Ongoing. Development of a master plan for the Highway 34 corridor is still in progress, no date has been set for a Planning Commission public hearing
Preliminary conceptual design and plans were presented to the Bellevue Planning Commission and supported on April 27th, 2017. Delays due to complications related to the failure of World Baseball Village have been resolved. Infrastructure design and engineering plans expected to be before the Planning Commission and City Council in Q1 of 2018.

A9. Economic Development: Resurrect Fort Crook Road (FCR) Committee with Chamber

Q1. Review FCR study with Chamber
The Bellevue Greater Area Chamber of Commerce has established an Economic Development Committee instead of reestablishing a FCR Committee. City Planner Tammi Palm is representing the City of Bellevue at the committee meetings. The Fort Crook Road corridor is being reviewed and discussed, as well as other areas of economic development.

Q2. Propose revisions or update assessment
City Planner, Tammi Palm reports the Chamber's Economic Development Committee has been focusing their efforts on the Olde Towne area and no work has been seen on the Fort Crook Corridor plans.

Assistant City Administrator Burks is providing ongoing assistance to Dr. David Davis with a goal of designing a site development concept and plans for Greater Omaha Real Estate's property located along Fort Crook Road near Bellevue University.

Q3. Ongoing recruitment of business opportunity
City Planner, Tammi Palm reports the Chamber's Economic Development Committee has nothing new to report for Q3 regarding Fort Crook Road.
Assistant City Administrator Burks is providing ongoing conceptual design assistance to Dr. David Davis for Greater Omaha Real Estate's property located along Fort Crook Road near Bellevue University.

A10. Emerald Ash Borer (EAB) and Tree of Heaven (TOH): Implement EAB and TOH Plan

Q1. Follow approved plan
Monitor spread of EAB/treat trees as necessary – ongoing.
Q2. Follow approved plan
Monitor spread of EAB/treat trees as necessary – ongoing.
Q3. Develop budget and follow approved plan
Ongoing.

A11. Pools/Aquatic Center: Remodel 2 Pools; Discuss Partnership for Aquatic Center

Q1. Study and partnership exploration
In process, partnership with BPS and OAFB – ongoing.
Q2. Study and partnership exploration
In process, partnership with BPS and OAFB – ongoing.
Q3. Review feasibility and needs
Ongoing.

A12. Library Plan: Form Building Committee for Options; Survey Community

Q1. Form Building Committee
The nucleus of a Building Committee has been formed to investigate the options for the Library Plan regarding the future of the library. Building Committee members include John Seyfarth, President of the Bellevue Library Board, Judy Maass and Deb Stortvedt, members of the Bellevue Library Board, Marti Noden, member of the Bellevue Library Board and President of the Friends of the Bellevue Public Library, Guadalupe Mier, Treasurer of the Bellevue Library Foundation, and Julie Dinville, Library

Director. The group met initially in February and in March discussed options for moving forward with City Administrator Joe Mangiamelli.

Q2. Explore options
A request for $150,000 to fund a feasibility study for future building options for the Bellevue Public Library has been submitted with the Capital Improvement Projects requests for the 2017-2018 Fiscal Year.
The current 1975 Bellevue Library facility of 20,973 square feet is inadequate to meet the needs of the community, which has grown to a population of over 55,000. A feasibility design plan is the next step in the process of providing a new/renovated/expanded facility to meet current and future needs. A needs assessment study was completed in 2016. The City's 2017 Strategic Plan calls for the exploration of options, feasibility assessments and the presentation of options to the Planning Commission and City Council. Some of this activity could continue into FY18-19.

Q3. Review feasibility assessments – public input
A feasibility study is the next step and library staff is in the process of developing a RFP for the consulting service.

A13. Riverfront Development: River Monitoring Station and Bellevue Tower

Q1. Address electrical issues
Pat Sullivan continues to work with legal from NPPD to establish an agreement and clarify expectations regarding the electrical power needs in American Heroes Park. Matt
Knutson of Exis Design has completed the design work and presented the monitoring station, interpretive center and tower visions to the Bellevue City Council. Assistant City Administrator Burks will continue to work with Mr. Knutson on establishing alternative power sources and fundraising for the project.
Q2. Review and approve designs
State funding for UNO monitoring station rescinded. Currently holding to see if project is funded by other resources or if more fundraising needs to be considered.
Q3. Fundraising for tower
Project shelved due to Q2 events.

A14. Parks Master Plan: Inventory Parks, Equipment & Condition

Q1. Review city parks inventory
Parks inventory in progress.
Q2. Complete inventory of parks and equipment and condition
Parks inventory in progress.

Q3. Assess and develop prioritized projects listing with costs
Parks inventory in progress.

A15. Sidewalk Districts: Seek Approval for Plan, Repairs and Installation of Sidewalks from Council

Q1. Identify recommended sidewalk district areas
Preliminary districts have been identified; proposals to be presented to City Council for consideration prior to the end of Q2.

Q2. Windshield survey of districts & development of estimated cost per foot to install
Ordinance in process of council approval.

Q3. Present recommended sidewalk proposal to City Council for consideration
Ordinance approved.

A16. Widening Cornhusker: Review Needs Assessment with NDOR

Q1. Initial needs assessment.
Needs assessment in progress.

Q2. Continue needs assessment, initiate discussions with NDOR
Needs assessment in process, progress slow this quarter.

Q3. Develop preliminary concept of project scope and potential right-of-way acquisitions
Needs assessment in process and on hold for now.

B. Strategic Initiative: Increasing Efficiency and Effectiveness in all City Operations
Key Actions

B1. Effective Wellness Program: Implement Incentives; Monitor Reduced Claims; Increase Participation

Q1. Implement wellness incentive
This goal was accomplished effective January 1, 2017. Employees and their spouses were asked to voluntarily participate to receive the premium incentive. As a result, we have 75 participants in the incentive program. These employees and their spouses had to complete a health risk assessment, provide physical exam verification from their physicians, and consult with a health coach if

needed. The incentive is an automatic adjustment to the employee's paycheck each month. Employees with single coverage receive a $25.00 monthly reduction and employees who include their spouse receive a $35.00 monthly premium reduction.
Goal achieved.

Q3. Implement wellness incentive
Planning and scheduling educational seminars for employees.

B2. City Hall Move Completed: Completion of 1500 Wall Street and Move City Hall

Q1. Renovation plan review (all departments)
Plans reviewed with affected departments. Exterior brick work under installation. Plans for interior construction to be advertised before the end of Q2.

Q2. Renovation bids
Bids awarded and final phase under construction.

Q3. Start construction
Final phase under construction.

B3. Improved Employee Morale: Reduce Complaints; Improved Performance; Explore Telecommuting; Continue Recognition; Seek and Engage Employee Feedback

Q1. Continue Employee Years of Service
On March 16th, the Recognition & Appreciation Committee hosted the first quarter years of service coffee in recognition of our hard working and dedicated employees.
Research regarding the Telecommuting Policy was conducted and the draft policy was submitted to Administration, Directors, and Legal for review. The policy is ready for implementation as a "Pilot Program" in the 2nd quarter.

Q2. Continue Years of Service Recognition & Coordinate Employee Appreciation Picnic
On June 21, 2017, the Recognition and Appreciation sponsored the annual Employee Appreciation and Recognition picnic in Washington Park. Hundreds of City employees attended and had lunch and participated in games for small prizes. There was also music and a raffle of gifts donated by area businesses. Additionally, we combined the 2nd quarter of years of service recognition and certificate presentation for employees with significant anniversaries.

Q3. Continue employee years of service recognition and implement potential department head meetings

On September 13th, the Recognition and Appreciation committee sponsored the quarterly years of service coffee in recognition of our hard working and dedicated employees.
On September 21st a memo was sent to all Directors, Department Heads and Division managers inviting them to the first quarterly meeting. There were 21 attendees with 10 topic items being discussed. The meeting was well received and all participants agreed these meetings should be continued going forward.

B4. Increased Investment in Technology: Train Staff on Use of Open Data; Determine Expectations/Ownership

Q1. Set up open data roll out
Open Data Budget and Checkbook apps are ready for roll out. There is some concern and discussion regarding the information presentation, staff maintenance workload and usage. New information regarding the apps and Open Data portal has raised additional concerns regarding value, usage and need.
Q2. Open Data Portal access to the public
Portal complete. Appearance and presentation needs additional review and work requiring additional expense. Project on hold for reconsideration.
Q3. Present PowerPoint on uses of open data portal
On hold due to Q2 project issues.

B5. Street Lighting: Acquisition

Q1. Determine financial feasibility – complete research
Peter Hinkle with Schneider Electric has provided proforma information regarding acquisition of the lighting infrastructure and conversion to LED lighting. Subsequent meetings with the OPPD and the City of Omaha have provided more information to address concerns regarding maintenance. OPPD and the City of Omaha are prepared to move forward as soon as possible. Discussions are being planned with other Sarpy County communities.

Q2. Discuss long-term ramification with OPPD
Progress slow this quarter. A meeting with OPPD did establish the ongoing desire for OPPD to handle the maintenance of the street lighting system since they already have the process and personnel in place. Anticipating a collaboration with the City of Omaha however the election delayed progress.
Q3. Develop a RFP for acquisition if appropriate
See Q2. Ongoing efforts to collaborate with OPPD.

B6. Upgrade Rolling Stock: Identify Oldest vehicles and Most in Need of Repair; Determine Costs

Q1. Identify oldest and most in need of repair vehicles
Rolling stock will be reviewed in detail as part of the 2017-2018 budget development.
Q2. Reallocate resources
SOP for PW.
Q3. Determine specs for new vehicles
SOP for PW.

B7. South Metro Academy: Implement

Q1. Research and logistics.
Interlocal agreement drafted to be presented to City Council for consideration on 4/24/2017.

Q2. MOU
Interlocal agreement is in place. The City of LaVista has posted the South Metro Academy Coordinator position. An emergency plan is currently under development to meet State of Nebraska requirements. Implementation is still on schedule.

Q3. Present to City Council for approval
South Metro Academy is now named Sarpy Douglas Law Enforcement Academy (SDLEA). The Director for the SDLEA has been hired and will begin employment on October 16, 2017. Scott Wagner is a Lieutenant and 25-year employee of Douglas Couth Sheriff's Department. He currently commands the Narcotics/Vice Division, is a graduate of the110th Session of the NLETC as well as Class 257 of the FBI National Academy. Wagner has a Bachelor Degree from Creighton University in Business Administration and Marketing and completed the FBI Instructor Development course in 2006. An emergency plan for 1510 Wall St and the Fire Training Site are currently under development to meet State of Nebraska requirements. Implementation is still on schedule.

B8. Consolidate Government Functions: City Service Development Plan

Q1. Identify potential partners from local government entities for lower cost contracting and purchasing power.
Sarpy County has been contacted. Membership in Sarpy County United Cities will allow for discussions with other communities in the area.

Q2. Identify potential opportunities and applicable functions
Continuing discussion and joint reviews of solutions.

Q3. Develop a draft proposal for review by local government partners

The City Finance Department used Sarpy County purchasing for copiers/printers as a beta test to see how a partnership would work. The City is investigating/pursuing electronic bidding and administrative software in tandem with Sarpy County.

B9. Revised and Automated Employee Performance Management System: Acquire HRIS System; Education and Training on New System (a. & b. combined)

Q1. Explore Alternative Performance Management Systems
All directors were asked for suggestions and input regarding alternative performance management systems. Then the Administrative Services department developed a request for fee proposal (RFFP) to procure a new HRIS/Payroll system that will include an automated Performance Management System. The City received (6) RFFP's from vendors. A committee was established consisting of members representing the needs of various departments across the City including; Police, Fire, Public Works, Administration, Finance and Human Resources. This committee will review the RFFP's and participate in the in-depth demonstrations of the systems with the goal of recommending the "best fit" system for approval by City Council.

Q2. Directors/HR agree on a replacement and automation capability of a new Performance Management System
Only one replacement system was suggested and it was not an automated system. The committee reviewing the RFFP's for the HRIS/Payroll system also reviewed those systems automated Performance Management component. Each system can be adapted to meet the City's needs in the future. The Performance Evaluation system the City will use going forward has to be discussed with the unions during negotiations and a final decision may be delayed as a result. Management continues to search for the most appropriate solution.

Q3. Present in union contracts
Present Replacement Performance Management System in Union Contracts: Directors/HR/Department Heads are in the process of reviewing a hybrid evaluation tool compiled from the input of the same group. During union negotiations it was decided not to include a Performance Management article in the new contracts as evaluating employees is a management right.
Acquire HRIS System:
This is following the steps as outlined in B9 as the RFFP's cover all components of the HRIS system. Our process is on track.
Six (6) proposals were reviewed and (4) vendors were invited to provide demos to the committee. A recommendation to City Council on the committee's first choice is moving forward in July.
The new system has been approved by City Council and implementation will begin in December of 2017.
Education and Training on New System:
The committee will begin the education phase in the second quarter when reviewing the demos of the selected systems and learning about their various capabilities.
Once the new system has been approved by City Council, an implementation date will be determined and training will begin thereafter.

In department (H.R.) training will begin in December. Other departments will begin training in 2018.

B10. Implement Sewer Master Plan: Asset Management

Q1. Consultant placed under contract and city divided into five sectors
Consultant selected for asset management and will begin in May.

Q2. Mapping of first two sectors
Asset management underway.

Q3. Review of tow sector data and condition assessment
Asset management underway.

B11. Document Management: Needs Assessment by Department

Q1. Review current research/plan
In relation to finding a document management system, we have been looking into Agenda Management Software. On January 25th, a demonstration on Sparq was attended by Sabrina Ohnmacht, Susan Kluthe, Rich Severson, and Joe Mangiamelli in Joe's Office. This system is being used by more and more municipalities.
On April 27th, we have another web demonstration being presented by Accela. This is on their Agenda and Minutes programs. Implementation to be part of city offices move to 1500 Wall Street.

Q2. Identify needs plan
On May 11th, Sabrina, Susan, and Larry, along with Tammi and Shirley from Planning, met again with Sparq representatives regarding their Agenda Management software. Based on functionality and pricing, we asked them to send a proposed contract with the understanding implementation would not occur until the move to the new building. The contract was forwarded to Joe and Legal for their review.
Sabrina also participated in a few webinar/conference calls with Granicus to view their system. While it is nice and appears to do what Sparq will, the cost is much greater.
It is my understanding the Police are trying to set up Laserfiche.

Q3. Develop budget and initiate RFPs to do the work
On September 18th, city staff traveled to Columbus, NE to see Sparq "in action." While it looks like there will be a lot of learning for all, it should be a very beneficial system.

On September 25th, Council approved the Sparq Agreement. We are now awaiting an e-mail requesting the information they need from us.

C. Strategic Initiative: Promoting Comprehensive Financial Planning

C1. Identify Concrete Funding Mechanism: Research Restaurant Tax

Q1. Select polling consultant (staff recommendation to City Council)
Request for proposals (RFPs) for citizen survey of potential support under review. Surveys to be conducted and results received prior to end of Q2.

Q2. Reviewing consultant results
Reviewing results.

Q3. If favorable, develop voter education materials and prepare ballot question
Results indicated that Bellevue citizens would not support a restaurant tax at this time. Preparation of education materials and ballot question not pursued.

C2. Fiscal Responsibility: Design and Implement Single Year Budget

Q1. Budget advisory to departments of preparation parameters
Initial phases of a one-year budget for fiscal year 2017-2018 underway.

Q2. Departments prepare preliminary budget for review
Final stage of development of Administration's one-year budget proposal for fiscal year 2017-2018 underway.

Q3. Begin City Council review of budgets, PH on budget
Refer to C3 – Q3 reporting information.

C3. Agreement on Allocation of Resources: Prioritize Resources

Q1. Develop source and content of proposed citizen survey document.
Alternatives to gain citizen input under review. Results to be developed for inclusion in the development of the 2017-2018 budget.

Q2. Conduct citizen survey of needs priorities

After analysis of tax survey, determination of an additional survey will be done.

Q3. Meet with elected officials to review citizen survey results to be used to assist in development of the 17-18 budget
A fiscally conservative but operationally aggressive budget was developed, approved and submitted.
This concludes the 2017 Strategic Plan Q3 Report. If there are any questions, please contact me and I will do my best to answer them quickly.

Best wishes,
Larry D. Burks, MPA, CED, ICMA-

146
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	03/12/2018	AGENDA ITEM TYPE:		
		SPECIAL PRESENTATION		
SUBMITTED BY:		LIQUOR LISCENSE		
Joe Mangiameli, City Administrator		ORDINANCE		
		PUBLIC HEARING		
		RESOLUTION		
		CURRENT BUSINESS	✔	
		OTHER (SEE CLERK)		

SUBJECT:

Reuse of Champions Baseball Village property for redevelopment purposes

SYNOPSIS:

The termination of the management agreement for operation of the baseball/softball complex creates an opportunity for the city to reconsider the property for more productive and beneficial use. The property is adjacent to other properties marked for industrial development and the complex has the potential to be a catalyst for additional development in the area.

