

+++AMENDED AGENDA+++Bellevue City Council Meeting

Tuesday, September 17, 2019 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. PLEDGE OF ALLEGIANCE
2. INVOCATION - Pastor Justin Anthony, Bethel Christian Ministries, 3702 Giles Road.
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, CLAIMS, AND ADVISORY COMMITTEE REPORTS:
 - a. Approval of the Agenda
 - b. Approval of the Consent Agenda
 1. * Approval of the Minutes from the September 3, 2019 City Council Meeting
 2. * Acknowledge Receipt of the Minutes from the August 22, 2019, Planning Commission Meeting
6. * APPROVAL OF CLAIMS.
7. SPECIAL PRESENTATIONS:
 - a. Proclamation recognizing the 10 Year Anniversary of Green Bellevue, who held their first public planning meeting on September 27, 2009 (Councilman Preister)
8. ORGANIZATIONAL MATTERS:
 - a. * Approve appointment of Kathy Welch to the Design Review Board for a 3-year term (Council Members and Planning Commission Members shall be to the end of their elected or appointed terms), ending December 2022. (Mayor Hike)
 - b. * Approve appointment of Robin Armani, Kelly Faiman, BJ Stussy, and Jim Kresnik to the Park Board Committee. (City Administrator)
9. APPROVED CITIZEN COMMUNICATION: None
10. LIQUOR LICENSES:
 - a. Recommendation to approve the application of Sickies ND, Inc., dba "Sickies Garage Burgers and Brew for a Class "I" Liquor License to sell beer, wine, and distilled spirits, on sale only, at 1203 Cornhusker Road, Bellevue and for Robert Wendt as Manager (City Clerk)
 - b. Recommend approval of Willow Springs Bottling Co. Inc, dba "Cornhusker Beverage Mart" a Special Designated Liquor License at 1000 Galvin Road, Bellevue University, John Muller Building (Lower Level) on Tuesday, October 8, 2019 from 2:00 p.m. to 7:00 p.m. for the Bellevue University Symposium (City Clerk)
 - c. Recommend approval of the SDL for Olde Towne Tavern during Oktoberfest at 107 W. Mission Avenue, to set up a Beer Garden on October 5, 2019, from 12:00 p.m. to 2:00 a.m. (City Clerk)
11. ORDINANCES FOR ADOPTION (3rd reading): None
12. ORDINANCES FOR PUBLIC HEARING (2nd reading):
 - a. Ordinance No. 3966 - Request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue (Land Use Planner)
 - b. Ordinance No. 3967 - Request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue (Land Use Planner)
 - c. Ordinance No. 3968 - Request to annex Sanitary and Improvement District #208, Sunrise (Phases III and IV). Applicant: City of Bellevue (Land Use Planner)
 - d. Ordinance No. 3969 - Request to annex Sanitary and Improvement District #215, Piper's Glen. Applicant: City of Bellevue (Land Use Planner)
 - e. Ordinance No. 3970 - Request to annex Sanitary and Improvement District #242, Cedar

View. Applicant: City of Bellevue (Land Use Planner)

f. Ordinance No. 3971 - Request to annex Sanitary and Improvement District #269, Orchard Valley. Applicant: City of Bellevue (Land Use Planner)

g. Ordinance No. 3972 - Request to annex Sanitary and Improvement District #279, Spring Creek. Applicant: City of Bellevue (Land Use Planner)

h. Ordinance No. 3973 - Request to annex Sanitary and Improvement District #280, Kennedy Town Center. Applicant: City of Bellevue (Land Use Planner)

i. Ordinance No. 3974 - Request to annex Sanitary and Improvement District #289, Colonial Pointe at Fairview. Applicant: City of Bellevue (Land Use Planner)

j. Ordinance No. 3975 - Request to annex Lot 156, Pipers Glen, Lot 352, Oakhurst, Lot 36A2A, Pleasant Hill or Martin's Subdivision, Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue (Land Use Planner)

13. ORDINANCES FOR INTRODUCTION (1st reading): None

14. PUBLIC HEARING ON MATTERS OTHER THAN ORDINANCES:

a. Approval of Event Application for Green Line Running to host a 10k in American Heroes Park and surrounding areas on Saturday, November 2, 2019 from 7:00 a.m. to 11:00 a.m. (City Clerk)

b. Request for a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility. Applicant: Barney Barrett. General Location: S. 9th St. and Cary St. Case #: CUP-1802-01.

c. Request for a conditional use permit for Lot 1, Milt's Addition, for the purpose of a self-storage facility. Applicant: Chandler Storage West, LLC. General Location: 2715 Chandler Road West. Case #: CUP-1907-03.

15. RESOLUTIONS: None

16. CURRENT BUSINESS:

a. * Approval of Hunting Waiver Applications (City Clerk)

b. * Recommend approval of this proposal to renew the property/casualty insurance with Travelers and Safety National for the FY 1920, not to exceed \$494,000 (Finance Director/Jani Jennings)

c. * Approve the submittal of an application to the EPA's Local Foods, Local Places Program, due September 30, 2019 (CDBG Program Administrator/Special Project Coordinator)

d. * Recommend approval of the lease agreement between the City of Bellevue and Dillion Brothers Harley-Davidson Inc. for six Police motorcycles and approve the Mayor to sign (Police Chief)

e. * Approve the proposal from Day Electric Service not to exceed \$14,848.00 for the AHP Flood Restoration Project - Electrical and approve the Mayor to sign (Public Works Director)

f. * Approve the low bid from Anderson Excavating Company in the amount of \$11,975.00 for the 206 Demolition Proposal Project and authorize the Mayor to sign (Public Works Director)

g. * Approve the low bid from K2 Construction not to exceed \$1,286,931.75 plus up to 10% (\$128,693.18) for City initiated Change Orders for the South 25th Street Improvements Project and approve the Mayor to sign (Public Works Director)

h. Approve and authorize the Mayor to sign the Purchase Agreement for the City to obtain certain parcels of property. (City Attorney)

(This item may be considered for Closed Session)

17. ADMINISTRATION REPORTS: Comments must be limited to items on the current Reports

18. CLOSED SESSION:

19. ADJOURNMENT

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 1

A meeting of the Mayor and Council of the City of Bellevue was called to order by Mayor Rusty Hike at the Bellevue City Hall on the 3rd day of September, 2019, at 6:00 p.m. Present were Council Members Bob Stinson, Paul Cook, Pat Shannon, Don Preister, Thomas Burns, and Kathy Welch. Absent: None.

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 Hike led in the Pledge of Allegiance. Pastor James Parrish, St. James United Methodist Church, 1510 Franklin Street, gave the invocation.

Open Meetings Act

Mayor Hike 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 Burns, to approve the agenda. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none. Motion carried.

Approval of the Consent Agenda

Councilman Shannon requested Item 8b., Approval of the continuance of the current Budget Task Force, be removed from the consent agenda.

Motion was made by Shannon, seconded by Welch, to approve the consent agenda which included the following: approval of the Minutes from the August 20, 2019, City Council meeting; approval of Minutes from August 20, 2019 Board of Equalization meeting; approval of the Claims; authorize staff to pay claims that pertain to the FYE 2019 Budget Year; approval of the reappointment of Katie Peterson to the Library Board for five (5) year term ending June 2024; approval of Hunting Waiver Applications; approve the request to place a Commemorative Street Sign in memory of Sgt. Harley O. Anderson at the intersection of Sarpy Avenue and Calhoun Street; approval of the Agreement and authorize the Mayor to sign the Agreement with Felsburg Holt and Ullevig for the 36th Street Road Improvements – Hwy. 370 to Cornhusker Project, not to exceed \$751,000.00; approve the purchase of a Ventrac Slope Mower and Accessories through NJPA, not to exceed \$43,997.80, and approval of the Billing Pro Module to assist the rescue fee billing system.

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none. Motion carried.

SPECIAL PRESENTATIONS:

Presentation from Sarpy County Economic Development Cooperation (SCEDC) on the 2nd Quarter. (Josh Charvat)

Mr. Josh Charvat, Sarpy County Economic Development Cooperation (SCEDC), gave a presentation on the 2nd Quarter.

Proclamation declaring September 14 – 22, 2019 as “National Drive Electric Week”.

Mayor Hike read a proclamation declaring September 14 – 22, 2019 as “National Drive Electric Week.”

Proclamation declaring September 17 – 23, 2019 as “Constitution Week”.

Mayor Hike read a proclamation declaring September 17 – 23, 2019 as “Constitution Week.”

Proclamation declaring September as “National Library Card Signup Month”.

Mayor Hike read a proclamation declaring September as “National Library Card Signup Month”.

ORGANIZATIONAL MATTERS:

Approval of continuance of the current Budget Task Force. (City Council President)

Councilman Shannon expressed concerns that he did not receive the budget information prior to meeting, along with Council Members Welch and Stinson. He advised the Task Force should end and all Council Members should be briefed on the budget.

Councilman Cook explained when a task force is created, it is created with an ending date. With the pending annexations, the anticipation is there will be an amended budget. Therefore, it seems more appropriate to bring the same three City Council Members together, to continue the Budget Task Force, than creating a new task force. Councilman Cook commented Councilman Shannon is upset he was not nominated to be on the task force this year.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 2

Councilman Shannon called a Point of Personal Privilege. He explained this is not about him personally and not being on the task force. It is about three Council Members who were completely left out of the budget process. The City Council members represent the citizens. He advised all the Council Members should receive the same information, at the same time. Mayor Hike stated he has attended quite a few of the meetings. He advised Jim Ristow, City Administrator, has also been to several meetings. He advised the information has not been hidden and it has been on out on consent.

Mr. Jim Ristow added, if there is more information the three City Council Members, who are not on the task force need, he is open to those recommendations.

Mr. Rich Severson, Finance Director, explained the budget was published before the public hearing last month.

Councilman Shannon stated there should not be a task force. The information should be provided to all the Council Members equally. Mr. Ristow replied there can still be a task force, along with the information being shared.

Mayor Hike commented the task force works well. It makes sense to continue it, with the same three Council Members due to an anticipated amended budget at the end of the year.

Councilman Preister commented he was reluctant to support the task force when it was originally proposed. However, he does support the task force now, he is part of the task force feels the process works very well. He advised the Council Members voted to have three Council Members on the Budget Task Force. Therefore, the Council Members had the opportunity to create the task force. He commented he is happy to share any information with the Council Members not on the task force.

Motion was made Cook, seconded by Burns, to approve the continuance of the current Budget Task Force. Roll call vote on the motion was as follows: Stinson, Cook, Preister, Burns, and Welch voted yes. Shannon voted not. Motion carried.

APPROVED CITIZEN COMMUNICATION:

Request to address Council – Jillian Ridpath – 3521 W. Dutchman Circle

Ms. Jillian Ridpath was present to address her concerns regarding the run off of water onto her property. She advised over the past several years, she has been in contact with the city regarding this issue. She explained Plaza 370 Square is located directly behind her house. There is a swell in the concrete, which drains from the property into her yard and her neighbor's yard. She stated this issue began in 2014. Ms. Ridpath mentioned she contacted an engineer who sent a letter to the city. She commented Mr. Jeff Roberts, Public Works Director, replied to the letter. She stated Mr. Roberts' comment in the letter was it was not an issue and the owner of the property should not have to repair. In Roberts letter, he explained the property dates back to the 70's and 80's. Advising this is something the housing development should have considered. Ms. Ridpath stated this is completely 100% inaccurate. She explained she moved to the property in 2012 and had always had a little bit of water. However, it is nothing like it is now. She provided pictures and a description of the property throughout the years.

Ms. Bree Robbins, City Attorney, clarified the parking lot that was resurfaced is not owned by the City of Bellevue, but a strip mall owned by someone else. Ms. Ridpath replied yes. Ms. Robbins clarified the water is coming from that property onto Ms. Ridpath's property and her neighbor's property. Ms. Ridpath replied yes. Ms. Robbins explained this is a civil issue between the property owners. She explained the City cannot offer legal advice. Ms. Robbins suggested Ms. Ridpath obtain her phone number from Tahnee King, City Paralegal, and she would provide her direction to obtain the help she needs.

Ms. Ridpath commented she respects that. She stated the City should not have sent a letter to the property owner, telling them it is not their fault, and this happened as part of the development in the 80's. She stated the letter was sent to the engineer on August 20th and signed by Jeff Roberts. In the letter Mr. Roberts stated: "The designing firm for Golden Hills II could be deemed negligent for not considering the full impacts of runoff coming from 370 Square and not mitigating the runoff during the design process". Ms. Ridpath explained this is completely inaccurate, because this was not happening until 2014. The development took place in the 80's.

Mr. Jeff Roberts, Public Works Director, commented it is a correct statement. He stated the designer should have taken that into account in the late 70's when they were platting the area.

Ms. Robbins commented the City stands behind the statement Mr. Robert's made. The City of Bellevue does not own any of the lots, they are owned by a private owner. She advised Ms. Ridpath to contact her office so she can point her into the direction.

Ms. Ridpath stated if the City is not willing to get involved, they should not be sending letters.

Mr. Ristow questioned Ms. Ridpath if she has the letter from the property owners stating they won't do anything to fix the issue. Ms. Ridpath replied yes, she has an email. Mr. Ristow questioned if she would forward the email to the City. Ms. Ridpath replied yes.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 3

Discussion occurred on the history of the drainage from the property.

Mr. Jeff Roberts stated the letter would have never went out except Mr. Men-Frecker sent him a letter. In this letter he was accusing the City of being negligent to begin with. Mr. Roberts stated the letter he sent was his response to Mr. Men-Frecker, and he is unsure who he disrupted his response too.

Mayor Hike advised Ms. Ridpath to contact Ms. Robbins so she may guide her in the right direction.

LIQUOR LICENSES:

Recommendation to approve application of David Hodges as Manager of the Class "C" liquor license for Fraternal Order of Eagles dba "F.O.E. Aerie 3912" located at 209 W. Mission Avenue. (City Clerk)

Mr. David Hodges was present to answer any questions.

Motion was made by Burns, seconded by Welch, to recommend approval of David Hodges as Manager of the Class "C" liquor license for Fraternal Order of Eagles dba "F.O.E. Aerie 3912" located at 209 W. Mission Avenue.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Recommendation to approve the application of Swine Dining BBQ II, Inc. dba "Swine Dining BBQ" for a Class "A" Liquor License to sell beer at 204 E. Mission Avenue in Bellevue and for Tyler Sorenson as Manager.

Mr. Dane Hodges was present to answer any questions.

Motion was made by Burn, seconded by Shannon, to recommend approval of the application of Swine Dining BBQ II, Inc. dba "Swine Dining BBQ" for a Class "A" Liquor License to sell beer at 204 E. Mission Avenue in Bellevue and for Tyler Sorenson as Manager.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinances for Adoption: (Third reading) None

Ordinance No. 3954: Request to annex Sanitary and Improvement District #171, Tregaron. Applicant: City of Bellevue. (Planning Director)

Ordinance No. 3954, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 171, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Cook, seconded by Burns, to approve Ordinance No. 3954, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 171, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3954 was passed and adopted.

Ordinance No. 3955: Request to annex Sanitary and Improvement District #177, Fox Ridge Estates. Applicant: City of Bellevue. (Planning Director)

Ordinance No. 3955, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 177, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Preister, seconded by Welch, to approve Ordinance No. 3955, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 177, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3955 was passed and adopted.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 4

Ordinance No. 3956: Request to annex Sanitary and Improvement District #182, 370 Pointe.
Applicant: City of Bellevue. (Planning Director)

Ordinance No. 3956, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 182, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Cook, seconded by Preister, to approve Ordinance No. 3956, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 182, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3956 was passed and adopted.

Ordinance No. 3957: Request to annex Sanitary and Improvement District #183, Pilgrims Landing.
Applicant: City of Bellevue. (Planning Director)

Ordinance No. 3957, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 183, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Preister, seconded by Burns, to approve Ordinance No. 3957, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 183, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3957 was passed and adopted.

Ordinance No. 3958: Request to annex Sanitary and Improvement District #186, Oakhurst/Oakridge East.
Applicant: City of Bellevue. (Planning Director)

Ordinance No. 3958, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 186, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Welch, seconded by Preister, to approve Ordinance No. 3958, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 186, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3958 was passed and adopted.

Ordinance No. 3959: Request to annex Sanitary and Improvement District #197, Heartland Hills.
Applicant: City of Bellevue. (Planning Director)

Ordinance No. 3959, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 197, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Cook, seconded by Stinson, to approve Ordinance No. 3959, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 197, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3959 was passed and adopted.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 5

Ordinance No. 3960: Request to annex Sanitary and Improvement District #265, Williamsburg. Applicant: City of Bellevue. (Planning Director)

Ordinance No. 3960, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 265, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Welch, seconded by Cook, to approve Ordinance No. 3960, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary Improvement District # 265, as outlined in the Ordinance to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3960 was passed and adopted.

Ordinance No. 3961: Request to annex Lot 1, except part dedicated for right-of-way, Southwest Elementary School Addition, and Tax Lot 2A2A2, located in the Northwest 1/4 of Section 15, T13N, R13E of the 6th P.M.; part of Lot 6 and part of Lot 7, Tregaron Towne Centre; Tax Lots 10B and 11, located in the Southwest 1/4 of Section 10, T13N, R 13E of the 6th P.M.; Tax Lot 13, located in the Northwest 1/4 of Section 10, T13N, R13E of the 6th P.M. (Parcel #010969381); part of Tax Lot 3A, located in the Northwest 1/4 of Section 16, T13N, R13E of the 6th P.M. (Parcel #010983694); part of Tax Lot 3A, located in the Northwest 1/4 of Section 16, T13N, R13E of the 6th P.M. (Parcel #011598421); and Tax Lot 3A2, located in the Southwest 1/4 of Section 9, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue (Planning Director).

Ordinance No. 3961, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within the below described boundaries (shown above), to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the third and final time.

Motion was made by Burns, seconded by Welch, to approve Ordinance No. 3961, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within the below described boundaries (shown above), to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, with the effective date of October 1, 2019.

Ms. Bree Robbins, City Attorney, asked Ms. Tammi Palm, Land Use Planner, to confirm compliance with Section 16-130(6). Ms. Palm informed Council the notice requirement of Section 16-130(6) was met by the City.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3961 was passed and adopted.

Ordinance No. 3963: Approval of the 2019 – 2020 Fiscal Year Budget. (Finance Director).
Resolution No. 2019-26: Setting the property tax request for the 2019 - 2020 Fiscal Year.

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

Mr. Jim Moudry inquired if the proposed tax request is approximately \$1.2 million over last year. Mr. Rich Severson replied the amount last year was \$18,935,871.46 and this year it is \$20,696,404.03. Mr. Moudry inquired if the amount includes the first two rounds of annexations. Mr. Severson commented it does include some unincorporated areas and Blackhawk. Mr. Moudry inquired when the new annexations will take effect. Mr. Severson replied the annexations approved tonight will be in effect October 1, 2019. He advised those areas will levy their own taxes for the next year. As soon as they become annexed by the City, the City will receive those taxes. It will not be at the City's levy rate until 2020. Mr. Severson advised the annexations approved this evening are not included in this budget. Discussion occurred on a revised budget taking place before the end of the year due to the annexations.

No one else in the audience came forth to speak in support of or in opposition to the application. Mayor Hike declared the public hearing closed.

Motion was made by Cook, seconded by Welch, to approve Resolution No. 2019-26: Setting the property tax request for the 2019 – 2020 Fiscal Year.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Approval of an additional 1% in the base of restricted funds

Motion was made by Cook, seconded by Preister, to approve an additional 1% in the base of restricted funds. Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 6

Approve the 2019 – 2020 Budget.

Motion was made by Welch, seconded by Preister, to approve the 2019 – 2020 Budget.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3963: Approval of the 2019 – 2020 Fiscal Year Budget. (Finance Director).

Ordinance No. 3963, an ordinance to adopt the budget statement to be termed the Annual Appropriations Bill; to appropriate sums for necessary expenses and liabilities; and to provide for an effective date, was read by title only for the third and final reading.

