

Bellevue City Council Meeting

Monday, June 11, 2018 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. PLEDGE OF ALLEGIANCE
2. INVOCATION - Pastor David Lydick, Midlands Bible Baptist Church, 2407 Chandler Road East
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
 2. *Acknowledge Receipt of the Minutes from the May 24, 2018, meeting of the Planning Commission
 3. Approval of Claims
6. SPECIAL PRESENTATIONS: None
7. LIQUOR LICENSES: None
8. ORDINANCES FOR ADOPTION (3rd reading):
 - a. Ordinance No. 3905: Sale of City Surplus Property just South of 1311 Bluff Street (City Attorney)
9. ORDINANCES FOR PUBLIC HEARING (2nd reading): None
10. ORDINANCES FOR INTRODUCTION (1st reading):
 - a. Ordinance No. 3907: Rezoning Lot 33B1, Pleasant Hill or Martin's Subdivision, from RS-72 to RE Applicant: Michael Belcastro Location 8006 South 25th Street (Planning Director)
11. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES: None
12. RESOLUTIONS:
 - a. Resolution No. 2018-14: Giving Notice to the Property Owner(s) at 408 Sullivan Circle to construct the Sidewalk/Driveway Approach Repairs according to the City Code for Sidewalk Construction (Public Works Director)
13. CURRENT BUSINESS:
 - a. Approval for the Mayor to sign the 2018 Kawasaki User Relations Loan Agreement Form for two Side-by-Side Utility Vehicles to be used by the Police and Fire Department (Acting Police Chief)
 - b. Approval of the Renewal of the UNMC/BMC Training Affiliation Agreement (Fire Chief)
14. ADMINISTRATION REPORTS - Comments must be limited to items on the current Reports
15. PUBLIC REQUESTS TO BE HEARD
16. CLOSED SESSION: None
17. ADJOURNMENT

MINUTE RECORD

Bellevue City Council Meeting, May 29, 2018 Page 1

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 29th day of May, 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 two 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 Glenn Harless, Thanksgiving Lutheran Church located at 3702 South 370 Plaza 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 Moudry, 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 Cook, to approve the Consent Agenda which included approving the Minutes of the May 14, 2018, City Council meeting and approving the claims payable to date. 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:

Charlie T. Marco & CTMARCO, Inc., dba "Chandler Bar" - Application for a Class "I" Liquor License at 2617 Chandler Road West and Charlie T. Marco as Manager

The application of Charlie T. Marco & CTMARCO, Inc., dba "Chandler Bar," for a Class "I" Liquor License at 2617 Chandler Road West and Charlie T. Marco as Manager, was presented for Council consideration. Mr. Charlie Marco was present to answer any questions.

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

Motion was made by Cook, seconded by Hansen, to recommend to the Nebraska Liquor Control Commission the application of Charlie T. Marco & CTMARCO, Inc., dba "Chandler Bar," for a Class "I" Liquor License at 2617 Chandler Road West and Charlie T. Marco as Manager, be approved.

Mr. Moudry advised he would be abstaining from the vote on all of the liquor license and keno satellite applications due to religious and personal reasons.

Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, and Burns voted yes; abstaining: Moudry. Motion carried.

Application for CTMARCO, Inc., dba "Chandler Bar," to operate as a Keno Satellite

Mr. John Hassett, the keno operator, was present to answer any questions.

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

Motion was made by Cook, seconded by Preister, to approve the application. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, and Burns voted yes; abstaining: Moudry. Motion carried.

Application for The Crook, Inc., dba "Pharaoh's Bar & Grill," to operate as a Keno Satellite

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

Motion was made by Cook, seconded by Preister, to approve the application. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, and Burns voted yes; abstaining: Moudry. Motion carried.

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Fraternal Order of Eagles #3912 - Application for Special Designated Liquor Licenses to sell Beer, Wine, and Distilled Spirits during "Open Air Fests" on June 16th from 4:00 p.m. to 12:00 a.m., July 28th from 4:00 p.m. to 12:00 a.m., and August 18th from 12:00 p.m. to 12:00 a.m. in an outdoor area at 209 West Mission Avenue

The application of the Fraternal Order of Eagles #3912 Special Designated Liquor Licenses to sell beer, wine, and distilled spirits during "Open Air Fests" on June 16th from 4:00 p.m. to 12:00 a.m., July 28th from 4:00 p.m. to 12:00 a.m., and August 18th from 12:00 p.m. to 12:00 a.m. in an outdoor area at 209 West Mission Avenue, was presented for Council consideration.

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

Motion was made by Cook, seconded by Hansen, to recommend the application of the Fraternal Order of Eagles #3912 Special Designated Liquor Licenses to sell beer, wine, and distilled spirits during "Open Air Fests" on June 16th from 4:00 p.m. to 12:00 a.m., July 28th from 4:00 p.m. to 12:00 a.m., and August 18th from 12:00 p.m. to 12:00 a.m. in an outdoor area at 209 West Mission Avenue, be approved. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, and Burns voted yes; abstaining: Moudry. Motion carried.

ORDINANCES:

Ordinance No. 3905: Sale of City Surplus Property just South of 1311 Bluff Street (Second Reading)

Ordinance No. 3905, an ordinance providing for the sale of certain real estate, same being described in Section 1 of this ordinance; directing the conveyance of such real estate, and the manner and terms thereof, and designating 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 June 11th.

Ordinance No. 3906: Issuance of Wastewater Revenue Refunding Bonds, Series 2018, in an amount not to exceed \$3,000,000 (First Reading)

Ordinance No. 3906, an ordinance the City of Bellevue, Nebraska, authorizing the issuance of Waste Water System Revenue Refunding Bonds of the City of Bellevue, Nebraska, in the principal amount of not to exceed three million dollars (\$3,000,000) for the purpose of refunding all or a portion of the outstanding 2008 note issued to the Nebraska Department of Environmental Quality; providing for necessary reserve funds and paying costs of issuance of said bonds; prescribing the form, terms and details of said bonds; pledging and hypothecating the revenue and earnings of the waste water system of said city for the payment of said bonds and interest thereon; providing for the collection, segregation and application of the revenue of said waste water system; entering into a contract on behalf of the city with the holders of said bonds; repealing any conflicting ordinances and providing for publication of the ordinance in pamphlet form, was read by title only for the first time.

Finance Director Rich Severson, Mr. Mike Rogers with Gilmore & Bell P.C., and Mr. Cody Wickham with D.A. Davidson explained this bond. Council discussion ensued.

Motion was made by Cook, seconded by Burns, to waive the statutory rule requiring reading on three different days and to have vote taken after the public hearing is held at this meeting. Roll call vote on the motion was as follows: Hansen, Cook, Preister, Burns, and Moudry voted yes; voting no: Shannon. Motion carried.

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.

Motion was made by Cook, seconded by Preister, that Ordinance No. 3906 be adopted. Mayor Sanders asked "Shall Ordinance No. 3906 be passed and adopted?" and upon roll call the following voted yes: Hansen, Cook, Shannon, Preister, Burns, and Moudry; voting no: none. Mayor Sanders proclaimed Ordinance No. 3906 passed and adopted.

PUBLIC HEARINGS ON MATTERS OTHER THAN ORDINANCES: None

RESOLUTIONS: None

CURRENT BUSINESS:

Acceptance of the Bid and Authorization for the Mayor to Sign the Contract with Anderson Excavation Co., Inc. for the Demolition of the Structure located at 2611 Harrison Street in the amount of \$12,808 to be paid from the Community Betterment Fund

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

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Acceptance of the Bid and Authorization for the Mayor to Sign the Contract with Poloncic Construction for the Demolition of the Structure located at 15006 South 20th Street in the amount of \$18,000 to be paid from the Community Betterment Fund

Motion was made by Cook, seconded by Burns, to accept the bid and approve the contract. 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 and Authorization for the Mayor to Sign a Three-year Maintenance/Service Agreement with Microfilm Imaging Services in the amount of \$1,335 for all three years

Motion was made by Moudry, seconded by Burns, to approve the agreement. 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 and Authorization for the Mayor to Sign the Contract and Scope of Services for Professional GIS Mapping Services between the City of Bellevue and Midland GIS Solutions in the amount of \$67,250 - funded through the Stormwater Grant

Motion was made by Burns, seconded by Cook, to approve the contract. 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 Low Bid from Swain Construction, Inc. for the 2018 Concrete Projects and Authorization for the Mayor to Sign the Contract in the amount of \$1,225,369.07

Motion was made by Preister, seconded by Burns, to accept the bid and approve the contract. 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 and Authorization for the Mayor to Sign the Proposal from Thompson, Dreesen & Dörner, Inc. regarding Professional Services including improvements to 25th Street between Towne Center Drive and Lynnwood Drive in the amount of \$72,000

Motion was made by Preister, seconded by Burns, to approve the proposal. 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 and Authorization for the Mayor to Sign the Proposal and Contract from JMN Construction, LLC regarding the Bridge Repair on 36th Street over the West Papillion Creek in the amount of \$30,906

Motion was made by Cook, seconded by Preister, to accept the proposal and approve the contract. 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 and Authorization for the Mayor to Sign the Proposal and Contract with Heimes Corp. for the South Gravity Sewer Rehabilitation Project in an amount not to exceed \$356,136

Motion was made by Preister, seconded by Burns, to accept the proposal and approve the contract. 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 and Authorization for the Mayor to Sign the Project Agreement with HOA Solutions for the Bellevue Lift Station Upgrades - Phase I in an amount not to exceed \$97,063.80

Motion was made by Preister, seconded by Moudry, to approve the project agreement. 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 and Authorization for the Mayor to Sign the Letter Agreement for Professional Services between the City of Bellevue and Olsson Associates for the Lift Station Abandonment Project in an amount not to exceed \$27,300

Motion was made by Moudry, seconded by Preister, to approve the letter agreement. 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 and Authorization for the Mayor to Sign the Agreement between the City of Bellevue and the State of Nebraska Department of Transportation for Traffic Signal Improvements in the amount of \$7,100 as the City's Share

Motion was made by Preister, seconded by Moudry, to approve the agreement. 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 and Authorization for the Mayor to Sign an Agreement for the Library Feasibility Assessment Project with Clark Enersen Partners in the amount of \$115,000, plus an estimated \$2,700 in reimbursable expenses, if necessary

Motion was made by Burns, seconded by Preister, to approve the agreement.

Motion was made by Shannon, seconded by Preister, to open for public hearing. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

Mayor Sanders opened the public hearing.

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Mr. Chuck Fredrick said he does not see the need for another study and this is a waste of money. A survey could be done locally. Mr. Geoffrey Dame stated we need to determine if what we currently have is fully utilized.

City Administrator Joe Mangiamelli and Library Director Julie Dinville spoke about the project and answered Council questions.

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

Roll call vote on the motion was as follows: Hansen, Cook, Preister, and Burns voted yes; voting no: Shannon and Moudry. Motion carried.

Approval of an Amendment to the Interlocal Agreement creating the Sarpy County and Cities Wastewater Agency and Approval of the FY 2018 Budget

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

ADMINISTRATION REPORTS:

Mayor Sanders asked if there were any questions for the City Administrator or any of the Directors on the report presented. Mr. Hansen asked about the groundbreaking for the new Boys and Girls Club at Bryan Middle School. Mayor Sanders and Mr. Preister spoke about the project which has already begun construction. It will be open to all middle and high school students and will be named for Henry Davis who has been a supporter and major fundraiser for the project. They hope to be open for the 2019 school year.

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 thanked Councilman Shannon for putting a stop to the ordinance to eliminate this part of the meeting. He spoke again about the need for transparency and having the State Auditor do our next audit. He questioned why the swimming pools were not open for Memorial Day weekend. Mr. Fredrick stated the presentation on extending 15th Street at the last meeting was done without consulting the Council. There needs to be better communication.

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 7:22 p.m. for the purpose of a discussion on negotiations on the sale of surplus property in Whispering Timbers. Roll call vote on the motion was as follows: Hansen, Cook, Shannon, Preister, Burns, and Moudry voted yes; voting no: none. Motion carried.

Other than the Mayor and Council, Joe Mangiamelli, Patrick Sullivan, Timothy Buckley, Jeff Roberts, Chris Shewchuk, and Rich Severson were asked to be a part of the session.

Motion was made by Shannon, seconded by Moudry, to adjourn from closed session and reconvene in regular session at 7:33 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 Shannon, seconded by Preister, at 7:34 p.m. the meeting adjourned.


Sabrina Ohnmacht, City Clerk

Rita Sanders, Mayor

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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 May 29, 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.