FISCAL IMPACT:

BUDGETED ITEM: ☐ YES ☑ NO GRANT/MATCHING FUNDS ☐ YES ☐ NO

IF NO, EXPLAIN: IF YES, %, $, EXPLAIN:

The reuse of the property and corresponding sale could bring in revenue to help with debt retirement on the land and return the property from exempt to tax paying status. Adjacent property is being prepared as "go ready" in conjuction with the Sarpy County Economic Development Corporation.

PROJECT NAME, CALENDAR AND CODING:

Requestor

Project Name:

Expected Start Date: Expected End Date:

CIP Project Name:

MAPA # and Name:

Street District # and Name:

Finance

Distribution Code:

[Fund-Dept-Project-Subproject-Funding Source-Cost Center]

GL Account #: GL Account Name:

RECOMMENDATION:

Direct staff to identify and implement steps to reuse and to market the Champions Baseball Village property for redevelopment purposes for potential industrial opportunities.

BACKGROUND:

The city does not have sufficient staff to undertake the management responsibilities to conduct baseball/softball activities at the site. With the location of the property being a favored site for potential economic development, as previously approved by the City Council through the Bellevue "840" development plan, reuse of the subject property to fulfill those goals is a good first step. Sale of the property will bring in revenue necessary to retire part of the current debt and for future tax base improvement following redevelopment.

ATTACHMENTS:

1	Memorandum	4	
2		5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

City of Bellevue

Office of the City Administrator

February 28, 2018

To: Mayor Rita Sanders, City Council President Jim Moudry
And Members of the Bellevue City Council
From: Joseph A. Mangiamelli, City Administrator
Subject: Champions Baseball Village property reuse

RECOMMENDATION: Direct city staff to identify and implement steps necessary to reuse and to market the Champions Village property from a baseball/softball complex to a redevelopment area suitable for potential industrial opportunities. Such reuse to provide for business growth and expansion and jobs creation.

BACKGROUND: The difficulties experienced in the recent past in operating the Champions Baseball Village complex do not appear to be aided by the removal of World Baseball Village, LLC, from their management capacity. There is some interest in using the space for several weekends during the summer and for some larger tournaments but no one has stepped up with the capacity to operate and provide the programming necessary for the property to be used as originally proposed. The city does not have adequate staff to undertake this responsibility.

City staff has reviewed the city's needs for ballfield placements and will recommend additional fields installed at Haworth Park in future Capital Improvement Programs for consideration and budgeting. The current lighting and fencing at Champions Village can be recovered and better utilized to fill voids at other city parks in the system. Upon approval of a reuse of the property, city crews will develop a plan for removal and storage of that type of equipment for installation as necessary.

The 25-acre parcel comprising the baseball complex is adjacent to other city property (62 acres) that is being readied for redevelopment purposes. These two parcels are then adjacent to a much larger property the city has worked with the Sarpy County Economic Development Corporation (SCEDC) and Omaha Chamber of Commerce to market. This larger parcel was under consideration, for example, in the recent Toyota manufacturing facility siting effort. This large parcel, with rail access and abutting Highway 34, remains one of the better sites in Nebraska to attract a large industrial development with its proximity to Interstates 29 and 80 as well as several state highways.

After careful review it seems the 25-acre parcel, formerly used during summer months for, weather permitting, baseball and softball usage, could be better appropriated for economic development purposes. A light manufacturing operation, for example, would take the property from current tax exempt status to tax paying increasing the city's tax base and creating jobs. The property has been

declared as eligible for use of "LB 840" economic development incentives to attract new or expanding business opportunities and reuse of the parcel could be a catalyst for more, larger opportunities on the adjacent land. Completion of the "go ready" planning for the area through SCEDC will provide additional infrastructure to serve a redevelopment project. Costs of go ready infrastructure improvements can be recouped upon a sale of the property.

The city incurred considerable debt in the original placement of Champions Village on the site; some of that debt was, however, reduced by payments made by the management group during the period of 2009 through 2017. That debt balance, $3,205,000, remains to be retired. While a sale of the land may not recoup the entire initial costs of the debt and its interest charges to date, a sale will provide funding to assist in that debt retirement and the future taxes paid on the property following redevelopment will improve the city's financial condition in the longer term.

Finally, sale of the 25-acre parcel has the potential to stimulate interests in the area and make the adjacent 62 acres more attractive for development. And, enhance the marketability of the larger southern properties for development as the Toyota search effort presented this past summer or other type project opportunity. Your favorable consideration and approval of this proposition is requested.

Concurred:

Jeff Roberts, Public Works Director

Concurred:

Chris Shewchuk, Planning Director

Concurred:

Rich Severson, Finance Director

14c
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	3/12/2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☐
Jeff Roberts, Public Works Director Brian Madison, Parks Superintendent		ORDINANCE	☐
		PUBLIC HEARING	☐
		RESOLUTION	☐
		CURRENT BUSINESS	☑
		OTHER (SEE CLERK)	☐

SUBJECT:

Purchase two (2) 2018 Chevrolet Colorado for Building Maintenance.

SYNOPSIS:

Request permission to purchase (2) 2018 Chevrolet Colorado for Building Maintenance.

FISCAL IMPACT:

$49,000.00 ($24,500 each)

BUDGETED ITEM: ☑ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

10-12-8002 Capital Lease Principal
10-12-8102 Capital Lease Interest

RECOMMENDATION:

Request permission to purchase two (2) 2018 Chevrolet Colorado for the Building Maintenance Department from Beardmore Chevrolet not to exceed $49,000.

BACKGROUND:

The request is to purchase these vehicles from Beardmore Chevrolet after they agreed to provide a discount. The amount was lower than what the National Joint Powers Alliance Contract could provide. These will replace two vehicles that have over 100,000 miles on them and are in need of extensive repairs. The bodies on the vehicles are rusted and it would be necessary to proceed with repairs due to carbon monoxide leaking into the cabs of the trucks. These vehicles will be placed on a quarterly payment plan with two quarterly payments to be made in FY 2018-19.

ATTACHMENTS:

1	Memo from Brian Madison	4	Equipment Detail
2	Quotes from Beardmore Chevrolet	5	
3	Memo from Todd Jarosz	6	

SIGNATURES:
ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

City of Bellevue
Parks Department
8201 S 42 Street • Bellevue, Nebraska 68147 • (402) 293-3122

TO: JEFF ROBERTS, P.E.
Public Works Director

FROM: BRIAN S. MADISON, MPA, CEP
Parks Superintendent

SUBJECT: New Vehicle Request

DATE: February 6, 2018

Below you will see the breakdown of the cost of vehicle and the cost for accessories for the new trucks.

Truck 1 2018 Chevrolet Colorado 2WD Ext Cab LT Replacing Unit #438
(No accessories needed)

Total $24,500.00

Truck 2 2018 Chevrolet Colorado 2WD Ext Cab LT Replacing Unit #597
(No accessories needed)

Total $24,500.00

Total $49,000.00

This memorandum is a request for new vehicles that are needed to ensure the Parks Department is operational. If you have any questions you can contact me at 402-682-6618 or by email at brian.madison@bellevue.net. Thank you.

BRIAN S. MADISON, MPA, CEP
Parks Superintendent

NEBRASKA
Economic Development
Certified Community

More and More...it's
BEARDMORE

CHEVY SUBARU

Date/Time: 3/6/2018 4:58:08 PM

Buyer: Richard Severson

Salesperson: Jamie Weyers

2018 Chevrolet Colorado LT

☑ *Built per Specs attached to this quote.

MSRP/Retail	$28,027.50
Beardmore Discount	$3,527.50
Beardmore Advantage Price	$24,500.00
State & Local Fees	0.00
Processing Fee	0.00
Total Taxes	0.00
Trade Allowance	0.00
Trade Payoff	0.00
Cash Down	0.00
Amount Financed	$24,500.00

* Estimated A.P.R. Subject to equity and credit requirements

By signing this authorization form, you certify that the above personel information is correct and accurate and authorize the releaseof credit and employment information.

X _____ _____ _____ 3-6-2018

Customer Signature Date Manager Signature Date

2018 Fleet/Non-Retail Chevrolet Colorado 2WD Ext Cab 128.3 6.2' Box

WINDOW STICKER

2018 Chevrolet Colorado 2WD Ext Cab 128.3" LT 6.2' Box

CODE	MODEL
12N53	2018 Chevrolet Colorado 2WD Ext Cab 128.3" LT 6.2' Box
	OPTIONS
FE9	EMISSIONS, FEDERAL REQUIREMENTS
LCV	ENGINE, 2.5L I4, DI, DOHC, VVT, (200 hp [149.0 kW] @ 6300 rpm, 191 lb-ft of torque [259 N-m] @ 4400 rpm) (STD)
MYB	TRANSMISSION, 6-SPEED AUTOMATIC, HMD, 6L50, (STD)
GT5	REAR AXLE, 4.10 RATIO
2LT	LT PREFERRED EQUIPMENT GROUP, includes standard equipment
QDC	TIRE, COMPACT SPARE T175/80R18, BLACKWALL, (STD)
GAZ	SUMMIT WHITE
ZY1	SOLID PAINT
AR7	SEATS, FRONT BUCKET, (STD)
H2S	JET BLACK/DARK ASH, CLOTH SEAT TRIM
IO5	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 8" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO, seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice-activated technology for radio and phone; featuring Apple CarPlay capability for compatible phone; includes auxiliary jack (STD)
R9Y	FLEET FREE MAINTENANCE CREDIT., This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle.
CHL	GVWR, 5400 LBS. (2449 KG), (STD)

SUBTOTAL	
Advert/ Adjustments	
Manufacturer Destination Charge	
TOTAL PRICE	

Est City: 20 MPG
Est Highway: 26 MPG
Est Highway Cruising Range: 546.00 mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditio

Standard Equipment

MECHANICAL

Engine, 2.5L I4, DI, DOHC, VVT (200 hp [149.0 kW] @ 6300 rpm, 191 lb-ft of torque [259 N-m] @ 4400 rpm) (Not included on Crew Cab Long Box models.)
Transmission, 6-speed automatic, HMD, 6L50 (Standard on Crew Cab Short Box and Extended Cab models. Requires (LCV) 2.5L I4 engine or (LWN) 2.8L Duramax Turbo-Diesel engine. Available on Crew Cab Long Box models.)
Rear axle, 4.10 ratio (Requires (LCV) 2.5L I4 engine. Not included on Crew Cab Long Box models.)
GVWR, 5400 lbs. (2449 kg) (Standard on Extended Cab models with (LCV) 2.5L I4 engine only.)
Rear wheel drive
Brakes, 4-wheel antilock, 4-wheel disc

EXTERIOR

Wheels, 17" x 8" (43.2 cm x 20.3 cm) Blade Silver Metallic cast aluminum
Tires, P255/65R17 all-season, blackwall
Pickup box
Tire, compact spare T175/80R18, blackwall (Requires (RTX) 18" x 4.5" (45.7 cm x 11.4 cm) Black cast aluminum, compact spare wheel.)
Wheel, compact spare, 18" x 4.5" (45.7 cm x 11.4 cm) Black cast aluminum (Standard with (LCV) 2.5L I4 engine only. Not included on Crew Cab Long Box models.)
Bumper, rear body-color (Deleted when (TGK) Special Paint is ordered.)
CornerStep, rear bumper
Moldings, Chrome beltline
Headlamps, halogen with automatic exterior lamp control
Cargo box light, back of cab
Mirrors, outside power-adjustable, body-color, manual-folding
Mirror, spotter, located in corner of driver-side outside mirror
Glass, windshield shade band
Door handles, body-color
Tailgate, locking
Tailgate handle, Black

ENTERTAINMENT

Audio System, Chevrolet MyLink Radio with 8" diagonal color touch-screen, AM/FM stereo seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice-activated technology for radio and phone; featuring Apple CarPlay capability for compatible phone; includes auxiliary jack
Audio system feature, 6-speaker system
Audio system feature, USB port, located on instrument panel
Audio system feature, USB port, located inside center console
SiriusXM Satellite Radio is standard on nearly all 2018 GM models. Enjoy a 3-month All Access trial subscription with over 150 channels including commercial-free music, plus sports, news and entertainment. Plus listening on the app and online is included, so you'll hear the best SiriusXM has to offer, anywhere life takes you. Welcome to the world of SiriusXM. (IMPORTANT: The SiriusXM Satellite Radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call us at 1-866-635-2349. See our Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change.)
OnStar 4G LTE and available built-in Wi-Fi hotspot offers a fast and reliable Internet connection for up to 7 devices; includes data trial for 3 months or 3GB (whichever comes first) (Available Wi-Fi requires compatible mobile device, active

OnStar service and data plan. Data plans provided by AT&T. Visit onstar.com for details and system limitations.)

INTERIOR

Seats, front bucket
Seat adjuster, driver 4-way power with manual recline
Seat adjuster, passenger 2-way manual fore/aft with manual recline
Seats, dual rear with underseat storage (Extended Cab models only.)
Console, floor, front compartment, custom
Charging ports, 2, USB, located on the rear of the center console
Floor covering, color-keyed carpeting
Floor mats, carpeted front
Floor mats, carpeted rear
Steering wheel, leather-wrapped
Steering column, tilt and telescopic
Steering wheel controls, mounted audio controls
Speedometer, miles/kilometers
Display, driver instrument information enhanced, multi-color
Windows, power with driver Express-Up and Down
Cruise control, electronic, automatic
Door locks, power
Remote Keyless Entry, extended range
Theft-deterrent system, immobilization
Theft-deterrent system, unauthorized entry
Air conditioning, single-zone manual climate control
Handles, door release, front and rear, Chrome
Mirror, inside rearview manual day/night
Console, overhead
Visors, driver and front passenger illuminated sliding vanity mirrors
Lighting, interior, center dome (Extended Cab models only.)
Lighting, interior, dual reading

SAFETY

StabiliTrak, stability control system
Traction control, electronic
Daytime Running Lamps
Air bags, dual-stage frontal and front-seat-mounted side-impact for driver and front passenger, head-curtain for front and rear outboard seating positions and front Passenger Sensing System (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
OnStar Guidance Plan Limited Trial Service including Automatic Crash Response, Stolen Vehicle Assistance, Roadside Assistance, Turn-by-Turn Navigation, Advanced Diagnostics and more (trial excludes Hands-Free Calling minutes) (Fleet orders receive a 6-month trial. Visit www.onstar.com for coverage map, details and system limitations. Services vary by model. OnStar acts as a link to existing emergency service providers. Not all vehicles may transmit all crash data.)
OnStar Basic Plan for 5 years includes limited vehicle mobile app features, Monthly Diagnostics Report and Dealer Maintenance Notification (Does not include Emergency, Security or Navigation services. Visit onstar.com for coverage map, details and system limitations.)
Rear Vision Camera
Teen Driver mode a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to

encourage safe driving behavior. It can limit certain vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report gives you information on your teen's driving habits and helps you to continue to coach your new driver
Tire Pressure Monitor System

EMISSIONS

Code	Description
FE9	EMISSIONS, FEDERAL REQUIREMENTS

ENGINE

Code	Description
LCV	ENGINE, 2.5L I4, DI, DOHC, VVT, (200 hp [149.0 kW] @ 6300 rpm, 191 lb-ft of torque [259 N-m] @ 4400 rpm) (STD)

TRANSMISSION

Code	Description
MYB	TRANSMISSION, 6-SPEED AUTOMATIC, HMD, 6L50, (STD)

AXLE

Code	Description
GT5	REAR AXLE, 4.10 RATIO

PREFERRED EQUIPMENT GROUP

Code	Description
2LT	LT PREFERRED EQUIPMENT GROUP, Includes standard equipment

SPARE TIRE

Code	Description
QDC	TIRE, COMPACT SPARE T175/80R18, BLACKWALL, (STD)

PAINT

Code	Description
GAZ	SUMMIT WHITE

PAINT SCHEME

Code	Description
ZY1	SOLID PAINT

SEAT TYPE

Code	Description
AR7	SEATS, FRONT BUCKET, (STD)

SEAT TRIM

Code	Description
H2S	JET BLACK/DARK ASH, CLOTH SEAT TRIM

RADIO

Code	Description
IO5	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 8" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO, seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice-activated technology for radio and phone; featuring Apple CarPlay capability for compatible phone; includes auxiliary jack (STD)

ADDITIONAL EQUIPMENT

Code	Description

R9Y	FLEET FREE MAINTENANCE CREDIT., This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle.