Motion was made by Welch, seconded by Preister, to approve Ordinance No. 3963: Approval of the 2019 – 2020 Fiscal Year Budget.

Roll call vote on the motion to approve as follows: Stinson, Cook, Shannon, Priester, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3963 was passed and adopted.

Ordinances for Public Hearing: (Second Reading):

Ordinance No. 3964: Amending Section 6-18 pertaining to dangerous and potentially dangerous dogs, specifically Section 6-18(k) pertaining to proof of liability insurance requirements from \$500,000.00 to \$100,000.00. (City Attorney) *Requesting the waiver of last 2 readings, hold public hearing, and vote at this meeting.*

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

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

Motion was made by Preister, seconded by Welch, to suspend for a third reading and vote at this meeting. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none. Motion carried.

Motion was made by Shannon, seconded by Preister, to Approve Ordinance No. 3964: Amending Section 6-18 pertaining to dangerous and potentially dangerous dogs, specifically Section 6-18(k) pertaining to proof of liability insurance requirements from \$500,000.00 to \$100,000.00

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none. Motion carried.

Ordinance No. 3964 was passed and adopted.

Ordinances for Introduction: (First Reading):

Ordinance No. 3966: Request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3966, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary and Improvement District #67, Normandy Hills, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3967: Request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3967, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within the Sanitary and Improvement District #180, Lakewood Villages, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3968: Request to annex Sanitary and Improvement District #208, Sunrise (Phases III and IV). Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3968, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within the Sanitary and Improvement District # 208, Sunrise (Phases III and IV), to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 7

Ordinance No. 3969: Request to annex Sanitary and Improvement District #215, Piper's Glen. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3969, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary and Improvement District #215, Piper's Glen, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3970: Request to annex Sanitary and Improvement District #242, Cedar View. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3970, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary and Improvement District # 242, Cedar View, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3971: Request to annex Sanitary and Improvement District #269, Orchard Valley. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3971, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary and Improvement District #269, Orchard Valley, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3972: Request to annex Sanitary and Improvement District #279, Spring Creek. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3972, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary and Improvement District #279, Spring Creek, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3973: Request to annex Sanitary and Improvement District #280, Kennedy Town Center. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3973, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary and Improvement District #280, Kennedy Town Center, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3974: Request to annex Sanitary and Improvement District #289, Colonial Pointe at Fairview. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3974, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Sanitary and Improvement District #289, Colonial Point, to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

Ordinance No. 3975: Request to annex Lot 156, Pipers Glen, Lot 352, Oakhurst, Lot 36A2A, Pleasant Hill or Martin's Subdivision, Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ of Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue. (Land Use Planner)

Ordinance No. 3975, an ordinance to annex to the City of Bellevue, Sarpy County, Nebraska, certain lands, lots, and real estate lying within Lot 156, Pipers Glen, Lot 352, Oakhurst, Lot 36A2A, Pleasant Hill or Martin's Subdivision, Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ of Section 15, and all in T13N, R13E, of the 6th P.M., to the City of Bellevue, Sarpy County, Nebraska, and designating an effective date, was read by title only for the first time and scheduled for public hearing at the Council meeting on September 17th.

PUBLIC HEARINGS ON MATTERS OTHER THAN ORDINANCES:

Request permission for Midwest Fireworks to conduct a firework display on September 27, 2019, in conjunction with the Bellevue East Homecoming Football Game. (City Clerk)

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

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

Motion made by Shannon, seconded by Burns, to approve permission for Midwest Fireworks to conduct a firework display on September 27, 2019, in conjunction with the Bellevue East Homecoming Football Game. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 8

RESOLUTIONS:

Resolution No. 2019-30: Authorizing the Mayor to sign the LPA Program Agreement for Federal-Aid Funds with the NE Department of Transportation (NDOT) for 36th Street Improvements Project. (Public Works Director/Manager of Engineering Services)

Motion made by Cook, seconded by Burns, to approve Resolution No. 2019-30: Authorizing the Mayor to sign the LPA Program Agreement for Federal-Aid Funds with the NE Department of Transportation (NDOT) for 36th Street Improvements Project. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none.

Resolution No. 2019-31: Authorizing the Mayor to sign the LPA Program Agreement for Federal-Aid Funds with the NE Department of Transportation (NDOT) for the Major Resurfacing Project. (Public Works Director/Manager of Engineering Services)

Motion made by Cook, seconded by Burns, to approve Resolution No. 2019-31: Authorizing the Mayor to sign the LPA Program Agreement for Federal-Aid Funds with the NE Department of Transportation (NDOT) for the Major Resurfacing Project. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none.

Resolution No. 2019-32: Approve resolution and authorize the Permits and Inspections Department to issue permits that have been/will be requested for the dwelling located 2611 Harrison Street. (Permits and Inspections)

Motion made by Welch, seconded by Burns, to approve resolution and authorize the Permits and Inspections Department to issue permits that have been/will be requested for the dwelling located 2611 Harrison Street.

Councilman Preister explained he will be voting against this item. He stated the reason being the house was condemned by the City and immediately following the condemnation the house went into a tax sale. In the tax sale someone purchased the property and then went to court to keep it from being demolished. This was done after the City went through the bid process and hired a contractor who was ready to demolish it. The reason it is before the City Council now is because the Permits and Inspections Department cannot issue a permit once the house is in condemnation, unless the City Council approves it. Councilman Preister stated he does not think the Council should approve it due to the new property owners not following through in a timely manner.

Motion made by Shannon, seconded by Welch, to adjourn into closed session, for the protection of the public interest, at 7:27 p.m. regarding personnel matters and operations. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns and Welch voted yes; voting no: none. Motion carried.

The following individuals were asked to participate in closed session: City Administrator Jim Ristow, Mayor Rusty Hike, City Council Members, Attorney Bree Robbins, and Para-legal Tahnee King.

Motion was made by Shannon, seconded by Welch, to come out of closed session at 7:42 p.m. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns and Welch voted yes; voting no: none. Motion carried.

Motion was made by Shannon, seconded by Preister, to amend the original motion to include the last sentence: Whereas, the order of condemnation is hereby suspended to allow for permits.

Councilman Preister commented he gained new information in the closed session regarding the timeline of the property and can support this action now.

Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none.

Resolution No. 2019-33: Approve and Authorize the Mayor to sign Resolution No. 2019-33 approving the Amended Budget for Sarpy County and Cities Wastewater Agency for the 2018-19 FY. (City Administrator).

Motion made by Welch, seconded by Cook, to approve Resolution No. 2019-33: Approve and Authorize the Mayor to sign Resolution No. 2019-33 approving the Amended Budget for Sarpy County and Cities Wastewater Agency for the 2018-19 FY. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none.

CURRENT BUSINESS: None

CLOSED SESSION: None

ADMINISTRATION REPORTS:

Mayor Hike asked if there were any questions/comments for the City Administrator, Councilmembers or any of the Directors on the report presented. There were no questions or comments.

MINUTE RECORD

Bellevue City Council Meeting, September 3, 2019, Page 9

ADJOURNMENT:

There being no further business to come before the Council at this time, on motion by Shannon, seconded by Welch. Roll call vote on the motion was as follows: Stinson, Cook, Shannon, Preister, Burns, and Welch voted yes; voting no: none. At 7:49 p.m. the meeting adjourned.


Susan Kluthe, City Clerk



Rusty Hike, Mayor

I, the undersigned, City Clerk of the City of Bellevue, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on September 3, 2019; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agendas for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.


Susan Kluthe, City Clerk

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, August 22, 2019 at 6:30 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Cain, Aerni, Jacobson, Ackley, Hankins, Cutsforth and Ritz. Also present were Chris Shewchuk, Planning Director, and Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in 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 introduced and welcomed new Planning Commission member Scott Hankins.

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 Cain, to approve the minutes of the July 25, 2019 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Shewchuk advised a number of emails and letters were received prior to the meeting. Two of the emails were in regards to Agenda Item 3.b, conditional use permit for Lot 24, Child's Estate Acres. One email from Dennis Schworer in support, and the other email from Sue Brust in opposition. An email was received from Arthur Childers expressing traffic concerns on item 3.d, South Woods Replat 3. Shewchuk also received an email from Dennis Lamb opposing item 3.e. SID #67, Normandy Hills annexation. An email was received from Oswald Medley in opposition of item 3.h. SID #215, Piper's Glen annexation. Shewchuk stated that, after several emails between him and the applicant, the applicant seemed to be okay with everything. Shewchuk received an email in support of 3.i. SID #242, Cedar View. An email was also received from James & Rebecca Skinner in support of item 3.l. SID #280, Kennedy Town Center annexation.

Motion was made by Cain, seconded by Casey, 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.

Jacobson explained the public hearing procedures

PUBLIC HEARING was held on a request to rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1. Applicant: HRC Belle Lago, LLC. General Location: Southeast corner of 48th Street and Capehart Road. Case #'s: Z-1907-06, S-1907-05, S-1907-06.

Shewchuk stated the applicant requested a continuance to the September 26, 2019 Planning Commission meeting.

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

MOTION was made by Casey, seconded by Cutsforth, to CONTINUE to the September 26, 2019 Planning Commission meeting a request to rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1. Applicant: HRC Belle Lago, LLC. General Location: Southeast corner of 48th Street and Capehart Road. Case #'s: Z-1907-06, S-1907-05, S-1907-06.. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be continued to the September 26, 2019 Planning Commission meeting.

PUBLIC HEARING was held on a request for a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility. Applicant: Barney Barrett. General Location: S. 9th St. and Cary St. Case #: CUP-1802-01.

Barney Barrett, 1409 Chaput Drive, Bellevue, NE, and his son were present on behalf of the applicant. Mr. Barrett stated the self-storage will be a small facility with a minimal number of bays. He said he believes this to be a good use of the land. He also reported he will use some of the bays to store their

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 2

construction equipment. Barrett stated his plan is to start the project within the next month, before he runs out of good weather.

No one was present to speak in favor of, or in opposition to this request. Subsequently, Jacobson closed the public hearing.

Shewchuk reminded the Commissioners of the two emails received and previously mentioned in regards to this application.

Mr. Ackley stated from a use standpoint the facility would work well in the community. He stated it is already properly zoned for the purpose of the conditional use permit. Ackley addressed the letter received that questioned the economics and the impact that this business would have. He stated the only purview of the commission is whether or not the zoning and location is proper for the requested use. Ackley stated his belief is that this is a good use for the location.

Mr. Ritz asked how someone would rent a bay if an onsite office is not available. Mr. Barrett stated he has a home office and lives approximately three blocks away. He stated most things today are automated and that aspect attracted him to this property.

MOTION was made by Ackley, seconded by Ritz, to recommend APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the City Council for public hearing on September 17, 2019.

PUBLIC HEARING was held on a request for a conditional use permit for Lot 1, Milt's Addition, for the purpose of a self-storage facility. Applicant: Chandler Storage West, LLC. General Location: 2715 Chandler Road West. Case #: CUP-1907-03.

Charles Faulk, 1625 S 109th Street, Omaha, NE was present on behalf of the applicant. Faulk reported, he was previously approved for a specific configuration of buildings but the grading and engineering was not complete at that time. He reported they are currently 99% complete. Faulk stated he was advised by the Planning Department to return and explain the three changes that were made. He reported the first change to be a reduction in buildings. He stated there were originally six buildings and now they have taken two buildings and put them together. Faulk indicated this change added approximately 2000 square feet to the complex. He reported the second change was a reduction to the open parking stall count and the third and final change was to move the covered parking building, located in the same area, because of poor soil conditions.

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

MOTION made by Aerni, seconded by Cain, to recommend APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to City Council for public hearing on September 17, 2019.

PUBLIC HEARING was held on a request to rezone Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8, South Woods, from MH, BGH, and RG-8 to RG-8 for the purpose of an elementary school; conditional use permit for Lot 1, South Woods Replat 3; and small subdivision plat Lot 1, South Woods Replat 3. Applicant: Kenneth Hahn Architects. General Location: Fort Crook Rd & Childs Rd West. Case #'s: Z-1906-04, S-1906-03, CUP-1906-02.

Planning Commission Vice Chair, Eric Ritz recused himself and left chambers at 6:47 p.m.

Kenneth Hahn, Kenneth Hahn Architects 1345 South 75th Street, Omaha, NE was present on behalf of the applicant. George Killian, Jacobs Consulting 4041 North 72nd Street, Omaha, NE was also present on behalf of the applicant. Lisa Sterba, Chief Operations Officer, Omaha Public Schools, 3215 Cuming Street, Omaha, NE, was present as well. Hahn stated, after their meeting with the commission in July, they looked at possible methods for student safety to and from the school. He also reported the conditional use permit contains a letter from the school district, with the approval of the school board, on September 4, 2019, there will be a policy to bus students that are within the one mile walk to school

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 3

zone that are on the east side of Fort Crook Road. He stated this will mean any child that is on the east side will be bused. Hahn stated he believes there to be a conflict in the language regarding what is written in the agenda and that which is in the conditional use permit. He reported one item says "all" students, however it will only be the students from the east side of Fort Crook Road. Hahn said they expect those children that live on the west side within the walk zone to actually walk to school. He reported they have sidewalks in the project along Nebraska Drive down to Childs Road, primarily because the ordinance requires sidewalks on improved streets. Hahn provided a drawing showing two options. He stated that the first option will run a sidewalk against the edge of the pavement and upon school property on the east side. He reported there are two entrances to the school, the west entrance being the main entrance. He stated the second option would be an entrance on the west side where the sidewalk will proceed from the intersection, down the stairs and into the school. Hahn reported the current sidewalk on the north side is a handicap accessible walkway that goes up to Nebraska Drive.

Lisa Sterba stated two options were given, one to address line of sight and the second to address safety so as to navigate students away from the railroad or Fort Crook Road.

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

Casey commended the applicants on a job well done on the site plan, school design, parking, and separation of buses from private vehicles. He then mentioned his concern for the location of the school in reference to the railroad tracks and students coming across Fort Crook Road. Casey stated his main concern was with safety and the possibility of a bus getting stuck on the railroad tracks with no way of moving to safety. Lisa Sterba stated per transportation guidelines a bus must stop at the railroad before crossing and if they do not have safe passage, they will stop before crossing. Casey said he understands the bus must stop, but he again expressed his fear that it might get stuck on the tracks even though they follow all the procedures for stopping. He stated, students are still going to cross four lanes of traffic on Fort Crook Road and railroad tracks. And once they get across they do not have a sidewalk to use so they will have to walk up Childs Road. Casey indicated that per MAPA, about 1,400 cars travel on Childs Road per day. He once again complemented the applicants on a great plan and said location is still a concern for him.

Jacobson asked staff if the two lane railroad track intersection is controlled with arms that come down. Shewchuk replied yes. Jacobson asked the applicant about future expansion of the school and concern for traffic pattern for pedestrians, private vehicles and buses. Hahn stated the expansion plan shows room for three or four relocatable classrooms. He said Omaha Public Schools requires this of all design firms and they have accounted for it in terms of site development and traffic.

Ackley thanked the applicants for returning. He stated his concerns are still safety for the students while crossing six lanes of traffic and two railroad tracks. Ackley commented on the site plan provided showing sidewalks around the school and on Nebraska Avenue up to the apartments. He stated, however, while driving east on Childs Road he noticed no infrastructure before the school on the north or south side. Ackley asked about the plans for infrastructure and cost, specifically relating to sidewalks and safe passage across Fort Crook Road. He stated these items were not addressed, therefore he could not support the item. Ackley then asked the applicant if they would like more time to address the items of safety and infrastructure.

Killian responded to the question of doing more than they have proposed and stated it would be a financial burden to do so. He mentioned the downtown overpass that crosses the interstate at Creighton University cost \$6,500,000 and air rights must also be considered. Killian addressed there appears to be a similar situation for students that live on the west side of Fort Crook Road and the railroads tracks that attend Avery Elementary School with regard to a lack of sidewalks between the school and neighborhood. He said students there are eligible for busing and therefore he struggles with being asked to do more improvement than what Bellevue Public Schools is allowing for the Avery Elementary students, which could also be considered a safety issue as well. Ackley again stated the applicant's proposed school will be located immediately adjacent to two railroad tracks and an eight lane road. He then asked the applicants if the buses will be exiting the south entry to the school to go east. Hahn stated buses will have the option to exit in either direction but that he could not currently predict the direction or route. Ackley stated traffic could be backed up at 9th street at least eight cars deep and cannot imagine the traffic that will occur during drop off with private vehicles and buses. Hahn reported a traffic study was done prior to presenting the project to the City of Bellevue. He said all busing routes were incorporated into the study and no mention of a problem was reported at that time. Ackley asked if they found any other schools with an eight lane road and two railroad tracks adjacent to them. Hahn stated no research was done to find any. Ackley again stated this is not a good location from a safety standpoint for students.

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 4

Casey responded to say Bellevue has never had to design a school where they would have to transport students across a safety zone. He stated the current busing of students from west to east happened due to the growth of the city and a change in attendance so that schools would not be overcrowded. Casey said Bellevue would not design a school that requires students to walk across a railroad track and six lanes of roadway.

Cain expressed her concerns are the safety of the children, and the crossing at Avery Elementary is different because the students have marked crosswalks and they do not have to cross railroad tracks.

Cutsforth voiced her concerns for the safety of children along Fort Crook Road. She spoke of a young girl riding her bike along Fort Crook Road who was hit by a car. Cutsforth also talked about an incident in her hometown where a bus was hit by a commuter train and students were killed. She stated it would be difficult for her to support this location for a school.

Jacobson asked staff and if there are crosswalks and signalization at the turn lanes of Fort Crook Road and Childs Road intersection. Shewchuk stated it is a signalized intersection but it does not appear that the crosswalks are painted. Jacobson stated he did not see a suggested application or technology either by the applicant or the City that would stop the turn lanes or flash crosswalks in the event of a train crossing.

Aerni stated as a parent of middle and elementary school children safety is very important. He gave Mockingbird Elementary School in Ralston as an example of a six lane road where children cross the road to get to school. He indicated a Planning Commission meeting is to hear about land use and determine whether it is the proper use of the land and not to determine how parents get their children to school. He asked the applicant if they might have any interest in helping the City to install crosswalks and sidewalks to the east on Fort Crook Road in order to give students the safest route if walking to the east. Killian stated there are challenges with the site from an infrastructure standpoint. He said they would be willing to look at helping the City add sidewalks and crosswalks but he is uncertain of what the financial impact might be to the school district. He stated it will be cheaper than the \$6,500,000 overpass. Aerni indicated the City of Bellevue could possibly be a partner in installing the crosswalks and sidewalks if that would provide a safe way for students to cross. He said everyone seems to be concerned about the students going west and forcing them to go east but have failed to address students going east. Killian talked about and provided illustration of the proposed boundaries for the school district and showed that within the one mile walk zone there are approximately 30 students. The district agreed to transport this small number of students on the east side of the district.

Ackley addressed Aerni regarding the financial cost of the overpass, sidewalks and a non-commitment from the applicant to pay for things. He stated developers are responsible for related cost of the development and that financial piece seems to have been completely ignored. He also stated he disagrees with Aerni that safety is not within the Commissions' purview because safety is a part of the zoning ordinance. Ackley then asked the applicants if they would like to be given more time to obtain a better plan. Killian stated they would like to move forward with the project but will take another extension if it will help them to find a resolution that will be acceptable to both parties. He mentioned the Planning Department recommended approval but the Commission has a different opinion. Killian said they will work with the Planning Department to find a resolution that will satisfy the Commission so that the project can move forward. Ackley asked Killian if he is requesting a layover to September 26th rather than a vote at this time. Killian indicated that he believes, if voted on now, the vote will be no. He asked what the opportunity will be to re-submit if the Planning Commission voted against the project. Shewchuk stated the case would still be heard by City Council even if the Planning Commission recommendation is no. He explained the Planning Commission is a recommending body.