City Clerk

#56.2
6.11.18

MINUTE RECORD

Bellevue Planning Commission Meeting, May 24, 2018, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, May 24, 2018 at 7:05 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Perrin, Cain, Baumgartner, Jacobson, Ackley, Casey, and Smith. Absent were Ritz and Madden. 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 two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

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

Motion was made by Ackley, seconded by Casey, to approve the minutes of the February 22, 2018 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Motion was made by Cain, seconded by Ackley, 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 item was on the consent agenda:

Request to rezone Lot 33B1, Pleasant Hill or Martin's Subdivision, from RS-72 to RE for the purpose of a 30' x 40' garage addition. Applicant: Michael Belcastro. Location: 8006 South 25th Street. Case #: Z-1804-02.

There was no one present to speak in favor of, or in opposition to this request.

MOTION was made by Casey, seconded by Baumgartner, to recommend APPROVAL of a request to rezone Lot 33B1, Pleasant Hill or Martin's Subdivision, from RS-72 to RE for the purpose of a 30' x 40' garage addition. Applicant: Michael Belcastro. Location: 8006 South 25th Street. Case #: Z-1804-02. APPROVAL based upon lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on June 25, 2018.

Jacobson explained the public hearing procedures.

PUBLIC HEARING was held on a request for a conditional use permit for Lot 1, Saint Matthew The Evangelist Church Addition, for the purpose of a religious assembly/church. Applicant: Saint Matthew. Location: 12330 South 36th Street. Case #: CUP-1804-02.

Douglas Dreessen, 10836 Old Mill Road, Omaha, Nebraska, was present on behalf of the applicant. He provided a brief summary of the proposed site plan. The site plan displays a majority of the parking to the south of the proposed church. There is a shared access drive with Chadwick Apartments, a 90-unit apartment complex to the south of the church. The site is balanced for grading, with no problems with storm water or utilities.

Shewchuk advised Mr. Dreessen provided an alternate site plan earlier in the week. He inquired which site plan was to be considered. Dreessen commented he is waiting for additional input. He mentioned he has not heard back from the civil engineer for Chadwick Apartments or his traffic engineer. He stated the difference between the two site plans is the shared access point. He mentioned he has concerns with a large number of people leaving the church and trying exit out of this one spot. He stated the proximity to 36th Street, with trying to make a left hand turn, appears to be tight. In addition, there is an 8% grade at this location of the property. Dreessen stated he is having a traffic engineer evaluate both options. He explained even though this is all on private property, he would prefer not to have his firm associated with a project which has a huge traffic issue. Dreessen requested conditional approval and flexibility to utilize either driveway configuration. He mentioned the conditional approval from the Planning Commission would keep the church on track with their construction timeline while providing him more time to evaluate the access point. He explained the applicant would prefer this option.

There was no one else present to speak in favor of, or in opposition to this request.

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Bellevue Planning Commission Meeting, May 24, 2018, Page 2

Shewchuk displayed the second site plan submitted by Dreessen earlier in the week. He requested clarification if this site plan is the site plan on which the applicant is seeking approval on. Dreessen replied it is not. He explained it is the alternate site plan. This site plan shows 350 parking stalls, with four or five lanes, which empty onto a common drive, as opposed to everyone trying to leave on one drive. There is a secondary access to the north which goes around the north side of the existing church structures. He stated he has concerns with a lot of traffic trying to exit all at once onto the south road. Dreessen reiterated he also has concerns with the 8% grade near the southern access point. The alternate site plan allows for que up nearly all the way to the west property line.

Ackley questioned Dreessen if he is recommending the alternate site plan because the traffic can exit onto 36th Street more efficiently and stack farther to the west on the church's property. Dreessen replied that was correct. He mentioned there are a lot of proposed parking stalls and people familiar with the site will want to use the south access rather than weaving through the property to the north access. He advised this will back up traffic through the shared drive creating a traffic problem. Ackley inquired if the alternate plan provides more parking. Dreessen replied it does. He explained there would need to be adjustment with the southern landscaped islands, as the alternate plan currently shows these on Chadwick's property. He mentioned the church's original plan is to expand parking to the west.

Shewchuk advised staff cannot recommend approval to the alternate site plan with the islands and the required landscaping located on the property to the south. He explained it would need to be on the church's property. Dreessen replied that is not an issue. He stated the islands can be moved to the north and some parking stalls can be removed. He mentioned the church is considering leaving some parking on the west side of the property until a later time. Shewchuk requested clarification as to the location of the future parking. Dreessen advised there is an entire row of parking stalls to the west of the storm sewer shown on the plan. Shewchuk questioned if the alternate site plan was approved, where the last row of parking would be located. Dreessen explained the last set of islands would be cut in half. The entire bottom tier would be left off. He explained he was directed to do that from a storm sewer standpoint. He mentioned the details can be worked out. Shewchuk commented he understands it can be worked out. He explained since he is making the request for site plan approval with a conditional use permit, the Commissioners need to make sure they know what they are approving. Shewchuk explained to Dreessen he needs to understand what gets approved is what needs to be built. Dreessen commented he understood. He stated if the plan was approved with the parking lot islands on the church's property, and the apartments are fine with the shared drive, he does not see a problem with the alternate site plan. Dreessen mentioned the church is expecting approval on the original site plan submittal, which is the site plan with the one connection to the common driveway. Shewchuk commented he does not see a lot of difference in the plans. He stated there is the ability for vehicle to stack on either site plan.

Jacobson requested clarification as to the original site plan submitted by the church.

Ackley requested clarification as to the proposed grade near the southern access on the original site plan. Dreessen stated the layouts are similar. The proposed grade near the shared access on the first site plan is 8.5% and the second one is 8%.

Jacobson clarified there were no concerns listed in the packet regarding traffic. Shewchuk replied the driveway as originally presented was found acceptable.

Casey inquired if the access road between the church and apartments would be a right in/right out. Dreessen replied it will not; it will be a full access point. He explained to the north of that is a median island that will be in 36th Street. Turns will be able to be made in every direction at the shared access point. The connection will be two lanes out and one lane in. The two lanes will be a left turn and right turn only. Shewchuk explained the Chadwick Apartments' existing drive to the south is currently a full movement access. He stated this access will be changed to a right in/right out when the 36th Street widening is done. Shewchuk explained the church will also maintain their full access point at the north end of their property by the school. Casey questioned if the church is anticipating regular activities which will occur during the peak a.m. and p.m. traffic hours. Dreessen replied he did not have that information.

Ackley inquired if the school to the north would continue to use the northern access. Dreessen replied that was his understanding. Conversation ensued on this topic.

Jacobson commented it sounds like the parking lot and potential future expansion of the parking lot covers the church for the foreseeable future. He questioned Dreessen if he feels that statement is true. Dreessen stated his understanding from the church is the proposed parking and future parking will be

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Bellevue Planning Commission Meeting, May 24, 2018, Page 3

adequate to meet their needs. Shewchuk commented they do not have a lot of room to expand. Dreessen agreed.

Jacobson questioned if the overall plan for the area includes trail connection. Shewchuk explained 36th Street will have a trail along it when it is widened. He mentioned the city owns property to the west of the church's property along the creek, and if that area develops a trail system may develop. Dreessen commented there is a trail proposed for the west side of 36th Street. He explained as part of the construction plans, the intersection will be designed to serve now as well as function efficiently when 36th Street is widened. It will include a ten foot wide trail that will have a 2% cross slope. It will make the access road even steeper. He mentioned it would be 8.5% to 8.8%.

Casey inquired about the seating capacity in the church. Shewchuk replied the parking requirement is one stall per four seats in the assembly area. There are 233 required parking stalls, which would be over 900 seats in the main area. The plan indicates there are 294 stalls.

Cain mentioned when Chadwick Apartments were proposed there were representatives present from both the church and apartments. Her recollection is neither party had concerns with traffic. She requested clarification if that was correct. Shewchuk commented he did not recall.

Ackley mentioned curb cuts along 36th Street have been limited, which is why the apartments have one access. He questioned if the easement for the shared access went all the way along the boundary line of the property, or if it was along the first 100 to 150 feet off of 36th Street. Dreessen replied it was the latter. He commented he did not know the exact dimension of the easement. Discussion followed on this topic.

Ackley questioned if there was enough green space shown on the site plan. Palm explained there needs to 19 square feet of landscaped area per parking stall. The plan which was originally submitted meets the requirements. The alternate site plan would need to be calculated to see if the requirement is met.

Baumgartner inquired if the drive that empties into 36th Street will have two lanes for those cars exiting. One lane for vehicles turning left, one lane for vehicles turning right, or single lane that goes into 36th Street. Dreessen replied it will be the former. He explained there will be one lane coming in on the north side, the middle lane will be left only, and the south lane will be right only.

Ackley questioned if the Commission approves the site plan and there are revisions later on would the revised site plan come back to the Commission for approval. Shewchuk explained if there are minor revisions it would not; however, if there were major changes it would need to come back to the Planning Commission. He advised if the Commission is okay with either of the site plans submitted tonight the motion should reflect that. Discussion followed.

MOTION was made by Ackley, seconded by Cain, to recommend APPROVAL of a request for a conditional use permit for Lot 1, Saint Matthew The Evangelist Church Addition, for the purpose of a religious assembly/church. Applicant: Saint Matthew. Location: 12330 South 36th Street. Case #: CUP-1804-02. APPROVAL of the site plan as proposed in the package, or in the alternative, a site plan which changes the approach to 36th Street to allow more stacking, leaving that to discretion of staff. APPROVAL based upon the site plan meets the criteria for a conditional use permit, fulfills the requirements of the zoning ordinance, and lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on June 25, 2018.

Meeting adjourned at 7:58 p.m.



Shirley R. Harbin
Planning Assistant

*56.3
6.11.18

CITY ADMINISTRATOR

CITY COUNCIL

LEGAL

CABLE ADVISORY

CITY CLERK

FINANCE/RISK MANAGEMENT/SAFETYLIBRARY

ADMINISTRATIVE SERVICES

NEBRASKA ASSOCIATION OF TRANSPORTATION PROVIDERS	MEMBERSHIP RENEWAL-2018	115.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	148.68
		<u>\$ 263.68</u>

MINUTE RECORD

CLAIMS FOR JUNE 11, 2018

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PUBLIC WORKS

AMAZON.COM, LLC	CPS-DISTANCE MEASURING WHEEL, LEVEL WITH CASE	579.36
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	58.61
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	YEARLY MAINTENANCE	8,100.00
NEBRASKA DEPARTMENT OF ROADS	SHERIDAN RD PROJECT	55,861.98
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-15	205.53
ON-LINE CONTINUING EDUCATION	CPS-ON-LINE CONTINUIN EDUCATION-ROBERTS	129.00
		\$ 64,934.48

PARKS

ALEXANDER LAWN & LANDSCAPE, INC	ROW MOW-CYCLE 2	9,983.70
A-RELIEF SERVICES	PORTABLE RESTROOMS-CITY PARKS	498.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	49.08
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	256.03
INDOFF	OFFICE SUPPLIES	54.75
MENARDS	GLUE, CONCRETE, SUPPLIES	233.07
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	5,015.11
PRECISE MRM LLC	POOLED DATA PLAN	58.80
SITEONE LANDSCAPE SUPPLY	IRRIGATION SUPPLIES	5,317.94
THE SWINGSET MALL.COM	CPS-S-HOOK TOOL	164.95
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
WESTLAKE ACE HARDWARE	SECURITY BIT SET, PLAY SAND, WIRE BRUSH, TAPE, SUPPLIES	488.80
		\$ 22,133.65

RECREATION

AMANDA DISHMON	REFUND T-BALL FEE	20.00
AMANDA LIBBY	REFUND SWIMMING LEAGUE FEE	90.00
ASHLEY LENAHAAN	REFUND SOFTBALL LEAGUE FEE	35.00
BAKHDIR KAHITOV	REFUND BASEBALL REGISTRATION	33.82
BETHANY COLLEY	REFUND VOLLEYBALL FEE	25.00
CAITLIN McELROY	REFUND SWIMMING LESSONS FEE	60.00
CHRIS GODEMANN	REFUND TRACK FEE	30.00
CHRISTINE MUELLER	REFUND JUNIOR T-BALL FEE	20.00
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	88.39
DILLONS CUSTOMER CHARGES	CONCESSION SUPPLIES	1,662.85
EMILY CUDD	REFUND SWIMMING FEE	30.00
ERICA KEYES	REFUND BASEBALL FEE	18.50
JAMIE STOULIL	REFUND SWIMMING FEE	30.00
JASMINE HOOK	REFUND BASEBALL CLINIC	10.00
JENNICA CORNINE	REFUND PITCHING MACHINE FEE	35.00
JO DON'S	BANNER	192.00
JOE MLNARIK	REFUND SWIMMING LESSON FEE	60.00
JUAN VASQUEZ	REFUND REED CENTER RENTAL FEE	50.00
KEZIA KELLY	REFUND SWIMMING LESSON FEE	30.00
LARA WAYMAN	REFUND COACH PITCH	38.00
LIFEGUARD STORE, INC	CPS-LIFEGUARD EQUIPMENT	113.40
MARIA LIVINGSTON	REFUND SWIMMING LESSON FEE	30.00
MENARDS	REFRIGERATOR FOR POOL	323.00
MIDWEST IMPRESSIONS	LEAGUE T-SHIRTS	1,870.25
NAVIERE WALKIEWICZ	REFUND SPORTS CAMP FEE	70.00
NICOLE HAVERKAMP	REFUND SPORTS CAMP FEE	35.00
NINA WOLFORD	REFUND SOFTBALL FEE	35.00
SUPERIOR LIGHT AND SIGN MAINTENANCE CO	INSTALL 2 SCOREBOARDS-HAWORTH	1,843.30
USA TRACK & FIELD	RENEW MEMBERSHIP	65.00
WESTLAKE ACE HARDWARE	DUST PAN, BROOM, SUPPLIES	55.32
WHITNEY JUROK	REFUND SWIMMING FEE	30.00
	\$	7,028.83