GVWR

Code	Description
CHL	GVWR, 5400 LBS. (2449 KG), (STD)

National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) BUY-NJPA • (626) 457-5590

(855) 289-6572 • (831) 480-8497 Fax

1/22/2018

QuoteID: **12513**

Order Cut Off Date: **4/26/2018**

Chadd Addison
City of Bellevue
Parks Department
8201 s. 42nd street
Bellevue, Nebraska, 68147

Dear Chadd Addison,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.
Two (2) New/Unused (2018 Chevrolet Colorado (12N53) 2WD Ext Cab 128.3" LT 6.2' Box,) and delivered to your specified location, each for

	One Unit	Extended Unit's (2)
Contract Price	$25,764.24	$51,528.48
Tax (0.0000 %)	$0.00	$0.00
Tire fee	$0.00	$0.00
Total	$25,764.24	$51,528.48

- per the attached specifications.

This vehicle(s) is available under the **National Joint Powers Alliance Contract 120716-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 30 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497

CHEVROLET FORD NISSAN TOYOTA BUICK CADILLAC GMC

In order to Finalize your Quote, please submit this purchase packet to your governing body for Purchase Order Approval. Once you issue a Purchase Order please send by:

Fax: (831) 480-8497

Mail: National Auto Fleet Group
490 Auto Center Drive
Watsonville, CA 95076

Email: Fleet@nationalautofleetgroup.com

We will then send a W-9 if you need one

Please contact our main office with any questions:
1-855-289-6572

Vehicle Configuration Options

2018 Fleet/Non-Retail Chevrolet Colorado 2WD Ext Cab 128.3" LT 6.2' Box

WINDOW STICKER

2018 Chevrolet Colorado 2WD Ext Cab 128.3" LT 6.2' Box

CODE	MODEL	MSRP
12N53	2018 Chevrolet Colorado 2WD Ext Cab 128.3" LT 6.2' Box	$27,100.00
	OPTIONS	
FE9	EMISSIONS, FEDERAL REQUIREMENTS	$0.00
LCV	ENGINE, 2.5L I4, DI, DOHC, VVT, (200 hp [149.0 kW] @ 6300 rpm, 191 lb-ft of torque [259 N-m] @ 4400 rpm) (STD)	$0.00
MYB	TRANSMISSION, 6-SPEED AUTOMATIC, HMD, 6L50, (STD)	$0.00
GT5	REAR AXLE, 4.10 RATIO	$0.00
2LT	LT PREFERRED EQUIPMENT GROUP, includes standard equipment	$0.00
QDC	TIRE, COMPACT SPARE T175/80R18, BLACKWALL, (STD)	$0.00
GAZ	SUMMIT WHITE	$0.00
ZY1	SOLID PAINT	$0.00
AR7	SEATS, FRONT BUCKET, (STD)	$0.00
H2S	JET BLACK/DARK ASH, CLOTH SEAT TRIM	$0.00
IO5	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 8" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO, seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice-activated technology for radio and phone; featuring Apple CarPlay capability for compatible phone; includes auxiliary jack (STD)	$0.00
R9Y	FLEET FREE MAINTENANCE CREDIT., This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle.	($67.50)
CHL	GVWR, 5400 LBS. (2449 KG), (STD)	$0.00

SUBTOTAL	**$27,032.50**
Advert/ Adjustments	$0.00
Manufacturer Destination Charge	$995.00
TOTAL PRICE	**$28,027.50**

Est City: 20 MPG
Est Highway: 26 MPG
Est Highway Cruising Range: 546.00 mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Standard Equipment

MECHANICAL

Engine, 2.5L I4, DI, DOHC, VVT (200 hp [149.0 kW] @ 6300 rpm, 191 lb-ft of torque [259 N-m] @ 4400 rpm) (Not included on Crew Cab Long Box models.)
Transmission, 6-speed automatic, HMD, 6L50 (Standard on Crew Cab Short Box and Extended Cab models. Requires (LCV) 2.5L I4 engine or (LWN) 2.8L Duramax Turbo-Diesel engine. Available on Crew Cab Long Box models.)
Rear axle, 4.10 ratio (Requires (LCV) 2.5L I4 engine. Not included on Crew Cab Long Box models.)
GVWR, 5400 lbs. (2449 kg) (Standard on Extended Cab models with (LCV) 2.5L I4 engine only.)
Rear wheel drive
Brakes, 4-wheel antilock, 4-wheel disc

EXTERIOR

Wheels, 17" x 8" (43.2 cm x 20.3 cm) Blade Silver Metallic cast aluminum
Tires, P255/65R17 all-season, blackwall
Pickup box
Tire, compact spare T175/80R18, blackwall (Requires (RTX) 18" x 4.5" (45.7 cm x 11.4 cm) Black cast aluminum, compact spare wheel.)
Wheel, compact spare, 18" x 4.5" (45.7 cm x 11.4 cm) Black cast aluminum (Standard with (LCV) 2.5L I4 engine only. Not included on Crew Cab Long Box models.)
Bumper, rear body-color (Deleted when (TGK) Special Paint is ordered.)
CornerStep, rear bumper
Moldings, Chrome beltline
Headlamps, halogen with automatic exterior lamp control
Cargo box light, back of cab
Mirrors, outside power-adjustable, body-color, manual-folding
Mirror, spotter, located in corner of driver-side outside mirror
Glass, windshield shade band
Door handles, body-color
Tailgate, locking
Tailgate handle, Black

ENTERTAINMENT

Audio System, Chevrolet MyLink Radio with 8" diagonal color touch-screen, AM/FM stereo seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice-activated technology for radio and phone; featuring Apple CarPlay capability for compatible phone; includes auxiliary jack
Audio system feature, 6-speaker system
Audio system feature, USB port, located on instrument panel
Audio system feature, USB port, located inside center console
SiriusXM Satellite Radio is standard on nearly all 2018 GM models. Enjoy a 3-month All Access trial subscription with over 150 channels including commercial-free music, plus sports, news and entertainment. Plus listening on the app and online is included, so you'll hear the best SiriusXM has to offer, anywhere life takes you. Welcome to the world of SiriusXM. (IMPORTANT: The SiriusXM Satellite Radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call us at 1-866-635-2349. See our Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change.)
OnStar 4G LTE and available built-in Wi-Fi hotspot offers a fast and reliable Internet connection for up to 7 devices; includes data trial for 3 months or 3GB (whichever comes first) (Available Wi-Fi requires compatible mobile device, active

OnStar service and data plan. Data plans provided by AT&T. Visit onstar.com for details and system limitations.)

INTERIOR

Seats, front bucket
Seat adjuster, driver 4-way power with manual recline
Seat adjuster, passenger 2-way manual fore/aft with manual recline
Seats, dual rear with underseat storage (Extended Cab models only.)
Console, floor, front compartment, custom
Charging ports, 2, USB, located on the rear of the center console
Floor covering, color-keyed carpeting
Floor mats, carpeted front
Floor mats, carpeted rear
Steering wheel, leather-wrapped
Steering column, tilt and telescopic
Steering wheel controls, mounted audio controls
Speedometer, miles/kilometers
Display, driver instrument information enhanced, multi-color
Windows, power with driver Express-Up and Down
Cruise control, electronic, automatic
Door locks, power
Remote Keyless Entry, extended range
Theft-deterrent system, immobilization
Theft-deterrent system, unauthorized entry
Air conditioning, single-zone manual climate control
Handles, door release, front and rear, Chrome
Mirror, inside rearview manual day/night
Console, overhead
Visors, driver and front passenger illuminated sliding vanity mirrors
Lighting, interior, center dome (Extended Cab models only.)
Lighting, interior, dual reading

SAFETY

StabiliTrak, stability control system
Traction control, electronic
Daytime Running Lamps
Air bags, dual-stage frontal and front-seat-mounted side-impact for driver and front passenger, head-curtain for front and rear outboard seating positions and front Passenger Sensing System (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
OnStar Guidance Plan Limited Trial Service including Automatic Crash Response, Stolen Vehicle Assistance, Roadside Assistance, Turn-by-Turn Navigation, Advanced Diagnostics and more (trial excludes Hands-Free Calling minutes) (Fleet orders receive a 6-month trial. Visit www.onstar.com for coverage map, details and system limitations. Services vary by model. OnStar acts as a link to existing emergency service providers. Not all vehicles may transmit all crash data.)
OnStar Basic Plan for 5 years includes limited vehicle mobile app features, Monthly Diagnostics Report and Dealer Maintenance Notification (Does not include Emergency, Security or Navigation services. Visit onstar.com for coverage map, details and system limitations.)
Rear Vision Camera
Teen Driver mode a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to

encourage safe driving behavior. It can limit certain vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report gives you information on your teen's driving habits and helps you to continue to coach your new driver
Tire Pressure Monitor System

EMISSIONS

Code	Description
FE9	EMISSIONS, FEDERAL REQUIREMENTS

ENGINE

Code	Description
LCV	ENGINE, 2.5L I4, DI, DOHC, VVT, (200 hp [149.0 kW] @ 6300 rpm, 191 lb-ft of torque [259 N-m] @ 4400 rpm) (STD)

TRANSMISSION

Code	Description
MYB	TRANSMISSION, 6-SPEED AUTOMATIC, HMD, 6L50, (STD)

AXLE

Code	Description
GT5	REAR AXLE, 4.10 RATIO

PREFERRED EQUIPMENT GROUP

Code	Description
2LT	LT PREFERRED EQUIPMENT GROUP, includes standard equipment

SPARE TIRE

Code	Description
QDC	TIRE, COMPACT SPARE T175/80R18, BLACKWALL, (STD)

PAINT

Code	Description
GAZ	SUMMIT WHITE

PAINT SCHEME

Code	Description
ZY1	SOLID PAINT

SEAT TYPE

Code	Description
AR7	SEATS, FRONT BUCKET, (STD)

SEAT TRIM

Code	Description
H2S	JET BLACK/DARK ASH, CLOTH SEAT TRIM

RADIO

Code	Description
IO5	AUDIO SYSTEM, CHEVROLET MYLINK RADIO WITH 8" DIAGONAL COLOR TOUCH-SCREEN, AM/FM STEREO, seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; voice-activated technology for radio and phone; featuring Apple CarPlay capability for compatible phone; includes auxiliary jack (STD)

ADDITIONAL EQUIPMENT

Code	Description

R9Y	FLEET FREE MAINTENANCE CREDIT., This option code provides a credit in lieu of the free oil changes, tire rotations and inspections (2 maximum), during the first 24 months and 24,000 miles period for this ordered vehicle. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle.

GVWR

Code	Description
CHL	GVWR, 5400 LBS. (2449 KG), (STD)

City of Bellevue
Fleet Maintenance Department
2012 Betz Road • Bellevue, Nebraska 68005 • (402) 293-3129

MEMORANDUM

To: **Brian Madison**
Jeff Roberts

From: **Todd Jarosz**

Subject: **Parks Vehicle Replacement**

Date: **02/06/2018**

The current PA504, 2000 Chevy 1500 with 105000 miles and PA438, 1997 GMC Sonoma with 122328 miles need to be considered for replacement as soon as budget allows. Even though both exceed the replacement criteria, these two trucks are in need of extensive repairs. The bodies on both trucks are rusted to the point it is necessary to proceed with costly repairs for the safety of carbon monoxide leaking in to the cabs along with mechanical repairs to keep their drivability safe.

The skill and familiar knowledge of our technicians to provide an efficient service, along with the cost of adding new software and tools need to be considered in the deciding factor for the purchase of new vehicles to replace the current PA504 and PA438.
It is my recommendation that the replacement vehicle be the Chevy Colorado. This will provide all the room that is needed and will be heavy enough to perform an invaluable service.

Thank you,

Todd Jarosz
Fleet Superintendent
City of Bellevue

CITY OF BELLEVUE
Equipment Cost Detail - Curr/YTD/LTD
February 2018

Equipment#/ Serv Inc	Fleet	Class	Cost Ctr	Make	Model	Year	Current Reading	Report Periods YTD	LTD
PA438 Active	PA	LT		GMC	SONOMA	1997	122328	5	234

	Current Period	Year-To-Date	Life-To-Date
Usage - Miles(1)	0	0	120,912
RGUNL(1) - Gals	.0	.0	9066.0
RGUNL(1) - Miles/Gals	.00	.00	13.34
15W40(1) - Miles/Qts	0	0	0
Road Calls	0	0	2
# Repairs	0	0	91
Shop Hours	.0	.0	187.3

Purchase Price($): $ 13,056.00 Salvage Value($): $ 500.00 Book Value($): $ 500.00

	Current Period		Year-To-Date		Life-To-Date	
Repair Detail	Cost$	$/Miles(1)	Cost$	$/Miles(1)	Cost$	$/Miles(1)
Non Maintenance	$0.00	$0.00	$0.00	$0.00	$122.00	$0.00
PREV. MAINT.	$0.00	$0.00	$0.00	$0.00	$4,081.30	$0.03
TIRES	$0.00	$0.00	$0.00	$0.00	$583.17	$0.00
CAB,INSTRUMENTS	$0.00	$0.00	$0.00	$0.00	$2,250.62	$0.02
CHASSIS	$0.00	$0.00	$0.00	$0.00	$2,966.54	$0.02
DRIVE TRAIN	$0.00	$0.00	$0.00	$0.00	$278.67	$0.00
ELECTRICAL	$0.00	$0.00	$0.00	$0.00	$2,857.83	$0.02
ENGINE/MOTOR	$0.00	$0.00	$0.00	$0.00	$4,476.25	$0.04
ACCESSORIES	$0.00	$0.00	$0.00	$0.00	$510.33	$0.00
Repair Total	$0.00	$0.00	$0.00	$0.00	$18,126.71	$0.15

Total Costs	Cost$	$/Miles(1)	Cost$	$/Miles(1)	Cost$	$/Miles(1)
RGUNL(1)	$0.00	$0.00	$0.00	$0.00	$12,598.04	$0.10
15W40(1)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Shop Parts	$0.00	$0.00	$0.00	$0.00	$7,758.21	$0.06
Shop Labor	$0.00	$0.00	$0.00	$0.00	$10,368.50	$0.09
Outside Repairs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Depreciation	$0.00	$0.00	$0.00	$0.00	$12,556.00	$0.10
Total	$0.00	$0.00	$0.00	$0.00	$43,280.75	$0.36

CITY OF BELLEVUE
Equipment Cost Detail - Curr/YTD/LTD
February 2018

Equipment# / Serv Inc	Fleet	Class	Cost Ctr	Make	Model	Year	Current Reading	Report Periods YTD	Report Periods LTD

Grand Totals

Active: 1 Inactive: 0 Down: 0 Deleted: 0

	Current Period	Year-To-Date	Life-To-Date
Usage(1) - Primary	0.00	0.00	120,912
Fuel(1) - Qty	0.00	0.00	9065.99
Fuel(1) - Usage(1)/Qty	0.00	0.00	13.34
Fluid(1) - Usage(1)/Qty	0.00	0.00	0.00
Fluid(2) - Usage(1)/Qty	0.00	0.00	0.00
Road Calls	0.00	0.00	2.00
# Repairs	0.00	0.00	91.00
Shop Hours	0.00	0.00	187.30
Down Hours	0.00	0.00	0.00

Repair Detail		$/Usage(1)		$/Usage(1)		$/Usage(1)
Non Maintenance	$0.00	$0.00	$0.00	$0.00	$122.00	$0.00
PREV. MAINT.	$0.00	$0.00	$0.00	$0.00	$4,081.30	$0.03
TIRES	$0.00	$0.00	$0.00	$0.00	$583.17	$0.00
CAB,INSTRUMENTS	$0.00	$0.00	$0.00	$0.00	$2,250.62	$0.02
CHASSIS	$0.00	$0.00	$0.00	$0.00	$2,966.54	$0.02
DRIVE TRAIN	$0.00	$0.00	$0.00	$0.00	$278.67	$0.00
ELECTRICAL	$0.00	$0.00	$0.00	$0.00	$2,857.83	$0.02
ENGINE/MOTOR	$0.00	$0.00	$0.00	$0.00	$4,476.25	$0.04
ACCESSORIES	$0.00	$0.00	$0.00	$0.00	$510.33	$0.00
SPECIAL APPLICS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISC.EQUIPMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
EMERGENCY EQUIP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FIRE PUMPS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Repair Total	$0.00	$0.00	$0.00	$0.00	$18,126.71	$0.15

Total Cost						
Fuel(1) - Primary	$0.00	$0.00	$0.00	$0.00	$12,598.04	$0.10
Fluid(1)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fluid(2)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Shop Parts	$0.00	$0.00	$0.00	$0.00	$7,758.21	$0.06
Shop Labor	$0.00	$0.00	$0.00	$0.00	$10,368.50	$0.09
Outside Repairs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Depreciation	$0.00	$0.00	$0.00	$0.00	$12,556.00	$0.10
Fixed Costs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Grand Total	$0.00	$0.00	$0.00	$0.00	$43,280.75	$0.36