Jacobson stated to the applicant he appreciates they're willing to take a 30 day delay in an attempt to work with staff to find a resolution to the safety issue. He asked if they could modify the wording in the conditional use permit to go forth as a recommendation that they will work with correcting the lack of sidewalks and with the understanding that there might be some additional expense to what they currently have. Jacobson suggested the applicant work with the Planning staff and also City Council as to the ratio and how it will work. Jacobson asked for comments from commission members.

Ackley responded to say safety is paramount and secondly they must have a commitment regarding infrastructure measures to make the site safe. Ackley stated the two items that need progress are safety and cost to get infrastructure up to speed. Sterba asked Ackley to confirm what he is asking for; ie; turn signals, crosswalk, and sidewalk. Ackley said "give me comfort how we're getting those kids across eight lanes of traffic and two railroad tracks. The busing is not the only answer."

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 5

MOTION was made by Ackley, seconded by Cain, to CONTINUE to the September 26, 2019 Planning Commission meeting the request to rezone Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8, South Woods, from MH, BGH, and RG-8 to RG-8 for the purpose of an elementary school; conditional use permit for Lot 1, South Woods Replat 3; and small subdivision plat Lot 1, South Woods Replat 3. Applicant: Kenneth Hahn Architects. General Location: Fort Crook Rd & Childs Rd West. Case #'s: Z-1906-04, S-1906-03, CUP-1906-02. Upon roll call, 7 voted yes, Jacobson voted no and Ritz Abstained (with conflict) MOTION carried.

This item will be continued to the September 26, 2019 Planning Commission meeting.

Ritz rejoined the meeting at 7:25 p.m.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue.

Shewchuk reported the meeting started at 6:30 p.m. due to a full agenda. He informed the audience that the Belle Lago, Milt's Mini Storage and Barney Barrett (9th & Cary) have all been voted on and the remaining agenda items are annexations. Shewchuk provided a summary of all of the annexation requests in general. He stated annexations are beneficial to the city and part of the natural growth and development of the city. Shewchuk said the 2019 assessed valuation for the proposed areas for annexation is almost \$491 million. This would in turn generate almost \$3 million in property tax revenue. The city would take over any bond payments. There are currently around \$19.5 million in outstanding debt with these areas. Shewchuk stated there are annual payments of approximately \$1.675 million. He mentioned that leaves the City approximately \$1.3 million to provide other services to the residents (i.e. street maintenance, police and fire personnel, wastewater, etc.), and factors this into the annexation analysis. Shewchuk stated after review, it is feasible for the city to annex these areas. He indicated the proposed annexation area consists of 1,842 parcels with 2,211 dwelling units. Shewchuk advised based on the average census population of 2.62 persons per dwelling unit, this will increase the city's population by nearly 5,800 people. He provided a brief description of the additional resources requested by city departments for this annexation. Shewchuk stated the city contracts with Papillion Sanitation for trash services and the cost (which will depend on the size of can) will be on the residents MUD water/gas bill. This area is in the city's extra-territorial jurisdiction; therefore already covered by the Building Codes and Zoning Ordinance. Shewchuk advised for all of the SIDs except Colonial Pointe Apartments area, their tax levy will decrease based upon current levies and valuations. He indicated he could not guarantee the taxes would go down in a year or two because valuations go up and the city is not the only entity that charges taxes. Shewchuk mentioned residents will have to pay sales tax for items delivered to their homes. Shewchuk addressed the Lakewood Villages residents to inform them that annexations will not cause the school district to change. Also, Lakewood Villages has a Papillion zip code, 68133, but they are Bellevue and the post office will not change the zip codes to line up with the city. Shewchuk mentioned residents will have a drop of approximately \$20 per month on their wastewater bill. He stated there is also benefit in that residents will have City Council representation and can run for city office and vote in city elections. Shewchuk mentioned SID #67 Normandy Hills access issue and stated it will not change due to annexation. He did make note it will become the City of Bellevue's responsibility to look at it. Shewchuk stated, if an SID has a valid contract for trash removal, park maintenance, mowing etc., the City will honor those contracts until expiration, at which time the City will take over. Shewchuk indicated he had received an email from a homeowner in SID #67 Normandy Hills stating his opposition to the annexation.

Dennis Ryan, 841 Bordeaux Ave, Bellevue NE, was present as the SID Chairman. He stated he spoke with the Commission at the last meeting and since that time he has been in contact with their attorney who asked if the annexation could be delayed. He informed the Commission he spoke with the developer that wants to build the apartments at Fort Crook Road and Grenoble Drive. Ryan reported he spoke with them regarding the lack of access to Hwy 75 from the south entrance. He then began to speak about zoning issues, at which time Jacobson asked him to respect the 60 day continuance given the developer. Ryan then mentioned the fields at Fort Crook Road and Fairview Road and defined it as farmland that mostly belong to Darling. He mentioned an injunction has been filed by Darling to stop the annexation and he also stated that per a state statute vacant farmland cannot be annexed. Ryan asked how SID #67 could be annexed if they are not adjacent to any relevant land. Jacobson interjected during Ryan's address to the commission to remind him that the developer was given 60 days to work on their development and asked that he give them the time allowed. He then asked Ryan to explain how his referencing the apartments will change the annexations.

Dan Jamrozy, 15004 Normandy Blvd, Bellevue, NE, was present to speak on this matter and mentioned Bellevue is aggressively annexing but he did not see SID #242 Cedar View on the map. Shewchuk informed him that Cedar View is in fact one of the nine SID's being annexed. Jamrozy then indicated

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 6

his concern for provisions of adequate police, fire, and snow removal services without higher taxes.

Matt Ramsey, 822 Bordeaux Ave, Bellevue, NE, was present to speak on this matter. He mentioned the green space the Planning Commission originally recommended not to annex but voiced that City Council seems to green light everything without consideration to the Planning Commission's recommendation. He mentioned the Darling property just north and stated the land could no longer be considered contiguous if the injunction to block the annexation, by Darling, goes through. Ramsey stated their success will also force City of Bellevue service providers to leave city limits, enter rural lands and then enter city limits again. He asked the Commission to table the annexation until the Darling case has been resolved.

Phil Eason, 13809 Kelly Drive, Bellevue, NE, was present to speak on this matter. Eason asked about the Darling property that is currently in lawsuit and if SID #67, Normandy Hills will no longer be considered for annexation if Darling wins their case. He asked if the City currently has a maintainer to maintain the property adjacent to the Darling property, a gravel road, or if they continue to basically do nothing. Eason reported he works for Darling Ingredients and the road has not been maintained. Jacobson mentioned the City of Bellevue has a Public Works Department and he should contact them. Eason spoke again to voice his disagreement with Shewchuk in saying the Darling land is not rural in nature. He said at least 300 acres of that property has been farm land for over a hundred years. Shewchuk stated the land is definitely agriculture in use, however, being surrounded by suburban development makes it less rural.

Ryan informed the Commission that he provided copies of the international fire code which shows the subdivision should have two entrances.

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

Shewchuk mentioned the City Attorney is aware of the lawsuit filed regarding the Darling and Krejci property and is confident the City will be successful in the ruling. This area is contiguous to the City limits as they now exist. Shewchuk stated, the statute refers to land that is rural in nature and it is the City's contention there is no land in this area that is truly rural in nature. Even though it is used for agricultural use, it is not rural land. He said as far as services to the area, the street department and other departments are gearing up to take over these areas. He suggested homeowners call the street department if they have problems with Fairview Road as they may be contracting with the County to take care of services needed. Shewchuk said the council is aware of and does realize that there will be additional items/equipment that will need to be purchased; i.e., trucks and snow plows and the council is committed to providing services to the new residents of the area.

Casey asked staff if the legal issues with Darling are not completed by next City Council meeting, what happens at that point. Shewchuk stated the annexation would move forward as Darling is currently within the City limits. He stated Darling initially asked for the injunction to stop the annexation and the request was either withdrawn or not approved. Shewchuk reported if the judge rules Darling is not in the City limits, then the Normandy Hills annexation and potentially Cedar View will be invalid.

Aerni stated the Public Works Department is putting in an estimated cost for equipment alone in all of the annexed areas at just under \$500 thousand which means they are committed to buying the equipment needed to maintain the roads. He said, one advantage, if the annexation passes, is representation of City Council. Residents will have a City Council representative which can be a positive for them in this journey. By looking at the numbers, on a \$100 thousand valuation you will save \$6 per year in taxes. Aerni pointed out there are some positives with regard to annexation.

Jacobson commented that typically we immediately think purchases when looking at a newly annexed area. But there are other avenues available such as leasing options. Shewchuk stated that is correct they do sometimes lease some of the big ticket items such as police vehicles to avoid a large upfront cost. Also, the Public Works department has already talked to the county about continuing to do snow removal until the City gets up to speed.

Ackley commented on the point Ryan brought up regarding the application on the apartments. It is unfortunate that both accesses to Highway 75 were lost. Under modern planning this would be a violation to the code, however this is ultimately one of those that will be grandfathered since the roads were cut off afterwards. As discussed last month, hopefully the developer can work with the state and county and can figure out some other access. Unfortunately, none of that will be impacted by this annexation one way or the other.

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 7

Ryan stated Cedar View and other entities have been using Normandy to get in and out. He asked if the City would help to get another entrance if they were to take over. Jacobson suggested that Ryan use his contacts at City Council and reminded him that the annexation will provide him with more representation.

Ritz asked if the city would absorb any liability with the one entrance issue in Normandy Hills. Shewchuk reported the one entrance is an existing issue the City did not cause and therefore his guess would be no extra liability would fall on the City. Ackley said he believes the City will not have an obligation until after they become a part of the city of Bellevue at which time they will take on any complaints or obligations.

Cain addressed the attendees to remind them the Planning Commission is only an advisory body to the City Council and none of them hold an elected office. She believes the residents in Normandy Hills are living in a nightmare with one access but the city may take on some responsibility after annexation. Cain pointed out Planning Commission can only make a recommendation to the City Council and they cannot control their decision. She stated the Planning Commission's position is not to make laws but to look out for the correct use of land and the health, safety, and welfare of people.

MOTION made by Casey, seconded by Perrin, to recommend APPROVAL of the request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue.

Chairman Jacobson is a resident of Lakewood Villages and therefore recused himself and left the room at 8:09 p.m. The meeting was turned over to Vice Chair Ritz.

John Lepak, 12010 South 49th Street, Bellevue, NE, was present to speak on this matter. Lepak is concerned the City does not have the resources needed to their SID. He wonders if the City will be able to hire enough employees to take care of all the public areas, maintain trees, snow removal (on streets and pathway/trails). Lepak stated he might support Lakewood Villages becoming a part of Bellevue if they would draw out the annexations over the next decade in an effort to be more prepared.

Sherry Fletcher, 11807 South 53rd Avenue, Bellevue, NE, was present on behalf of Lakewood Villages as SID Chair. Fletcher gave a brief overview of the amenities in Lakewood Villages (ie; tennis courts, trees, trails) the SID currently maintains. Her chief concern is whether the City of Bellevue will provide the services needed for continual maintenance.

George Hoyt, 11703 Lakeview Drive, Bellevue, NE, was present to speak on this matter. Hoyt mentioned the amenities he will receive as an annexed citizen of Bellevue. He stated he has no opposition to the annexation but also not in favor of it. Hoyt inquired as to why the homeowners are not given a choice to vote on the annexation either by placing it on the ballot for vote or by a survey.

Dale Richter, 4910 Coffey Street, Street, Bellevue, NE, was present to speak on this matter. Richter inquired about the outlots and what the City does with them. He mentioned there are about 700 properties and it would seem to be a lot of upkeep. He also mentioned a park with tennis courts and a covered shelter that can be reserved. He inquired how the Parks Department would maintain that area and protect it from vandalism. Richter expressed his main concern is that the City maintain the area in the same manner as the SID currently does.

Laura Mattuch, 4606 Crestview Drive, Bellevue, NE, was present to speak on this matter. Mattuch said Lakewood Villages is a self-sufficient neighborhood and she indicated the services currently provided will not be of the same caliber if the City of Bellevue takes over. She expressed her disbelief that taxes will go down but believes property value will. Mattuch stated they, Lakewood Villages, is not interested in being annexed.

Christopher Campbell, 11602 Bay Circle, Bellevue, NE, was present to speak on this matter. Campbell is concerned with a potential decrease in property value. He also stated his concern for whether or not the City of Bellevue will provide the same level of maintenance that is currently received.

Albert Zechmann, 4605 Lake Forest Drive, Bellevue, NE, was present to speak on this matter.

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 8

Zechmann mentioned all the amenities provided within Lakewood Villages especially the trails, which most of the residents use. His concern is if Bellevue will be to fix the problems that might occur.

Jean Ubbelohde, 4714 Lake Forest Drive, Bellevue, NE, was present to speak on this matter. Ubbelohde expressed her agreement with other residents that spoke before her. She stated her concern whether the schools would remain the same. Ubbelohde also said she wished the residents had a say.

Doug Johnson, 11903 South 47th Street, Bellevue, NE was present to speak on this matter. Johnson quoted a statement given at the beginning that Nebraska statute allow annexation without approval of the residents. His belief is that everyone should be able to vote and have a say in what is going on in their neighborhood. He also asked if the City of Papillion has been informed about the annexation. Shewchuk responded to say the cities of Bellevue, Papillion and LaVista have an agreement regarding boundaries and Bellevue is staying within the balance of that agreement. Shewchuk also pointed out that even though Lakewood Villages has a Papillion address, they are now and have always been in Bellevue's jurisdiction.

Robert Maxwell, 4714 Coffey St, Bellevue, NE was also present to speak on this matter. Maxwell asked if the City currently has a plan in place for snow plowing or if they plan to hire additional assistance. He mentioned a wetland that has become overgrown and asked if the current plan is to maintain and clean up that area. Maxwell commented on the quick response received at a time when he needed services from the City.

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

Ackley provided definition of an SID as a municipal entity, not a city or village, for purpose of a development that at some point will be annexed by the local jurisdiction. He stated by state statute, annexations are planned orderly growth. Ackley addressed the concern for maintenance of parks and bathrooms and suggested the HOA's make an agreement with the City to take over the maintenance. Ackley also addressed concern for change of school jurisdiction. He stated school boundaries are set and he does not believe that will change. John Lepac addressed Ackley to say they are only asking the City if they are ready to incorporate nine annexations. Lepac said they want to make sure they are being annexed responsibly.

Aerni asked about a fee charged for use of the bathrooms. Sherry Fletcher stated the fee goes to the neighborhood association and is the charge to join. Aerni suggest the neighborhood association work with the City on a solution to continue to pay the fee and the association can use the funds. He stated the funds can be used to offset the cost for the potential lack of services through the City of Bellevue.

MOTION made by Ackley, seconded by Perrin, to recommend APPROVAL of the request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

Jacobson returned to chambers at 8:43 p.m..

The Commission took a break from 8:43 p.m. to 8:50 p.m.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #208, Sunrise (Phases III and IV). Applicant: City of Bellevue.

William Exum, 9304 South 28th Street, Bellevue, NE, was present to speak on this matter. Exum asked about the parts of Sunrise on the map that was not highlighted and if it would be annexed. Shewchuk informed him this area of Sunrise has already been annexed. Exum had no further questions.

Arnold Adamski, 9703 South 27th Street, Bellevue, NE was present to speak on this matter. Adamski inquired whether the City would fix blown street lights after annexation. Shewchuk responded to say yes and he also stated OPPD has a number to call for street lights and the street department will address it as well. Shewchuk also suggested he contact the SID to call OPPD. Adamski asked if the City would take over street maintenance. Jacobson informed Adamski that OPPD has a street light app for the phone and street light outages can be reported there.

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 9

MOTION made by Casey, seconded by Cutsforth, to recommend APPROVAL of the request to annex SID #208, Sunrise (Phases III and IV). Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #215, Piper's Glen. Applicant: City of Bellevue.

Shewchuk reminded the Commission an email was received on this matter from Medley Oswald, a copy of which was provided.

Herbert Evers, 14404 South 29th Street, Bellevue, NE, was present to speak as the SID Clerk. He asked to please be annexed. He asked the Commission make a recommendation for further or more public safety.

Phil Eason, 13809 Kelly Drive, Bellevue, NE was present to speak on this matter. He stated it will be a good thing if snow removal, trash collection, and police either remain the same or improve. Eason asked if properties will be reassessed due to the annexation. Achkley stated they should not be reassessed as they are all part of the same county. Eason asked if the golf course and Schneekloth properties will be annexed. Shewchuk stated the two lots that are a part of the golf course are not in this SID but are part of the miscellaneous lots, the last item on the agenda that will be discussed. The Schneekloth property is an unincorporated area and not one that is included at this time. Eason asked for the policy on rodent and weed control. Shewchuk stated he is not aware of a city policy on rodent control but upon annexation residents can call the Code Enforcement office and they will give notices regarding weeds. Eason stated it seems the annexation will be good for the community.

Amanda Smart, 13809 Kelly Drive, Bellevue, NE was present to speak on this matter. She asked for clarification on whether or not they will be forced into an HOA after annexation. Shewchuk stated the City cannot force an HOA and the neighborhood will have to vote on that. Smart stated she keeps hearing talk about taxes and the money that Bellevue receive from the annexations. She asked if the annexation is being done for the betterment of everyone. Shewchuk said the Mayor has stated this is about making one community and bringing it together.

MOTION made by Aerni, seconded by Casey, to recommend APPROVAL of the request to annex SID #215, Piper's Glen. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #242, Cedar View. Applicant: City of Bellevue.

Shewchuk reminded the Commission an email was received on this matter from Leisa Rech in support of the annexation, a copy of which was provided.

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

MOTION made by Ackley, seconded by Cain, to recommend APPROVAL of the request to annex SID #242, Cedar View. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #269, Orchard Valley. Applicant: City of Bellevue.

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

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 10

MOTION made by Cutsforth, seconded by Ritz, to recommend APPROVAL of the request to annex SID #269, Orchard Valley. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #279, Spring Creek. Applicant: City of Bellevue.

Donald Glenn, 2108 Barbara Avenue, Bellevue, NE, was present to speak as SID Clerk. He inquired if there would be any plans to connect Spring Creek Drive and Gilmore Lake Road. Shewchuk stated upon annexation it will all become city streets but he does not know if it is currently in the street department's plans. Shewchuk stated through a subdivision agreement the SID was supposed to have taken care of this, however, it is no longer enforceable due to the length of time that has passed. He informed Glenn that the street department will put this into the six year road plan if it is deemed necessary to do so.

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

MOTION made by Casey, seconded by Cain, to recommend APPROVAL of the request to annex SID #279, Spring Creek. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #280, Kennedy Town Center. Applicant: City of Bellevue.

Shewchuk reminded the Commission an email was received on this matter from James and Rebecca Skinner in support of the annexation, a copy of which was provided.

Dan Dube, 7803 South 24th Street, Bellevue, NE was present to speak on this matter. He inquired if the Commission could recommend that the 10 acre undeveloped lot that is being annexed not be zoned for low income housing. He asked if the \$500 thousand ear marked for equipment is all the SID's combined. Shewchuk indicated that amount was the street departments report for all SID's combined. It details two pieces of equipment thought to be needed to continue to service the areas. Shewchuk stated the amount of \$500 thousand is for one department, street department only, and not the total for all departments. Dube asked if a one week postponement of the effective date could be considered in order to hold off until after elections.

Barb LeMoine, 7803 South 23rd Street, Bellevue, NE was present as the HOA president of SID #280. She asked how the vacant lot at the corner of 25th and Chandler is currently zoned and who will be responsible for mowing. She inquired about the City's policy regarding commercial vehicles like semi's parking on City streets and snow emergency even/odd parking. Casey reported the owner of the vacant lot at 25th and Chandler to be Kennedy Town Center LLC.

Linda Vermooten, 7904 South 22nd Avenue, Bellevue, NE was present as HOA Vice President of SID #280. Vermooten believes the Commission has discounted and shown no concern for individual property owners' questions regarding the annexations. She stated it appears the Commission is just a rubber stamp for the City and are unanimously passing everything in favor of the City. She also voiced concern property taxes will increase and not decrease with the annexation because the City needs to generate more money. Her final fear is the township continues to be surrounded with businesses and this is further increasing the crime rate in the area and depreciating the property value. Vermooten also noted that the doors in the building are not handicap accessible, they open the wrong way.