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CLAIMS FOR JUNE 11, 2018

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BUILDING MAINTENANCE

AQUA-CHEM	CHEMICAL SUPPLIES FOR POOLS	2,853.89
ATLAS COPCO COMPRESSORS, LLC	COMPRESSOR MAINTENANCE	844.62
BIG RED LOCKSMITHS	CHANGE LOCK COMBINATION	80.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	2,175.16
CONTROL MASTERS, INC	FREON	492.08
JACKSON SERVICES, INC	DOOR MAT SERVICE-CITY BLDGS	140.43
MENARDS	LUMBER, PAINT, PLANTS, ELECTRICAL SUPPLIES, MORTAR, SUPPLIES	422.63
NEBRASKA DEPT OF LABOR	STATE BOILER INSPECTION	48.00
OMAHA COMPOUND CO	JANITORIAL SUPPLIES	115.36
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	1,657.66
PLIBRICO REFRACTORY CONSTRUCTION	CHECK HEAT PUMP IN CLASS ROOM A	223.00
ROCHESTER MIDLAND CORPORATION	WATER ENERGY TEAM BILLING	270.00
SECURITY EQUIPMENT	ADJUSTED MICROPHONE	220.50
SUPPLYWORKS	JANITORIAL SUPPLIES	171.36
TRICO MECHANICAL SERVICES	CAPACITOR, WIRING SUPPLIES	544.05
VOSS LIGHTING	JANITORIAL SUPPLIES	29.70
WALMART	CPS-PLANTS	38.73
WESTLAKE ACE HARDWARE	POTTING MIX, HOSES, MULCH, PLANTS, TOP SOIL, SUPPLIES	744.77
	\$	11,071.94

CEMETERY

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	24.54
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	166.78
FRANCES BILBY	SELL BACK 4 PLOTS	1,000.00
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	322.38
WESTLAKE ACE HARDWARE	NYLON FLAG	64.99
	\$	1,578.69

STREETS

BIG RED LOCKSMITHS	DUPLICATE KEYS	35.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	1,511.12
CARROLL CONSTRUCTION SUPPLY	CHANNEL STAKES, REBAR	1,063.64
CONCRETE SUPPLY, INC	CONCRETE	1,145.00
CONSOLIDATED CONCRETE	CONCRETE	3,132.00
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	274.17
FLATBED EXPRESS, INC	WEIGH TRUCK FOR CALIBRATION	30.00
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	95.07
MARTIN PRODUCTS SALES, LLC	BULK OIL	259.00
MENARDS	CABLE CLAMPS, LUMBER	124.54
METRO LEASING	LEASES -8695 BOBCAT, 8725 ASPHALT RECYCLER	24,078.37
NEBRASKA IOWA INDUSTRIAL FASTENERS	LAG SCREWS	83.32
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	13,874.97
READY MIXED CONCRETE COMPANY	CONCRETE	5,758.02
RIVER CITY RECYCLING	BROWN MULCH	576.00
VOGEL WEST	O-RINGS	19.40
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
	\$	52,073.04

FLEET MAINTENANCE

ABLE LOCKSMITHS, INC	DUPLICATE KEYS	168.00
ALLIED OIL & TIRE COMPANY	OIL	2,152.16
AUTO VALUE PARTS - SOUTH OMAHA	PARTS	51.10
AUTOMOTIVE WAREHOUSE DIST, INC	PARTS	910.27
BAUER BUILT	TIRES	1,331.18
BAXTER CHRYSLER DODGE JEEP	SLIM SEALS, NOZZLE, COMPRESSOR	960.19
BAXTER FORD	COVER, WHEEL KIT, LAMP ASSEMBLY	822.86
BEARDMORE CHEVROLET	ARM REST	65.59
BELLEVUE TIRE & AUTO SERVICE	TIRES	1,312.06
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	210.94

MINUTE RECORD

CLAIMS FOR JUNE 11, 2018

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FLEET MAINTENANCE (cont'd)

BOBCAT OF OMAHA	STEP, BRACKETS, HOSES	103.77
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	51.67
COLLECTIVE DATA, INC	FLEET SOFTWARE	8,505.00
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	107.39
E2LENS RENEW	CPS-LENS REPLACEMENT	33.98
ELECTRONIC ENGINEERING & EQUIPMENT CO	MIC-CLIP MAGNETIC	180.00
EXCELLANCE, INC	D-RINGS WITH GASKETS	163.38
FACTORY MOTOR PARTS CO	ACCUMULATOR ASSY, CALIPERS, EXHAUST EMISSION CONTROL, SUPPLIES	1,044.00
FARM PLAN	CAP SCREWS, WASHERS, EXTENSION	144.98
FEDERAL EXPRESS CORPORATION	CPS-LAMINATING SERVICE	36.00
GRAINGER	SAFETY GLASSES	24.80
INDOFF	OFFICE SUPPLIES	100.79
INLAND TRUCK PARTS CO	PTO YOKE	92.35
INTERSTATE BATTERIES	BATTERIES	714.65
J & J SMALL ENGINE SERVICE	CAP GREASE, SEAT REPAIR, CLUTCH JUMPER, BLADES	262.30
JIM HAWK TRUCK TRAILERS	CARTRIDGE, LED DOME LIGHTS	454.34
JONES AUTOMOTIVE	NEW COMPRESSORS	290.50
KELLY SUPPLY COMPANY	GALVANIZED PIPES-ENG 21	49.40
LAMPE'S CLEAN AIR SPECIALISTS	GREY FOAM PAD	7.80
MENARDS	HOLE SAW	23.44
MPH INDUSTRIES	RADAR REPAIR	260.52
NAPA AUTO PARTS	RELAY, FILTERS, OIL, CONNECTORS, PARTS	539.82
NATIONAL ASSOCIATION OF FLEET MANAGERS	MEMBERSHIP DUES-JAROSZ-2018	499.00
NEBRASKA IOWA INDUSTRIAL FASTENERS	SUPPLIES	211.93
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	1,178.61
O'REILLY AUTOMOTIVE PARTS	SUPER GLUE, OIL, BLADES	81.45
PANKONIN'S	LOCK ASSEMBLY	337.38
POWERPLAN	HYDRAULIC SOLENOID	384.51
REGIONAL DEFENSE SERVICES, LLC	REAR LIGHT	76.55
ROGER'S TOWING	TOW PO613	80.00
SERVICE EXPRESS CO	COUPLER	9.75
STATE STEEL	STAINLESS SQUARE STEEL	106.66
TRUCK CENTER COMPANIES	BATTERY, SEALS, RELAYS	538.66
TY'S OUTDOOR POWER & SERVICE	RELAY CONNECTOR TERMINALS, SOCKETS	180.75
UPS STORE	FREIGHT TO RETURN PARTS	10.14
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	78.90
WAYTEK, INC	CPS-TERMINAL STRIP, ADD A TAP	206.26
WECHEM, INC	CPS-WHITE LIGHTNING	139.05
WELDON PARTS INC	MUD FLAPS	16.16
WESTLAKE ACE HARDWARE	MOTH BALLS	5.99
WOODHOUSE FORD SOUTH	BUSHINGS, CLAMPS, RELAYS, DOOR HINGE	216.20
		<hr/>
		\$ 25,533.18

PLANNING

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	52.75
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	87.93
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-15	186.23
		<hr/>
		\$ 326.91

PERMITS & INSPECTIONS

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	70.33
BOXWOOD TECHNOLOGY	CPS-JOB POSTING	250.00
CAKE SPECIALISTS	CPS-CAKE FOR RETIREMENT-MINCER	124.99
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	470.67
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-15	248.30
SHELL SUPER STORE	CAR WASH	11.25
SPARTAN NASH STORES, LLC	CPS-RETIREMENT SUPPLIES-MINCER	29.81
		<hr/>
		\$ 1,205.35

MINUTE RECORD

CLAIMS FOR JUNE 11, 2018

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POLICE/CODE ENFORCEMENT

ACCESS DATA GROUP	RENEW LICENSE FOR CYBER CRIMES	2,374.30
A-RELIEF SERVICES	PORTABLE RESTROOM-RANGE	101.00
BAEHLER INSURANCE AGENCY	NOTARY BOND-BRYL	40.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	1,283.51
BROCO, INC	PRY BARS FOR SWAT	127.86
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	145.17
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	83.39
DIGITAL HIGHWAY, INC	CRADLEPOINT ROUTERS	2,569.65
DIGITAL INTELLIGENCE, INC	FORENSIC WRITE BLOCKER	648.00
DON'S PIONEER UNIFORMS	UNIFORM-R AGUSTIN	246.74
DOUGLAS COUNTY SHERIFF OFFICE	FORENSIC FEES	325.00
GALLO PROFESSIONAL POLYGRAPH SERVICES	POLYGRAPH SERVICE	350.00
INDOFF	OFFICE SUPPLIES, PRINTER SUPPLIES	1,873.67
J P COOKE COMPANY	NOTARY STAMP	34.70
LA QUINTA, DAVIE, FL	CPS-LODGING FOR TRAINING-KIRWAN, STROEHER	1,283.52
MEDIA CLASS	CPS-MEDIA RELATIONS TRAINING-JASHINSKE	295.00
MENARDS	ELECTRICAL SUPPLIES	282.60
METRO LEASING	LEASES-8700 DODGE RAM, 8706 5 CRUISERS	18,516.34
NEWEGG BUSINESS, INC	CPS-TRAINING-HOWELL	1,673.34
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-15	4,587.06
PUBLIC AGENCY TRAINING	CPS-TRAINING-JASHINSKE, SPENCER	890.00
SATO AMERICA, LLC	CPS-TRAINING-MILOS	124.66
SOUTHWEST AIRLINES	AIR FARE-BANKS, JASHINSKE	1,089.20
SUMURI, LLC	LAPTOP FOR FORENSICS	2,639.00
THE PEPPERMILL RESORT	CPS-ADV FOR LODGING FOR TRAINING-BANKS, CHASE, ORSI	2,531.30
THOMAS DARGY	REIMB TRAINING EXPENSES	76.50
ULRICH K. R. HOWELL	REIMB TRAINING EXPENSES	708.68
VERIZON WIRELESS	MONTHLY SERVICE	479.40
VERIZON WIRELESS-LERT B	SUBPEONA FOR INVESTIGATIONS	280.00
WATCHGUARD VIDEO	VIDEOS FOR CRUISER CAMERAS	60,149.66
		\$ 105,809.25

FIRE & RESCUE

AIRGAS USA, LLC	MEDICAL SUPPLIES	101.12
ARROW INTERNATIONAL	MEDICAL SUPPLIES	1,209.94
AVI SYSTEMS	AVI SYSTEM SUPPORT AGREEMENT	1,300.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2018-5-16	814.99
BODY BASICS FITNESS EQUIPMENT	EQUIPMENT MAINTENANCE	500.00
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	3,150.04
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	576.95
DANKO EMERGENCY EQUIPMENT	REPAIR HURST TOOLS	1,075.50
DENISE E GRAY	REIMBURSE TRAINING EXPENSES	942.44
EC DATA SYSTEMS, INC	CPS-MONTHLY FAX SERVICE	7.95
ED M FELD EQUIPMENT CO	FLOW TESTING, COMPRESSOR PARTS	6,610.39
FIRE DEPARTMENT CLOTHING	SHIRTS, SWEATSHIRTS	2,300.00
GREAT PLAINS UNIFORMS	TACTICAL SHORTS	93.00
HEATHER ADDISON	REIMB FOR LOCAL MILEGE	52.32
HOLIDAY INN EXPRESS-VAN WERT, OH	CPS-LODGING-GIFFORD, LENTSCH	747.40
IAFC	MEMBERSHIP DUES-2018-BETTS	209.00
JP MORGAN CHASE-ARAMARK UNIFORM SVC	LINEN SERVICE-ALL DIST	3,159.63
KIDDE FIRE TRAINERS	PREVENTIVE MAINTENANCE	7,435.00
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	250.19
MILLER DISTRIBUTORS, INC	BATTERIES	225.96
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	7,655.37
WESTLAKE ACE HARDWARE	TOTES, KEYS	17.94
ZIRMED, INC	MONTHLY PROF CLAIMS MGT FEE	124.00
ZOLL MEDICAL CORPORATION	FIRE AND RESCUE MAINTENANCE	3,302.25
		\$ 41,861.38