Repair Transactions for Equipment#: PA438, 1997 GMC, SONOMA, 1GTCS19X5V8521933

CITY OF BELLEVUE

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
06/08/2017	122485		☑	☑	11	1	02-17	***NOTE***UNIT NEEDS 4 NEW TIRES, UPPER AND LOWER BALL JOINTS ON BOTH SIDES REPLACED, CONTROL ARM BUSHINGS ON LEFT SIDE REPLACED		
06/08/2017	122485		☑	☑	08	1	01-PMA	A-SERVICE. REPLACED FUEL CAP	09	70
10/18/2016	119383		☑	☑	08	1	01-PMA	A-SERVICE	09	68
10/18/2016	119383		☑	☑	11	1	03-02	REPLACED HINGE PINS AND BUSHINGS ON DRIVER'S DOOR	03	68
04/27/2016	117664		☑	☑	08	1	01-PMA	A-SERVICE. REPLACED BATTERY	09	68
04/18/2016	117554		☑	☑	04	1	08-51	REPLACED WIPER BLADES	03	70
08/25/2015	115629		☑	☑	08	1	01-PMA	A-SERVICE	09	70
08/25/2015	115629		☑	☑	11	1	03-01	RECHARGE A/C, REPLACE LS VALVE	03	70
08/04/2015	115393		☑	☑	04	1	08-51	REPLACED MIRROR	03	68
02/26/2015	113238		☑	☑	10	1	06-35	ASSISTED WITH CALL OUT	01	70
02/26/2015	113238		☑	☑	10	1	06-35	ROAD CALL - JUMP START TRUCK. RETURNED IT TO SHOP. CHARGED BATTERY	01	68
02/11/2015	113208		☑	☑	08	1	01-PMA	A-SERVICE INSPECTION. NO SERVICE NEEDED. LOW MILES	09	68
01/22/2015	113012		☑	☑	04	1	02-17	FLAT TIRE REPAIR	01	70
01/22/2015	113012		☑	☑	11	1	08-51	REPLACED MIRROR ASSEMBLY	03	70
10/29/2014	112298		☑	☑	04	1	06-35	REPLACE DEFECTIVE BATTERY	03	68
06/02/2014	112092		☑	☑	04	1	07-44	REPLACED FUEL MODULE	03	63
06/02/2014	112092		☑	☑	04	1	06-31	REPLACED ALTERNATOR, BELT, AND BELT TENSIONER	03	63
06/02/2014	112092		☑	☑	04	1	03-02	DRIVER'S SIDE HINGE PIN		
01/28/2014	111938		☑	☑	04	1	07-42	REPLACED RADIATOR AND MOUNTS, ADDED FLUID	03	71
01/28/2014	111938		☑	☑	08	1	01-PMA	A-SERVICE - CHARGED BATTERY	09	71

Repair Transactions for Equipment#: PA438, 1997 GMC, SONOMA, 1GTCS19X5V8521933

CITY OF BELLEVUE

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Corr	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
08/01/2013	111538		☑	☑	08	1	01-PMA	A-SERVICE INSPECTION - NO OIL CHANGE NEEDED	09	71
01/29/2013	110945		☑	☑	08	1	01-PMA	A-SERVICE WITH FUEL FILTER AND WIPER BLADES	09	71
01/29/2013	110945		☑	☑	11	1	02-17	MOUNT/BALANCE TIRES	01	71
01/29/2013	110945		☑	☑	11	1	02-17	PURCHASED TIRES FOR PA438	03	
01/29/2013	110945		☑	☑	11	1	06-35	REPLACED BATTERY	03	71
08/08/2012	109608		☑	☑	04	1	07-41	REPLACED O2 SENSOR	03	68
07/26/2012	109379		☑	☑	08	1	01-PMA	A-Service, Replaced oil Filter	09	70
07/26/2012	109379		☑	☑	04	1	03-01	Replaced Blower motor and resistor	03	70
12/06/2011	106532		☑	☑	08	1	01-PMA	A-SERVICE WITH AIR FILTER AND WIPER BLADES	09	70
12/06/2011	106532		☑	☑	08	1	05-24	REPLACED DIFFERNTIAL SEAL	03	70
10/18/2011	106022		☑	☑	04	1	04-13	REPLACED BRAKE SWITCH, BRAKE PEDAL COVER, REPLACED BRAKE LINE	03	70
06/21/2011	104403		☑	☑	11	1	07-42	FLUSHED/FILLED COOLANT SYSTEM	01	71
06/21/2011	104403		☑	☑	08	1	01-PMA	A-SERVICE	09	71
12/22/2010	103426		☑	☑	08	1	01-PMA	A-SERVICE, REPLACED OIL, AIR AND FUEL FILTERS	09	70
10/21/2010	102632		☑	☑	04	1	06-35	REPLACED BATTERY	03	71
04/21/2010	100646		☑	☑	08	1	01-PMA	A-SERVICE - INSPECT - NO OIL CHANGE NEEDED	09	68
12/03/2009	100044		☑	☑	04	1	07-42	REPLACED BLOWER MOTOR AND RELAY	03	66
09/03/2009	99505		☑	☑	08	1	01-PMA	A-SERVICE	09	68
05/15/2009	98433		☑	☑	04	1	07-42	REPLACED RADIATOR, FLUSHED AND FILLED COOLANT SYSTEM	03	61
05/15/2009	98433		☑	☑	04	1	04-13	REPLACED FRONT BRAKES, CALIPERS & BRAKE HOSES	03	61

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
03/12/2009	98255		☑	☑	04	1	03-02	INSTALLED SEATS AFTER TRUCK CARPET WAS CLEANED BY PARKS DEPARTMENT	01	71
02/25/2009	98242		☑	☑	08	1	01-PMA	A-SERIVCE	09	71
02/25/2009	98242		☑	☑	08	1	07-42	FLUSH AND FILL COOLANT SYSTEM	01	71
02/18/2009	98242		☑	☑	04	1	02-17	MOUNT AND BALANCE TWO NEW TIRES	01	68
02/18/2009	98242		☑	☑	04	1	08-51	REPLACED WIPER BLADES AND WASHER PUMP KIT	03	68
02/18/2009	98242		☑	☑	04	1	02-17	PURCHASED TWO NEW TIRES	03	
02/18/2009	98242		☑	☑	04	1	07-41	REPLACED INTAKE MANIFOLD SET	03	68
02/18/2009	98242		☑	☑	04	1	07-42	REPLACED WATER PUMP	03	68
09/26/2008	97956		☑	☑	04	1	07-43	REINSTALLED HEAT SHIELD ON MUFFLER	01	71
08/19/2008	97767		☑	☑	08	1	07-47	REPLACED FAN BELT	03	71
08/19/2008	97767		☑	☑	08	1	04-15	REPLACED SWAY BAR LINK	03	71
08/19/2008	97767		☑	☑	08	1	01-PMA	A-SERVICE	09	71
08/19/2008	97767		☑	☑	08	1	06-34	REPLACED TAIL LIGHT BULB	03	71
05/07/2008	96883		☑	☑	04	1	06-35	REPLACED BATTERY AND BATTERY CABLES	03	62
02/20/2008	96451		☑	☑	08	1	01-PMA	A-SERVICE	09	62
01/17/2008	96237		☑	☑	04	1	08-52	GAVE TODD ADDISON FOUR TOOL BAX STRUTS. TODD WILL INSTALLED	03	68
01/07/2008	96137		☑	☑	04	1	08-52	FLOOR MATS FOR TRUCK	03	
10/10/2007	95626		☑	☑	04	1	06-33	REPLACED IGNITION SWITCH AND KEY CYLINDER	03	61
08/30/2007	95086		☑	☑	04	1	06-32	Replaced Crank Sensor	03	63
08/21/2007	95258		☑	☑	08	1	01-PMA	A-SERVICE	09	61

Repair Transactions for Equipment#: PA438, 1997 GMC, SONOMA, 1GTCS19X5V8521933

CITY OF BELLEVUE

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
08/21/2007	95258		☑	☑	08	1	06-31	REPLACED DISTRIBUTOR GEAR & GASKET	03	61
02/16/2007	93257		☑	☑	08	1	03-02	REPLACED PINS AND BUSHINGS IN RIGHT DOOR	03	66
02/16/2007	93257		☑	☑	08	1	06-34	REPLACED TURN SIGNAL SWITCH	03	66
02/16/2007	93257		☑	☑	08	1	06-33	REPLACED STARTER MOTOR	03	66
02/16/2007	93257		☑	☑	08	1	01-PMA	A-SERVICE	09	66
02/16/2007	93257		☑	☑	08	1	07-45	REPLACED MOTOR MOUNTS	03	66
02/16/2007	93257		☑	☑	08	1	07-42	FLUSHED AND FILLED COOLANT SYSTEM	01	66
02/16/2007	93257		☑	☑	08	1	07-45	REPLACED HEATER CORE	03	66
11/22/2006	92569		☑	☑	04	1	02-17	REPLACED BOTH FRONT TIRES	03	67
09/25/2006	91990		☑	☑	04	1	07-41	REPLACED REAR OXYGEN SENSOR	03	61
08/18/2006	91617		☑	☑	08	1	04-16	REPLACED FRONT SHOCK	03	66
08/18/2006	91617		☑	☑	08	1	01-PMA	A-SERVICE WITH FUEL FILTER	09	66
08/18/2006	91617		☑	☑	08	1	07-44	TUNE-UP ENGINE, REPLACED SPARK PLUGS, DISTRIBUTOR CAP ROTOR, SPARK PLUG WIRES	03	66
07/21/2006	91329		☑	☑	04	1	04-13	REPLACED ABS BRAKE MODULE	09	61
07/21/2006	91329		☑	☑	04	1	03-02	REPLACED DRIVERS DOOR HINGES, EDS AUTO BODY	03	
03/13/2006	89584		☑	☑	08	1	01-PMA	A-service	09	63
03/13/2006	89584		☑	☑	08	1	07-42	Replaced oil cooling lines	03	63
03/13/2006	89584		☑	☑	08	1	05-27	Flush and Fill transmission	03	63
11/14/2005	87573		☑	☑	08	1	01-PMA	A-service with fuel filter and wiper blades	09	63
11/14/2005	87573		☑	☑	08	1	04-13	Replaced front Brake pads, rotors, wheel seals	03	63

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
08/03/2005	85953		☑	☑	04	1	06-32	Replaced Alternator, Check Charging System	03	61
05/24/2005	85176		☑	☑	08	1	07-47	Replaced Fan Belt	03	63
05/24/2005	85176		☑	☑	08	1	01-PMA	A-Service	09	63
12/21/2004	83181		☑	☑	08	1	01-PMA	A-service, replaced w iper blades	09	66
12/21/2004	83181		☑	☑	08	1	07-42	Coolant Flush	03	66
12/21/2004	83181		☑	☑	08	1	04-13	Replaced rear brake shoes and Drums	03	66
12/21/2004	83181		☑	☑	08	1	06-35	Test and Replaced Battery	03	66
12/15/2004	83134		☑	☑	04	1	03-01	Replaced Heater Blow er Motor	03	66
09/30/2004	81173		☑	☑	08	1	01-PMA	A-Service, w ith fuel filter	09	64
07/20/2004	78908		☑	☑	08	1	03-01	Removed A/C Orifice tube (Plugged), Replaced O-Rings, Charged A/C Systems	03	66
07/20/2004	78908		☑	☑	08	1	01-PMA	A-service	09	66
07/20/2004	78908		☑	☑	08	1	06-34	Repaired Lights	03	66
05/05/2004	76676		☑	☑	08	1	01-PMA	A-Service, Check Battery (OK)	09	63
04/20/2004	76239		☑	☑	01	1	07-44	Tow to shop - check out & replace in-tank fuel pump	03	61
04/20/2004	76239		☑	☑	01	1	03-01	evac. & recharge A/C	03	64
02/12/2004	74416		☑	☑	08	1	01-PMA	A-service	09	63
02/12/2004	74416		☑	☑	08	1	06-36	check engine light - code P0138 - replace bank 1, O2 sensor	03	63
11/25/2003	71924		☑	☑	08	1	03-02	replace stripped out w /s w iper arms	03	61
11/25/2003	71924		☑	☑	08	1	01-PMA	A-service	09	61
09/10/2003	69621		☑	☑	08	1	01-PMA	A-Service	09	63

Repair Transactions for Equipment#: PA438, 1997 GMC, SONOMA, 1GTCS19X5V8521933

CITY OF BELLEVUE

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
09/10/2003	69621		☑	☑	08	1	07-45	Replaced Front Crank Shaft Seal	03	63
09/10/2003	69621		☑	☑	08	1	04-13	Replaced front brake pads	03	63
08/26/2003	69205		☑	☑	04	1	03-01	repair vacumm leak to A/C doors and add 1/2 lb. freon	03	61
07/01/2003	67254		☑	☑	08	1	01-PMA	A-service	09	63
06/25/2003	67029		☑	☑	04	1	03-01	Check A/C System, Recharged A/C System	01	63
05/30/2003	66229		☑	☑	04	1	03-01	Replace compressor, accumulator & orfice tube - flush system of metal filings & recharge system	03	63
04/08/2003	64455		☑	☑	08	1	01-PMA	A-service w /fuel filter - Note- front crank seal leaking	09	63
01/22/2003	62216		☑	☑	08	1	03-01	no heat from heater - flush heater core, replace w ater pump and change antifreeze	03	67
01/22/2003	62216		☑	☑	08	1	01-PMA	A-service	09	67
11/15/2002	60101		☑	☑	08	1	01-PMA	A-service, change trans fluid	09	63
10/24/2002	59390		☑	☑	04	1	07-42	replace thermostat	03	63
10/24/2002	59390		☑	☑	04	1	03-02	Replace W/S w iper motor & transmission, also LH w iper arm and blades	03	63
09/29/2002	57399		☑	☑	08	1	06-34	replace brake light bulb	03	68
09/29/2002	57399		☑	☑	08	1	01-PMA	A-service	09	68
06/28/2002	55129		☑	☑	08	1	01-PMA	A-service	09	63
06/28/2002	55129		☑	☑	08	1	07-47	replace belt tensioner & belt	03	63
04/24/2002	52859		☑	☑	08	1	01-PMA	A-service w /fuel filter	09	63
02/21/2002	50150		☑	☑	08	1	01-PMA	A-service, repair lights	09	63
02/21/2002	50150		☑	☑	08	1	04-13	overhaul front brakes, pack bearings, turn rotors, replace LH brake hose, bleed brakes	08	63
12/10/2001	47877		☑	☑	08	1	01-PMA	A-service	09	63

Repair Transactions for Equipment#: PA438, 1997 GMC, SONOMA, 1GTCS19X5V8521933

CITY OF BELLEVUE

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
09/18/2001	45622		☑	☑	08	1	01-PMA	A-service	09	64
08/21/2001	44557		☑	☑	04	1	06-35	Test & replace battery, check charging system	03	61
07/13/2001	43130		☑	☑	08	1	01-PMA	A-service	09	63
05/09/2001	40661		☑	☑	08	1	06-33	change all spark plugs	03	63
05/09/2001	40661		☑	☑	08	1	01-PMA	A-service w /fuel filter	09	63
05/09/2001	40661		☑	☑	08	1	04-16	replace all shocks (leaking)	03	63
02/22/2001	38021		☑	☑	08	1	01-PMA	A-service, replace blow n out rear tire	09	63
12/21/2000	35810		☑	☑	08	1	01-PMA	A-service	09	63
10/19/2000	33320		☑	☑	08	1	01-PMA	A-service	09	61
08/24/2000	30891		☑	☑	08	1	01-PMA	A-service	09	61
08/24/2000	30891		☑	☑	08	1	04-13	replace front brake pads- check rotor runout OK	08	61
06/27/2000	28545		☑	☑	08	1	05-27	Service Transmission	09	63
06/27/2000	28545		☑	☑	08	1	01-PMA	A-Service w ith fuel filter, Replaced w iper blades	09	63
05/08/2000	26401		☑	☑	08	1	01-PMA	A-service	09	68
02/03/2000	23829		☑	☑	08	1	01-PMA	A-service	09	68
10/21/1999	21440		☑	☑	08	1	01-PMA	A-service,	09	68
07/07/1999	19144		☑	☑	08	1	01-PMA	A-service w /fuel filter	09	68
04/06/1999	16522		☑	☑	08	1	07-47	replace belt	03	65
04/06/1999	16522		☑	☑	08	1	01-PMA	A-service	09	65
12/16/1998	13530		☑	☑	08	1	04-13	reline front brakes,turn rotors	08	67