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

Shewchuk noted that the property on the corner of 25th and Chandler is currently zoned for apartments. He stated Code Enforcement can cite the owner of said property for lack of mowing after the SID has been annexed. Shewchuk stated the City does have regulations in place regarding the length and width of vehicles that can be parked in a residential area and this will be taken care of by Code Enforcement.

MINUTE RECORD

Bellevue Planning Commission Meeting, August 22, 2019, Page 11

Shewchuk informed everyone that City of Bellevue does not have odd/even snow days and snow emergencies are declared very rarely. SID #280 has the highest SID levy and will see a considerable drop in that portion of the tax bill. The development around the area as well as the undeveloped sections are zoned commercial. The multi-family residential located just north is the only exception.

Ackley stated this area was annexed then de-annexed to create an SID. Originally annexed because they were going to do a redevelopment plan and a TIF project; there was a lawsuit, the TIF went away, and the SID was created. Ackley stated, what occurred here is a good example why SID's are allowed under statute. They ultimately help development. He addressed Ms. Vermooten and others to say the vast majority of times, those that show up at hearings are those opposed to something. Ultimately the Commission is here to represent the other 50,000 members of the city that are paying for 25th St and Chandler Rd and other areas. Ackley said if there were a poll or vote on whether your SID should be part of this development there would be a lot of voices saying yes, why aren't they helping to pay for streets and other things as we are.

MOTION made by Ackley, seconded by Cutsforth, to recommend APPROVAL of the request to annex SID #280, Kennedy Town Center. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #289, Colonial Pointe at Fairview. Applicant: City of Bellevue.

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

MOTION made by Cain, seconded by Perrin, to recommend APPROVAL of the request to annex SID #289, Colonia Pointe at Fairview. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Lot 156, Pipers Glen; Lot 352, Oakhurst; Lot 36A2A, Pleasant Hill or Martin's Subdivision; Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue.

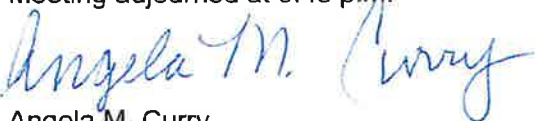
There was no one present to speak in favor of, or in opposition to this request. Jacobson closed the public hearing.

MOTION made by Cain, seconded by Perrin, to recommend APPROVAL of the request to annex Lot 156, Pipers Glen; Lot 352, Oakhurst; Lot 36A2A, Pleasant Hill or Martin's Subdivision; Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

A request was made for a volunteer to sit on the Board of Adjustment. Ms. Cain volunteered.

Meeting adjourned at 9:43 p.m.



Angela M. Curry
Planning Assistant

*6.
9/17/19

PAGE 1

CENTURY LINK	MONTHLY SERVICE-2019-8-22	13.96
GREATER BELLEVUE AREA CHAMBER OF COMMERCE	BOARD LUNCHESES	150.00
		<u>\$ 163.96</u>

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	36.06
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	61.22
CENTURY LINK	MONTHLY SERVICE-2019-8-22	27.01
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	2,109.96
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	62.26
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	123.77
		<u>\$ 2,420.28</u>

METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	145.69
		<u>\$ 145.69</u>

CENTURY LINK	MONTHLY SERVICE-2019-8-22	27.47
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	3,109.92
ERICKSON & SEDESTROM, PC	LEGAL FEES	12,341.10
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	62.26
SARPY COUNTY COURT	LEGAL FEES	34.00
		<u>\$ 15,574.75</u>

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	30.65
CENTURY LINK	MONTHLY SERVICE-2019-8-22	9.31
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	3,857.20
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	62.26
		<u>\$ 3,959.42</u>

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	27.04
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	95.21
CENTURY LINK	MONTHLY SERVICE-2019-8-22	13.96
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	3,924.30
INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS	RENEW MEMBERSHIPS	335.00
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	62.26
		<u>\$ 4,457.77</u>

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	46.86
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	90.49
CENTURY LINK	MONTHLY SERVICE-2019-8-22	67.64
GREAT PLAINS UNIFORMS	SAFETY BOOTS-J BOCKMAN	199.50
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	7,390.92
INDOFF	OFFICE SUPPLIES	246.26

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 2

FINANCE/RISK MANAGEMENT (cont'd)

INFOSAFE SHREDDING	SHREDDING SERVICE	30.00
MENARDS	CLEANING SUPPLIES FOR VEHICLE AUCTION	18.18
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	186.78
NEOFUNDS	REFILL POSTAGE METER-1510 WALL ST	2,000.00
TOTALFUNDS	REFILL POSTAGE METER-1500 WALL ST	1,000.00
		<hr/>
		\$ 11,276.63

LIBRARY

AMBER PASSEY	REIMB FOR MILEAGE	74.82
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	21.20
CENTER POINT LARGE PRINT	LARGE PRINT BOOK	263.64
CENTURY LINK	MONTHLY SERVICE-2019-8-22	46.53
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	107.39
CRYSTAL ANDERSON	REIMB LOCAL MILEAGE	19.94
DEMCO	SUPPLIES	79.07
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	6,285.69
INDOFF	OFFICE SUPPLIES	455.59
INGRAM LIBRARY SERVICES	BOOKS	2,668.63
IOWA LIBRARY ASSOCIATION	REGISTRATIONS FOR CONFERENCE	1,110.00
JOY BROWN	BOOK	15.00
KAPCO	BOOK SUPPLIES	169.17
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	156.16
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	249.02
OCLC INC	ON-LINE CATALOGING MONTHLY	1,357.52
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	2,177.47
SHOWCASES	VINYL CD ALBUMS	318.17
STAPLES ADVANTAGE	PRINTER SUPPLIES	42.30
		<hr/>
		\$ 15,617.31

ADMINISTRATIVE SERVICES

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	39.66
CATHEY RABBASS	REIMBURSE MILEAGE FOR TRAINING	30.16
CENTURY LINK	MONTHLY SERVICE-2019-8-22	65.03
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	10,800.78
INDUSTRIAL ORGANIZATIONAL SOLUTIONS	TESTING FOR CAPTAINS	6,590.00
INFOSAFE SHREDDING	SHREDDING SERVICE	30.00
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	87.33
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	280.17
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	2,457.28
		<hr/>
		\$ 20,380.41

PUBLIC WORKS

AMERICAN PUBLIC WORKS ASSOCIATION	MEMBERSHIP DUES	1,020.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	3.01
CENTURY LINK	MONTHLY SERVICE-2019-8-22	55.84
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	6,148.52
INDUSTRIAL SALES COMPANY	PARTS TO REPAIR FOUNTAIN - AHP	9,138.84
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	231.80
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	155.65
MIDWEST LABORATORIES	AHP LAKE TESTED FOR CONTAMINANTS	105.00

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 3

PUBLIC WORKS (cont'd)

NEBRASKA IOWA SUPPLY CO	FUEL FOR CITY VEHICLES	5,138.86
ONE CALL CONCEPTS	DIGGERS HOTLINE MONTHLY	754.99
SARPY CO REGISTER OF DEEDS	RECORDING FEE-EASEMENT	38.00
SARPY COUNTY TREASURER (FISCAL ADMINISTRATION)	GIS BILLING, JUL 2019-JUN 2020-AERIAL PHOTO	34,716.00
SUBURBAN NEWS ADV	LEGAL ADS	15.17
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	93.72
		<hr/>
		\$ 57,615.40

PARKS

A-RELIEF SERVICES	PORTABLE RESTROOM-SWANSON PARK	166.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	42.40
CENTURY LINK	MONTHLY SERVICE-2019-8-22	41.88
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	363.42
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-JUL 2019	7,255.35
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-AUG 2019	4,839.46
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	9,011.18
HUGHES MULCH PRODUCTS	MULCH	1,600.00
J & J SMALL ENGINE SERVICE	STRAIGHT TRIMMER, STIHL SAWS	784.00
MENARDS	CLEANING SUPPLIES	10.68
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	311.30
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	4,581.69
PAPILLION SANITATION	CODE DUMPSTER	529.56
PRECISE MRM LLC	POOLED DATA PLAN	25.61
TAB CONSTRUCTION	AMERICAN HEROES PARK-PHASE 6	346,577.59
THOMPSON, DREESSEN & DORNER	SPLASH PAD-LOOKINGGLASS HEIGHTS	3,000.00
TY'S OUTDOOR POWER & SERVICE	TRACTOR W/ATTACHMENTS	43,997.80
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	4,009.38
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
		<hr/>
		\$ 427,160.72

RECREATION

ADOLPH KIEFER AND ASSOCIATES	GUARD HIP PACKS	78.90
AQUA-CHEM	LOUNGE CHAIRS FOR POOLS	4,404.38
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	47.69
CAROLINE ERDMANN	REFUND FLAG FOOTBALL FEE	35.00
CENTURY LINK	MONTHLY SERVICE-2019-8-22	58.79
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	88.39
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	2,109.96
J & J SMALL ENGINE SERVICE	HANDHELD BLOWER, MOWER	791.00
LOU'S SPORTING GOODS	COMBO PITCHING MACHINE	2,695.00
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	62.26
MARGARET HARDEN	REFUND SPRING TRAINING FEE	10.00
MIDWEST IMPRESSIONS	SOCCER JERSEY	1,877.80
PAY-LESS OFFICE SUPPLY	FOLDING CHAIRS, TABLES	930.92
SABRA LIVESAY	REFUND FLAG FOOTBALL FEE	35.00
SAM'S CLUB DIRECT	CONCESSION SUPPLIES-INV 001801	4.78
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	284.29
WENDY WITKOVSKI	REFUND WEDDING DEPOSIT	350.00
WESTLAKE ACE HARDWARE	BUG KILLER, MOUSE TRAP	16.98
		<hr/>
		\$ 13,881.14

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 4

BUILDING MAINTENANCE

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	446.84
CENTURY LINK	MONTHLY SERVICE-2019-8-22	4.65
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	8,083.14
INTERSTATE POWER SYSTEMS, INC	GENERATOR MAINTENANCE	3,941.00
JACKSON SERVICES, INC	DOOR MAT SERVICES	163.88
KB BUILDING SERVICES	JANITORIAL SERVICE-SEPT 2019	10,708.50
MENARDS	TAPING KNIFE, MUD PAN,PRIMER, DRILL BITS, CLEANING SUPLIES	508.05
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	217.91
O'KEEFE ELEVATOR COMPANY	ELEVATOR MAINTENANCE	455.92
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	3,006.16
PLIBRICO REFRACTORY CONSTRUCTION	HALLWAY UNIT REPAIRS	411.00
THE HOME DEPOT PRO-SUPPLY WORKS	JANITORIAL SUPPLIES	878.70
TREES SHRUBS AND MORE	PLANTS	90.93
TRICO MECHANICAL SERVICES	AC MAINTENANCE-DIST 1	557.87
VOSS LIGHTING	JANITORIAL SUPPLIES	40.12
WESTLAKE ACE HARDWARE	LED, REFLECTOR, PAINT MIXER, MULCH, HEADLIGHT	460.89
		<hr/>
		\$ 29,975.56

CEMETERY

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	21.20
CENTURY LINK	MONTHLY SERVICE-2019-8-22	4.65
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	83.39
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	1,506.62
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	62.26
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	111.08
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	338.22
		<hr/>
		\$ 2,127.42

STREETS

ASP ENTERPRISES, INC	EROSION MATERIAL	336.00
ASPHALT & CONCRETE MATERIALS	ASPHALT	2,512.50
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	64.71
CARROLL CONSTRUCTION SUPPLY	WOOD STAKES, EDGER, FLOAT, BROOM	275.79
CENTURY LINK	MONTHLY SERVICE-2019-8-22	41.88
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	274.17
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-JUL 2019	(680.95)
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	40,212.78
INDEPENDENT SALT CO	DE-ICING SALT	9,303.84
LOGAN CONTRACTORS SUPPLY	SCRAPER BROOM, STAKES, BRICKS	2,390.63
LYMAN RICHEY SAND & GRAVEL	SAND-GRAVEL	2,794.09
MARTIN PRODUCTS SALES, LLC	BULK OIL	255.30
MENARDS	CONNECTOR, SWITCH, LUMBER, TAPE, LATH, TORCH KIT	135.95
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	933.90
METRO LEASING	LEASE 8698-STREET SWEEPER	9,587.45
METRO LEASING	LEASES 8724-AERIAL TRUCK, 8733 (2) INT'L TRUCKS	32,690.74
MIDWEST FENCE COMPANY	FENCE REPAIR	658.08
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	15,021.71
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-29	74,918.32

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 5

STREETS (cont'd)

OMNI	2019 OVERLAY PROJECTS	146,524.10
OMNI	ASPHALT	229.33
PRECISE MRM LLC	POOLED DATA PLAN	99.13
READY MIXED CONCRETE COMPANY	CONCRETE	23,313.93
SWAIN CONSTRUCTION, INC	CDBG PAVMENT IMP-FINAL	9,218.53
SWAIN CONSTRUCTION, INC	2019 CONCRETE PROJECTS-FINAL	8,854.37
THIELE GEOTECH	PAVEMENT EVALUATION-VIRGINIA AVE	3,652.00
TRAVELERS	LIABILITY CLAIMS	792.00
UNITED SEEDS	SUPER TURF MIXTURE	420.00
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	5,342.09
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	13.42
		<hr/>
		\$ 390,185.79

FLEET MAINTENANCE

911 CUSTOM, LLC	PARTS FOR NEW CRUISERS, SEAT BELTS	50,012.68
A + UNITED RADIATOR REPAIR	FILTERS	250.00
AA WHEEL & TRUCK SUPPLY, INC	HOOD CATCH	49.50
ALLIED OIL & TIRE COMPANY	BULK OIL	1,309.64
ASPEN EQUIPMENT CO	AEROSOL PAINT	156.69
AUTO VALUE PARTS - SOUTH OMAHA	TAIL LIGHT, DOOR HANDLES, GOGGLES, PARTS	394.60
AUTOMOTIVE WAREHOUSE DIST, INC	SUPPLIES, PARTS, EXHAUST, COUPLINGS	3,013.83
BAXTER CHRYSLER DODGE JEEP	INNER KIT, VAPOR SEAL, DETECTOR	528.78
BAXTER FORD	BUCKLE	102.88
BELLEVUE TIRE & AUTO SERVICE	TIRES	544.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	26.20
CAPE TRUCK ACCESSORIES	VENT SHADES	59.00
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	9.91
CENTURY LINK	MONTHLY SERVICE-2019-8-22	32.57
CORNHUSKER INTERNATIONAL TRUCKS	EVAPORATOR, CLAMPS, VALVES, GASKETS, EXHAUST SENSOR, SHIELD, BRAKE DRUMS	4,348.65
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	107.39
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-JUL 2019	790.82
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-AUG 2019	516.52
EDWARDS CHEVROLET-CADILLAC	HARNES	61.14
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	19,510.81
FACTORY MOTOR PARTS CO	DISC HUB, FOG LIGHT, RADIATOR, FAN CLUTCH	854.35
FARM PLAN	DRIVE TUBE, WING NUT, SCREWS, CHAIN LOOP, FILLER CAP	213.24
FLEET PRIDE	D-RINGS	88.20
GALVIN GLASS	REPLACE REAR WINDOW	427.43
GRAINGER	MIDGET FUSE	42.93
HOUSE OF MUFFLERS AND BRAKES	REPAIR TAIL PIPE	203.43
INTERSTATE BATTERIES	BATTERY	181.61
J & J SMALL ENGINE SERVICE	ANTI SCALP ROLLER, BULB, BLADE, MOTOR WHEELS, PUMP	1,918.21
JIM HAWK TRUCK TRAILERS	SEALS, VALVES, BRAKE CHAMGER, CLEVIS	348.53
JOSEPH ALLAN	REIMBURSE FOR CDL LICENSE	90.00
KELLY SUPPLY COMPANY	DISPOSABLE GLOVES	70.62
KRIHA FLUID POWER CO	FITTINGS	387.38
LIONS AUTOMOTIVE, I NC	COVER FOR H1	250.00

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 6

FLEET MAINTENANCE (cont'd)

MATHESON TRI-GAS INC	WELDING SUPPLIES	30.00
MENARDS	RUST REFORM, TOOLS, CALIPERS, CLAMPS, PAINT	792.07
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	466.95
MIDLANDS AUTO REPAIR	ALIGNMENT	140.00
NAPA AUTO PARTS	FILTERS, FAN CLUTCH, FITTINGS, OZZY JUICE	991.12
NEBRASKA ENVIRONMENTAL PRODUCTS	RECEIVER/DRIER, ROD ENDS, EVAP COIL	1,240.94
NEBRASKA IOWA INDUSTRIAL FASTENERS	DRILL BITS, WASHERS, DRILL BITS, SOCKETS	401.37
NMC EXCHANGE LLC	COUPLERS, WASHERS, IDLERS	1,487.82
NORTH CENTRAL AMBULANCE	BLOWER MOTOR	558.52
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	1,217.81
O'REILLY AUTOMOTIVE PARTS	BELT, BRAKE LINE, PARTS	288.44
P&M HARDWARE	SCALP ROLLER, SPANNER, NUTS, WHEEL, PULLEY	1,113.60
PURITAN MANUFACTURING	DOOR MATERIAL-ENG 21	448.00
QUALITY TIRES, INC	TIRES	230.00
SEAGRAVES FIRE APPARATUS, LLC	SEAT BELTS	489.13
SOUTHERN CARLSON, INC	WASHER SOAP	322.53
SPARTAN MOTORS USA, INC	SPRING PINS, SUSPENSION PINS	712.72
STATE STEEL	HOT ROLLED STRIP	369.38
SUPERIOR SIGNALS	HALOGEN CLEAR LAMPS	75.50
SUSPENSION SHOP	U-BOLTS, FRONT SPRINGS	1,433.36
TOOL SHED	CARBIDE TIP HOLE SAW, FLAP DISC, CHISELS, BLADES	560.69
TRUCK CENTER COMPANIES	DIFFERENTIAL	10.84
TURFWERKS	KEY SWITCH, SPACERS, BRACKET ASSEMBLY	725.78
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	635.35
WALKERS UNIFORM RENTAL	UNIFORM SERVICE	77.40
WAYTEK, INC	SOLENOIDS	189.16
WELDON PARTS INC	SLACK ADJUSTERS, CLEVIS KIT	242.79
WESTLAKE ACE HARDWARE	SUPPLIES	32.30
		<hr/>
		\$ 102,185.11

PLANNING

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	2.71
CENTURY LINK	MONTHLY SERVICE-2019-8-22	13.96
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	3,109.92
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	93.03
		<hr/>
		\$ 3,219.62

PERMITS & INSPECTIONS

BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	3.61
CENTURY LINK	MONTHLY SERVICE-2019-8-22	23.27
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	13,320.66
MARCO TECHNOLOGIES, LLC	COPIER EXPENSE	59.77
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	249.04
SHELL SUPER STORE	CAR WASH	7.50
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	710.50
		<hr/>
		\$ 14,374.35