MINUTE RECORD

CLAIMS FOR JUNE 11, 2018

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NON-DEPARTMENTAL/CONTRACTS

COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	430.81
METRO AREA TRANSIT	MAT SERVICE-APR 2018-2087 MILES	4,564.00
SCOTT WELCH	CPS-MONTHLY WEB MAINTENANCE	125.00
		<hr/>
		\$ 5,119.81

INFORMATION TECHNOLOGY

ACCESS	BACKUP STORAGE TAPES	332.37
COMPUTER CABLE CONNECTION	AP CABLE FOR FLEET	255.00
HOSTGATOR.COM	CPS-MONTHLY DOMAIN FEE	59.95
MENARDS	LEVER, CORDLESS PHONE	147.93
MOTOROLA SOLUTIONS, INC	MOBILE CABLE, MIC EXTENSIONS	1,530.18
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	70.58
		<hr/>
		\$ 2,396.01

WASTEWATER

CHRISTOPHER R NOYES	REIMB FOR CDL LICENSE	57.50
CITY OF OMAHA	SEWER FEES-JAN 2018	414,563.94
COX BUSINESS SERVICES	MONTHLY SERVICE-2018-5-23	83.39
CUMMINS CENTRAL POWER	PLANNED MAINTENANCE	597.01
EARTH TOOL COMPANY, LLC	FLOW PACKER, REGULATOR	23,164.73
ECHO GROUP, INC	PHOTO CELL	137.50
ELLIOTT EQUIPMENT CO	TOW BRIDLE, FITTINGS	3,857.53
GRAINGER	GLOVES, SUPPLIES	322.94
HDR ENGINEERING, INC	SANITARY SEWER REPLACEMENT	720.55
HDR ENGINEERING, INC	QUAIL CREEK BASIN EVALUATION	9,846.40
MENARDS	HOSE NOZZLES, ADAPTORS, BATTERIES	57.01
NDEQ - FISCAL SERVICES	CLEAN WATER SEMI-ANNUAL PAYMENT	149,835.37
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	3,211.95
UPS STORE	FREIGHT TO SHIP CAMERA FOR REPAIR	261.25
UTILITY EQUIPMENT COMPANY	FORCE MAIN BY-PASS PARTS	1,488.84
		<hr/>
		\$ 608,205.91

COMMUNITY BETTERMENT

OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2018-5-24	85.24
		<hr/>
		\$ 85.24

ECONOMIC DEVELOPMENT

LEO A DALY COMPANY	SANITARY SEWER IMPROVEMENTS-BELLEVUE GO-READY	44,000.00
		<hr/>
		\$ 44,000.00

BELLEVUE MUNICIPAL BUILDING-1500 WALL ST

CORE TECHNOLOGIES, INC	MOVE PHONES FOR WALL ST	5,174.50
		<hr/>
		\$ 5,174.50

G.O. BONDS

BANK OF OKLAHOMA FINANCIAL	PAYING AGENT FEES-BONDS DATED 2016	1,244.19
		<hr/>
		\$ 1,244.19

<u>TOTAL CLAIMS FOR JUNE 11, 2018</u>	<u>\$ 1,026,524.22</u>
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<u>TOTAL PAYROLL FOR JUNE 1, 2018</u>	<u>\$ 933,340.42</u>
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8a
6.11.18

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	May 14, 2018	AGENDA ITEM TYPE:	
SUBMITTED BY: Patrick J. Sullivan City Attorney		SPECIAL PRESENTATION	<input type="checkbox"/>
		LIQUOR LICENSE	<input type="checkbox"/>
		ORDINANCE	<input checked="" type="checkbox"/>
		PUBLIC HEARING	<input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Sale of City surplus property just south of 1311 Bluff Street

SYNOPSIS:

Selling City real estate must be done by Ordinance with a right of remonstrance

FISCAL IMPACT:

\$3,200 of revenue less legal expenses

BUDGETED ITEM: ☐ YES ☒ NO

PROJECT # & TRACKING INFORMATION:

RECOMMENDATION:

Approve

BACKGROUND:

Jason Limpach and Makala Limpach live at 1311 Bluff Street and desire additional ground just south of their property which is known as the Bellevue Commons. Originally, the area was reserved for the power lines going to the Kramer plant. The power lines are now inactive. To build on this parcel, Limpach's will need to replat it with their existing lot.

ATTACHMENTS:

1	Ordinance
2	Purchase Agreement
3	

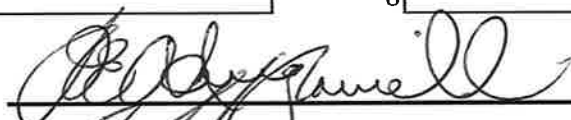

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SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

ORDINANCE RECORD

Corrected
Ord.

ORDINANCE NO. 3905

AN ORDINANCE PROVIDING FOR THE SALE OF CERTAIN REAL ESTATE, SAME BEING DESCRIBED IN SECTION 1 OF THIS ORDINANCE; DIRECTING THE CONVEYANCE OF SUCH REAL ESTATE, AND THE MANNER AND TERMS THEREOF, AND DESIGNATING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA.

Section 1. The City is the owner of certain real property, which is by this ordinance declared surplus. The legal description of the real property is as follows:

*PART OF BELLEVUE COMMONS LOCATED IN THE NORTHWEST ¼ SEC. 31, T14N, R14E, SARPY COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, THE CITY OF BELLEVUE;
THENCE N85°16'52"E (ASSUMED BEARING), 208.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE S04°33'36"W, 41.38 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLAHA'S ACRES; THENCE S89°15'05"W, 210.55 FEET ALONG SAID NORTH LINE OF LOT 1, BLAHA'S ACRES THENCE N05°52'54"E, 61.45 FEET TO THE POINT OF BEGINNING.
DESCRIBED TRACT CONTAINS 10,730 SQUARE FEET, MORE OR LESS.*

Section 2. The City has received a purchase agreement regarding the property from Jason Limpach and Makala Limpach, proposing to purchase said property for Three Thousand Two Hundred and No/100 Dollars (\$3,200.00). A copy of the purchase agreement is attached hereto and by this reference incorporated herein.

Section 3. That on the ____ day of _____ 2018, the City Council of Bellevue conducted a regularly scheduled public hearing at which it considered the offer.

Section 4. That said land shall be sold to Jason Limpach and Makala Limpach, or their assigns pursuant to the terms and conditions contained in the attached purchase agreement.

Section 5. This Ordinance shall become effective upon passage and publication according to law, and upon failure of remonstrance, the cash price shall be paid and the City shall execute and deliver a warranty deed to Jason Limpach and Makala Limpach, or their assigns, according to the terms of the purchase agreement.

PASSED AND ADOPTED this ____ day of _____ 2018.

ATTEST:

CITY OF BELLEVUE, NEBRASKA

Sabrina Ohnmacht, City Clerk

Rita Sanders, Mayor

APPROVED AS TO FORM:

Patrick J. Sullivan, City Attorney

1st Reading: _____

2nd Reading: _____

3rd Reading: _____

PURCHASE AGREEMENT

April 4, 2018

The undersigned, hereinafter referred to as "Buyer", agrees to purchase the property described as follows:

1. Legal Description:

PART OF BELLEVUE COMMONS LOCATED IN THE NORTHWEST ¼ SEC. 31, T14N, R14E, SARPY COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, THE CITY OF BELLEVUE;

THENCE N85°16'52"E (ASSUMED BEARING), 208.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE S04°33'36"W, 41.38 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLAHA'S ACRES; THENCE S89°15'05"W, 210.55 FEET ALONG SAID N05°52'54"E, 61.45 FEET TO THE POINT OF BEGINNING.

DESCRIBED TRACT CONTAINS 10,730 SQUARE FEET, MORE OR LESS.

2. Conveyance: Seller agrees to convey title to property to Buyer or its nominee by Quitclaim Deed only.

3. Assessments: Seller agrees to pay any assessments for public improvements previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed.

4. Purchase Price: Buyer agrees to pay the sum of Three Thousand Two Hundred (\$3,200.00) Dollars upon the following terms: Three Hundred (\$300.00) Dollars as an earnest deposit, deposited herewith as evidenced by the receipt attached below and executed by the Seller or agent for Seller. In the event this offer is not accepted by the Seller within the time specified, the deposit shall be refunded. In the event of refusal or failure of the Buyers to consummate the purchase, the Seller may retain the deposit as liquidated damages for failure to carry out the agreement of sale. Balance of Two Thousand Nine Hundred (\$2,900.00) Dollars to be paid in cash, or by certified or cashiers check, at the time of delivery of deed.

5. Taxes: All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated as of the date of closing, and all prior year's taxes, interest and other charges, if any, will be paid by Seller.

6. Title Insurance: Buyer shall obtain a current title insurance commitment as soon as possible after the acceptance of this agreement. If title defects are found, Seller shall have no

obligation but may cure them within a reasonable time. If title defects are not cured within a reasonable time period, the Buyer's only remedy is to rescind this agreement and the deposit shall be refunded. The cost of the title insurance policy shall be paid by Buyer.

7. **Closing:** Closing shall take place upon satisfaction of the conditions of this agreement regarding condition of the title and the passage and publication of the Ordinance authorizing the sale and the failure of remonstrance provided by law. In the event such conditions are not satisfied within 120 days of acceptance of this agreement, unless such time period is extended by the agreement of the parties or unless such conditions are waived in writing by the city, this agreement shall be null and void and the earnest money will be returned to the Buyer. In the event that Seller fails to fulfill its obligations contemplated by this agreement resulting in the failure to close on the purchase of the property, Buyer acknowledges that Buyer's sole and exclusive remedy for such failure of the Seller is the return of the earnest money deposit to the Buyer. Buyer and Seller acknowledge and understand that the closing of the sale may be handled by an Escrow Agent, and Escrow Agent's charge for the escrow closing shall be equally divided between Buyer and Seller.

8. **State Documentary Tax:** This transaction will be exempt from State Documentary tax.

9. **Insurance:** Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Buyer shall have the right to rescind this agreement, and Seller shall then refund the Deposit to Buyer. Buyer agrees to provide its own hazard insurance as of the date of closing.


10. **Condition of Property:** Property is being sold "as is", with no representation or warranties, expressed or implied, by the Seller with respect to health, safety or environmental conditions. Buyer represents that he has had the opportunity to examine said property and that his decision to purchase the property is based upon his own examination and not upon any representation of the Seller or any of the Seller's agents.

11. **Broker:** Seller and Buyer agree and acknowledge that Seller has no broker or agent to act on its behalf with regard to this transaction. Seller and Buyer further agree and acknowledge that Buyer has no broker or agent to act on their behalf.

12. **Contingency:** This agreement is specifically contingent upon Buyer obtaining approval of the plat of this Property and replat of Lot 1, Block 1, City of Bellevue and ½ of vacated alley adjacent thereto into one platted lot including any underlying zoning change required for the same.

13. **Council Approval:** This agreement is subject to the passage and publication of an ordinance by the City Council of the City of Bellevue and publication of notice of sale and right of remonstrance as provided by §16-202 Nebraska Revised Statutes.

14. Expiration: This offer shall be deemed irrevocable upon the execution of same by the Mayor and City Clerk of the City of Bellevue, and accepted, subject to the provisions of Paragraph 12, upon the passage of the ordinance.


Jason Limpach, Buyer


Makala Limpach, Buyer

Address: 1311 Bluff Street
Bellevue, NE 68005

Telephone: (402) 981-7368

RECEIPT

Received From:

The Buyers, Jason Limpach and Makala Limpach, the sum of Three Hundred (\$300.00) Dollars by check to apply to the purchase price of the Property on terms and conditions as stated, this receipt is not an acceptance of the above offer to purchase.

Seller (or Seller's Agent)

ACCEPTANCE

The Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement.

CITY OF BELLEVUE, SELLER

Rita Sanders, Mayor

City Clerk

Address: 210 W. Mission Avenue
Bellevue, NE 68005

Telephone: (402) 293-3021

JASON J LIMPACH
MAKALA J LIMPACH
1311 BLUFF ST
BELLEVUE, NE 68005

1013
27-85/1040

4-4-18

Date

Pay to the
Order of

the City of Bellevue

\$ 300.00

three hundred dollars and 00/100

Dollars



Photo
Safe
Deposit
Circle on back



AMERICAN
NATIONAL BANK

For

Makala Limpach

1013

Harvard Club

INTOUCH CUSTOM CREATIONS

AMENDMENT TO PURCHASE AGREEMENT

This Amendment is made and entered into this ____ day of June 2018 by and between City of Bellevue, Nebraska (hereinafter "Seller") and Jason Limpach and Makala Limpach, Husband and Wife (hereinafter "Purchaser") as an amendment to the Purchase Agreement made and entered into by Seller and Buyer.