Repair Transactions for Equipment#: PA438, 1997 GMC, SONOMA, 1GTCS19X5V8521933

CITY OF BELLEVUE

PA438 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
12/16/1998	13530		☑	☑	08	1	04-15	replace idler arm	03	64
12/16/1998	13530		☑	☑	08	1	01-PMA	A-service	09	64
09/23/1998	11116		☑	☑	08	1	01-PMA	A-service,rotate tires	09	66
07/14/1998	9156		☑	☑	08	1	01-PMA	PREV. MAINT. ; PM-A ;	09	68
04/28/1998	6731		☑	☑	08	1	01-PMA	PREV. MAINT. ; PM-A ;	09	68
11/18/1997	4446	Original Repair	☑	☑	08	01	01-PMA	PREV. MAINT.	09	64
08/05/1997	2218	Original Repair	☑	☑	08	01	01-PMA	PREV. MAINT.	09	61
11/04/1996	2790	Original Repair	☑	☑	01	01	05-23	CLUTCH	08	65
02/21/1996	2745	Original Repair	☑	☑	08	01	01-PMA	PREV. MAINT.	09	67
Totals										

CITY OF BELLEVUE
Equipment Cost Detail - Curr/YTD/LTD
February 2018

Equipment#/ Serv Inc	Fleet	Class	Cost Ctr	Make	Model	Year	Current Reading	Report Periods YTD	Report Periods LTD
PA504 Active	PA	LT		CHEVY	1500	2000	105011	5	199

	Current Period	Year-To-Date	Life-To-Date
Usage - Miles(1)	401	1,163	102,810
RGUNL(1) - Gals	16.8	83.3	9382.4
RGUNL(1) - Miles/Gals	23.88	13.97	10.96
5W30(1) - Miles/Qts	0	0	0
Road Calls	0	0	0
# Repairs	0	1	73
Shop Hours	.0	2.5	126.3

Purchase Price($): $ 20,998.00 Salvage Value($): $ 500.00 Book Value($): $ 20,998.00

	Current Period		Year-To-Date		Life-To-Date	
Repair Detail	Cost$	$/Miles(1)	Cost$	$/Miles(1)	Cost$	$/Miles(1)
PREV. MAINT.	$0.00	$0.00	$0.00	$0.00	$4,381.11	$0.04
TIRES	$0.00	$0.00	$0.00	$0.00	$1,109.14	$0.01
CAB,INSTRUMENTS	$0.00	$0.00	$489.67	$0.42	$779.00	$0.01
CHASSIS	$0.00	$0.00	$0.00	$0.00	$2,582.12	$0.03
DRIVE TRAIN	$0.00	$0.00	$0.00	$0.00	$97.00	$0.00
ELECTRICAL	$0.00	$0.00	$0.00	$0.00	$1,075.81	$0.01
ENGINE/MOTOR	$0.00	$0.00	$0.00	$0.00	$2,022.49	$0.02
ACCESSORIES	$0.00	$0.00	$0.00	$0.00	$1,109.84	$0.01
Repair Total	$0.00	$0.00	$489.67	$0.42	$13,156.51	$0.13

Total Costs	Cost$	$/Miles(1)	Cost$	$/Miles(1)	Cost$	$/Miles(1)
RGUNL(1)	$41.98	$0.10	$208.16	$0.18	$14,882.70	$0.14
5W30(1)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Shop Parts	$0.00	$0.00	$327.17	$0.28	$5,464.26	$0.05
Shop Labor	$0.00	$0.00	$162.50	$0.14	$7,692.25	$0.07
Outside Repairs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	$41.98	$0.10	$697.83	$0.60	$28,039.21	$0.27

CITY OF BELLEVUE
Equipment Cost Detail - Curr/YTD/LTD
February 2018

Equipment#/ Serv Inc	Fleet	Class	Cost Ctr	Make	Model	Year	Current Reading	Report Periods YTD	LTD

Grand Totals

Active: 1 Inactive: 0 Down: 0 Deleted: 0

	Current Period	Year-To-Date	Life-To-Date
Usage(1) - Primary	401.00	1163.00	102,810
Fuel(1) - Qty	16.79	83.26	9382.35
Fuel(1) - Usage(1)/Qty	23.88	13.97	10.96
Fluid(1) - Usage(1)/Qty	0.00	0.00	0.00
Fluid(2) - Usage(1)/Qty	0.00	0.00	0.00
Road Calls	0.00	0.00	0.00
# Repairs	0.00	1.00	73.00
Shop Hours	0.00	2.50	126.25
Down Hours	0.00	0.00	0.00

Repair Detail		$/Usage(1)		$/Usage(1)		$/Usage(1)
Non Maintenance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PREV. MAINT.	$0.00	$0.00	$0.00	$0.00	$4,381.11	$0.04
TIRES	$0.00	$0.00	$0.00	$0.00	$1,109.14	$0.01
CAB,INSTRUMENTS	$0.00	$0.00	$489.67	$0.42	$779.00	$0.01
CHASSIS	$0.00	$0.00	$0.00	$0.00	$2,582.12	$0.03
DRIVE TRAIN	$0.00	$0.00	$0.00	$0.00	$97.00	$0.00
ELECTRICAL	$0.00	$0.00	$0.00	$0.00	$1,075.81	$0.01
ENGINE/MOTOR	$0.00	$0.00	$0.00	$0.00	$2,022.49	$0.02
ACCESSORIES	$0.00	$0.00	$0.00	$0.00	$1,109.84	$0.01
SPECIAL APPLICS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
MISC.EQUIPMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
EMERGENCY EQUIP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
FIRE PUMPS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Repair Total	$0.00	$0.00	$489.67	$0.42	$13,156.51	$0.13

Total Cost						
Fuel(1) - Primary	$41.98	$0.10	$208.16	$0.18	$14,882.70	$0.14
Fluid(1)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fluid(2)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Shop Parts	$0.00	$0.00	$327.17	$0.28	$5,464.26	$0.05
Shop Labor	$0.00	$0.00	$162.50	$0.14	$7,692.25	$0.07
Outside Repairs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Depreciation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Fixed Costs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Grand Total	$41.98	$0.10	$697.83	$0.60	$28,039.21	$0.27

PA504 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
10/17/2017	104212		☑	☑	04	1	03-02	REPLACED HINGE CUP AND PIN, RIHT SIDE TAILGATE LATCH	03	68
10/17/2017	104212		☑	☑	04	1	03-01	REPLACED BLOWER MOTOR AND RESISTOR	03	68
07/25/2017	103572		☑	☑	04	1	04-13	REPLACED BRAKE LINES	03	70
07/19/2017	103522		☑	☑	08	1	01-PMB	A-B SERVICE	10	63
07/19/2017	103522		☑	☑	11	1	04-13	REPLACED REAR PADS AND ROTORS	03	63
12/14/2016	101654		☑	☑	04	1	06-35	CHARGED BATTERY	01	68
12/14/2016	101654		☑	☑	04	1	06-31	REPLACED ALTERNATOR	03	68
11/16/2016	101388		☑	☑	08	1	01-PMB	A-B SERVICE	10	70
03/03/2016	99178		☑	☑	08	1	01-PMB	A-B SERVICE	10	70
03/04/2015	97331		☑	☑	08	1	01-PMB	A-SERVICE INSPECTION - NO OIL CHANGE NEEDED	10	70
01/16/2015	97204		☑	☑	04	1	08-51	REPLACED LEFT HAND WEATHERSTRIP, DOOR HANDLE. REPLACED TAIL GATE HANDLE. REPAIR DATIME RUNNING LIGHT.	03	70
01/08/2015	97158		☑	☑	04	1	08-51	REPLACED WIPER BLADES	03	63
06/03/2014	96614		☑	☑	04	1	06-35	REPLACED BATTERY	03	68
03/04/2014	96310		☑	☑	08	1	01-PMA	A-SERVICE	09	70
03/04/2014	96310		☑	☑	04	1	08-51	REPLACED WIPER MOTOR	03	70
08/08/2013	94068		☑	☑	08	1	01-PMA	A-SERVICE - NO OIL CHANGE NEEDED. REPLACED CABIN AIR FILTER	09	71
08/08/2013	94068		☑	☑	11	1	06-34	REPLACED RUNNING LIGHTS	03	
08/08/2013	94068		☑	☑	11	1	07-47	REPLACED A/C & SERPENTINE BELTS	03	71
04/03/2013	92947		☑	☑	08	1	01-PMA	A-SERVICE	09	66
01/24/2013	92052		☑	☑	11	1	02-17	PURCHASED FOUR NEW TIRES	03	

PA504 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
01/23/2013	92052		☑	☑	11	1	02-17	MOUNT/BALANCE FOUR NEW SNOW TIRES	01	68
11/15/2012	91523		☑	☑	08	1	01-PMA	A-SERVICE	09	70
09/27/2012	90942		☑	☑	04	1	08-51	REPLACED WIPER BLADES, TALE GATE CABLES AND SHIFTER LEVER	03	68
06/27/2012	89718		☑	☑	08	1	01-PMA	A-SERVICE WITH AIR AND CABIN AIR FILTERS	09	70
01/24/2012	87358		☑	☑	08	1	01-PMA	A-SERVICE	09	68
01/11/2012	87120		☑	☑	04	1	08-52	INSPECT AIM II SYSTEM. OBD2 WAS FOUND LOOSE	01	70
10/11/2011	84828		☑	☑	08	1	01-PMA	A-SERVICE - REPLACED WIPER BLADES, WHEEL NUT CAPS	09	71
10/11/2011	84828		☑	☑	11	1	04-13	REPLACED FRONT BRAKE PADS AND ROTORS	03	71
10/11/2011	84828		☑	☑	04	1	08-54	REPAIRED HORN	01	71
07/11/2011	83448		☑	☑	11	1	07-45	TUNED UP ENGINE, REPLACED 8 SPARK PLUGS	03	68
06/01/2011	83067		☑	☑	08	1	01-PMA	A-SERVICE	09	70
06/01/2011	83067		☑	☑	11	1	08-52	INSTALL AIM II SYSTEM	01	70
01/26/2011	81728		☑	☑	08	1	01-PMA	A-SERVICE -- NO OIL CHANGE NEEDED	09	61
01/26/2011	81728		☑	☑	04	1	03-02	REPLACED HOOD RELEASE CABLE	03	61
01/26/2011	81728		☑	☑	11	1	06-35	REPLACED BATTERY	03	61
08/27/2010	80337		☑	☑	08	1	01-PMA	A-SERVICE, REPLACED OIL, AIR, FUEL AND CAB FILTERS	09	71
08/27/2010	80337		☑	☑	11	1	06-34	REPLACED LIGHT BULBS	03	71
06/23/2010	78745		☑	☑	08	1	01-PMA	A-SERVICE WITH OIL AND AIR FILTERS	09	70
03/04/2010	76686		☑	☑	08	1	01-PMA	A-SERVICE	09	71
03/04/2010	76686		☑	☑	08	1	04-13	REPLACED REAR PAD AND ROTORS	03	71

PA504 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
02/18/2010	76457		☑	☑	08	1	01-PMA	A-SERVICE INSPECTION...NO OIL CHANGE REQUIRED	09	71
02/18/2010	76457		☑	☑	04	1	06-34	REPLACED LIGHT BULB	03	71
10/20/2009	75084		☑	☑	08	1	01-PMA	A-SERVICE	09	71
10/20/2009	75084		☑	☑	08	1	06-34	REPLACED LIGHT BULBS	03	71
06/30/2009	72983		☑	☑	08	1	06-34	REPLACED LIGHT BULB	03	68
06/30/2009	72983		☑	☑	08	1	08-51	REPLACED WIPER BLADES	03	68
06/30/2009	72983		☑	☑	08	1	01-PMA	A-SERVICE, LUBED GEARS	09	68
02/24/2009	71627		☑	☑	08	1	01-PMA	A-SERVICE, REPLACED OIL, FUEL AND CAB FILTERS	09	71
02/24/2009	71627		☑	☑	08	1	04-13	REPLACED FRONT BRAKE PADS AND ROTORS	03	71
02/24/2009	71627		☑	☑	08	1	07-42	FLUSH AND FILL COOLANT SYSTEM	01	71
10/29/2008	70340		☑	☑	04	1	02-17	PURCHASED FOUR NEW TIRES	03	
10/20/2008	70340		☑	☑	08	1	06-34	REPLACED TAIL LIGHT BULB	03	71
10/20/2008	70340		☑	☑	08	1	05-27	FLUSH AND FILL TRANSMISSION	01	71
10/20/2008	70340		☑	☑	08	1	02-17	MOUNT AND BALANCE SNOW TIRES	01	71
10/20/2008	70340		☑	☑	08	1	01-PMA	A-SERVICE, REPLACED WIPER BLADES	09	71
06/24/2008	68310		☑	☑	08	1	01-PMA	A-SERVICE	09	71
06/12/2008	68123		☑	☑	04	1	03-02	REPLACED REAR WINDOW, METRO GLASS COMPANY	03	
05/27/2008	67826		☑	☑	04	1	04-15	REPLACED POWER STEERING PUMP AND FAN BELTS	03	68
03/11/2008	66547		☑	☑	04	1	02-17	ROTATE AND BALANCE ALL FOUR TIRES	01	71
02/20/2008	66306		☑	☑	08	1	01-PMA	A-SERVICE, REPLACED OIL AND AIR FILTERS	09	63

Repair Transactions for Equipment#: PA504, 2000 CHEVY, 1500, 2GCEC19V5Y1301008

CITY OF BELLEVUE

PA504 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
10/24/2007	64771		☑	☑	08	1	01-PMA	A-service, replaced fuel and cab filters	09	63
09/20/2007	63592		☑	☑	04	1	06-34	REPAIRED LIGHTS	01	63
07/24/2007	62374		☑	☑	08	1	01-PMA	A-SERVICE	09	70
06/19/2007	61850		☑	☑	08	1	01-PMA	A-SERVICE	09	71
02/22/2007	59670		☑	☑	08	1	06-35	REPLACED BATTERY	03	63
02/22/2007	59670		☑	☑	08	1	01-PMA	A-SERVICE	09	63
10/20/2006	57843		☑	☑	04	1	07-45	INSTALLED BLOCK HEATER	03	63
10/20/2006	57843		☑	☑	04	1	07-42	FLUSHED AND FILLED COOLING SYSTEM	03	63
10/19/2006	57812		☑	☑	08	1	01-PMA	A-SERVICE, REPLACED BULB	09	68
08/11/2006	55654		☑	☑	08	1	01-PMA	A-SERVICE	09	67
06/15/2006	54745		☑	☑	04	1	06-34	REPLACED TAIL LIGHT SOCKET AND BULT	03	63
04/26/2006	53314		☑	☑	08	1	01-PMA	A-SERVICE	09	63
03/16/2006	52704		☑	☑	04	1	07-42	REPLACED COOLANT TANK, REFILLED ANTIFREEZE	03	62
12/23/2005	51421		☑	☑	08	1	07-45	Replaced Leaking Intake manifold Gasket, Replaced spark plugs	03	66
12/23/2005	51421		☑	☑	08	1	01-PMA	A-service	09	66
12/23/2005	51421		☑	☑	08	1	04-13	Replaced Rear Brake pads, Rear brake rotors, Rear Em. Brake lining,	03	66
12/23/2005	51421		☑	☑	08	1	07-44	Clean Fuel System BG Kit, Replaced Fuel Pressure Regulator	03	66
12/23/2005	51421		☑	☑	08	1	06-34	Repaired Lights	03	66
11/22/2005	50268		☑	☑	04	1	06-34	Replaced tail light Blub	03	61
10/11/2005	49204		☑	☑	08	1	01-PMA	A-service, Replaced w iper blades, w ith Blades ,	09	66

PA504 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Com	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
10/11/2005	49204		☑	☑	08	1	07-44	Replaced Fuel pump, fuel filter	03	66
07/20/2005	47148		☑	☑	08	1	01-PMA	A-Service	09	67
07/20/2005	47148		☑	☑	08	1	06-34	Replaced light Blub	03	67
04/27/2005	44864		☑	☑	08	1	01-PMA	A-service, Replace Cab filters	09	68
04/27/2005	44864		☑	☑	08	1	06-34	Replaced Head light	03	68
04/27/2005	44864		☑	☑	08	1	07-42	Flush Coolant system	03	68
01/25/2005	42436		☑	☑	08	1	06-34	Replaced running light and high mount stop light	03	61
01/25/2005	42436		☑	☑	08	1	01-PMA	A-service	09	61
10/07/2004	40056		☑	☑	08	1	01-PMA	A-Service, w ith fuel filter	09	63
10/07/2004	40056		☑	☑	08	1	06-34	Repaired Lights, replaced side marker light	03	63
06/15/2004	37819		☑	☑	08	1	01-PMA	A-service, Check battery and brakes, (OK)	09	63
03/03/2004	35602		☑	☑	08	1	01-PMA	A-service - front brakes OK	09	67
11/04/2003	33360		☑	☑	08	1	01-PMA	A-service	09	67
07/23/2003	31194		☑	☑	08	1	01-PMA	A-service , change trans fluid and fuel filter	09	64
03/25/2003	28795		☑	☑	08	1	01-PMA	A-service	09	61
12/19/2002	26109		☑	☑	08	1	01-PMA	A-service, replace light bulb & check all brakes OK	09	67
09/30/2002	23844		☑	☑	08	1	01-PMA	A-service w /fuel filter	09	63
05/31/2002	21694		☑	☑	08	1	01-PMA	A-service	09	64
02/27/2002	19480		☑	☑	08	1	01-PMA	A-service, charge battery	09	67
11/20/2001	17226		☑	☑	08	1	01-PMA	A-service	09	68

PA504 , From Repair Date: , To Repair Date: ZZ/ZZ/ZZZZ , Group-System:

Repair Date	Meter_01 Reading	Repair Order Notes	Cost	Complete	Rep Reason	Rep Site	Group-System	Job Notes (Condition, Cause, Correction)	Work Acc	Mechanic or Vendor
08/29/2001	14984		☑	☑	08	1	01-PMA	A-service	09	64
06/05/2001	12803		☑	☑	08	1	01-PMA	A-service w /fuel filter	09	64
04/24/2001	10613		☑	☑	08	1	01-PMA	A-service	09	68
02/15/2001	9223		☑	☑	08	1	01-PMA	A-service	09	64
11/21/2000	6880		☑	☑	08	1	01-PMA	A-service	09	63
08/09/2000	4659		☑	☑	08	1	01-PMA	A-service	09	67
05/11/2000	2233		☑	☑	08	1	01-PMA	A-service	09	68
Totals										

14d
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	3/12/2018	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	☐
SUBMITTED BY:		LIQUOR LICENSE	☐
Jeff Roberts, Public Works Director		ORDINANCE	☐
		PUBLIC HEARING	☐
		RESOLUTION	☐
		CURRENT BUSINESS	☑
		OTHER (SEE CLERK)	☐

SUBJECT:

Amendment No. Two to Agreement for Engineering Services

SYNOPSIS:

Request permission to enter into Amendment No. Two to Agreement for Engineering Services between the City of Bellevue and HDR Engineering, Inc. for the Sanitary Sewer Replacement and Force Main Project.