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 7

POLICE/CODE ENFORCEMENT

BELLEVUE ANIMAL HOSPITAL	VET SERVICE	189.85
BELLEVUE PRINTING COMPANY	CODE ENFORCEMENT BOOKS	563.12
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	65.87
CAPITAL BUSINESS SYSTEMS, INC	COPIER EXPENSE	161.26
CENTURY LINK	MONTHLY SERVICE-2019-8-22	426.09
CITY OF LAVISTA	MEDICAL RECORDS FOR OIS	20.00
COLLISION FORENSIC SOLUTIONS	LEICA MAPS SOFTWARE	392.00
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	83.39
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-JUL 2019	1,495.86
CREATIVE RISK SOLUTIONS	NEW CLAIMS FEES-JUL 2019	250.00
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-AUG 2019	10,023.97
CULLIGAN OF OMAHA	BOTTLED WATER	287.80
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	134,089.37
ENTERPRISE FM TRUST	DEA VEHICLE LEASE-SEP 2019	521.58
FEDERAL EXPRESS CORPORATION	MAILING CHARGES	28.33
GALLO PROFESSIONAL POLYGRAPH SERVICES,	POLYGRAPH SERVICE	350.00
GARY FOSTER	BITE SUIT FOR K9 TRAINING	1,580.00
GENERAL FIRE & SAFETY CO	EXTINGUISHERS SERVICE	459.50
GOVDIRECT, INC	GETAC KEYBOARD INTERFACE, KEYBOARD	3,005.55
GREAT PLAINS UNIFORMS	HD SHOES, UNIFORMS, HONOR GUARD GEAR	3,666.50
INDOFF	OFFICE SUPPLIES	384.43
INFOSAFE SHREDDING	SHREDDING SERVICE	180.00
LP POLICE	LOCATE MONTHLY PLAN-AUG 2019	129.95
L-TRON CORP	E-CITATIONS PRINTERS	1,238.80
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	532.95
MENARDS	TENSION ROD, DIGITAL METER, POLE BREAKER, BRACKETS	156.42
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	3,581.14
PCS MOBILE	TABLET CONNECTIVITY	4,730.00
PROPHOENIX CORP	CONFERENCE FEES	1,050.00
SECRETARY OF STATE-NOTARY DIVISION	NOTARY FEE-FRANKS	30.00
TRAVELERS	LIABILITY CLAIMS	825.00
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	13,285.20
VERIZON WIRELESS	MONTHLY SERVICE-2019-8-23	120.03
WATERSHED, INC	RAIN SUITS FOR MOTORCYCLE OFFICERS	1,740.30
WESTLAKE ACE HARDWARE	LUMBER CRAYON, CAR POLISH, TAPE, TIRE GAUGES	189.51
		\$ 185,833.77

FIRE & RESCUE

AIRGAS USA, LLC	MEDICAL SUPPLIES	230.22
ANTHONY GIBILISCO	REIMB FOR PARAMEDIC EXAM	425.00
BLACK HILLS NEBRASKA GAS UTILITY	MONTHLY SERVICE-2019-9-3	54.64
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	6,405.90
CENTURY LINK	MONTHLY SERVICE-2019-8-22	118.61
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	576.95
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-JUL 2019	161.42
CREATIVE RISK SOLUTIONS	TPA LOSS FUNDING-AUG 2019	2,143.96
ED M FELD EQUIPMENT CO	AIRBAGS, GPM EDUCATOR, FIRE HOSES	13,616.03
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	65,631.33
GEARHART PLUMBING	REPAIR FIRE HYDRANT	6,250.00

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 8

FIRE & RESCUE (cont'd)

GREAT PLAINS UNIFORMS	UNIFORM ITEMS	710.50
HEATHER ADDISON	REIMB UNIFORM PANTS	112.32
INTERSTATE POWER SYSTEMS, INC	GENERATOR REPAIRS	7,217.75
JOHN MORENZ	REIMB BOOTS	127.87
JORDON FOSTER	REIMB FOR PARAMEDIC EXAM	425.00
KIDDE FIRE TRAINERS	TOWER PREVENTIVE MAINTENANCE	7,658.00
MATHESON TRI-GAS INC	METHANE, CALIBRATION	454.28
MENARDS	ELECTRICAL SUPPLIES, POLISH	135.36
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	1,903.92
MICHAEL TODD & COMPANY	TRAFFIC CONES FOR TRAINING SITE	1,254.46
NEBRASKA FURNITURE MART	MICROWAVES	538.00
NORTN CENTRAL EMERGENCY VEHICLES	REMOUNT OF BRAUN UNIT 5287	100,984.00
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	8,704.47
PHYSIO-CONTROL CORPORATION	DEFIB ANNUAL MAINTENANCE	5,184.00
RACOM CORPORATION	FIRE ALERTING SYSTEM	156,529.33
SANDRY FIRE DEPARTMENT	BUNKER GEAR	2,215.00
SAPP BROS PETROLEUM	PROPANE	430.55
SECURITY EQUIPMENT	SECURITY MONITORING SERVICE-SEP 2019	7,914.24
SECRETARY OF STATE-NOTARY DIVISION	NOTARY FEE-ADDISON	30.00
STRYKER SALES CORPORATION	MEDICAL SUPPLIES, MONITOR UPGRADE FOR EMS, AED'S	9,835.76
TROY NAWROCKI	REIMB FOR BACKGROUND CHECK	46.38
U.S. CELLULAR	MONTHLY SERVICE-2019-8-10	958.15
UNDERWRITERS LABORATORIES	PUMP TESTING	3,910.00
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	6,608.37
WESTLAKE ACE HARDWARE	GLOVES, CARRY STRAP, PADLOCK	121.81
ZIRMED, INC	MONTHLY PROFESSIONAL MGR FEE	130.20
ZOLL MEDICAL CORPORATION	AED CARRY CASE, FIRE RMS, RESCUE RMS	3,538.50
		\$ 423,292.28

NON-DEPARTMENTAL/CONTRACTS

CENTURY LINK	MONTHLY SERVICE-2019-8-19	414.86
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	430.81
GREATER BELLEVUE AREA CHAMBER OF COMMERCE	ECONOMIC DEVELOPMENT CONTRACT	3,000.00
LEAGUE OF NEBRASKA MUNICIPALITIES	LEAGUE MEMBERSHIP DUES-SEP 2019 TO AUG 2020	47,954.00
LOCKTON COMPANIES, LLC	WELLNESS CONSULTING FEE-AUG 2019	1,650.00
METRO AREA TRANSIT	MAT SERVICE-JUL 2019-2186 MILES	4,081.00
NE-DEPARTMENT OF REVENUE	WASTE REDUCTION AND RECYCLING FEE RETURN	25.00
		\$ 57,555.67

INFORMATION TECHNOLOGY

COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	56.93
CORE TECHNOLOGIES, INC	UC ADMINISTRATOR FEE	783.25
DELL MARKETING L.P.	NEW COMPUTERS	14,184.48
FIRST WIRELESS, INC	SUBCONTRACT REPAIR	560.00
FREEDOM COMMUNICATION TECHNOLOGIES	APCO TEST PHASE AND SOFTWARE	16,490.00
ILAND INTERNET SOLUTIONS	FEE	25.00
INTERSTATE ALL BATTERY CENTER	BATTERIES	372.00
PCS MOBILE	COMPUTERS FOR COMMUNICATIONS	9,025.60
SHI INTERNATIONAL CORP	MICROSOFT OFFICE SOFTWARE	3,435.84
TJ CABLE	LOCATES FOR IT	150.00
		\$ 45,083.10

MINUTE RECORD

CLAIMS FOR SEPTEMBER 17, 2019

PAGE 9

WASTEWATER

CENTURY LINK	MONTHLY SERVICE-2019-8-22	58.72
COX BUSINESS SERVICES	MONTHLY SERVICE-2019-8-23	83.39
CREATIVE RISK SOLUTIONS	NEW CLAIMS FEES-JUL 2019	250.00
CREATIVE RISK SOLUTIONS	NEW CLAIMS FEES-AUG 2019	187.18
EMPLOYEE BENEFITS SYSTEMS	HEALTH INSURANCE-SEP 2019	9,897.50
HANEY SHOE STORE	SAFETY BOOTS-WISSIG	158.99
HGM ASSOCIATES INC	QUAIL CREEK TOPO SURVEY	1,027.43
MATRIX BUSINESS SYSTEMS	COPIER EXPENSE	91.31
METLIFE-GROUP BENEFITS	DENTAL INSURANCE-SEP 2019	290.51
NAPA AUTO PARTS	WHEEL BATTERY CHARGER	169.99
NAPA AUTO PARTS	GLOVES, MOTOR OIL, CLEANER	149.79
NEUVIRTH CONSTRUCTION, INC	LIFT STATION AND MAIN FORCE	341,829.31
OMAHA PUBLIC POWER DISTRICT	MONTHLY SERVICE-2019-8-27	3,420.11
RMS UTILITIES SERVICES	ITRACKER FLOW MONITORING SERVICE-JUL 2019	3,600.00
US BANK VOYAGER FLEET SYSTEMS	FUEL FOR CITY VEHICLES-2019-9-26	2,945.04
		<hr/>
		\$ 364,159.27

FEDERAL FORFEITURES

VERIZON WIRELESS	MONTHLY SERVICE-2019-8-21	341.37
		<hr/>
		\$ 341.37

<u>TOTAL CLAIMS FOR SEPT 17, 2019</u>	<u>\$ 2,190,986.79</u>
<u>TOTAL PAYROLL FOR SEPT 6, 2019</u>	<u>\$ 956,550.14</u>

City of Bellevue Nebraska

7a.
9/17/19

Office of the Mayor PROCLAMATION

Green Bellevue 10 Year Anniversary

Whereas, We are proud to recognize the tenth anniversary of forming Bellevue's Green Team, which held its first public planning meeting on September 27, 2009; and

Whereas, then Mayor, Gary Mixan appointed Councilman Don Preister to form this green team to focus community efforts on enhancing environmental stewardship; and

Whereas, Green Bellevue was then Incorporated as a 501(c)(3) organization that has continuously met, planned, funded and conducted improvement projects and monthly, high-quality educational programs to benefit our city, the region and the world; and

Whereas, Green Bellevue recruits countless volunteers to plant and care for city gardens, organizes city clean-ups, rallies the community behind zero waste events, tirelessly promotes recycling to lighten our loads to the landfill, and more. Green Bellevue's leadership developed a tree ordinance with a Tree Board that raises funds and recruits volunteers who have planted over 1,100 city trees to date; and

Whereas, Green Bellevue is responsible for generating grants and services totaling to date \$3 million, out of which the annual Sarpy County Earth Day event was born and the Eastern Nebraska Veterans Home bio-retention gardens were planted and are maintained; and

Whereas, Green Bellevue has been recognized for its contributions, including the First Lady's Outstanding Community Service Award in 2011, Nebraska Wildlife Federation Conservation Organization of the Year in 2014 and was honored in 2018 by then Mayor Rita Sanders with the highest civic award our city bestows, the Jewell of Bellevue;

Now, Therefore, I Rusty Hike, Mayor of Bellevue, recognizing the significant value that our city receives from Green Bellevue, do hereby proclaim Friday, September 27, 2019 as Green Bellevue Day and I urge everyone to celebrate and to support a cleaner, Greener Bellevue.




Rusty Hike, Mayor



*8a.
9/17/19

CITY OF BELLEVUE
MAYORS OFFICE

1500 Wall Street – Bellevue, NE 68005 – (402) 293-3022

MEMORANDUM

TO: All Council Members
FROM: Mayor Rusty Hike
DATE: September 11th, 2019
SUBJECT: Appointment to the Design Review Board

Please consider the following for appointment to the Design Review Board.

Kathy Welch
2009 Fairview St
Bellevue, NE 68005

She will serve a three (3) year term.



*8b.

9/17/19

CITY OF BELLEVUE

CITY ADMINISTRATOR'S OFFICE

1500 Wall Street -- Bellevue, NE 68005 -- (402) 293-3022

MEMORANDUM

TO: All Council Members

FROM: Jim Ristow, City Administrator

DATE: September 13th, 2019

SUBJECT: Appointment to the Park Board Committee

Please consider the following for appointment to the Park Board Committee.

Robin Armani
1105 Bellevue Blvd
Bellevue, NE 68005
402-250-2440
Ward 1

Kelly Faiman
516 Ridgewood Dr
Bellevue, NE 68005
402-490-7761
Ward II

BJ Stussy
2803 Sheridan Rd
Bellevue, NE 68005
402-216-3362
Ward III

Jim Kresnik
4910 Glenmorrie Drive
Bellevue, NE 68157
402-731-2243
Ward V

Jim Ristow

From: Thomas Burns
Sent: Tuesday, September 3, 2019 10:06 AM
To: Jim Ristow
Subject: Fw: Parks Board
Attachments: Armani_BIO_Sep19.doc

Jim,

I pick Robin for the CPAB for Ward 1. Attached is a short bio. I am waiting on Paul Cook and Kathy Welch to submit the names of the individuals they choose. I followed up with them. Both need a couple more days. Bob and Don already sent you the names of the individuals they picked.

Thank you,

Thomas Burns

From: Armani, Elizabeth A. <Elizabeth.A.Armani@saic.com>
Sent: Tuesday, September 3, 2019 9:55:11 AM
To: Thomas Burns; Robin Armani
Subject: Re: Parks Board

Tom,
Here is a shorter bio for your consideration.
Robin

Robin Armani | SAIC
SAIC Fellow, Sr. Principal
elizabeth.a.armani@saic.com | Office: (402) 232-9913 | Cell: (402) 250-2440
elizabeth.a.armani@coe.ic.gov | TS-VOIP: 980-6050

From: Thomas Burns <thomas.burns@bellevue.net>
Sent: Monday, September 2, 2019 8:41 PM
To: Armani, Elizabeth A.; Robin Armani
Subject: Re: Parks Board

EXTERNAL EMAIL -- This message originates from outside of SAIC
Perfect, I will get this to Jim! Thank you Robin!

From: Armani, Elizabeth A. <Elizabeth.A.Armani@saic.com>
Sent: Monday, September 2, 2019 7:44:45 PM
To: Thomas Burns; Robin Armani
Subject: Re: Parks Board

Tom,

Ms. Robin Armani

Ms. Elizabeth “Robin” Armani is an engineering and technical services support contractor supporting U.S. Strategic Command in its role as the Operational Manager of several Joint Capability Technology Demonstrations designed to accelerate technology acquisition for the Department of Defense. She founded and led a corporate Fellows program for her employer, SAIC. Ms. Armani has experience in international business ventures, intelligence operations, and commercial remote sensing, and holds degrees in International Relations and Psychology. Ms. Armani was the Managing Director of an international joint venture software company. As a government civilian, she led a congressionally mandated Joint Program Office at the Defense Intelligence Agency. She has worked as a strategic planning and acquisition consultant, served on corporate boards, and testified to Congress in hearings leading to the commercialization of remote sensing. Ms. Armani also served as an Air Force officer with assignments at Headquarters Strategic Air Command and Headquarters USAF.

Here is a short Bio and a detailed resume.

Robin

Ms. Armani has extensive leadership and executive-level management expertise in international, commercial, and national security environments. Ms. Armani has 13 years specific experience in advanced technology program direction and broad government experience leading and supporting challenging Intelligence Community (IC) and Departments of Defense (DoD) analysis, operations, and technology development programs. She currently supports the Naval Research Laboratory, USSTRATCOM, Air Force Global Strike Command, and the Deputy Assistant Secretary of Defense (DASD), Research and Engineering in new capability and concept development and experimentation to meet joint warfighter requirements. Ms. Armani manages large, distributed teams that rapidly deliver new technical capabilities including autonomous, unmanned systems, and joint resilient communications solutions. She currently serves as program manager for several Joint Capability Technology Development programs that are in operational testing for military utility assessment. She delivers capabilities and concepts, briefings, and all documents required to successfully complete the programs. Ms. Armani has been employed by SAIC since 2003, and previously managed software start-ups in Europe. She also served in the U.S. Air Force and as a government civilian at the Defense Intelligence Agency. She graduated from Syracuse University with a dual B.A. in International Relations and Psychology. She is married to Mike Christensen of Bellevue NE, and they have three grown children.

Thanks,
Robin

Robin Armani | SAIC
SAIC Fellow, Sr. Principal
elizabeth.a.armani@saic.com | Office: (402) 232-9913 | Cell: (402) 250-2440
elizabeth.a.armani@coe.ic.gov | TS-VOIP: 980-6050

From: Thomas Burns <thomas.burns@bellevue.net>

Sent: Friday, August 30, 2019 4:03 PM

To: Robin Armani

Cc: Armani, Elizabeth A.

Subject: Re: Parks Board

EXTERNAL EMAIL -- This message originates from outside of SAIC

Well, I'll need a little bio of you. I'll submit your name to our mayor and Cory administrator. On this board we will be reviewing the parks master plan and making recommendations to the Council. The board will meet the first Wednesday of every month.

From: Robin Armani <robina3@aol.com>

Sent: Thursday, August 29, 2019 5:58:06 AM

To: Thomas Burns

Cc: elizabeth.a.armani@saic.com

Subject: Re: Parks Board

Tom,

Yes- I would be honored to support you. How can I help?

Copying to my work email so you can reach me on a more timely basis. I don't have my cell phone at work.

Robin

Sent from my iPhone

On Aug 28, 2019, at 20:28, Thomas Burns <thomas.burns@bellevue.net> wrote:

Robin,

Hope all is well. The City Council has created a City Parks Advisory Board. I will be the Chair of this board. Also, I would like you to be one of the people who sits on this board. Is this something that you are interested in doing? Please let me know as soon as you can.

Thank you,

Thomas Burns

<7a.pdf>

This communication (including any attachments) may contain information that is proprietary, confidential or exempt from disclosure. If you are not the intended recipient, please note that further dissemination, distribution, use or copying of this communication is strictly prohibited. Anyone who received this message in error should notify the sender immediately by telephone or by return email and delete it from his or her computer.

This communication (including any attachments) may contain information that is proprietary, confidential or exempt from disclosure. If you are not the intended recipient, please note that further dissemination, distribution, use or copying of this communication is strictly prohibited. Anyone who received this message in error should notify the sender immediately by telephone or by return email and delete it from his or her computer.

Jim Ristow

From: Bob Stinson
Sent: Thursday, August 22, 2019 11:27 PM
To: Rusty Hike
Cc: Jim Ristow
Subject: Fw: Bio
Attachments: Kelly J Faiman Bio.pdf

Kelly J. Faiman will be my pick for Ward 2 for the City Parks Advisory Board. His Bio is attached.

From: Kelly J. Faiman <k_faiman@yahoo.com>
Sent: Thursday, August 22, 2019 10:54 PM
To: Bob Stinson
Subject: Bio

Hopefully this is all you need. Let me know if you need anything else.

Thanks.

Kelly J. Faiman

The information contained in the e-mail message is private, confidential, and may be protected from disclosure; please be aware that any other use, printing, copying, disclosure or dissemination of this communication may be subject to legal restriction or sanction. If you think that you have received this e-mail message in error, please reply to the sender.

Kelly J. Faiman has been a resident of Bellevue for 34 years. Kelly is a graduate from Bellevue West High School and earned his degree from the University of Nebraska at Omaha. For the last seven years, Kelly has worked for Riddell All-American Sports as a Sales Representative for Nebraska and Eastern Iowa. Prior to working at Riddell, Kelly worked for Hauff Sporting Goods in Omaha, Nebraska for fifteen years as a Sales Representative. Kelly is also a varsity official for the Nebraska Schools Athletic Association in football (15 years), basketball (18 years) and track starter (12 years) and is a member of the Nebraska High School Officials Association. Kelly volunteers his extra time helping the Boomer Esiason Foundation (Cystic Fibrosis) coordinating the Dave Rimington Football Camps in Omaha for the last 20 years and is also a member of the Rimington Trophy Committee, which is awarded annually to the most outstanding center in college football. Kelly volunteers as a basketball and football assignor of officials for 5 local school districts. Kelly also worked for the Bellevue Parks and Recreation Department for several years maintaining the ball fields in the summer while attending UNO. Kelly was also in charge of the Bellevue Men's Softball league for 15 years. Kelly is married to his wife Mindy of twenty-one years and she is currently a teacher for Bellevue Public Schools. Kelly has a daughter, Anna who is currently attending the Bellevue Public Schools.

Jim Ristow

From: Paul Cook
Sent: Thursday, September 5, 2019 7:30 PM
To: Thomas Burns
Cc: Jim Ristow
Subject: City Parks Advisory Committee member

Councilman Burns,

I have selected the following individual to be a member of this committee.

BJ Stussy
2803 Sheridan Road
Bellevue, NE 68123

She is honored to serve on this committee. She can be reached at 402-216-3362.

Thanks for asking for my input for this very important group, who have a very important responsibility.