The parties agree to amend the above mentioned Purchase Agreement as follow:

1. The legal description shall be amended to read as follows:

PART OF BELLEVUE COMMONS LOCATED IN THE NORTHWEST ¼ SEC. 31, T14N, R14E, SARPY COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, THE CITY OF BELLEVUE; THENCE N85°16'52"E (ASSUMED BEARING), 208.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE S04°33'36"W, 41.38 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLAHA'S ACRES; THENCE S89°15'05"W, 210.55 FEET ALONG SAID NORTH LINE OF LOT 1, BLAHA'S ACRES THENCE N05°52'54"E, 61.45 FEET TO THE POINT OF BEGINNING.

DESCRIBED TRACT CONTAINS 10,730 SQUARE FEET, MORE OR LESS.

2. Except as provided herein, the Purchase Agreement shall remain in force and effect, and is hereby reaffirmed.

3. This Amendment may be executed in any number of counterparts which together shall constitute the agreement of the parties. An electronic or facsimile copy of this Amendment and any signature hereon shall be considered for all purposes as originals.

IN WITNESS WHEREOF the undersigned has executed this Amendment this ____ day of June 2018.

Jason Limpach, Buyer

Makala Limpach, Buyer

CITY OF BELLEVUE, SELLER

Rita Sanders, Mayor

ATTEST:

City Clerk

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

10a
6-11-18

COUNCIL MEETING DATE:	June 11, 2018	AGENDA ITEM TYPE:
SUBMITTED BY: Chris Shewchuk, Planning Director <i>CMS</i>	SPECIAL PRESENTATION	<input type="checkbox"/>
	LIQUOR LICENSE	<input type="checkbox"/>
	ORDINANCE	<input checked="" type="checkbox"/>
	PUBLIC HEARING	<input type="checkbox"/>
	RESOLUTION	<input type="checkbox"/>
	CURRENT BUSINESS	<input type="checkbox"/>
	OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to rezone Lot 33B1, Pleasant Hill or Martin's Subdivision, from RS-72 to RE. Applicant: Michael Belcastro. Location: 8006 South 25th Street.

SYNOPSIS:

The applicant is requesting a change of zone in order to allow construction of an addition to an existing accessory structure; if approved, the structure would be 2,400 square feet in size.

FISCAL IMPACT:

None

BUDGETED ITEM: ☐ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

N/A

RECOMMENDATION:

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

BACKGROUND:

Michael Belcastro is requesting a change of zone for Lot 33B1, Pleasant Hill or Martin's Subdivision, from RS-72 to RE to allow for the construction of an accessory structure. The lot currently has a 1,200 square foot accessory structure on it; this is the maximum size permitted in the RS-72 zoning district. Approval of the request to change the zone to RE would allow up to a 3,000 square foot accessory structure; the applicant has indicated he wants to add on to the existing structure to make it 2,400 square feet in size.

ATTACHMENTS:

- 1 PC recommendation
- 2 Planning Department staff report
- 3 Proposed Ordinance

4	
5	
6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

[Signature]
n/a
[Signature]

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Michael Belcastro

LOCATION: 8006 South 25th Street

CASE #: Z-1804-02

CITY COUNCIL HEARING DATE: June 25, 2018

REQUEST: to rezone Lot 33B1, Pleasant Hill or Martin's Subdivision, located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

On May 24, 2018, the City of Bellevue Planning Commission voted seven yes, zero no, zero abstained, and two absent to recommend:

APPROVAL based upon lack perceived negative impact upon the surrounding area.

VOTE:

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

Planning Commission Hearing (s) was held on: May 24, 2018

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-1804-02

FOR HEARING OF:

REPORT #1: May 24, 2018

REPORT #2: June 25, 2018

I. GENERAL INFORMATION

A. APPLICANT:

Michael Belcastro
8006 South 25th Street
Bellevue, NE 68147

B. PROPERTY OWNER:

Michael Belcastro
8006 South 25th Street
Bellevue, NE 68147

C. LOCATION:

8006 South 25th Street

D. LEGAL DESCRIPTION:

Lot 33B1, Pleasant Hill or Martin's Subdivision, located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Rezone Lot 33B1, Pleasant Hill or Martin's Subdivision, from RS-72 to RE.

F. EXISTING ZONING AND LAND USE:

RS-72, Single Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning in order to facilitate the construction of a 30' x 40' garage addition.

H. SIZE OF SITE:

The site is approximately 2.9 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently developed with a single family residence and existing 30' x 40' garage.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RS-72
2. **East:** Single Family Residential, RS-72
3. **South:** Single Family Residential, RS-72
4. **West:** Single Family Residential, RS-72

C. REVELANT CASE HISTORY:

On May 24, 2018, the Planning Commission recommended approval of a request to rezone Lot 33B1, Pleasant Hill or Martin's Subdivision, located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

D. APPLICABLE REGULATIONS:

Section 5.07, Zoning Ordinance, regarding RE uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan shows this area as single family residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data available for this area.
2. The property has access from a private drive off of South 25th Street.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Michael Belcastro has submitted a request to rezone Lot 33B1, Pleasant Hill or Martin's Subdivision, for the purpose of facilitating a 30' x 40' garage addition.
2. This property is presently zoned RS-72. The applicant is requesting a change of zone to RE, which requires a minimum lot size of one acre. The applicant's property meets the minimum requirements for the RE zoning district.
3. The applicant has an existing 30' x 40' garage he plans to add on to if his rezoning request is approved. The RE zoning district allows for accessory structures no larger than 3,000 square feet.

Under the current RS-72 and accessory building regulations, the applicant could construct multiple structures up to 1,200 square feet in size. The current zoning would require these structures be six feet apart. The RE zoning designation will afford him the ability to have a single, larger structure up to 3,000 square feet in size.

The applicant desires to add 1,200 square feet onto his existing garage, for a total of 2,400 square feet.

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

No comments were received in this case.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon lack of perceived negative impact upon the surrounding area.

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2016 GIS aerial photo of the property
3. Justification letter received April 18, 2018
4. Site plan received April 18, 2018


VII. COPIES OF REPORT TO:

1. Michael Belcastro
2. Public Upon Request

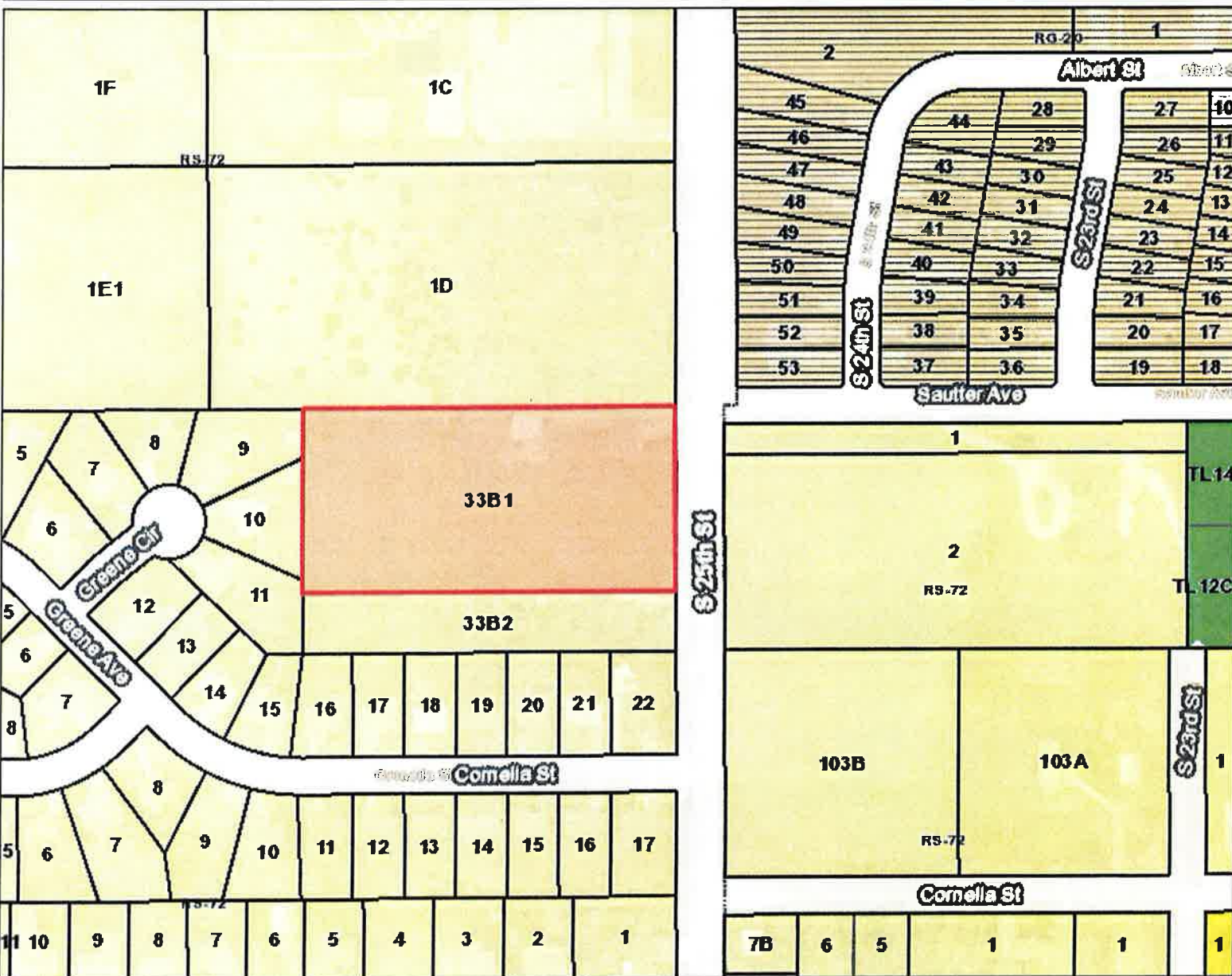


Prepared by:


Planning Director


Date of Report

8006 South 25th Street



A map of the United Kingdom with a red dot indicating the location of the study area in the south-east.

Legend

Road Centerlines

2016 Aerial Photo

Green: Band_2

Blue: Band_3



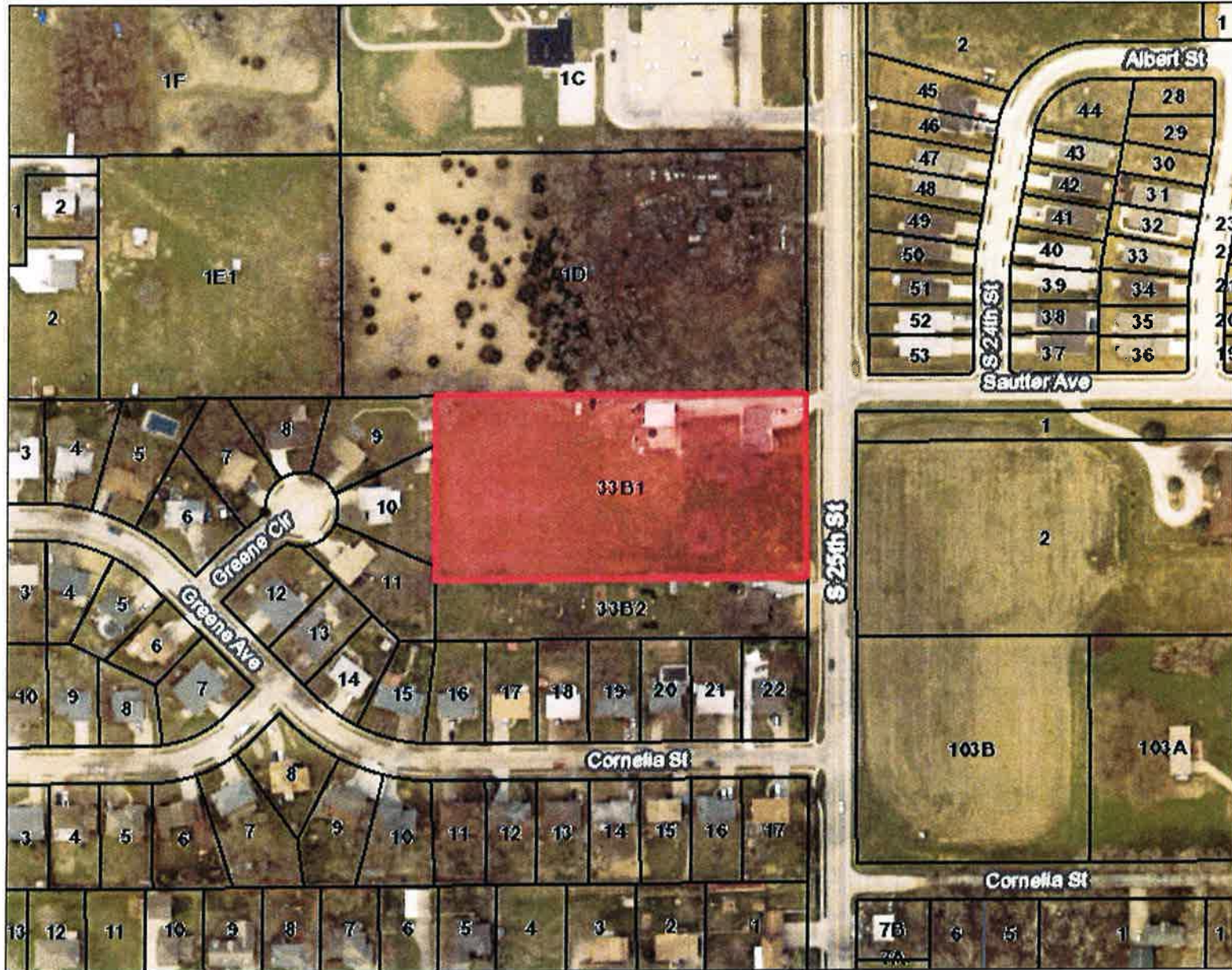
A horizontal number line is shown with tick marks at 0, 100, 200, and 400. The word "Feet" is written below the line. A shaded rectangular region is drawn between the 100 and 200 marks on the line.