FISCAL IMPACT:

$15,370

BUDGETED ITEM: ☑ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

20-7000-8000-801301

RECOMMENDATION:

Request approval of Amendment No. Two to Agreement for Engineering Services and authorize the Mayor to sign the Agreement between the City of Bellevue and HDR Engineering, Inc. not to exceed $15,370.

BACKGROUND:

The Scope of Work is to be amended to include additional geotechnical investigation for the south portion of the gravity sewer for the Sanitary Sewer Replacement and Force Main Project.

ATTACHMENTS:

1	Amendment No. Two to Agreement	4	
2	E-Verify	5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

AMENDMENT NO. TWO TO AGREEMENT
FOR
ENGINEERING SERVICES

WHEREAS:

HDR ENGINEERING, INC. ("HDR") entered into an Agreement on June 9, 2017 to perform engineering services for the City of Bellevue, Nebraska ("OWNER");

OWNER desires to amend this Agreement in order for HDR to perform services beyond those previously contemplated;

HDR is willing to amend the agreement and perform the additional engineering services.

NOW, THEREFORE, HDR and OWNER do hereby agree:

The Agreement and the terms and conditions therein shall remain unchanged other than those sections and exhibits listed below;

Section I Scope of Services shall be amended to include additional geotechnical investigation for the south portion of the gravity sewer and for additional meeting attendance to evaluate the rehabilitation of the South Gravity Sewer.

Section IV Period of service shall be amended to include completion of the geotechnical investigation and evaluation by April 30, 2018.

Section V Compensation shall be amended to increase the not to exceed amount by $15,370 to $173,670.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC. ("HDR")	City of Bellevue, Nebraska ("OWNER")
By: _____	By: _____
Its: Senior Vice President	Its: Mayor
Date: 3/6/2018	Date: _____

Approved as to form:

_____

14e
3-12-18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	3/12/2018
SUBMITTED BY:	Jeff Roberts, Public Works Director

AGENDA ITEM TYPE:	
SPECIAL PRESENTATION	☐
LIQUOR LICENSE	☐
ORDINANCE	☐
PUBLIC HEARING	☐
RESOLUTION	☐
CURRENT BUSINESS	☑
OTHER (SEE CLERK)	☐

SUBJECT:

Bellevue Quite Zone Proposal

SYNOPSIS:

Approve the Proposal from Felsburg Holt & Ullevig to develop a budgetary number for the establishment of a railroad quiet zone along the UPRR Mainline corridor.

FISCAL IMPACT:

$12,000

BUDGETED ITEM: ☐ YES ☑ NO

PROJECT # & TRACKING INFORMATION:

RECOMMENDATION:

Approve the proposal from Felsburg Holt & Ullevig not to exceed $12,000 to develop a budgetary number for the establishment of a railroad quiet zone along the UPRR Mainline corridor, and authorize the Mayor to sign the Proposal.

BACKGROUND:

A study will be conducted to evaluate the potential establishment of a Quiet Zone on the UPRR Mainline through Bellevue. There are six crossings under consideration for the quiet zone.

ATTACHMENTS:

1	Proposal	4	
2		5	
3		6	

SIGNATURES:
ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

FELSBURG HOLT & ULLEVIG
connecting & enhancing communities

March 7, 2018

RE: Bellevue Quite Zone Proposal
BNSF East Mainline Evaluations

Mr. Jeff Roberts
Public Works Director
City of Bellevue
1510 Wall Street
Bellevue, NE 68005

Dear Jeff:

Based on previous conversations, we understand that the City of Bellevue would like to develop a budgetary number for the establishment of a railroad quiet zones along the UPRR Mainline corridor through the City. We are submitting this proposal for professional engineering services based on our experience with the crossing improvements needed to establish railroad quiet zones at similar UPRR crossings throughout the region.

Crossings to Evaluate – UPRR Mainline
The study will evaluate the potential establishment of a Quiet Zone on the UPRR Mainline through Bellevue. The six crossings under consideration for the quiet zone include the following:

Crossing	DOT #	RR MP	Existing Control	Track Circuitry
Avery Road	817405M	474.310	Flashers/ Gates/Bells	Other
Kasper Street	817404F	474.460	Flashers/ Gates/Bells	Other
Cary Street	816134F	474.810	Flashers/ Gates/Bells	Other
Childs Road	817403Y	475.050	Flashers/ Gates/Bells	Other
Camp Brewster Road	817402S	475.240	Flashers/ Gates/Bells	Other
Chandler Road	817401K	475.670	Flashers/ Gates/Bells	Other

Project Scope of Services

FHU will prepare a document that can be used by the City of Bellevue to program funding for the study, engineering design, and construction of necessary Supplementary Safety Improvements (SSMs) to establish a Railroad Quiet Zone incorporating the UPRR crossings listed above. Budgetary numbers will be developed for each crossing of the potential quiet zone.

The proposed Supplementary Safety Improvements (SSMs) at the highway-railroad crossing will follow the Federal Railroad Administration's (FRA) *Final Rule* for establishing Quiet Zones. A variety of SSMs will be evaluated at each crossing, including raised medians, four-quadrant gates, one-way conversions, and wayside horns. Other devices required by UPRR and FRA such as constant warning time (CWT) circuitry will also be identified from the FRA website.

The project will consist of the following tasks:

TASK 1. Project Management

Project Management - The FHU Project Manager will serve as point of contact, maintain project schedule and budget, and provide regular progress reports with invoices.

TASK 2. Meetings

Field Review Meeting - FHU will attend a kick-off meeting with City of Bellevue staff at the initiation of the project. It is anticipated that this meeting will be held in conjunction with a field review by FHU staff. No Public Information Meetings are planned as part of this scope.

TASK 3. Data Collection

FHU will collect the necessary background data including railroad crossing inventory information, crash history, aerial photographs and other background to prepare concept level cost estimates. Current traffic count information from the City and MAPA website will be used for this study; it is not anticipated that new traffic counts will be required to prepare the cost estimates. Topographic surveys are not anticipated to be necessary as part of the study.

TASK 4. Memorandum

FHU will prepare a letter memo which will describe the potential crossing improvements and planning level cost estimates. The memo will have separate estimates for each potential crossing.

No public information meetings are planned as part of this scope. However, at the written request of the City, FHU would attend an additional City Council or public meeting at a mutually agreeable additional fee.

Project Schedule

Upon receipt of a signed agreement, FHU will begin working on this assignment. Within 10 days of the Notice to Proceed (NTP), FHU will schedule the kick-off meeting and field review. The study will be completed and the memo forwarded to the City within 60 days of the NTP.

Project Fee Estimate

We propose to conduct these services on a "time and materials" basis. Under such an agreement, we are compensated on an hourly basis for all labor and other direct costs, such as printing, are reimbursed at a rate of 1.1 times actual cost. The following are our standard hourly billing rates for the personnel expected to be involved in this project:

Principal	$ 225.00/Hour	Sr. Designer	$ 140.00/Hour
Associate	$ 190.00/Hour	Engineer II	$ 110.00/Hour

Sr. Engineer	$ 180.00/Hour	Admin	$ 90.00/Hour

At these standard hourly rates, we have estimated that the above scope could be completed for a maximum budget of **$12,000**. A breakdown of these costs by task and a copy of our 2018 standard rate sheet are attached. This amount would be established as a "not to exceed" limit beyond which no charges could be made without the City's prior written approval. Upon completion of the project, and at the City's option FHU would be happy to provide a scope and fees for services to conduct a detailed quiet zone study, diagnostic team review, and prepare final plans and coordination of improvements at the crossings and notices to establish the quiet zones.

We appreciate the opportunity to provide this service to the City of Bellevue, and look forward to assisting the community in the establishment of quiet zones at these crossings. If this proposal is acceptable, please have the appropriate official sign both copies of this letter and the standard provisions and return one signed copy back to us. If you have any questions or would like further discussion, please feel free to give us a call at 402.445.4405.

Sincerely,

FELSBURG HOLT & ULLEVIG

Kyle A. Anderson, PE, PTOE
Principal

Rick Haden
Project Manager

_____
Accepted By

_____
Title

_____
Date

CIP Assistance for UPRR Quiet Zone
Bellevue, NE

3/6/2018

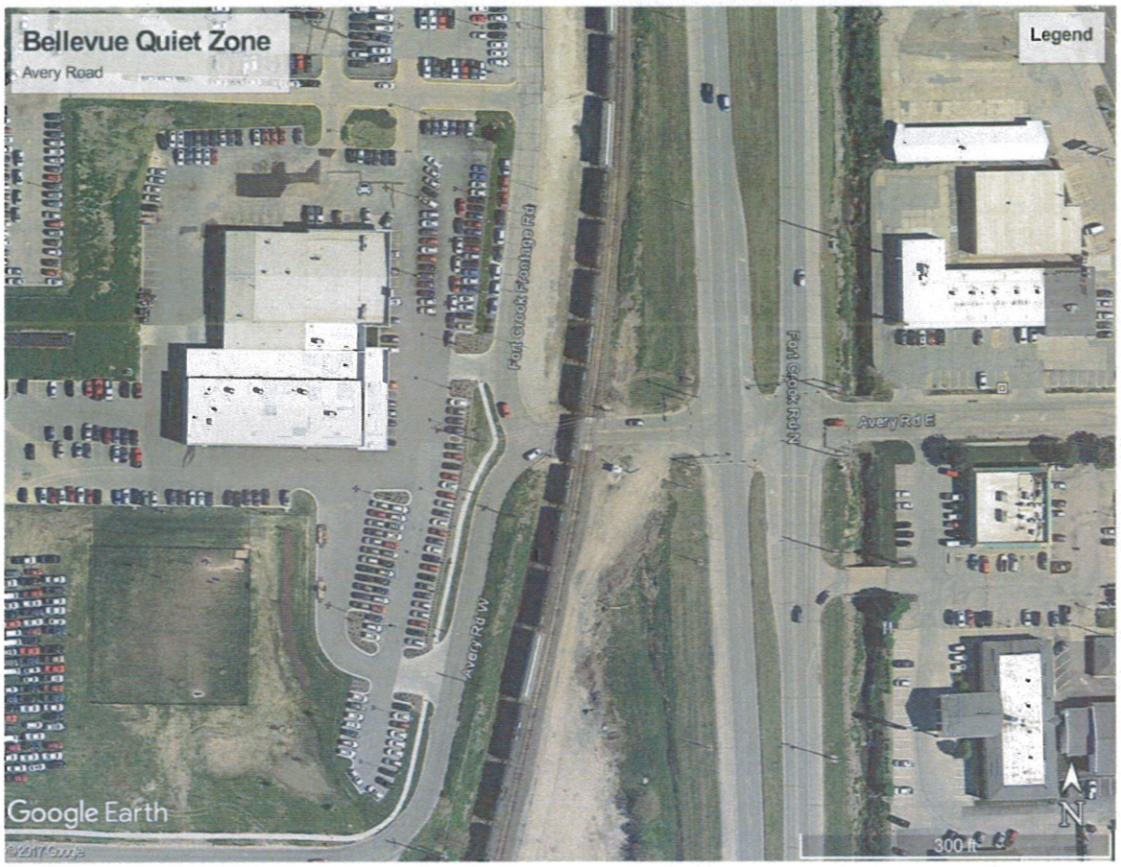
Felsburg Holt & Ullevig

TASKS	Work Hours By Task PR	Associate	Sr. Engr. / PM	Sr. Des.	Admin.	Total	Fee
1- Project Management	2	2	4		2	10	$1,730
2- Meetings							
Kick-off Meeting (in conjunction with Update mtg.)		5	3		1	9	$1,580
3- Data Collection							
Review FRA Inventory & Crash Data (6 crossings)		6				6	$1,140
Conduct Field Reviews & Measurements (6)		4.5	4.5			9	$1,665
Subtotal Data Collection							$2,805
4- Memo							
Prepare draft memo and submit to City	2	4	8	12		26	$2,898
Address review comments and submit Final memo		2	4	2		8	$1,380
Subtotal Study Report							$4,278
TOTAL HOURS	4	23.5	23.5	14	3	68	
Billing Rates	$225.00	$190.00	$180.00	$140.00	$90.00		
Total Fee	$900	$4,465	$4,230	$1,960	$270		**$11,825**

DIRECT PROJECT EXPENSES

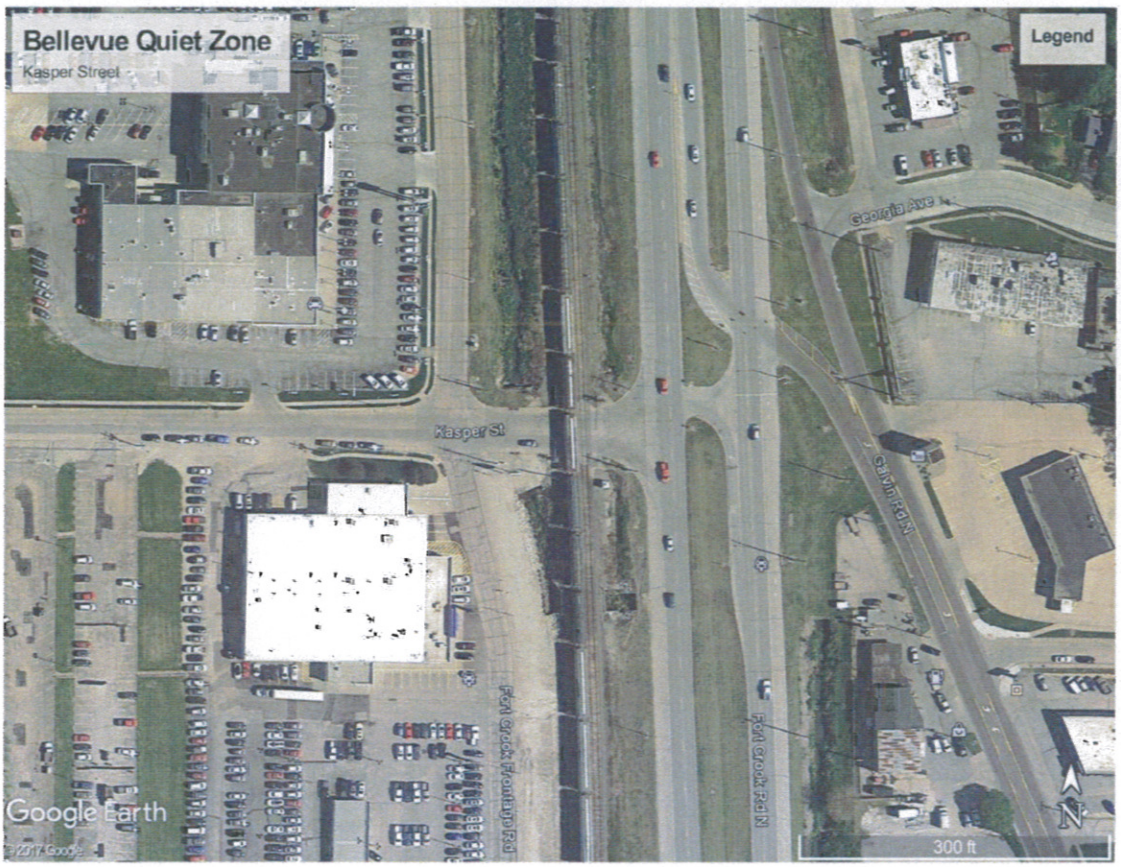
ITEM				
Mileage	150	1.0	$0.545	$82
Printing	96	1.1	$0.19	$20
Misc.				$73
TOTAL DIRECT PROJECT EXPENSES				**$175**
MAXIMUM AMOUNT PAYABLE				**$12,000**