I am not sure how this information is going to be placed on our council agenda. I am suggesting these names be placed on a memo and the memo be addressed to Mayor Hike, all council members and Mr. Ristow. Similar to what Lisa Rybar does for other committees and task forces.

Again thanks,
Paul Cook

Jim Ristow

From: Don Preister
Sent: Monday, September 2, 2019 3:16 PM
To: Jim Ristow; Thomas Burns
Cc: Paul Cook
Subject: Fw: Kresnik Brief Resume

Dear Jim,

Please see the below bio for Jim Kresnik, who I recommend for the representative from the Ward 5, newly created Bellevue Parks Advisory Board. With all of his career Parks experience, Jim brings a wealth of resources to the group. I look forward to the Council approval of all 5 candidates and the subsequent park improvement recommendations they develop. Thank you.

Don Preister
Bellevue City Council, Ward 5
Green Bellevue
www.greenbellevue.org
www.facebook.com/Green.Bellevue
don.preister@bellevue.net
402-733-6660

From: JIM KRESNIK <jkresnik1@cox.net>
Sent: Monday, September 2, 2019 3:01 PM
To: Don Preister
Subject: Fwd: Kresnik Brief Resume

----- Original Message -----

From: JIM KRESNIK <jkresnik1@cox.net>
To: Don.Priester@Bellevue.com
Cc: jkresnik1@cox.net
Date: September 2, 2019 at 12:22 PM
Subject: Kresnik Brief Resume

Don, thanks for the opportunity to serve on the Bellevue Parks & Recreation Advisory Board. Also, thank you for considering me and putting my name forward.

James B. Kresnik
4910 Glenmorrie Drive
Omaha, Nebraska 68157
Telephone, (402) 731-2243

PERSONAL DATA:

Birth, March 13, 1940, Married, One daughter and twin sons and two grand sons

EDUCATION:

SS Peter & Paul Grade School, 1953

St. Joseph High School, 1957

University of Omaha, 1967

US Army Administration School, Fort Ord, CA

Numerous Managerial Training Classes and Programs, City of Omaha

MILITARY SERVICE:

US Army, 1963-1965, Ft. Leonardwood, MO, Ft. Ord, CA, Incheon, Korea, ChunCheon, Korea, Ft. Knox, KY , Honorable Discharge

EMPLOYMENT:

City of Omaha, Recreation Coordinator, Recreation Manager, Parks & Recreation and Public Property Director, 1969-2000, Currently Retired

Wilson & Co. , Burroughs Corp., US Army, Armour & Co., Cooper Construction, US Postal Service, Nebraska Sportservice

HISTORY OF RESPONSIBILITIES, CITY OF OMAHA PARKS & RECREATION DEPARTMENT:

Recreation Centers, Ice Arenas, Founded the Music in the Parks Program, 1970, Natural Science Day Camps, Building Commission Plaza Member, Senior Citizens, Flag Football, Parochial School Cooperative Program, Recreation Major Internship Program, Special Events, Septemberfest Committee, SumFun/Sounds of Spring Music Program, Swimming Pools, Coordinate construction and planning of new recreation facilities and coordinate remodeling and rebuilding of swimming pools, senior citizen centers, Trap & Skeet Range, Recreation Administration & Planning, Safety Committee Advisor

MEMBERSHIPS IN PROFESSIONAL ORGANIZATIONS:

National Recreation & Park Association

American Camping Association

Nebraska Recreation & Park Association

Honorary Lifetime Member, Omaha Musicians Association, Local 70-558

Amateur Hockey Association of the United States

Omaha Hockey Hall of Fame Board

Outland Trophy Awards Banquet Board

American Legion, St. Mihel Post 331

National Federation of Croatian Americans, Board, Washington D. C.

Planning Board of Commissioners, Sarpy County

Original Member Bellevue Parks & Recreation Master Plan

Bellevue Civil Service Commission Member and Chairman

Don, if you need additional information or a clarification of the aforementioned, please advise. Thanks again for the consideration. I'll be in Croatia until the night of Sept. 18, then in Pittsburgh, Sept. 21-25 and in Phoenix, October 15-December 5th.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	9/17/19	AGENDA ITEM TYPE:
SUBMITTED BY: Susan Kluthe, City Clerk		SPECIAL PRESENTATION
		LIQUOR LICENSE
		ORDINANCE
		PUBLIC HEARING
		RESOLUTION
		CURRENT BUSINESS
		OTHER (SEE CLERK)

SUBJECT:

Application for Sickies ND, Inc., dba "Sickies Garage Burgers & Brew" for a Class "I" Liquor License to sell beer, wine, and distilled spirits at 1203 Cornhusker Road, Bellevue and Robert Wendt as Manager

SYNOPSIS:

Recommendation to approve the application of Sickies ND, Inc., dba "Sickies Garage Burgers & Brew" for a Class "I" liquor license to sell beer, wine, and distilled spirits, on sale only, at 1203 Cornhusker Road, Bellevue and for Robert Wendt as Manager

FISCAL IMPACT:

Yearly licensing fee of \$765

BUDGETED ITEM: ☐ YES ☒ NO

PROJECT # & TRACKING INFORMATION:

n/a

RECOMMENDATION:

The application has been reviewed and feedback has been given (see attached Police, Planning & Clerk reports). Request Council recommendation to approve.

BACKGROUND:

Applications are sent directly to the Nebraska Liquor Control Commission by the applicant then forwarded on the City Clerk's Office by the Nebraska Liquor Control Commission. The Clerk publishes a hearing notice and the application is reviewed by the Police, Planning, and Clerk and then submitted to the City Council for review and recommendation, and then forwarded to the Nebraska Liquor Control Commission for final approval (if there are no issues).

ATTACHMENTS:

- 1 Clerk's Report
- 2 Police Report
- 3 Planning Report

- 4 Application
- 5
- 6

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

Administrator

A. Bruce Robbins
[Signature]
[Signature]

**LIQUOR LICENSE APPLICATION REPORT
CITY OF BELLEVUE
PLANNING DEPARTMENT**

DATE OF CITY COUNCIL PUBLIC HEARING: September 17, 2019

DATE REPORT DUE TO CITY CLERK: September 6, 2019

APPLICANT: Sickies ND, Inc. dba "Sickies Garage Burgers & Brews"

ADDRESS: 1203 Cornhusker Road, Bellevue 68123

REQUESTED ACTION: Recommendation for Approval of a Class "I" Liquor License to sell beer, wine, and distilled spirits, On Sale Only, at 1203 Cornhusker Road, in Bellevue.

BACKGROUND: New Application for on sale only

IS THIS LOCATION WITHIN THE CITY LIMITS OF BELLEVUE? Yes

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

EXISTING ZONING: BG (General Business)

WILL ZONING ALLOW A LIQUOR LICENSE? Yes

EXISTING LAND USE: Commercial/Vacant

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

ADJACENT LAND USE AND ZONING:

NORTH: Cornhusker Rd right-of-way

SOUTH: Commercial, BG-PCO

EAST: Commercial, BG

WEST: Self Storage Facility, MH

DISTANCE FROM SCHOOL (if applicable): n/a

DISTANCE FROM COLLEGE (if applicable): n/a

DISTANCE FROM CHURCH (if applicable): n/a

IMMEDIATE NEIGHBORHOOD/AREA LAND USES: This property is part of a commercial district along the south side of Cornhusker Road, which includes a mix of restaurant and retail uses.

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

ANALYSIS OF NEIGHBORHOOD EFFECTS:

TRAFFIC: There is no traffic impact expected.

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

PEDESTRIAN: There is no pedestrian impact expected.

NOISE: There is no noise impact expected.

LIGHTING: There is no lighting impact expected.

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

APPLICATION FOR LIQUOR LICENSE
AND CORPORATE MANAGER

POLICE REPORT

DATE OF COUNCIL MEETING: 09/17/19 Due to City Clerk: 9-6-19

APPLICANT: Sickies ND, Inc. dba "Sickies Garage Burgers and Brews"

LOCATION/ADDRESS: 1203 Cornhusker Road, Bellevue 68123

REQUESTED ACTION: Recommendation for approval of a Class "I" Liquor License to sell beer, wine and distilled spirits, On Sale Only, at 1203 Cornhusker Road AND for Robert Wendt as Manager.

INDIVIDUALS TO BE CHECKED:

<u>Name & Address</u>	<u>D.O.B.</u>	<u>S.S.N.</u>
Robert Wendt 5921 North 145 th Street, Omaha 68116		
Driver's License Number: _____		

Kori Wendt 5921 North 145 th Street, Omaha 68116		
Driver's License Number: _____		

COMMENTS:

Approved 8-21-19
Capt. [Signature]

LIQUOR LICENSE APPLICATION REPORT

City Clerk

APPLICANT: Sickies ND, Inc. dba "Sickies Garage Burgers & Brews"

LOCATION/ADDRESS: 1203 Cornhusker Road, Bellevue

REQUESTED ACTION: Recommendation for Approval of a Class "I" Liquor License to sell beer, wine, and distilled spirits, On Sale Only, at 1203 Cornhusker Road, in Bellevue, AND for Robert Wendt as manager.

DATE APPLICATION RECEIVED: 08/19/19

FINAL DATE HEARING CAN BE HELD (45 days from receipt): 09/19/19

DATE ADVERTISED (not less than 7 nor more than 14 days): 08/21/19/19

CURRENT NUMBER OF LICENSES:

Class A (Beer on sale only): 1

Class B (Beer off sale only): 0

Class C (Alcoholic liquor, on and off sale): 23

Class D (Alcoholic liquor, off sale only): 35

Class I (Alcoholic liquor on sale only): 30

Class K (Catering License with Class B, C or D license): 4

Class X (Wholesale Liquor) 1

TOTAL 94

**APPLICATION FOR LIQUOR LICENSE
CHECKLIST - RETAIL**

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

RECEIVED		
AUG 08 2019		
NEBRASKA LIQUOR CONTROL COMMISSION		
Hot List: YES/NO	New/Replacing #	
Class Type	123260	Initial KJ

Applicant name Sickies ND, Inc.

Trade name Sickies Garage Burgers & Brews


Previous trade name N/A

Contact email address kerry@starmarkhospitality.com

Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

*Assembly
Training*

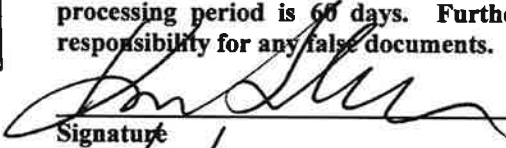
*Kenneth
@Keg & notecage 8/8/19*

Office use only	PAYMENT TYPE CK 134555
AMOUNT: 400	
Received: <i>jm</i>	 1900009269

RECEIVED

1. ☒ Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures". See Form 147 for further information, this form **MUST** be included with your application.
2. ☒ Enclose application fee of \$400 (nonrefundable), check made payable to the Nebraska Liquor Control Commission or you may pay online at PAYPORT.
3. ☒ Enclose the appropriate application forms;
 - Individual License (requires insert form 1)
 - Partnership License (requires insert form 2)
 - Corporate License (requires insert form 3a & 3c)
 - Limited Liability Company (LLC) (requires form 3b & 3c)
4. ☒ If building is being leased send a copy of signed lease. Be sure the lease reads in the name of the individual(s), corporation or Limited Liability Company (LLC) making application. Lease term must run through the license year being applied for.
5. ☒ If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
6. N/A If buying the business of a current liquor license holder:
 - a. Provide a copy of the purchase agreement from the seller (must read applicants name)
 - b. Provide a copy of alcohol inventory being purchased (must include brand names and container size)
 - c. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
7. N/A If requesting to operate on current liquor license; enclose Temporary Operating Permit (TOP) (Form 125).
8. N/A Enclose a list of any inventory or property owned by other parties that are on the premises.
9. ☐ For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
 - a. For residency enclose proof of registered voter in Nebraska
 - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
 - c. See guideline for further assistance
10. ☒ Corporation or Limited Liability Company (LLC) must enclose a copy of articles of incorporation; as filed with the Secretary of State's Office.
11. ☒ Submit a copy of your business plan.

I acknowledge that this application is not a guarantee that a liquor license will be issued to me, and that the average processing period is 60 days. Furthermore, I understand that all the information is truthful and I accept all responsibility for any false documents.


Signature

7/5/19
Date

**APPLICATION FOR LIQUOR LICENSE
RETAIL**

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

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

RETAIL LICENSE(S)

Application Fee \$400 (nonrefundable)

- ☐ A BEER, ON SALE ONLY
☐ B BEER, OFF SALE ONLY
☐ C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE
☐ D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
☒ I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
☐ J LIMITED ALCOHOLIC LIQUOR, OFF SALE - MUST INCLUDE SUPPLEMENTAL FORM 120
☐ AB BEER, ON AND OFF SALE
☐ AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
☐ IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

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

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

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

CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

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

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

Name Benjamin J. Pick Phone number: 402-397-5500

Firm Name Pansing Hogan Ernst & Bachman LLP

PREMISES INFORMATIONTrade Name (doing business as) Sickies Garage Burgers & BrewsStreet Address #1 1203 Cornhusker Road

Street Address #2 _____

City BelleuveCounty SarpyZip Code 68123

Premises Telephone number _____

Business e-mail address kerry@starmarkhospitality

Is this location inside the city/village corporate limits:

YES

☒

NO

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

Name Kerry FernholzStreet Address #1 4612 Amber Valley Pkwy

Street Address #2 _____

City FargoState NDZip Code 58104**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED
READ CAREFULLY**

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

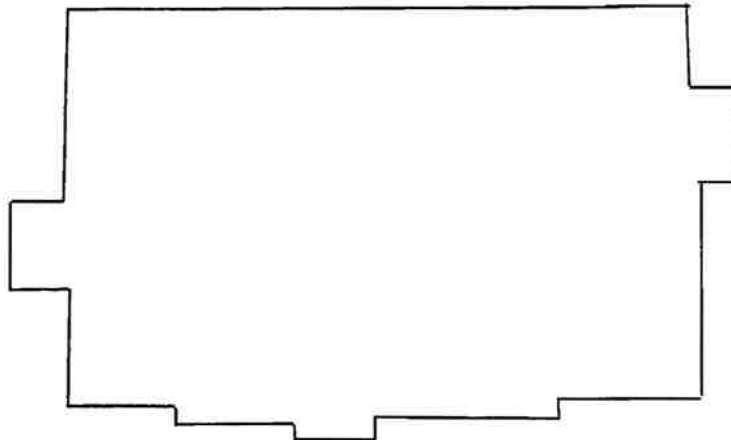
****For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms**

Building: length 100 x width 60 in feetIs there a basement? Yes _____ No ☒

If yes, length _____ x width _____ in feet

Is there an outdoor area? Yes ☒ No _____If yes, length 50 x width 12 in feet

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



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

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

☒ YES ☐ NO

If yes, please explain below or attach a separate page

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Leland A. Swanson	9/2002	Fargo, ND	Speeding	Paid fine
Leland A. Swanson	1/2012	Fargo, ND	Speeding	Paid fine

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

☐ YES ☒ NO

If yes, give name of business and liquor license number _____

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

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

☐ YES ☒ NO

If yes, give name and license number _____

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

☐ YES ☒ NO

If yes:

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

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

_____ YES ☒ NO

If yes, list the lender(s) _____

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

✓ _____ YES ☒ NO

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

No silent partners

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

✓ _____ YES ☒ NO

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

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

✓ _____ YES ☒ NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)

Provide letter of support or opposition, see FORM 134 – church or FORM 135 - campus

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

_____ YES ☒ NO

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

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

✓ **Western State Bank a) Kerry Fernholz**

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

✓ **Please see attached.**

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

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

NLCC certified training program completed:

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

List of NLCC certified training programs

Experience:

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

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

☒ Lease: expiration date September 30, 2020
☐ Deed
☐ Purchase Agreement

14. When do you intend to open for business? September 30, 2019

15. What will be the main nature of business? Restaurant & Bar

16. What are the anticipated hours of operation? 11 am - midnight

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

RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE						
APPLICANT: CITY & STATE	YEAR FROM TO		SPOUSE: CITY & STATE	YEAR FROM TO		
Kerry Fernholz: 1603 Round Hill Dr. Fargo, ND	2015	Present	Mary Fernholz: 603 Round Hill Dr. Fargo, ND	2015	Present	
Kerry Fernholz: 3810 Street S. Fargo, ND	2008	2015	Mary Fernholz: 3810 Street S. Fargo, ND	2008	2015	
Leland Swanson: 12 Broadway N., Fargo, ND	2005	Present				
Kenneth Harris: Las Vegas, NV	2013	Present	Maureen Harris: Las Vegas, NV	2013	Present	
Kenneth Harris: Los Angeles, CA	1979	2013	Maureen Harris: Los Angeles, CA	1979	2013	

If necessary attach a separate sheet.

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

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

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

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


Signature of Applicant

Kerry Fernholz

Print Name


Signature of Spouse

Mary Fernholz

Print Name

Signature of Applicant

Kenneth Harris

Print Name

Signature of Spouse

Maureen Harris

Print Name

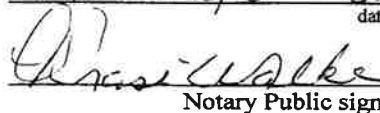
ACKNOWLEDGEMENT

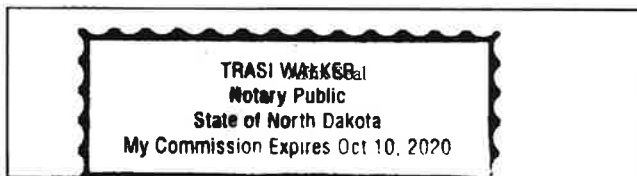
State of North Dakota

County of Cass

The foregoing instrument was acknowledged before me this

22nd day of July 2019 by Kerry Fernholz Mary Fernholz
date name of person(s) acknowledged (individual(s) signing)


Notary Public signature



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

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

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

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

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

Signature of Applicant

Kenneth Harris

Print Name



Signature of Applicant

Kenneth Harris

Print Name

Signature of Spouse

Maureen Harris

Print Name



Signature of Spouse

Maureen E Harris

Print Name

ACKNOWLEDGEMENT

State of Nevada
County of Clark

The foregoing instrument was acknowledged before me this

8/06/2019

date

by

Kenneth Harris & Maureen Harris

name of person(s) acknowledged (individual(s) signing)



Notary Public signature



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

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

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

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



Signature of Applicant

Leland Swanson

Print Name

Signature of Spouse

N/A

Print Name

Signature of Applicant

Print Name

Signature of Spouse

Print Name

ACKNOWLEDGEMENT

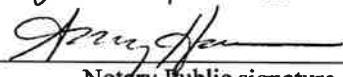
State of North Dakota

County of Cass

The foregoing instrument was acknowledged before me this

24th of July 2019
date

by Leland Swanson
name of person(s) acknowledged (individual(s) signing)



Notary Public signature



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

**APPLICATION FOR LIQUOR LICENSE
CORPORATION
INSERT - FORM 3a**

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

Office Use

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

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

Attach copy of Articles of Incorporation (must show electronic stamp or barcode receipt by Secretary of States Office)

Name of Registered Agent: Kerry Fernholz

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

Sickies ND, Inc.