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.



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

8006 South 25th Street



Location



Legend

Road Centerlines

2016 Aerial Photo

Red: Band_1

Green: Band_2

Blue: Band_3



0 100 200 400
Feet

1:2,400

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



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

City of Bellevue
1510 Wall Street
Bellevue, NE 68005
(402) 293-3026

To Whom It May Concern,

I am writing this justification letter to request that my 2.9 acre property be rezoned from Single-Family Residential (RS-72) to Residential Estates (RE). I am requesting such a change in order to comply with the zoning ordinance in my desired construction of a second adjoining pole barn, which will be 30' wide x 40' deep to match the existing building.

While the current zoning of my property allows for the construction of a second, detached building, I believe that a detached building would not satisfy my needs. The concrete pad that is already in existence on my property, upon which I wish to construct my second building, has a downhill slope that would result in water runoff pooling against the wall of my existing building. I fear that such a gap between the existing building and the proposed one would result in the freezing and melting of standing water in this area, causing structural damage to the existing building. Further, standing water in this location would inevitably result in an increase of mosquitoes on my property during the summer time, as well as an increase in required snow removal in the winter time. All of these troubles would certainly be avoided if my property were rezoned to permit the construction of the second building directly adjacent to the existing building.

I hope to construct this second building to house both my lawn care and snow removal equipment and avoid any potential code violations from having to leave this machinery out on my property. Further, this secondary connected storage building would allow me to continue cleaning up my property and avoid any further rusting or weathering of my equipment.

Thank you very much for the consideration of my application.

Respectfully Submitted,

Michael E Belcastro
Property Owner
8006 S 25th Street
Bellevue, NE 68147

RECEIVED

APR 18 2018

PLANNING DEPT.

8006 South 25th Street



Location



Legend

Road Centerlines

2016 Aerial Photo

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

RECEIVED
APR 18 2018
PLANNING DEPT.



1: 1,200

0 50 100 200
 Feet

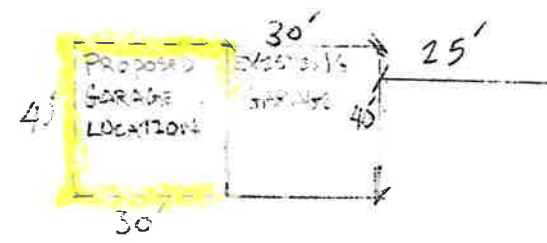
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS



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

270.2



168'

RECEIVED
APR 18 2018
PLANNING

ORDINANCE NO. 3907

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 8006 SOUTH 25TH STREET, 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 33B1, Pleasant Hill or Martin's Subdivision, located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska

From RS-72 (Single Family Residence, 7,200 Square Foot Zone) to RE (Residential Estates)

(Michael Belcastro)

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
6.11.18

LEGAL APPROVAL:

RESOLUTION NO. 2018-14

WHEREAS, on April 24, 2018, the City of Bellevue mailed a letter by certified mail to the property owner(s) of 408 Sullivan Circle stating Bellevue City Code Section 28-27, requires property owners to maintain, in good and proper repair, the sidewalks abutting or adjacent to their property;

WHEREAS, the U.S. Postal Service made an attempt to deliver the certified letter to the property owner(s) of 408 Sullivan Circle until the letter was returned to the City of Bellevue unclaimed on May 29, 2018;

WHEREAS, pursuant to Bellevue City Code Section 28-29, the City Council determines that the interests of public health, safety or welfare require that the sidewalk space abutting on or adjacent to the property at 408 Sullivan Circle should be improved by the construction of a sidewalk meeting the City of Bellevue's specifications for sidewalk construction. All work shall be completed within the time specified by City Council. Details of compliance may be obtained from the public works director. Failure to comply may result in the work being completed by city contractors, the expense of which may be levied as a special assessment and lien against the property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE: the property owner(s) at 408 Sullivan Circle has until _____, 2018 to construct the sidewalk/driveway approach repairs according to City Code for sidewalk construction or the work will be completed by city contractors and the expense will be levied as a special assessment and lien against the property.

PASSED AND APPROVED this _____ day of _____, 2018.

Rita Sanders, Mayor

ATTEST:

Sabrina Ohnmacht, City Clerk



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

April 24, 2018

Mr. & Mrs. John Morton
408 Sullivan Circle
Bellevue, NE 68005

RE: 408 Sullivan Circle/Lot 5, Walk-A-Pony Addition

Dear Mr. & Mrs. Morton:

Section 28-27, Bellevue City Code, requires property owners to maintain, in good and proper repair, the sidewalks abutting or adjacent to their property. The sidewalk abutting 408 Sullivan Circle, Bellevue, Nebraska has been inspected and found to be unsafe for pedestrian travel. This letter is your official notice, as owner of record, to replace the broken, defective, or missing sidewalk returning it to a condition for safe travel for pedestrians.

If after thirty days from receipt of this notice the repair work has not been initiated or completed, the work may be completed by the city of Bellevue and the expense levied as a special assessment or lien against your property.

Should the repair work abut a street corner, the city of Bellevue Street Department will grind and remove the curb at no expense to the property owner. Their phone number is (402) 293-3126. You will need to call the Street Department at least 48 hours prior to needing the curb ground. On all new and replacement sidewalks that abut a curb, this grinding is a requirement of the American With Disabilities Act.

If you have any questions regarding sidewalk specifications or repairs, please contact me at (402) 293-3025.

Sincerely,

Karen Eidenmiller
Administrative Secretary

/ke

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage

Total Postage and Fees

Mr. & Mrs. John Morton
408 Sullivan Circle
Bellevue, NE 68005

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

CERTIFIED MAIL®



7015 3010 0001 5994 6753

FIRST-CLASS MAIL

neopost

04/24/2018

US POSTAGE

\$06.88



ZIP 68005

041L11245096

Mr. & Mrs. John Morton
408 Sullivan Circle
Bellevue, NE 68005

NIXIE

681 DE 1

0005/24/18

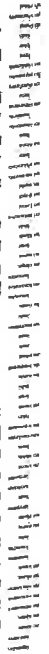
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 68005520619

*1386-04942-24-42

58005520619



City of Bellevue

210 West Mission Avenue
Bellevue, Nebraska 68005-5299

















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

September 27, 2017

Mr. & Mrs. John Morton
408 Sullivan Circle
Bellevue, NE 68005

RE: 408 Sullivan Circle/Lot 5 Walk-A-Pony Addition

Dear Mr. & Mrs. Morton:

Section 28-4 of the Bellevue City Code states that no person shall construct or cause to be constructed in the city any driveway or apron over the curb and corner of the streets and avenues of the city without specific permission from the public works director. Section 28-6 of the Bellevue City Code states that there shall be no obstructions in the sidewalk space or street that are inconvenient or inconsistent with the public use

Upon inspection of the property identified above, it was noted that the driveway approach is not constructed according to City standards and is in violation of the above mentioned Bellevue City Codes. The driveway approach is crumbling and does not allow for safe travel by pedestrians. Eventually this could cause erosion problems in the street and for adjacent properties. Please repair the driveway approach to comply with City standards within thirty (30) days after receipt of this notification. After that time, the city of Bellevue can have the approach repaired and assess the cost to the property identified above.

If you have any questions, please contact me at (402) 293-3025.

Sincerely,

Karen Eidenmiller
Administrative Secretary

/ke

Mailing Address: 210 West Mission Avenue • Bellevue, Nebraska 68005





**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

Total Postage and Fees

\$

Mr. & Mrs. John Morton

408 Sullivan Circle

Bellevue, NE 68005

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. & Mrs. John Morton
408 Sullivan Circle
Bellevue, NE 68005

9590 9403 0241 5146 1956 12



2. Article Number (Transfer from service label)

7015 3010 0001 5994 6562

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

B. Received by (Printed Name)

John Morton

C. Date of Delivery

10-4-17

D. Is delivery address different from address below:
If YES, enter delivery address below:

Yes

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Insured Mail

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery over \$500



Domestic Return Receipt

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

13a
6-11-18

COUNCIL MEETING DATE:	06/11/2018	AGENDA ITEM TYPE:	
SUBMITTED BY: Acting Chief Stukenholtz		SPECIAL PRESENTATION	
		LIQUOR LICENSE	
		ORDINANCE	
		PUBLIC HEARING	
		RESOLUTION	
		CURRENT BUSINESS	<input checked="" type="checkbox"/>
		OTHER (SEE CLERK)	

SUBJECT:

Dillon Brothers, 2018 Kawasaki User Relations Loan Agreement

SYNOPSIS:

Dillon Brothers Motor Sports is offering to loan two, (2) side by side utility vehicles to the City of Bellevue, one (1) to the Police Department and one, (1) to the Fire Department to use at no cost for up to 11 months.

FISCAL IMPACT:

None

BUDGETED ITEM: ☐ YES ☐ NO

GRANT/MATCHING FUNDS

☐ YES ☐ NO

IF NO, EXPLAIN:

IF YES, %, \$, EXPLAIN:

There is no cost to the City.

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:	
	GL Account #:	GL Account Name:

RECOMMENDATION:

Approve Mayor to sign 2018 Kawasaki User Relations Loan Agreement Form.

BACKGROUND:

The Bellevue Police Department and Fire Department are requesting the use of two side by side utility vehicles from Dillon Brothers Motors Sports, Omaha, NE through the Kawasaki enforcement loaner program for up to 11 months. The loan period begins upon delivery. See attached memorandum from Police Sgt. Larry Lampman and Assistant Fire Chief Steve Betts.

ATTACHMENTS:

- 1 2018 User Relations Loan Agreement
- 2 Memo from Police and Fire Reps
- 3

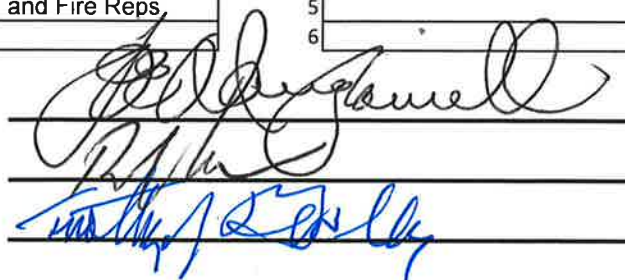
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SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:





2018 KAWASAKI USER RELATIONS LOAN AGREEMENT FORM

PROGRAMS ADMINISTRATION APPROVAL REQUIRED prior to the dealer's issuance of product to requesting agency.

Loan Program (check one):

☐ JET SKI® watercraft

☒ Side x Side Vehicle

Dealer Number 0737

Dealership DELLON BROTHERS MOTORSPORTS

Address 3848 N HWY CLEVELAND BLVD

City OMAHA

State NE Zip 68116

Telephone Number 402 556 3333

Fax Number 402 556 1796

Borrowing Agency Information:

Borrowing Agency Belleue Police Department

Address 1510 Wall St.

City Belleue

State NE Zip 68005

Telephone Number 402 233 3100

Fax Number 402 233 3090

Email: larry.lampman@belleue.net

DEALER AGREES:

- to provide, at no cost to the Borrowing Agency ("Borrower"), for the borrower's exclusive use, Kawasaki Vehicle(s) for the period specified herein;
- to prepare and service such Kawasaki Vehicle(s) in accordance with manufacturer's specifications prior to delivery to requesting agency;
- to provide basic maintenance under normal conditions of wear on the Kawasaki Vehicle(s) during the loan period at no cost to the borrower unless otherwise specified.