Quiet Zone Crossings



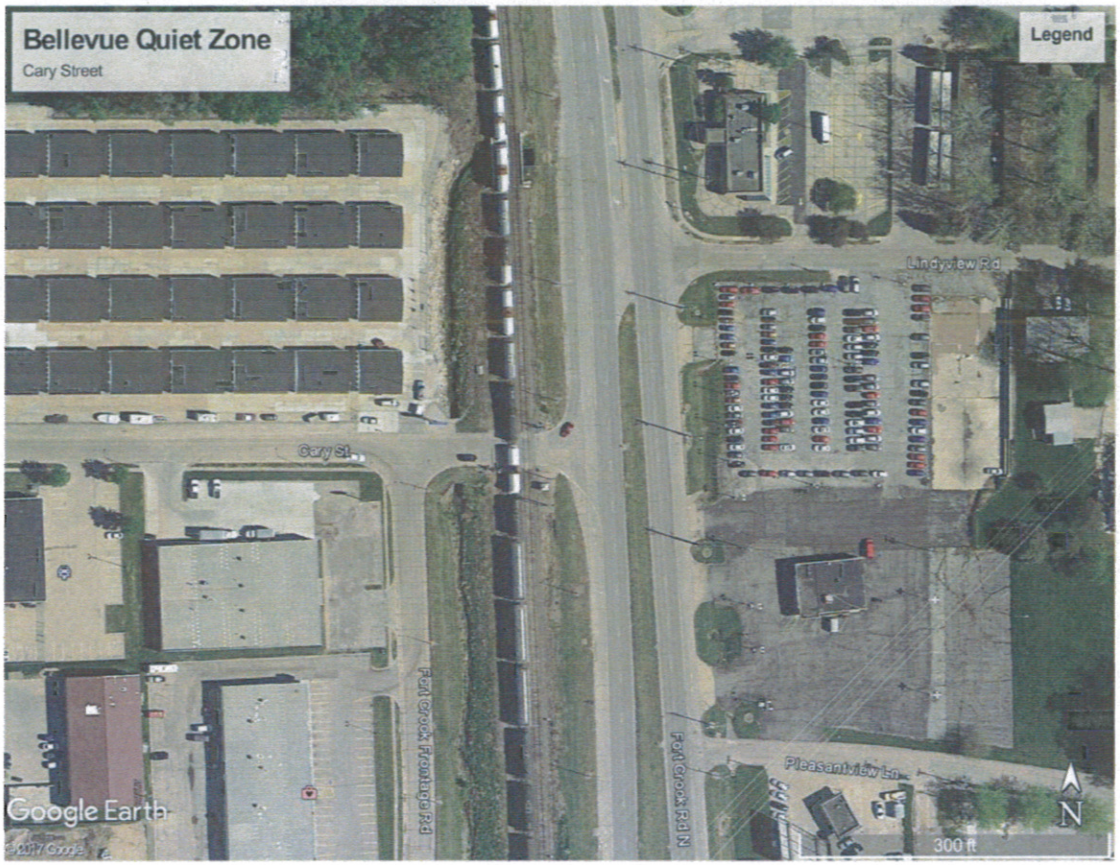
FELSBURG HOLT & ULLEVIG

Quiet Zone Crossings



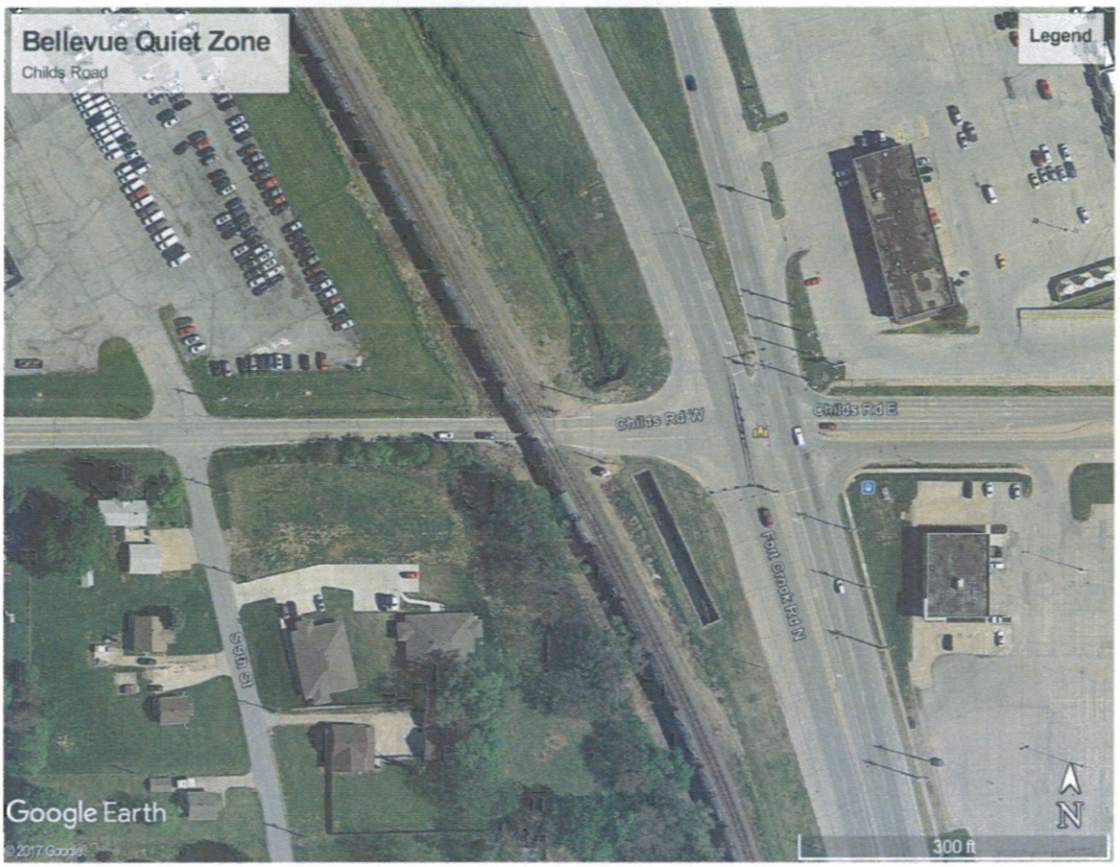
FELSBURG HOLT & ULLEVIG

Quiet Zone Crossings



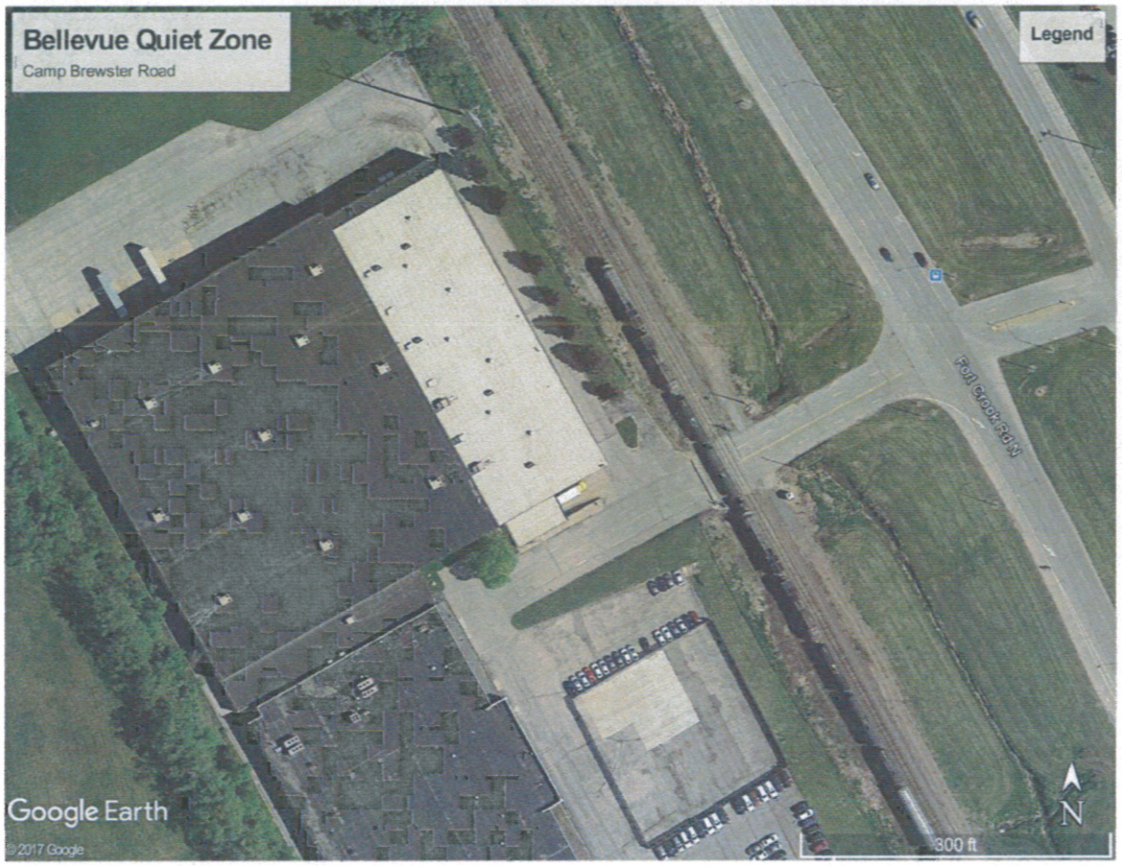
FELSBURG HOLT & ULLEVIG

Quiet Zone Crossings



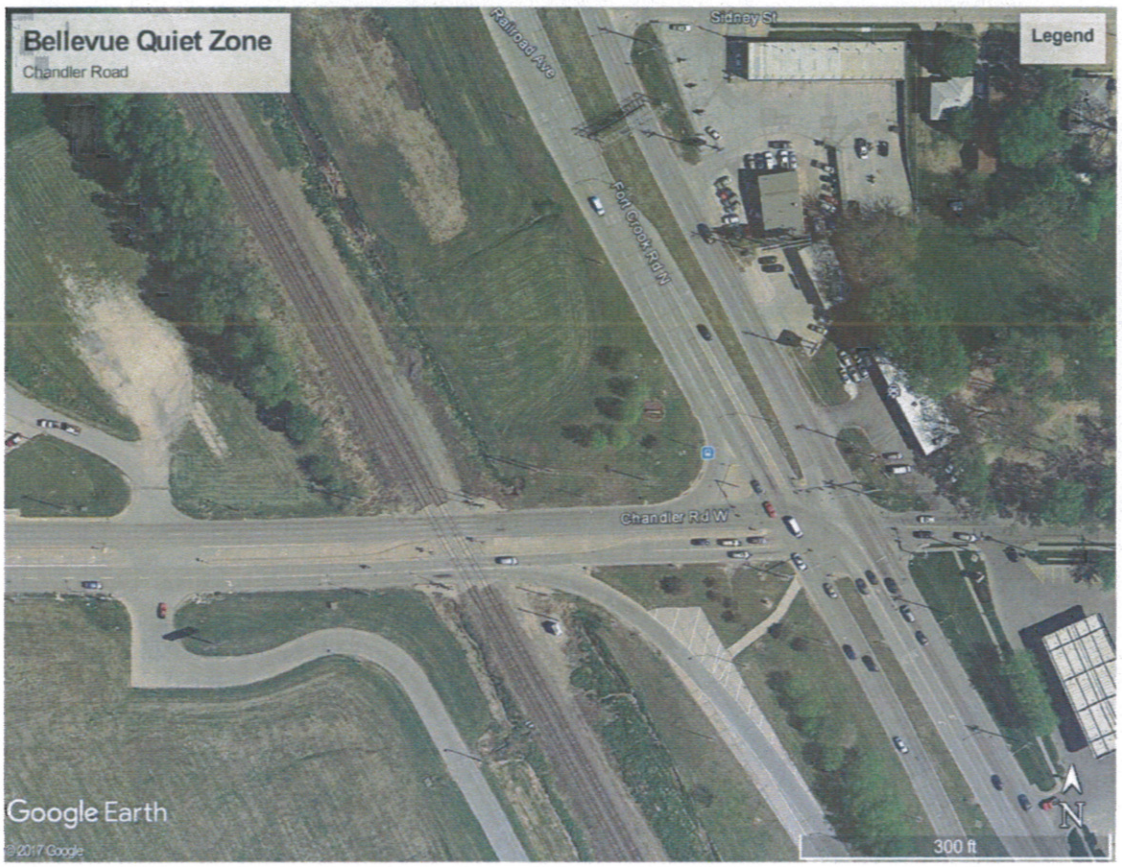
FELSBURG HOLT & ULLEVIG

Quiet Zone Crossings



FELSBURG HOLT & ULLEVIG

Quiet Zone Crossings



FELSBURG HOLT & ULLEVIG

City of Bellevue
Office of the City Administrator

March 6, 2018

To: Mayor Sanders, City Council President Moudry and Members of the Bellevue City Council
From: Joseph A. Mangiamelli, City Administrator
Subject: Overview - Activities report

The following is an overview of my activities during the period since our last City Council meeting. Numerous meetings and events attended as indicated:

*Met with city Leadership Team to review City Council meeting and discuss upcoming issues
*Attended League of Nebraska Municipalities Mid Winter Conference
*Attended joint meeting of United Cities of Sarpy County with Greater Nebraska Cities
*Attended Bellevue Bridge Commission meeting
*Participated in consultant interview sessions for Bellevue Bridge feasibility assessment
#Attended United Cities of Sarpy County monthly meeting
*Met with City Clerk for performance review
*Met with City Attorney and retired Omaha Attorney to discuss review of Sarpy County Sheriff's report
*Met with Chief Building Inspector to review personnel needs
*Met with Kathy Welch to discuss her upcoming role as a City Councilmember
*Met with Patrick Alston, Burlington Capital, regarding potential aquatics venue
*Met with consultant regarding library feasibility assessment

#Items discussed included bills before the legislature and status, county valuation proposal and recap of meeting with Greater Nebraska Cities including Grand Island, Kearney, etc.

City of Bellevue
Personnel Department
1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3019

Administrative Services Department Activity Report
March 5, 2018

Human Resources

As per your request the following is a synopsis of the day to day activity performed by the Personnel Department - HR Coordinator and Personnel Technician, February 4 through March 2, 2018:

Record Management:
Prep, Input and Record Payroll Changes for processing for February 23 payroll
Processed Address Changes – 2 Name Change - 0
Travel & Training Requests Processed 15 Narratives Received - 3
Miscellaneous Copies and Secretarial work for Admin Svcs. Director to include revisions to job descriptions. Prepare and process all of Human Service, Administrative Service and HR Requisitions. Advertise, accept and process applications for the various Department Heads. Copy and scan all scored goal sheets for Performance Management Review committee.
Recorded Performance Evaluations – 6 Verifications of Employment – 5

Applicants/Recruitment: WW Foreman, AEO I Streets, PW Inspector
Regret letters for positions filled.

Benefit Orientation/Employee Exits/Resignations:
2 - Full Time Exit
1 – Full Time Benefit Orientation
0 - Promotion
1 – Return from Leave
0 – Transfer
0 –Leave of Absence
3 – Resignations/Terminations

Benefit Administration:
COBRA Notices – 2
Retirement Enrollment/Rollovers - 2 Retirement Payout/Withdrawal - 0
Processed 457 Transfers/Enrollments/Changes - 0 TASC Resign - 1
Beneficiary Changes - 1 QDRO - 1
Processed New or changes to Principal Loan – 2
Audited and sent to Finance for payment EBS, Reliance, MetLife and AFLAC bills
Reconcile Retiree Payments and notified the retirees of payment amounts due.
Updating data base with new amounts for voluntary life insurance
Updating data base with new Life and AD&D amounts due to increases last year

Updating data base with new LTD amounts
Auditing all beneficiaries for retirement and life

Payroll Administration:
Prep, E-Verify and Process New Hires -
Background Checks -
Medical Testing for New Employees -
Salary authorizations sheets sent to supervisors, directors and City Administrator in preparation for payroll increases and performance awards.
Audited TASC payroll verification and sent PVR and finalization to finance

Reports:
Prepared Activity Report for HR Manager

On-Going Projects:
Scan and File all Performance Management reports, target and scored target.
Prep new contract year sheets for Grade/Step/Anniversary Date/Changes
Auditing of Personnel Files to include updating database with new information
Auditing of I-9 forms
Cover Human Service Desk for absent Secretary and during lunch hour.
Prepare orientation packets & manuals for new employees.
Purging files in readiness for move
Auditing benefit deductions for new payroll software

Training: HR Compliance in a World Wide Workforce in 2018 - Cathey

Human Resources Manager

- Personnel issues – (2) matters under review
- Move to new building and unpack 02/19-02/20
- ACA variable hour tracking
- ACA Year-end reporting finalization
- UltiPro user acceptance testing (Payroll 1)
- UltiPro time management activation system overview
- UltiPro time management setup overview
- UltiPro status meetings 02/21 and 02/28
- Payroll conversion opening ytd balances audit and pay code testing
- Preparing for user acceptance testing (Payroll 2)
- Payroll processing 02/23 payroll

City of Bellevue
Personnel Department
1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3019

Payroll Specialist

The Personnel Dept. has been busy moving to the offices on Wall Street and working on a new payroll system.
Ashley has been working many hours with Ultimate and trying very hard to get us all up to speed.
Talking short courses online and watching meetings on Webex.