Corporation Address: 4612 Amber Valley Pkwy

City: Fargo State: ND Zip Code: 58104

Corporation Phone Number: 701-478-2040 Fax Number: 701-478-4030

Total Number of Corporation Shares Issued: 50,000

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

Last Name: Fernholz First Name: Kerry MI: J

Home Address: 1603 Round Hill Dr City: Fargo

State: ND Zip Code: 58104 Home Phone Number: 701-261-7857

[Signature]
Signature of President/CEO

ACKNOWLEDGEMENT

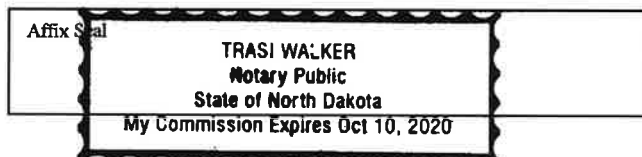
State of ~~Nebraska~~ NORTH DAKOTA
County of CASS

The foregoing instrument was acknowledged before me this

22nd day of JULY 2019

by Kerry Fernholz
name of person acknowledge

Date [Signature]



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

Last Name: **Fernholz** First Name: **Kerry** MI: **J**

Social Security Number: _____ Date of Birth: _____

Title: **President/Shareholder** Number of Shares **7500**

Spouse Full Name (indicate N/A if single): **Mary B. Fernholz**

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: **Swanson** First Name: **Leland** MI: **A**

Social Security Number: _____ Date of Birth: _____

Title: **Shareholder** Number of Shares **20,000**

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

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: **Harris** First Name: **Kenneth** MI: _____

Social Security Number: _____ Date of Birth: _____

Title: **Shareholder** Number of Shares **12,500**

Spouse Full Name (indicate N/A if single): **Maureen Harris**

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: **Upton** First Name: **Scott** MI: **D**

Social Security Number: _____ Date of Birth: _____

Title: **Vice President/Shareholder** Number of Shares **7500**

Spouse Full Name (indicate N/A if single): **Alicia Upton**

Spouse Social Security Number: _____ Date of Birth: _____

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

Last Name: Fernholz First Name: Nicholas MI: J

Social Security Number: _____ Date of Birth: _____

Title: Shareholder Number of Shares 2500

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

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

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

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

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

Spouse Social Security Number: _____ Date of Birth: _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Title: _____ Number of Shares _____

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

Spouse Social Security Number: _____ Date of Birth: _____

Is the applying corporation controlled by another corporation/company?

☐ YES

☒ NO

If yes, provide the following:

- 1) Name of corporation _____
- 2) Supply an organizational chart of the controlling corporation named above
- 3) Controlling corporation **MUST** be registered with the Nebraska Secretary of State, copy of articles must be submitted with application §53-126

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

Starting Date: January _____

Ending Date: December _____

Is this a Non-Profit Corporation?

☐ YES

☒ NO

If yes, provide the Federal ID # _____

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

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**

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

Office Use

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

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


Signature of NON-PARTICIPATING SPOUSE

Mary Fernholz

Print Name


Signature of APPLICANT

Kerry Fernholz

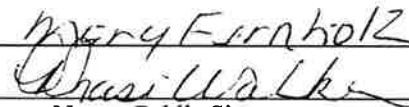
Print Name

State of North Dakota, County of Cass

The foregoing instrument was acknowledged before me

this 22nd day of July 2019
(date)

by Mary Fernholz
Name of person acknowledged
(Individual signing document)


Notary Public Signature

State of North Dakota, County of Cass

The foregoing instrument was acknowledged before me

this 22nd day of July 2019 (date)

by Kerry Fernholz
Name of person acknowledged
(Individual signing document)


Notary Public Signature

TRASI WALKER
Notary Public
State of North Dakota
My Commission Expires Oct 10, 2020

TRASI WALKER
Notary Public
State of North Dakota
My Commission Expires Oct 10, 2020

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

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**

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

Office Use

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

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

Maureen Harris
Signature of NON-PARTICIPATING SPOUSE

Maureen Harris

Print Name

Nevada
State of Nebraska, County of Clark

The foregoing instrument was acknowledged before me
this 06/13/2019 (date)

by Maureen Ellen Harris
Name of person acknowledged
(Individual signing document)

Kathryn Caceres
Notary Public Signature

Kenneth Harris
Signature of APPLICANT

Kenneth Harris

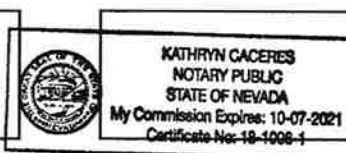
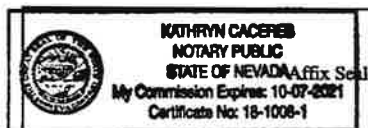
Print Name

Nevada
State of Nebraska, County of Clark

The foregoing instrument was acknowledged before me
this 06/13/2019 (date)

by Kenneth Lee Harris
Name of person acknowledged
(Individual signing document)

Kathryn Caceres
Notary Public Signature



Affix Seal

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

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**


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


Office Use

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

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



Signature of **NON-PARTICIPATING SPOUSE**

Alicia Upton

Print Name



Signature of **APPLICANT**

Scott D. Upton



Print Name

State of ND, County of _____

Cass The foregoing instrument was
acknowledged before me this

23rd day of July, 2019

(date) Name of person acknowledged
by (Individual signing document)





Notary Public Signature

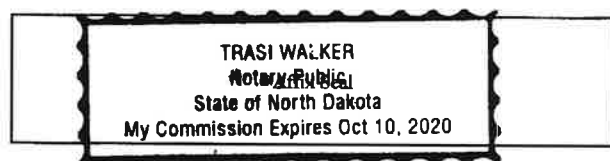
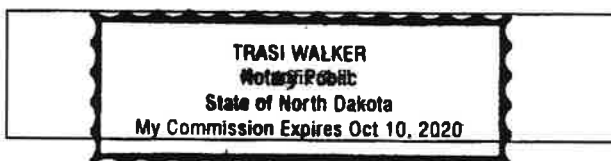
State of ND, County of Cass

The foregoing instrument was acknowledged before me
this 23rd day of July, 2019 (date)

by SCOTT UPTON
Name of person acknowledged
(Individual signing document)



Notary Public Signature



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

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**

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

Office Use

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

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



Signature of **NON-PARTICIPATING SPOUSE**
Jessica Fernholz

Print Name



Signature of **APPLICANT**
Nicholas Fernholz

Print Name

State of ND, County of Cass

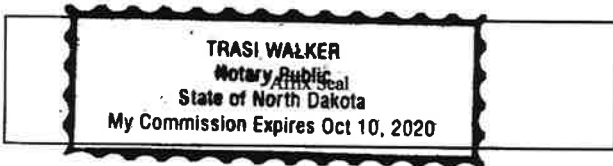
The foregoing instrument was acknowledged before me

this 18th day of July, 2019
(date)

Jessica Fernholz
Name of person acknowledged
by (Individual signing document)



Notary Public Signature



State of ND, County of Cass

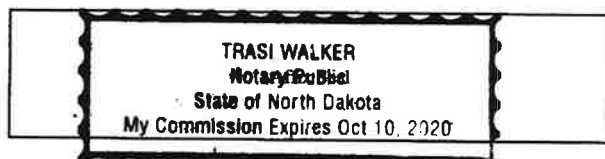
The foregoing instrument was acknowledged before me

this 18th day of July, 2019 (date)

by Nick Fernholz
Name of person acknowledged
(Individual signing document)



Notary Public Signature



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

**MANAGER APPLICATION
INSERT - FORM 3c**

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

Office Use

RECEIVED

AUG 08 2019

NEBRASKA LIQUOR
CONTROL COMMISSION

MUST BE:

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

Name of Corporation/LLC: Sickies ND, Inc.

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

Premise Trade Name/DBA: Sickies Garage Burgers & Brews

Premise Street Address: 1203 Cornhusker Road

City: Bellevue County: NE Zip Code: 68123

Premise Phone Number: _____

Premise Email address: kerry@starmarkhospitality.com

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

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

147

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

Last Name: WENDT First Name: ROBERT MI: E

Home Address: 5421 NORTH 145TH STREET

City: OMAHA County: DOUGLAS Zip Code: 68116

Home Phone Number: (402) 910-8003

Driver's License Number & State: NEBRASKA

Social Security Number: _____

Date Of Birth: _____ Place Of Birth: STURGEON BAY, WISCONSIN

Email address: WENDTROBERTE @ GMAIL.COM

☒ YES ☐ NO

Spouses Last Name: WENDT First Name: KORI MI: S

Social Security Number: _____

Driver's License Number & State: _____

Date Of Birth: _____ Place Of Birth: COLORADO

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
OMAHA, NE	13	19	OMAHA, NE	13	19
COLUMBUS, NE	2000	13	COLUMBUS, NE	2000	13

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2015	2019	VALENTINO'S	TOMY MESSINEO	(402) 434 - 9370
2012	2015	APPLEBEES	JEREMY ADLER	(402) 850 - 0916

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

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

☒ YES ☐ NO

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

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
ROBERT WENDT	06/2018	LINCOLN, NE	INATTENTIVE DRIVING	FINE
↓	11/2007	COLUMBUS, NE	D.U.I.	FINE / SUSPENSION
	5/1986 ???	WHITENATER, WI	D.U.I.	FINE / SUSPENSION

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

☐ YES ☒ NO

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

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

☒ YES ☐ NO

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

*NLCC Training Certificate Issued: YES Name on Certificate: ROBERT WENDT

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
ROBERT WENDT	07/2019	RESPONSIBLE BEVERAGE SERVICE
	3/16	RBST - EXPIRED TRAINING
	7/12	TIPS TRAINED / EXPIRED
	2002	CERTIFIED TIPS TRAINER EXPIRED
	2002	TIPS TRAINED / EXPIRED

*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
ROBERT WENDT GENERAL MANAGER	12/15 - 6/19	VALENTINOS - LINCOLN & OMAHA, NE
ROBERT WENDT REST. MANAGER	6/12 - 12/15	APPLEBEES - COLUMBUS, PA OMAHA, NE. COUNCIL BLUFFS, IA.
ROBERT WENDT DIRECTOR OF F&B.	11/99 - 6/12	NEW WORLD INN / R+K POWERS COLUMBUS, NE.

5. Have you enclosed form 147 regarding fingerprints?

☒ YES ☐ NO

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

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

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

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

Robert Wendt

Signature of Manager Applicant

SEE SPOUSAL AFFIDAVIT
OF NON PARTICIPATION

Signature of Spouse

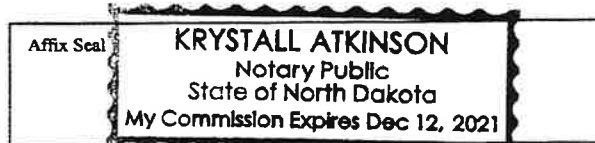
ACKNOWLEDGEMENT

State of ~~Nebraska~~ North Dakota
County of Burleigh

The foregoing instrument was acknowledged before me this

July 23, 2019 date by Robert Wendt
NAME OF PERSON BEING ACKNOWLEDGED

Krystall Athinson
Notary Public signature



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

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**

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

Office Use

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

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

Kori S. Wendt
Signature of **NON-PARTICIPATING SPOUSE**

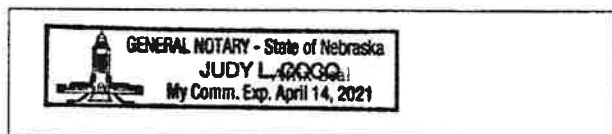
Kori Wendt
Print Name

State of Nebraska, County of Douglas

The foregoing instrument was acknowledged before me
this July 25, 2019 (date)

by Kori S. Wendt
Name of person acknowledged
(Individual signing document)

Judy L. Coe
Notary Public Signature



Signature of **APPLICANT**

Print Name

State of Nebraska, County of _____

The foregoing instrument was acknowledged before me
this _____ (date)

by _____
Name of person acknowledged
(Individual signing document)

Notary Public Signature



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

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**

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

Office Use

RECEIVED

AUG 08 2019

**NEBRASKA LIQUOR
CONTROL COMMISSION**

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

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

Signature of **NON-PARTICIPATING SPOUSE**

Print Name

State of Nebraska, County of _____

The foregoing instrument was acknowledged before me
this _____ (date)

by _____
Name of person acknowledged
(Individual signing document)

Notary Public Signature

Affix Seal

Signature of **APPLICANT**

Print Name

State of North Dakota, County of Burleigh

The foregoing instrument was acknowledged before me
this July 23, 2019 (date)

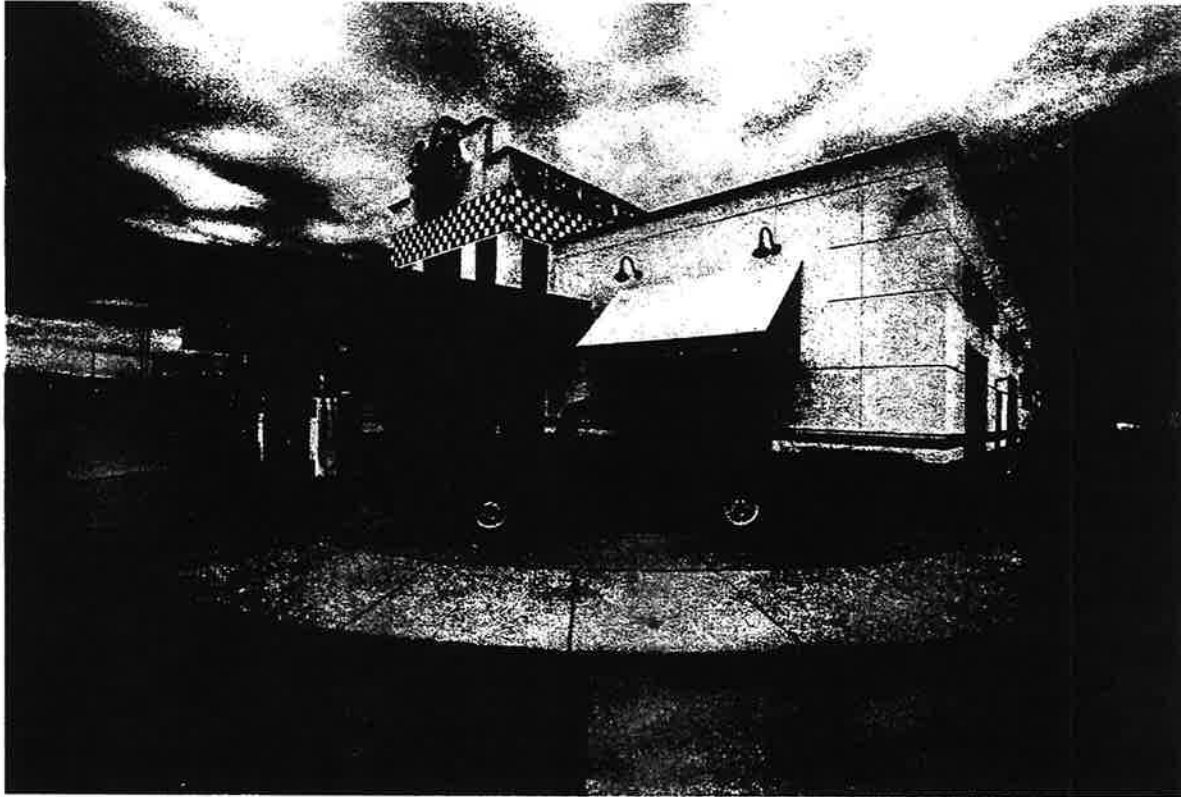
by Robert Wendt
Name of person acknowledged
(Individual signing document)

Notary Public Signature

KRYSTALL ATKINSON
Notary Public
State of North Dakota
My Commission Expires Dec 12, 2021

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

SICKIE'S GARAGE



BUSINESS PLAN

BACKGROUND

Sickie's Burger and Brew Garage ("Sickie's") is a blue collar garage-themed restaurant featuring 50 hand crafted burgers and 50 craft beers on tap. Freshly ground, hand formed burgers are the main product followed by wings, ribs and an interesting array of appetizers and sides.

The typical Sickie's has 30-40 video screens and is very popular for sporting events. Sickie's is positioned as a neighborhood casual themed restaurant and has great appeal for families, visitors and business travelers.

Sickie's currently has five other locations (Fargo, ND, Bismarck ND, Sioux Falls, SD, East Grand Forks, MN and Rapid City, SD) averaging revenue in excess of \$3 million per location with an approximately 77%/24% food/alcohol mix. The typical Sickie's has 200-300 seats in 4700-7000 sq. ft.

CONCEPT

Sickie's restaurants are themed as a 1960's small town repair shop for cars, trucks and motorcycles. The theme carries throughout with bare concrete floors; distressed wooden chairs, tables and booths; artifacts; entrance; and mechanics uniforms for the servers. The gift shop offers a wide array of logo T shirts, hoodies and hats.



The food is served on stainless plates, platters and trays to further maintain the casual theme. The menu entrees all include a choice of 9 sides. The lunch specials also include a beverage. The entrees are grouped by price point starting at \$6.99 going to \$15.99. The average check for dinner is \$16 and lunch \$12.

The menu offers 50 exotic burgers which feature various combinations of patties, cheese, buns, other meats and toppings. The top 10 burgers represent 50% of the

total sold. The menu items periodically rotated to keep our offerings fresh and exciting. Sickies is also known for its award winning wings which are its number two selling category behind burgers. The ratio of burgers to wings in 3-1.

The typical bar is rectangular with three sides featuring 16 to 26 seats and a bar back with 50 craft beers on tap visible to the customers. The top 5 beers represent 50% of the beer sales. The bar also sells wine, shots and cocktails. The bar area is surrounded with high tops and tables.



The service is friendly and casual but highly efficient to maintain the targeted labor cost. The floor managers constantly monitor the tables and guest reactions to immediately deal with any potential problems.

The back of the house is well engineered to enable the cooks to rapidly and efficiently assemble the various burger combinations, sides and other items. The burgers are all cooked on Taylor electronic grills which enable the burgers to be automatically cooked 8 at a time from rare to well in 70 seconds to seal in the juices. This enables the runners to get the hot food to the tables in 15 minutes from the time the order is placed.

The menu also features wings, salads, sandwiches, ribs, chicken and fish. The offerings also include specials on steaks, wagu burgers and other items to round out the to build the dinner daypart. The appetizers and sides are a mix of traditional items and unique retro items that fit the Sickie's theme. Among the best sellers are tater tots, deep fried pickles, mac and cheese, onion rings and cheese curds. The dessert offering features large portions to share. Old fashion Malts are very popular as well as our "adult malts".

CUSTOMER BASE

Sickie's appeals to a neighborhood blue collar clientele looking for a basic American casual meal in the \$15-\$20 price range in a fun environment. It has strong appeal to young adults looking for a meal or an evening out with friends, families dining early or on the weekend, business travelers interested in a meal or sporting event and seniors taking advantage of the senior promotion. The customer mix is 48% male and 52% female.

In college towns Sickie's is very popular with students gathering for food, beer and sporting events. Sickie's does some takeout and local delivery depending upon the location. The wings are a popular takeout item.

DAYPARTS

The typical Sickie's day is broken into four service sectors: lunch; happy hour; dinner; and late night. The dinner service is typically where customer volume is the largest, often times fueled by early dining families and very busy weekends. Lunch service volume generally depends upon the location.

MARKETING

Sickie's generally opens with an "bang" and holds onto 70-75% of its opening volume a year later. Sickie's maintains its customer count and sales from repeat business, word of mouth and limited local listing advertising. Sickie's may use billboards near the location to draw attention to the restaurant. Sickie's maintains a website (sickiesburgers.com) with contact links to each location. Sickie's has a strong social media presence and uses Facebook and Twitter to communicate with its customer base and Yelp for its reviews.

Sickie's has a loyalty program that awards points that can be converted to menu cash and free menu items. The loyalty program enables Sickie's to communicate with its customers via e mail and social media and offer promos to reactivate customers. The loyalty program discounts amounts to 2.0% of sales.

Depending upon the location, Sickie's may offer college and service industry promotions. Sickie's has season broadcasting passes for NFL, NHL, NBA, NCAA and MLB and draws patrons and groups for sporting events and weekend football.

GENERAL FINANCIAL MODEL

Based on performance at its existing locations, Sickie's estimates the following financial performance for new locations.

Annual Revenue: \$3,500,000

Food Cost: 30.5%

Liquor Cost: 24.5%

Gross Margin 68.5%

Total Labor Cost 32.0%

Marketing 4.2%

Operating Expenses 12.7%

Rent & Depr 8.5%

Store Margin 11.1%

SITE SELECTION

Sickie's locations are currently located in communities with populations ranging from 80,000 in East Grand Forks to 200,000 in Fargo. Current locations are remodels of former casual food establishments and are generally located in locations with good residential and commercial business. The typical remodel runs \$500,000-\$700,000 for construction and FF&E.