BORROWING AGENCY AGREES:

- that the Kawasaki Vehicle(s) will be used exclusively for purposes directly related to the agency's mission or role in patrol, enforcement, rescue, or education;
- that the Kawasaki Vehicle(s) will be used exclusively by persons who have received instruction in the proper operation of the Kawasaki Vehicle(s);
- to assure performance of normal and necessary "owner" maintenance, as described in the Owner's Manual for the Kawasaki Vehicle(s), unless such maintenance is, by agreement of dealer, to be performed by dealer;
- to exercise appropriate care to protect the Kawasaki Vehicle(s) from damage or deterioration;
- to pay for repair of damage or deterioration which exceeds normal wear and tear;
- to return the Kawasaki Vehicle(s) to the dealer promptly at the end of the loan period;
- to provide and maintain at its own expense Bodily Injury and Property Damage Liability Insurance covering the use of the Kawasaki Vehicle(s) during the time the vehicle is in the possession of the Borrower, and to submit a Certificate of Insurance to Dealer and Kawasaki within ten (10) business days from receipt of the Kawasaki Vehicle(s);
- to release, hold harmless and indemnify the Dealer, Kawasaki Motors Corp., U.S.A. ("KMC") and all affiliated companies from and against any and all liability by any party, including attorney's fees and expenses, arising out of the use or operation of the loaned Kawasaki Vehicle(s).

NOTE: To ensure that the loan period is not interrupted or canceled, the detailed Letter of Intent from the Borrower on agency's official letterhead, and proof of insurance are required.

VEHICLE PROVIDED: Please fill in complete VIN/HIN for each unit in dealer inventory; OR Initial here _____ if you want to order unit(s) from KMC (if available) then list the model year and complete model number below.				FOR KMC OFFICE USE ONLY:				
Seq. Nbr	Model Year	MODEL	PLEASE LIST ENTER VIN/HIN FOR EACH UNIT	Y E S	N O	NEW INVOICE NUMBER / DATE	KMFC Flooring Payment Due Date	Check If Completed:
1.								Letter Of Intent received
2.								Proof of insurance received
3.								Authorized to release unit(s).
4.								Program Code:

Check here for intended vessel/vehicle usage: ☒ Lifesaving ☒ Search and Rescue ☐ Other (List):
☒ Law Enforcement ☐ Education

LOAN PERIOD: (Min: 3 Months/ 90 days; Max: 11 Months/335 days)	Start Date of Loan Period:	End Date of Loan Period:
---	-------------------------------	-----------------------------

This agreement shall take effect when signed by authorized representatives of the dealer and the borrower. The undersigned is authorized to execute this agreement on behalf of the Borrower.		
DEALER SIGNATURE	NAME & TITLE (PLEASE PRINT)	DATE:
BORROWING AGENCY SIGNATURE	NAME & TITLE (PLEASE PRINT)	DATE:

For complete program details and guidelines, see Sales Bulletin 18-18 ALL dated March 30, 2018
Questions? CALL (949) 770-0400 Extension #2716 to reach Kawasaki Programs Administration

DEALER: Mail, FAX (949-460-5586) or email (ProgramsAdmin@kmc-usa.com) all required documents to KMC.

March 30, 2018

Kawasaki Motors Corp., U.S.A. • ATTN: Programs Administration • P.O. Box 25252 • Santa Ana • CA 92799-5252



Bellevue Police Department

Mark Elbert, Chief of Police

1510 Wall Street

Bellevue, Nebraska 68005

(402) 293-3100 Fax (402) 293-3090

May 30th, 2018

Dillon Brothers
Motor Sports
3848 N HWS Cleveland BLVD
Omaha, NE 68116

The Bellevue Police and Fire Departments are requesting the use of two side by side utility vehicles from Dillon Brothers Motor Sports, Omaha, Nebraska, through the Kawasaki enforcement loaner program.

The Bellevue Police and Fire Departments intend to use the utility vehicles for special events such as parades, large community gatherings and search and rescue on difficult terrain.

All the police and fire personnel who will be using the vehicles will have received the minimum four hour safety training course on the vehicle and its proper operation.

If you have any questions feel free to call me at 402-293-3100.

Thank you,

A handwritten signature in black ink, appearing to read "Larry Lampman".

Sgt. Larry Lampman
Bellevue Police Department

A handwritten signature in black ink, appearing to read "Steve Betts".

Assistant Chief Steve Betts
Bellevue Fire Department

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

136
6-11-18

COUNCIL MEETING DATE:	06/11/2018	AGENDA ITEM TYPE:	
SUBMITTED BY: Perry Guido, Fire Department		SPECIAL PRESENTATION	
		LIQUOR LICENSE	
		ORDINANCE	
		PUBLIC HEARING	
		RESOLUTION	
		CURRENT BUSINESS	
		OTHER (SEE CLERK)	

SUBJECT:

Renewal of UNMC / BMC TRAINING AFFILIATION AGREEMENT

SYNOPSIS:

This is the agreement that allows our paramedics to complete clinical time, which is needed to obtain their paramedic licenses.

FISCAL IMPACT:

N/A

BUDGETED ITEM: ☐ YES ☒ NO

IF NO, EXPLAIN:

N/A

GRANT/MATCHING FUNDS

IF YES, %, \$, EXPLAIN:

☐ YES

☐ NO

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:

This agreement allows for our paramedics to complete clinical time, which is a requirement for their paramedic licenses

BACKGROUND:

The training affiliate agreement has been in affect since June of 2016. This will extend our agreement until June of 2021.

ATTACHMENTS:

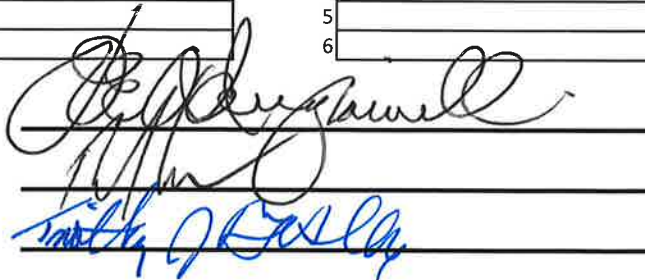
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3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:



**SECOND AMENDMENT TO TRAINING AFFILIATION AGREEMENT
(Bellevue Fire Department)**

THIS AMENDMENT (this "Amendment") is made part of a certain Training Affiliation Agreement by and between The Nebraska Medical Center, Bellevue Medical Center and UNMC Physicians (collectively referred to as "Nebraska Medicine"), a Nebraska not-for-profit corporation and Bellevue Fire Department ("Bellevue Fire Department"), which certain agreement was effective the 13th day of June, 2016, and includes all amendments previously made part of such agreement (collectively, the "Agreement"). Nebraska Medicine and Bellevue Fire Department may be collectively referred to as "Parties" or individually referred to as a "Party."

WHEREAS the Parties entered into the Agreement where Nebraska Medicine provides access and use of clinical facilities, supervision, and guidance to Firefighter Paramedics employed by Bellevue Fire Department.

WHEREAS the Parties desire to amend the Agreement to extend the term through June 12, 2021.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, it is agreed by and between the Parties to amend the provisions of the Agreement as follows:

1. Term. Section 3 of the Agreement is hereby amended to extend the term of the Agreement through June 12, 2021.
2. Agreement in Full Force and Effect as Amended. Except as specifically amended or waived hereby, all of the terms and conditions of the Agreement shall remain in full force and effect. All references to the Agreement in any other document or instrument shall be deemed to mean such Agreement as amended by this Amendment and any or all prior amendments. Capitalized terms used herein and not otherwise defined shall have the meanings assigned to such terms in the Agreement. This Amendment shall not constitute a novation of the Agreement, but shall constitute an amendment thereof. The Parties hereto agree to be bound by the terms and obligations of the Agreement, as amended by this Amendment, as though the terms and obligations of the Agreement were set forth herein.
3. Counterparts; Signatures. This Amendment may be executed in any number of counterparts, all of which, taken together, constitute the one and the same agreement. Electronically transmitted copies of original signatures are deemed to be effective as original signatures for the purposes of valid formation of this Amendment.

[The remainder of this page was left intentionally blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment to the Agreement on the dates set forth below.

On behalf of:
The Nebraska Medical Center,
Bellevue Medical Center, and
UNMC Physicians

Bellevue Fire Department

By: _____
Cory Shaw, Executive Vice President –
COO, Nebraska Medicine

By: _____

Date: _____

Title: _____

Date: _____

Approved: _____
Kelly Caverzagie, MD
VP of Education, Nebraska Medicine



City of Bellevue

Office of the City Administrator

June 4, 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
- *Met w/staff to review upcoming City Council agenda items
- *Met w/Negotiating Team to review BPOA contract language submittal
- *Met w/newly appointed 55th Wing liaison
- *Met w/consultant interested in Olde Towne redevelopment
- *Attended quarterly Sarpy County Economic Development Corporation meeting
- *Attended opening welcome for Nebraska State Firefighters Convention
- *Met w/NP Dodge group for preplanning Olde Towne redevelopment public interest meeting
- *Met w/HDR to discuss the Sarpy County and Cities Wastewater Agency improvements planning and financing concepts
- *Volunteered for annual Offutt Air Force Base picnic
- #Attended monthly United Cities of Sarpy County meeting
- *Met w/Mayoral Candidate Wees
- *Attended United Way and Heartland 2050 Regional Equitable Growth Profile event
- *Attended Sarpy County Chamber Government Affairs Committee meeting
- *Attended follow up for preplanning of public interest in Olde Towne redevelopment w/NP Dodge group

#Discussion items included legislative update, Sarpy County Wastewater Agency funding and budget and small cell legislation

Printed on old letterhead to use up stock



Departmental Activity Report June 6, 2018

Administrative Services Director

- FMLA case management (4)
- Leadership team meeting 5/30
- BPOA negotiation prep meeting 5/29 & 5/31
- Recognition & Appreciation committee - assist with planning the summer employee appreciation picnic.
- Prepare invitations for 2nd quarter years of service recognition
- Attend Wellness presentation
- Meet with future City Council representative.
- Coordinated Transit committee meeting 5/16
- Budget and CIP preparation
- Project Evaluation Meeting for Ultipro ; Recruiting, Onboarding; Benefits
- Prepare personnel comparability information for Sarpy County
- Prepare personnel comparability information for City of LaVista
- Attend Senior Center Board meeting 6/4
- Ultimate Software on-line training (continued).
- Review and update Key Position profiles for the Succession Plan for posting. (continued)
- Assisting with updating the ADA Transition Plan (continued)

Activity Report 06/05/18

Human Resources Manager

- Personnel issues – (1) matters under review
- BPOA Negotiation Prep
- Candidate Interviews (Fleet)
- Department budget, assist other depts.
- Personnel Investigation
- UltiPro new time system hardware testing
- UltiPro scenario software testing
- Employee and Supervisor Training for UltiPro Time System

- 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 - 55
- Background Checks - 10
- Medical Testing for New Employees – 3
- 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
- Input into new system (Ulti) new employees - 53
-
- **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:**
-
- **Civilian Retirement Committee:** Coordinating Employee One on Ones

**City of Bellevue
Human Service Dept. Monthly Report
May 2018**

The following activities were undertaken by the *Human Service Program Specialist* for the month of *May 2018*:

A. Attended the following meetings:

- 1) Bellevue Ministerial Meetings...5/3, 5/10, 5/17, 5/23, 5/31
- 2) Community Response...5/7, 5/14, 5/21
- 3) Homeless Solutions...5/16
- 4) Region 20...5/7
- 5) BMA Regional...5/4

B. Other tasks undertaken:

- 1) Compiled Bellevue Food Pantry Statistics for April.
- 2) Compiled financial assistance numbers for May.

C. Social Assistance Cases:

Emergency food orders 2
Crisis counseling 23
Application for MUD assistance 4
Application for Rent assistance 12
Assisted with OPPD 5
Application for Black Hills Assistance 2
Adult Crisis Assistance 0
Total households approved for financial/pantry assistance: **25**
Total households assisted/referrals: 37
Total No Show Appointments 4

These client contacts provided direct food crisis assistance to 3 adults and 5 children.

Total of 8 individuals assisted.

The Program Specialist interacted on 44 collateral calls on behalf of clients.

The Human Service Office assisted with 2 food orders and issued 2 food vouchers. No additional information has been given by ENCAP.

Many phone calls were taken that were not assisted due to extraordinarily high bills or rent. We did everything we could to refer to other agencies or work with other agencies to help the clients.

Specialized Transportation Service

Miles traveled - 2,278

Passenger boardings - 337 passengers.