Usual payroll with Paychex until new one is ready.
Matching all garnishments, liens, child support.
Uploading all retirement files
Paying all union dues to misc banks
Balancing usual vacations, sick, comp times and Admin leaves.
Paying Fire Dept. extra FSLA overtime and usual comp issues.
Other misc items.

Human Services

The following activities were undertaken by the *Human Service Program Specialist* for the month of *February2018:*

A. Attended the following meetings:

1) Bellevue Ministerial Meetings…2/1, 2/8, 2/15, 2/22
2) Community Response…2/5, 2/12, 2/26
3) Energy Meeting…2/15
4) CTC Meeting…2/21
5) Meeting with Bellevue Together…2/23

B. Other tasks undertaken:

1) Compiled Bellevue Food Pantry Statistics for January.
2) Compiled financial assistance numbers for February.

C. Social Assistance Cases:

Emergency food orders 1
Crisis counseling 10
Application for MUD assistance 2

City of Bellevue
Personnel Department
1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3019

Application for rent assistance 2
Assisted with OPPD 6
Application for Black Hills Assistance
Adult Crisis Assistance 0
Total households approved for financial/pantry assistance: 11
Total households assisted/referrals: **31**
3 No Shows Total 1 Requests/Denials via phone calls.

These client contacts provided direct food crisis assistance to 1 adults and 1 child.
Total of 2 individuals assisted.
The Program Specialist interacted on 49 collateral calls on behalf of clients.
The Human Service Office assisted with 1 food order, and issued 1 food voucher and recorded another 244 cases for food assistance on the food pantry data base for a total of 245 households, (Combined total between Bellevue Human Services and ENCAP).

February was unusually slow this year. Typically people pay to receive their tax refunds early in order to try and catch up on as many bills as possible and stalk up on groceries. Once this funding runs out, the calls generally increase. I did continue to have several calls for amounts that were far outside of what our scope is. I did refer and worked very hard on the cases that could utilize other agencies. We had two stand out success cases this month with applications of that manner.

Specialized Transportation

Specialized Transportation traveled 1,871 miles with 282 passengers and the office registered three new clients the last two weeks.

City of Bellevue
Office of the City Clerk
1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3007

March 6, 2018

From: Sabrina Ohnmacht, City Clerk

RE: Information for Administration Report

Getting settled into our new office and getting things put away.

Susan will be attending the Word 4 class on Thursday.

I took vehicles out to the County for plates, but they gave me County Gov't plates instead of City. I will be making a return trip out there, along with the six BPD motorcycles.

Joe and I will be talking to another Code vendor on Thursday.

Dr. Kevin Warneke and his Journalism students from UNO will be here for Monday's meeting.

Preparing for meetings and the Ribbon Cutting/Open House.

CITY OF BELLEVUE
FINANCE DEPARTMENT
1500 Wall Street – Bellevue, NE 68005 – (402) 293-3000

Bellevue Finance Department
Status Report March 12, 2018

ACCOUNTING AND FINANCE

- Provided support for analytical questions from Auditors
- Treasury management
- Reviewed and Managed E-req's
- Provided answers to departments regarding actuals and budget
- Authorized CDBG reimbursement request
- Issued payments for approved expenses
- Weekly Call with Ultimate Software regarding new payroll system
- Paid bills online as approved/requested
- Processed credit card transactions and reconciled statements
- Prepared Minute Record / Research bills on minute record
- Verified and booked receipts from PayPort System and Haworth Camping System
- AP Review
- Sales Tax and Lodging Tax monthly analysis and JE
- Moved to new office at 1500 Wall St
- Lease analysis
- February Bank Reconciliations
- Monthly allocations
- Data entry of journal entries for department
- Booked various cash receipts

CDBG:

- Held CDBG public hearing and distributed application for the 2018 funding cycle. Applications are due April 13th for consideration for 2018 funding. Also, host a CDBG Application Workshop to provide assistance with application form and attachments.
- Distributed executed 2017 CDBG Subrecipient agreements and met with subrecipients to discuss activities moving forward, reporting requirements and answer questions.
- Held CDBG New Committee Member Orientation meetings and full CDBG Committee meeting to review current project status and expectations for the 2018 funding cycle.
- Updated all project files and financial binders and organize CDBG office,
- Continued review and close out of completed CDBG projects include Hike Building Façade Improvements, North Bellevue Sidewalk Improvements, and Hastings Banner Park Bathroom Improvement projects with file review and subrecipient meetings.

RISK MANAGEMENT:

- Continued processing existing claims and worked to bring open claims towards resolution and closure
- Continued to investigate/accept/deny new claims
- Continued to manage modified duties for restricted employees
- Continued to coordinate the 2018 Employee Wellness Program
- Continued processing safety boot requests for eligible employees
- Continued discussions on updating the Emergency Management Manual

Safety Inspector assisted Finance Department with:

- Attended meetings and worked on moving City Hall offices to 1500 Wall Street
- Conducted all duties associated with auctioning surplus equipment
- Total Gov Deals sales to date: **$219,000 in sales**

Respectfully submitted,
Rich Severson
Finance Director, City of Bellevue

City of Bellevue
Fire Department
211 West 22nd • Bellevue, Nebraska 68005 • (402) 293-3153

Bellevue Fire Department
Council Report

Report Date 3/5/2018

A. General Items:

- QA/QI
- Staff Meeting.
- Working on Ultimate payroll system.
- Meeting with Finance Department this afternoon to discuss total costs for call back for personnel for Operation Bruin Safety (reimbursed by grant)
- Meeting between EMS Supervisor and Medical Director Thursday
- Staff Meeting Thursday
- EMS Bureau Meeting Thursday
- Preparing items for part time academy week of April 2nd
- Enter February Training into NREMT database (renewals due 3-31)

B. Training:

- Building construction and design.
- EMS culture of safety.
- Fluid resuscitation and research.
- Preparations for active shooter training

C. Inspections:

- Underground tank inspection Bellevue Medical.
- Daycare inspections: Alphabet Academy Junior, Alphabet Academy

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D. Ambulance Billing

February 1-28,2018

$ 182,968.00 has been billed out to insurance companies (231 insurance claims)
<$ 82,335.00>approximate amount we will have to write off due to mandatory adjustments/write-offs
(45% of $182,968.00)
==========
$ 100.633.00 is the anticipated, approximate net revenue from these insurance billings

Deposited into Bank:
$ 76,275.55 deposited into the bank February 1-28,2018.
$ 4,543.83 in Credit/Debit card payments for February 1-28,2018.
$ 80,819.38 TOTAL February 1-28,2018 rescue fee revenue

Statement Billing:
300 statements were mailed to patients for unpaid account balances.
These statements totaled $165,470.62.
This is money owed the City from patients who have balances on their accounts after their insurance has paid or patients who are self-pay.

E. Manpower Report Staffing

Staffing Report from 2/19/2018 through 2/25/2018

Monday	AM	Full		
Monday	PM	Full		
Tuesday	AM	Full		
Tuesday	PM	Full		
Wednesday	AM	E-1	3-Person	
Wednesday	PM	Full		
Thursday	AM	E-1,31,41	3-Person	
Thursday	PM	Full		
Friday	AM	Full		
Friday	PM	E-1	3-Person	
Saturday	AM	E-31,41	3-Person	

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Fire Department
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Saturday	PM	E-1,21,31	3-Person	
Sunday	AM	E-31	3-Person	
Sunday	PM	Full		

Staffing Report from 2/26/2018 through 3/3/2018

Monday	AM	E-31	3-Person	
Monday	PM	Full		
Tuesday	AM	Full		
Tuesday	PM	Full		
Wednesday	AM	E-1,31	3-Person	
Wednesday	PM	E-1	3-Person	
Thursday	AM	E-21,41	3-Person	
Thursday	PM	Full		
Friday	AM	Full		
Friday	PM	Full		
Saturday	AM	Full		
Saturday	PM	E-21	3-Person	
Sunday	AM	E-1	3-Person	
Sunday	PM	Full		

Red highlight indicates 3-Person crew

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City of Bellevue
Bellevue Public Library
1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: **Joe Mangiamelli, City Administrator**

From: **Julie Dinville, Library Director**

Date: **2/27/2018**

- The Bellevue Library Board met for its regular monthly meeting on Wednesday, Feb. 21. Among the items for discussion included a review of the annual statistical report to the Nebraska Library Commission and discussion of the annual reading programs starting with the Adult program in the spring and the children's and young adult programs in the summer.

- Director Julie Dinville and Assistant Director Sandra Astleford attended a webinar by SirsiDynix on their product called BlueCloud mobile which provides an updated and enhanced interface for patrons with mobile devices to access a library's catalog. The app also integrates other functions, such as providing information on events and making the process for downloading digital content much easier. Library staff will be evaluating BlueCloud Mobile as a possible future addition.

- The Bellevue Library will host its 15th annual Seussathon reading marathon on Friday, March 2, from 9 a.m. to 4:30 p.m. For the event, individuals of all ages and families are encouraged to stop by and read from their favorite Dr. Seuss books to celebrate Dr. Seuss's birthday and to support the Read Across America campaign that emphasizes the importance of reading to all ages. Refreshments will be provided and children will be eligible for prizes throughout the day.

- From introductory meetings in January, two writers groups are now meeting at the library. Called the Inklings Writers Group, persons interested in sharing their writing, offering publication tips, etc., can meet either the third Tuesday of the month in the evening or on the fourth Friday of the month in the afternoon.

- Young adults enjoyed two activities in the past week including making "fluffy" slime as a stressbuster on Tuesday, Feb. 20, and then enjoying a Winter Café with hot cider, cocoa, tea and snacks for an after school event. In addition games and art projects were available to the teens attending this activity.

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City of Bellevue
Bellevue Public Library
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Memo

To: **Joe Mangiamelli, City Administrator**

From: **Julie Dinville, Library Director**

Date: **3/06/2018**

- Some 325 persons attended the 15th annual Seussathon reading marathon on Friday, March 2, at the Bellevue Public Library. The annual event, which encourages individuals of all ages and families to support the importance of reading, was held on the birthday of children's author Dr. Seuss.

- Martha Ruff, Circulation Manager, met with Laura Marlane, executive director of the Omaha Public Library, to discuss the opportunities for paraprofessionals in the OPL system. Ruff is the past president of the Paraprofessional Section of the Nebraska Library Association.

- The Bellevue Library Foundation is running a "Let Your Change Make a Change" fund-raiser at the library through the month of March. Staff have set up a display featuring an umbrella featuring a book design into which the public can "toss" their change. The funds all go toward library projects and services.

- The Storytelling Club will wind up their spring program this month. During the 10-week course, which began on Jan. 16, participants practice several life-skills, such as personal expression, creativity, public speaking, and adaptability, while learning the art of storytelling from two storytellers from the Omaha Organization for the Purpose of Storytelling (OOPS). The program, which meets after school each Tuesday of the month, is open to current 1st through 12th graders. The program will conclude with a finale performance for family and friends on March 20th.

- Jeff Barnes, Nebraska author, will present a program on Nebraska's architectural heritage on Saturday, March 17, starting at 10 a.m. This free event is funded in part through a grant from Humanities Nebraska. Barnes will talk about his recent book, *150@150: Nebraska's Landmark Buildings at the State's Sesquicentennial*. Barnes, a freelance writer and fifth-generation Nebraskan, has completed other historical books related to Nebraska including those on Buffalo Bill, General George Custer, and the forts of the northern plains. Barnes's presentation is being sponsored by the Bellevue Library Foundation.

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City of Bellevue
Office of the Planning Department

To: Mayor Sanders, City Council, and City Administrator Mangiamelli
From: Chris Shewchuk, Planning Director CMS
Date: March 6, 2018
Subject: Department comments for Administration Report

The next Planning Commission meeting will be held on March 22. We are reviewing a Conditional Use Permit for a self-storage facility located at 9th and Cary Streets for the agenda.

I expect to have the annual Complete Streets report on the March 26 Council agenda.

I attended a Smart Cities Lab working group meeting at MAPA.

Tammi and I attended the Nebraska Planning and Zoning Association annual conference in Kearney March 7-9.

I met with Abby Highland and Don Gross (Community and Economic Development Manager at MAPA) to discuss MAPA's housing rehab projects and other MAPA initiatives.

INTEROFFICE MEMORANDUM

TO: JOE MANGIAMELLI

FROM: ACTING CHIEF STUKENHOLTZ

SUBJECT: DIRECTORS BRIEF

DATE: 3/7/2018

Testing for Police Officer candidates will be held March 25th.

We have been working with the Communications Department and department heads regarding access to City Hall.

Continuing to plan and prepare for Bruin Safety, large scale scenario at Bellevue University in May.

Code Enforcement Stats:

February 23, 2018	**February 16, 2018**
Calls – 172	268
Notices:	
Zoning – 1	17
Nuisance – 19	69
Clean Ups – 0	0
Tree Removal – 0	0
Certified Notices – 5	6
Officer Initiated – 11	56
Towed Vehicles – 2	0
Red Tags – 2	3
Snow Removal Notices – 0	0

City of Bellevue
Public Works Department
1510 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3025

Public Works Director's Report

March 12, 2018

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

Administration: Jeff Roberts

- Comprehensive review of all budgeting, invoicing and revenue reporting and processes (all departments)
- Develop/prioritize conditions assessment for replacement plan (WW)
- Meetings
  - Director meetings 03.09.17, 03.23.18
  - Superintendent meetings 03.15.18, 03.29.18
  - MAPA TTAC 03.19.18
- 1500 Wall Street complete
  - 02.22.16 Demolition, Anderson Excavating - $90,375
  - 09.26.16 Storefront and Shell Upgrades, Mark 7 - $471,033
  - 06.12.17 Building Renovations, Lund-Ross - $2,186,000
  - 08.28.17 Audio/Visual, AVI Systems - $376,643
  - 08.28.17 Civil Site Work, Lund-Ross - $219,795
  - 08.28.17 Security, SEI - $85,248
  - Total - $3,429,094

Engineering: Dean Dunn

- American Heroes Park Phase 6 – Design
- Various design projects
- Planning and P&I plan review as needed
- SWPPP monitoring for NDEQ compliance as needed
- Meetings
  - FHWA monthly meeting 03.18.18
  - UCC monthly meeting 03.11.18

Parks: Brian Madison

- Working on Work Orders that are submitted
- Tree maintenance in various parks

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- Winter Duties

Recreation: Jim Shada

- 94,273 people participated in 52 different activities for 2017

Street Maintenance: Bobby Riggs

- Various ditch repairs and cleanout
- Grade, rock roads and alleys
- Winter Duties

Waste Water: Epiphany Ramos

- Jetting as weather allows
- Repairing lines found during jetting and TV scheduled inspections as needed
- Lift station inspections on Monday and Thursday
- Update GIS mapping
- Walk all inaccessible lines and inspect all manholes, ongoing
- Working on administrative procedures and expectations.

Fleet Maintenance: Todd Jarosz

BIWEEKLY REPAIRS BY DEPARTMENT		
Report Date: January 08, 2018		
Department	No. of Repairs	No. of Hours
Administration		
Finance		
Human Services	1	1
Public Works		
Parks	8	17
Recreation		
Cemetery		
Streets	14	17
Fleet Maintenance		
Permits & Inspections		
Police	5	9
Fire	3	23
Wastewater		

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Reported hours are taken from work orders submitted for the week. Some work orders may reflect a large amount of hours performed which would mean the unit was in the shop for an extended period of time. Work may be carried over from one week into another.

The number of hours documented on repair tickets does not include the hours it takes for Fleet Maintenance personnel to shuttle cars to and from the shop, to deliver cars to designated locations for out sourced work (i.e. window/windshield replacement, body work, warranty work) and running for parts, etc.

NEXT REPORT 03.26.18

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