New bus clients registered - 2

- ❖ Two new vehicles were entered into service the week of 6/4.
- ✓ 80% of the purchase price for both vehicles was paid for with grant funds.



City of Bellevue Office of the City Clerk

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3007

June 6, 2018

From: Sabrina Ohnmacht, City Clerk

RE: Information for Administration Report

I took 13 vehicles out to the County to obtain license plates – two Mini-buses for Human Services, two trucks for Parks, and nine Police Ford Explorers.

As tomorrow (June 7th) is my birthday, I will be out on Friday.

Day to day tasks, as usual.



CITY OF BELLEVUE

FINANCE DEPARTMENT

1500 Wall Street – Bellevue, NE 68005 – (402) 293-3000

Bellevue Finance Department Status Report for June 11, 2018

ACCOUNTING AND FINANCE

- Continued Budget Preparation
- Treasury management; Deposit confirmations, Researched undocumented cash receipts
- Issued payments for approved expenses & paid bills online as approved/requested
- Processed payroll accounting & reconciled multiple a/p accounts for payroll
- Reclassed/Transferred expenses between departments
- Adjusted rights to approved used in Abila system
- Retrieved document for and answered YTD financial questions for departments
- Processed monthly department allocations
- Data Entry of Journal Entries for department
- Authorized CDBG reimbursement request
- Researched bills on minute record
- Booked Various Cash Receipts
- 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
- Reviewed accounts payable
- Prepared Sales Tax and Lodging Tax monthly analysis and JE
- Met with several departments to update forecast
- Prepared Quarterly Forecast and Capital Forecast updates/variance explanations

CDBG:

- Continued working on the draft of the 2018 CDBG Action Plan which will include the proposed funding allocation to projects.
- Continued work to update the City's DUNS, CAGE and SAM registration.
- Updated CDBG project files and IDIS ledger balances and reviewed all current open projects.
- Reviewed responses from CDBG subrecipients regarding the 2018 Income Limits Updates and Project Timeliness Information Request.

RISK MANAGEMENT:

- Attended PRIMA Convention as the new President of the Risk Management Organization
- Continued processing existing claims and worked to bring open claims towards resolution and closure
- Continued to investigate/accept/deny new claims
- Conferred with nurses, employees, and claims administrator on complex injury claims
- Processed appropriate invoices for payment
- Continued to manage modified duties for restricted employees
- Provided new employee orientation to new employees

Safety Inspector:

- Inspected parks in Ward 3 and 4 and submitted written report
- Investigated reported safety concerns and submitted recommendation
- Conducted all duties associated with auctioning surplus equipment
- Total Gov Deals sales to date: **\$257,055 in sales (\$45,000 since 1/1/2018)**

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 6/6/2018

A. General Items:

- QA/QI
- Continue Riverfest planning meetings
- Working on 2018/2019 budget.
- Deploying new radios with OFD programing.
- Assisting with Creighton EMS extrication drill Tuesday
- Run reviews with Dr. Ernest Wednesday Thursday Friday using webinar
- Children's hospital training Thursday

B. Training:

- OB/GYN Emergencies.
- Emergency Response Guidebook Familiarization for Hazmat.
- National Institute for Occupational and Safety Health review for Firefighter heart attacks

C. Inspections:

- Sprinkler plan review Avery school.
- Plan review 4502 Maass Rd. Suite 110.
- Plan review for Five below.
- Inspection Bob's fitness

D. Calls:

Fire – 60

Rescue - 167



City of Bellevue

Fire Department

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

E. Ambulance Billing

May 1-31, 2018

\$ 114,167.50 has been billed out to insurance companies (229 insurance claims)
<\$ 51,375.37>approximate amount we will have to write off due to mandatory adjustments/write-offs
(45% of \$114,167.50)

\$ 62,792.13 is the anticipated, approximate net revenue from these insurance billings

Deposited into Bank:

\$ **75,292.65** deposited into the bank May 1-31, 2018.

\$ **2,130.07** in Credit/Debit card payments for May 1-31, 2018.

\$ **77,422.72 TOTAL** May 1-31, 2018 rescue fee revenue

Statement Billing:

253 statements were mailed to patients for unpaid account balances.

These statements totaled \$ 133,287.51

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.

Assisting with Creighton EMS extrication drill Tuesday

Run reviews with Dr Ernest Wednesday Thursday Friday using webinar

Children's hospital training Thursday

F. Manpower Report Staffing

Staffing Report from 5/14/2018 through 5/20/2018

Monday	AM	E-1,41	3-Person	
Monday	PM	Full		
Tuesday	AM	Full		
Tuesday	PM	Full		
Wednesday	AM	Full		
Wednesday	PM	Full		
Thursday	AM	E-41	3-Person	
Thursday	PM	Full		
Friday	AM	E-1,21,31,41	3-Person	
Friday	PM	E-1,31,41	3-Person	
Saturday	AM	E-41	3-Person	
Saturday	PM	Full		
Sunday	AM	E-1,31	3-Person	EMS Asst. OOS
Sunday	PM	Full E-41	3-Person	EMS Asst. OOS



City of Bellevue

Fire Department

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

Staffing Report from 5/21/2018 through 5/27/2018

Monday	AM	Full E-1,21,41	3-Person	
Monday	PM	E-1	3-Person	
Tuesday	AM	Full		
Tuesday	PM	E-1	3-Person	
Wednesday	AM	E-31	3-Person	
Wednesday	PM	Full		
Thursday	AM	E-1,21,31,41	3-Person	
Thursday	PM	E-1,31,41	3-Person	EMS Asst. OOS
Friday	AM	E-21,31,41	3-Person	
Friday	PM	E-21,41	3-Person	
Saturday	AM	E-1,41	3-Person	E-21 OOS
Saturday	PM	E-1,21,31,41	3-Person	
Sunday	AM	E-1,21,31,41	3-Person	
Sunday	PM	Full		



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: 5/29/2018

- The OmahaGives campaign resulted in donations of nearly \$7,000 to the Bellevue Library Foundation, with OmahaGives day being May 23rd. Monies were generated from raffle ticket sales through the end of that day, through online contributions, and through some in-house donations. Activities at the library on May 23rd, included free popcorn with contributions from Mangelsens, free ice cream thanks to contributions from Hi-Land, face painting and balloon sculptures, a meet-and-greet with the Pawsitive Reading dogs and owners, a vegetarian meal preparation program with Corey Romanski, a program on essential oils with Kelley Bechen, and accordion music with Angela Kriz. Raffle ticket winners were contacted May 24th. The Friends of the Bellevue Public Library volunteered from 9 a.m. to 5 p.m., helping to hand out the popcorn and ice cream.
- Director Julie Dinville met with library directors from La Vista and Springfield at the Beardmore Event Center in Bellevue on May 22 to work out details for the Craig Johnson author appearance on Aug. 17. Tickets for both a Meet-and-Greet with the author (limited to 70 at \$45 each) and to the main speaking event (700 free tickets available from sponsoring libraries) become available June 1.
- The Young Adult Department held three training sessions for teens volunteering to help with the 2018 YA Summer Library Program. Volunteers will help with events and take care of the registration and prize table.
- The Henry Doorly Zoo program on Saturday, May 26, drew an audience of 166 children and adults as the kick off to the Children's 2018 Summer Reading Program. Zoo personnel talked about the various animals, their habits and the sounds they make, that families might experience at the zoo and had a few smaller animals on hand to show the audience.
- The Bellevue Public Library is hosting a Library Food Drive to benefit the Bellevue Food Pantry from May 26 through July 21 as part of the Children's and Young Adult summer library programs. Members of the community can drop off donated food items and hygiene products at the library during that period. Last year the library collected more than 2,500 items for the pantry in a summer food drive.



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: 6/05/2018

- The Kids Crusin' Kitchen (KCK) meal program has begun at the library for the summer. The program is open to children who are 18 years and younger and their families from 12 to 12:45 p.m., Monday through Friday. The program will run May 29th through Aug. 10th. The Bellevue Library site is one of the busiest in the area, KCK having served over 4,000 meals last year. This year the Children's Department are hosting activities two days out of the week in connection with KCK: On Wednesdays they are hosting Music and Munchies and on Thursdays, they are hosting Picnic and Play.
- Frankie Hannan, Head of Adult Services, Michelle Bullock, Head of Children's Services, and Alice Boeckman, Assistant Children's Librarian, manned a booth at the Food Truck Rally held in Bellevue on May 31. Some 210 persons stopped by the library's booth and learned about programs and services the library offers.
- Julie Dinville, Library Director, attended a meeting of the Sarpy County libraries in Papillion on May 29th. The directors continued discussion of the author appearance of Craig Johnson at the Beardmore Event Center on Aug. 17th and picked up tickets. Each library will have tickets for the 5 p.m. Meet-and-Greet event with Mr. Johnson to sell, as well as FREE tickets to his general talk at 7 p.m. Tickets are only available from the five sponsoring libraries and are available to the public.
- The Children's Department hosted a popular Tai Chi for Kids event on Saturday morning, June 2, instructed by Frankie Hannan, who holds a Tai Chi program for adults each Wednesday at the library. In addition, the Children's Department also held a Legos Club event in the afternoon. Both were held as part of the 2018 Summer Library Program for children, which runs through July 21. On Wednesday, May 30, children had fun planting a variety of seeds in an Egg Carton Seed Starters program.
- The Bellevue Public Library added 23 new titles to its Book Club Kit collection in May. The kits include 10 copies of a book title and discussion materials in a bag which are then checked out to area book clubs and other Nebraska libraries. On average, the library lends kits out to 24 different clubs during a month. Eleven of the new kits were donated by clubs who have borrowed kits from the library and now want to contribute back to the program. The remaining kits were purchased through Bellevue Library Foundation memorial funds in honor of the late Jolene Bethel.



City of Bellevue

Office of the Planning Department

To: Mayor Sanders, City Council, and City Administrator Mangiamelli
From: Chris Shewchuk, Planning Director *CS*
Date: June 6, 2018
Subject: Department comments for Administration Report

I attended a meeting at HDR regarding the Southern Sarpy Wastewater project.

Tammi met with an architect regarding a proposed project at Galvin Road and Harlan Drive (the old gas station). We are not able to reveal the proposed business at this time.

We met with a group from NP Dodge that is interested in Olde Towne redevelopment. They are planning a public meeting later this month to gather input from residents.

We met with a local engineer regarding the development of property at 54th Street and Highway 370; there is approximately 100 acres available for development at this site.

Tammi attended the Chamber Economic Development Council meeting.

I attended a meeting of the Smart Cities Lab planning team.

I am continuing to work on the development of the FY 2019-2024 Capital Improvement Plan.

Staff is reviewing building permit for Raising Canes on Cornhusker Road and a self-storage facility at 25th Street and Chandler Road.

Tammi will be out of the office from Friday, June 8 through Monday, June 18.

INTEROFFICE MEMORANDUM

TO: JOE MANGIAMELLI
FROM: ACTING CHIEF STUKENHOLTZ
SUBJECT: DIRECTORS BRIEF
DATE: 6/5/2018

Continuing work on the 2018-2019 budget

Assisting with BPOA Union negotiations.

Teen Citizen's Academy graduated 18 local young people who are interested in Law Enforcement as a career.

Code Enforcement Stats:

May 29, 2018	June 4, 2018
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Calls – 291	281
-------------	-----

Notices:

Zoning – 1	2
------------	---

Nuisance – 92	75
---------------	----

Clean Ups – 0	0
---------------	---

Tree Removal – 1	0
------------------	---

Certified Notices – 15	19
------------------------	----

Officer Initiated – 42	32
------------------------	----

Towed Vehicles – 2	0
--------------------	---

Red Tags – 5	5
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City of Bellevue

Public Works Department

1510 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3025

Public Works Director's Report

June 11, 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 06.12.18, 06.26.18
 - Superintendent meetings 06.04.18, 06.18.18
 - MAPA TTAC 06.22.18

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 TBD
 - UCC monthly meeting 06.14.18

Parks: Brian Madison

- Working on Work Orders that are submitted
- Tree maintenance in various parks
- Spring Duties

Recreation: Jim Shada

Listed below the total number of Registrations we have taken to date:

- Baseball/Softball - 720
- Spring Training - 94
- Flag Football - 73
- Sports Camp - 65
- Tennis Lessons - 107





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- Track Club - 53
- Swimming Lessons - 375
- Swim League - 24
- Swim Passes - 40
- Total Registration to Date - 1628
- Total Revenue to Date - \$48,196

Flag Football League begins today and runs every Monday through the month of April from 6:00 pm - 7:30 pm at Baldwin Field #1. As in past years Bellevue East High School Coaches and players assists in running this activity.

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	3	18
Public Works		
Parks	8	8
Recreation		
Cemetery		
Streets	10	16
Fleet Maintenance		





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Permits & Inspections		
Police	6	10
Fire	8	43
Wastewater		

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 06.25.18