SICKIES PRINCIPALS AND MANAGEMENT

Sickie's has a very experienced management team with an excellent track record in building, operating and managing chain restaurants to achieve budgeted sales and profits. Sickie's ownership group include industry veterans as well as private equity investors. Day to day operations are led by Sickie's co-founders Kerry Fernholz and Scott Upton. Both Kerry and Scott have over 15 years managing casual theme restaurant chains and casual restaurants. Another owner, Mr. Ken Harris, has spent 17 years working for the WR Grace Restaurant Group as CFO, COO and CEO, and was previously the CFO/COO of the House of Blues. Mr. Harris was also CEO of Swanson Heath Products, Managing Director of Kayne Anderson Capital Advisors and CEO of Universal Screen Arts. This wealth of experience in the ownership group has served Sickie's and its customers well, and is a key asset as Sickie's looks to expand into new markets.

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	June 18, 2019	AGENDA ITEM TYPE:
		SPECIAL PRESENTATION <input type="checkbox"/>
		LIQUOR LICENSE <input checked="" type="checkbox"/>
		ORDINANCE <input type="checkbox"/>
		PUBLIC HEARING <input type="checkbox"/>
		RESOLUTION <input type="checkbox"/>
		CURRENT BUSINESS <input type="checkbox"/>
		OTHER (SEE CLERK) <input type="checkbox"/>

SUBJECT:

Application of Willow Springs Bottling Co. Inc. dba "Cornhusker Beverage Mart" for a Special Designated Liquor License.

SYNOPSIS:

Recommend approval of Willow Springs Bottling Co. Inc. dba "Cornhusker Beverage Mart" a Special Designated Liquor License at 1000 Galvin Road, Bellevue University, John Muller Building (Lower Level) on Tuesday, October 8, 2019, from 2:00 p.m. to 7:00 p.m. for Bellevue University Symposium.

FISCAL IMPACT:

One Day License Fee - \$40.00

BUDGETED ITEM: ☐ YES ☒ NO

PROJECT # & TRACKING INFORMATION:

--

RECOMMENDATION:

The Police have reviewed the application and given feedback (see attached). Request Council to make a recommendation to the NLCC.

BACKGROUND:

Special Designated Liquor License (SDL's) Applications are turned in directly to the City Clerk's Office. They are reviewed by the Police, submitted to the City Council for review and recommendation, and then forwarded to the Nebraska Liquor Control Commission for issuance (if there are no issues).

ATTACHMENTS:

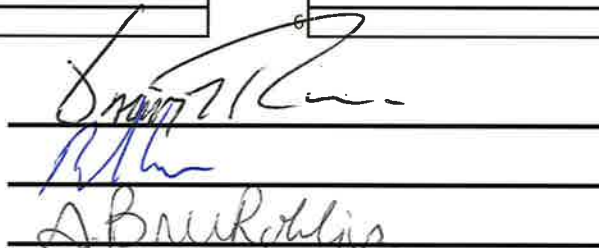
1 Application	4
2 Police Report	5
3	6

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:



**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

Willow Springs Bottling Co. Inc. DBA Cornhusker Beverage Mart

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

8510 K Street, Omaha 68127, Douglas County #1

Retail Liquor License Address or Non-Profit Business Address

CK 117309

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s):

10/8/19

Event Start Time(s):

2pm

Event End Time(s):

7pm

Alternate Date: None

Alternate Location Building & Address: None

Event Building Name: Bellevue University, John Muller Building Lower Level

Event Street Address/City: 1000 Galvin Road, Bellevue NE 68005

Indoor area to be licensed in length & width: 80' X 100'

Outdoor area to be licensed in length & width: X (Diagram Form #109 must be attached)

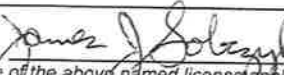
Type of Event: Bellevue University Symposium Estimate # of attendees: 75

Type of alcohol to be served: Beer ☒ Wine ☒ Distilled Spirits ☒
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Jim Sobczyk Event Contact Phone Number: 402-216-4168

Event Contact Email: info@cornhuskerbeverage.com

*Signature Authorized Representative:



Printed Name James J Sobczyk

I declare that I am the authorized representative of the above named licensee applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of OR County of approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

Susan Kluthe

From: Nicole Bourquin <info@cornhuskerbeverage.com>
Sent: Tuesday, September 10, 2019 10:19 AM
To: Susan Kluthe
Subject: Application for one day permit
Attachments: Scan0497.pdf

See attached for one application for a Special Designated License.
10/8/2019 at Bellevue University
Reply so I know you received this.
Please let us know when it will be heard at the City Council.

Jim Sobczyk
Cornhusker Beverage Mart
8510 K Street
Omaha, Nebraska 68127
402-331-5404
www.cornhuskerbeverage.com

From: Susan Kluthe [mailto:Susan.Kluthe@bellevue.net]
Sent: Wednesday, June 5, 2019 11:01 AM
To: Nicole Bourquin
Subject: RE: Application for one day permit

That is correct! Our regular meetings are now on the 1st & 3rd Tuesdays of each month.

Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005

From: Nicole Bourquin <info@cornhuskerbeverage.com>
Sent: Wednesday, June 5, 2019 8:49 AM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: RE: Application for one day permit

Tuesday the 18th, correct?

From: Susan Kluthe [mailto:Susan.Kluthe@bellevue.net]
Sent: Tuesday, June 4, 2019 5:04 PM
To: Nicole Bourquin
Subject: RE: Application for one day permit

I received your application. It will be heard at the next regular meeting, June 18th @ 6:00. The Council is requesting now for someone to be in attendance, in case of any questions.

**APPLICATION FOR A
SPECIAL DESIGNATED LIQUOR LICENSE**

POLICE REPORT

DATE OF COUNCIL MEETING: 9.17.19 Due to City Clerk: As soon as you can

APPLICANT: Willow Springs Bottling Co., Inc. dba "Cornhusker Beverage Mart"

LOCATION/ADDRESS: 1000 Galvin Road, Bellevue University, John Muller Bldg
(lower level), Bellevue 68005

REQUESTED ACTION: Approval to recommend approving a Special Designated Liquor
License for Willow Springs Bottling Co., Inc. dba "Cornhusker Beverage Mart", 1000 Galvin
Road, Bellevue University, John Muller Bldg (lower level), Bellevue 68005, for the Bellevue
University Symposium, on Tuesday, October 8, 2019, from 2:00 p.m. to 2:00 a.m.

COMMENTS:

Approved 9-11-19
Capt DA Stankovich

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	September 17, 2019	AGENDA ITEM TYPE:
SUBMITTED BY: Susan Kluthe, City Clerk	SPECIAL PRESENTATION	<input type="checkbox"/>
	LIQUOR LICENSE	<input checked="" type="checkbox"/>
	ORDINANCE	<input type="checkbox"/>
	PUBLIC HEARING	<input type="checkbox"/>
	RESOLUTION	<input type="checkbox"/>
	CURRENT BUSINESS	<input type="checkbox"/>
	OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

SDL Application --Olde Towne Tavern

SYNOPSIS:

SDL Application for Olde Towne Tavern during Oktoberfest at 107 West Mission Avenue, Beer Garden on October 5, 2019, from 12:00 p.m. to 2:00 a.m.

FISCAL IMPACT:

\$40 fee payable to City

BUDGETED ITEM: ☐ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

RECOMMENDATION:

Recommend approval of the SDL for Olde Towne Tavern during Oktoberfest at 107 West Mission Avenue, Beer Garden on October 5, 2019, from 12:00 p.m. to 2:00 a.m.

BACKGROUND:

Special Designated Liquor License (SDLs) Applications are turned in directly to the City Clerk's Office. They are reviewed by the Police, submitted to the City Council for review and recommendation, and then forwarded to the Nebraska Liquor Control Commission for issuance (if there are no issues).

ATTACHMENTS:

1	Application	4	
2	Police Report	5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:



**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

OLDE TOWNE TAVERN LLC

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

107 W. MISSION AVENUE, BELLEVUE, NE 68005

Retail Liquor License Address or Non-Profit Business Address

106694

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s): 10-5-19

Event Start Time(s): 12:00 NOON

Event End Time(s): 2:00 A.M.

Alternate Date: NA

Alternate Location Building & Address: NA

Event Building Name: OLDE TOWNE TAVERN

Event Street Address/City: 107 W. MISSION AVENUE, BELLEVUE, NE 68005

Indoor area to be licensed in length & width: 25 X 150

Outdoor area to be licensed in length & width: 60 X 60 (Diagram Form #109 must be attached)

Type of Event: OKTOBERFEST Estimate # of attendees: 50-75

Type of alcohol to be served: Beer ☒ Wine ☒ Distilled Spirits ☒
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Greg Sokolik Event Contact Phone Number: 402-305-9091

Event Contact Email: gsokolik@cox.net

*Signature Authorized Representative: Greg Sokolik Printed Name Greg Sokolik

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ **OR** County of _____ approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

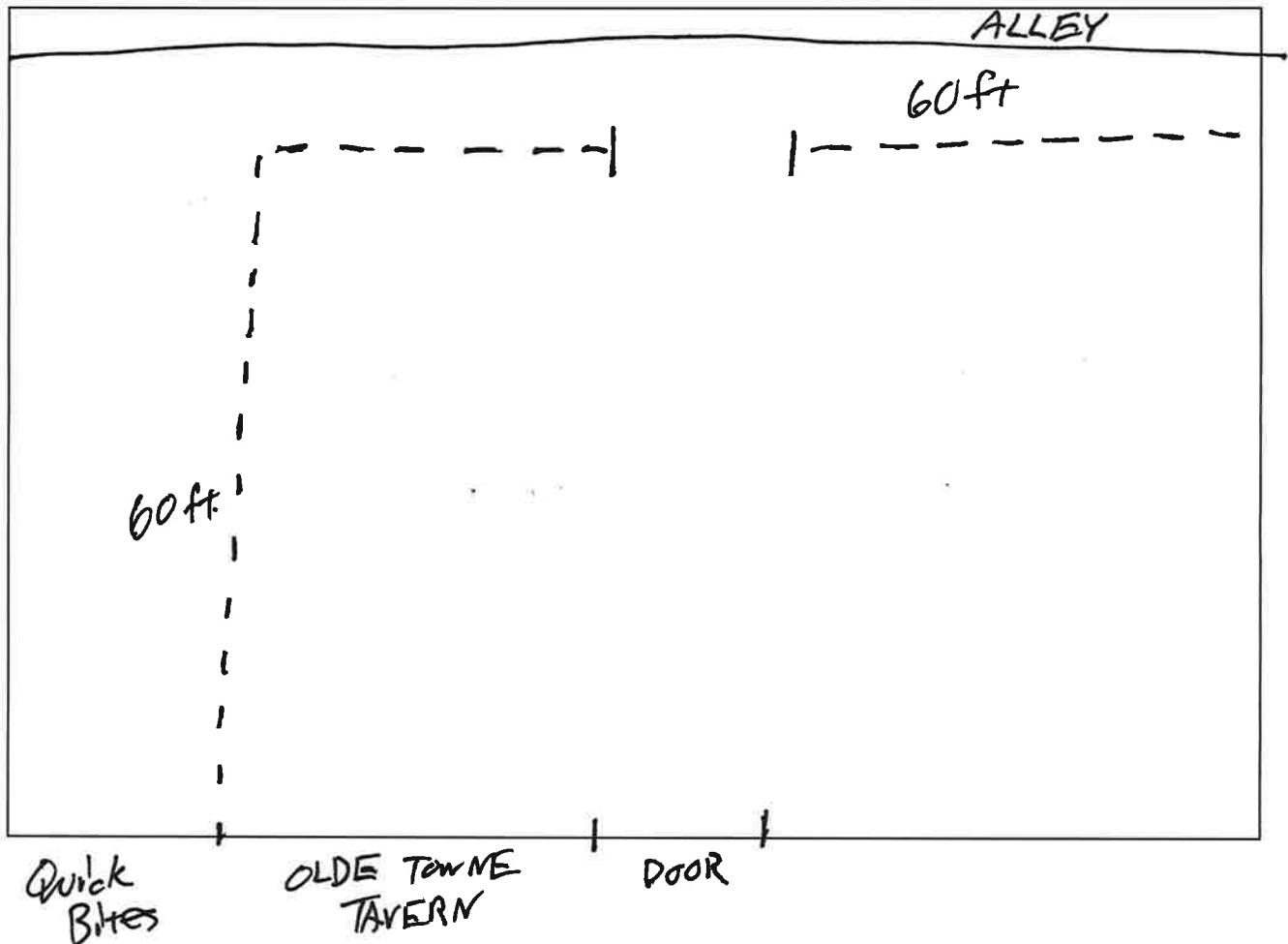
Date

OUTDOOR AREA DIAGRAM

HOW AREA WILL BE PATROLLED Employees

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS TO LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET
- DOUBLE FENCING IS REQUIRED FOR ALL NON-PROFIT ORGANIZATIONS UNLESS FORM #140 IS FILED WITH THIS FORM AND IS APPROVED BY THE COMMISSION
- RETAILER LIQUOR LICENSE HOLDERS ARE NOT REQUIRED TO DOUBLE FENCE, ALTHOUGH MEASURES NEED TO BE TAKEN TO SECURE THE AREA

DIAGRAM OF PROPOSED AREA:



**APPLICATION FOR A
SPECIAL DESIGNATED LIQUOR LICENSE**

POLICE REPORT

DATE OF COUNCIL MEETING: 9.17.19 Due to City Clerk: As soon as you can

APPLICANT: Olde Towne Tavern LLC, dba "Olde Towne Tavern"

LOCATION/ADDRESS: 107 W. Mission Avenue, Bellevue 68005

REQUESTED ACTION: Approval to recommend approving a Special Designated Liquor License for Olde Towne Tavern, LLC, dba "Olde Towne Tavern, Bellevue 68005, for Oktoberfest on Saturday, October 5, 2019, from 12:00 p.m. to 2:00 a.m.

COMMENTS:

Approved 9-11-19
Capt. [Signature]
I spoke w/ Mr. Sobolite & he will not have live
music late into the evening.

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

12a.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED
Tammi Palm, Land Use Planner		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #67 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT:	\$ 0.00	BUDGETED FUNDS?	N/A	GRANT/MATCHING FUNDS?	N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
			INSURANCE REQUIRED		
CIP PROJECT NAME:			CIP PROJECT NUMBER:		
MAPA NAME(S):			MAPA NUMBER(S):		
STREET DISTRICT NAME(S):			STREET DISTRICT NUMBER(S):		
ACCOUNTING DISTRIBUTION CODE:			ACCOUNT NUMBER:		

RECOMMENDATION:

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

ATTACHMENTS:

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

4	
5	
6	

SIGNATURES:

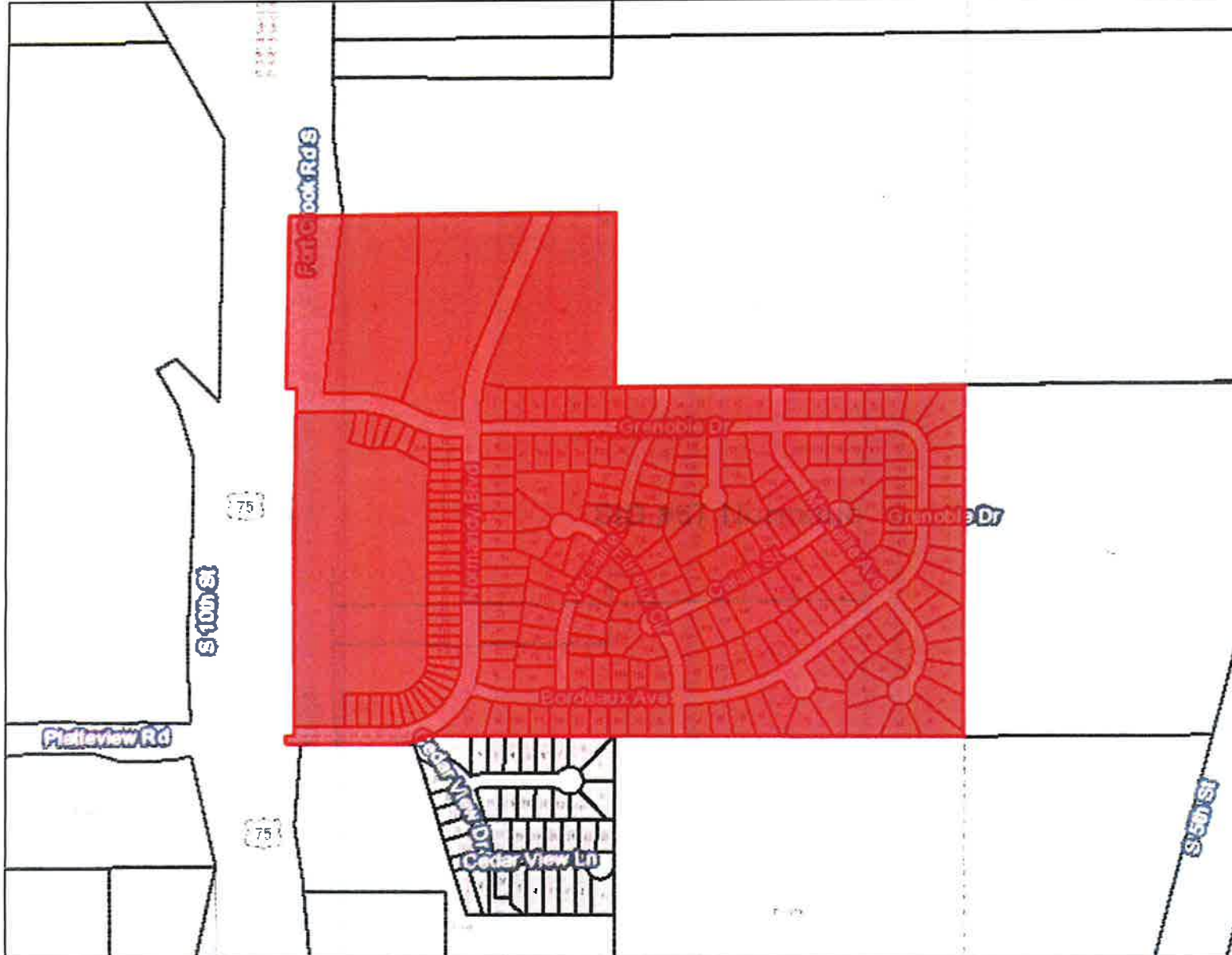
LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:



SID #67 Normandy Hills



Location



Legend

Road Centerlines



1: 6,642

0 277 554 1107
Feet

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



Sarpy County GIS

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

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #67, Normandy Hills

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *ms*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

SID #	Change in levy	Change in property taxes per \$100,000 valuation
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	50	50	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$21,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. **City of Bellevue**
Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year. nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*



Error! Main Document Only. City of Bellevue

Street Department

2016 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3966

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 3A, 3B, 6 through 18, 27 through 104, 106, and 108 through 176, Normandy Hills
Lots 1 and 2, Normandy Hills Replat 2
Lots 1 through 8, and Outlot A, Normandy Hills Replat 4
Lot 1, Bousema Addition Replat One
Lots 1A, 1B, and 2, Twin Valley Church Replat 1 Addition
Lots 1A through 16B, and 36A through 38B, French Village

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

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

12b.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
SUBMITTED BY: Tammi Palm, Land Use Planner		SPECIAL PRESENTATION	<input type="checkbox"/>
		ORDINANCE	<input checked="" type="checkbox"/>
		RESOLUTION	<input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #180 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
			INSURANCE REQUIRED		
CIP PROJECT NAME:			CIP PROJECT NUMBER:		
MAPA NAME(S):			MAPA NUMBER(S):		
STREET DISTRICT NAME(S):			STREET DISTRICT NUMBER(S):		
ACCOUNTING DISTRIBUTION CODE:			ACCOUNT NUMBER:		

RECOMMENDATION:

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

ATTACHMENTS:

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

4	
5	
6	

SIGNATURES:

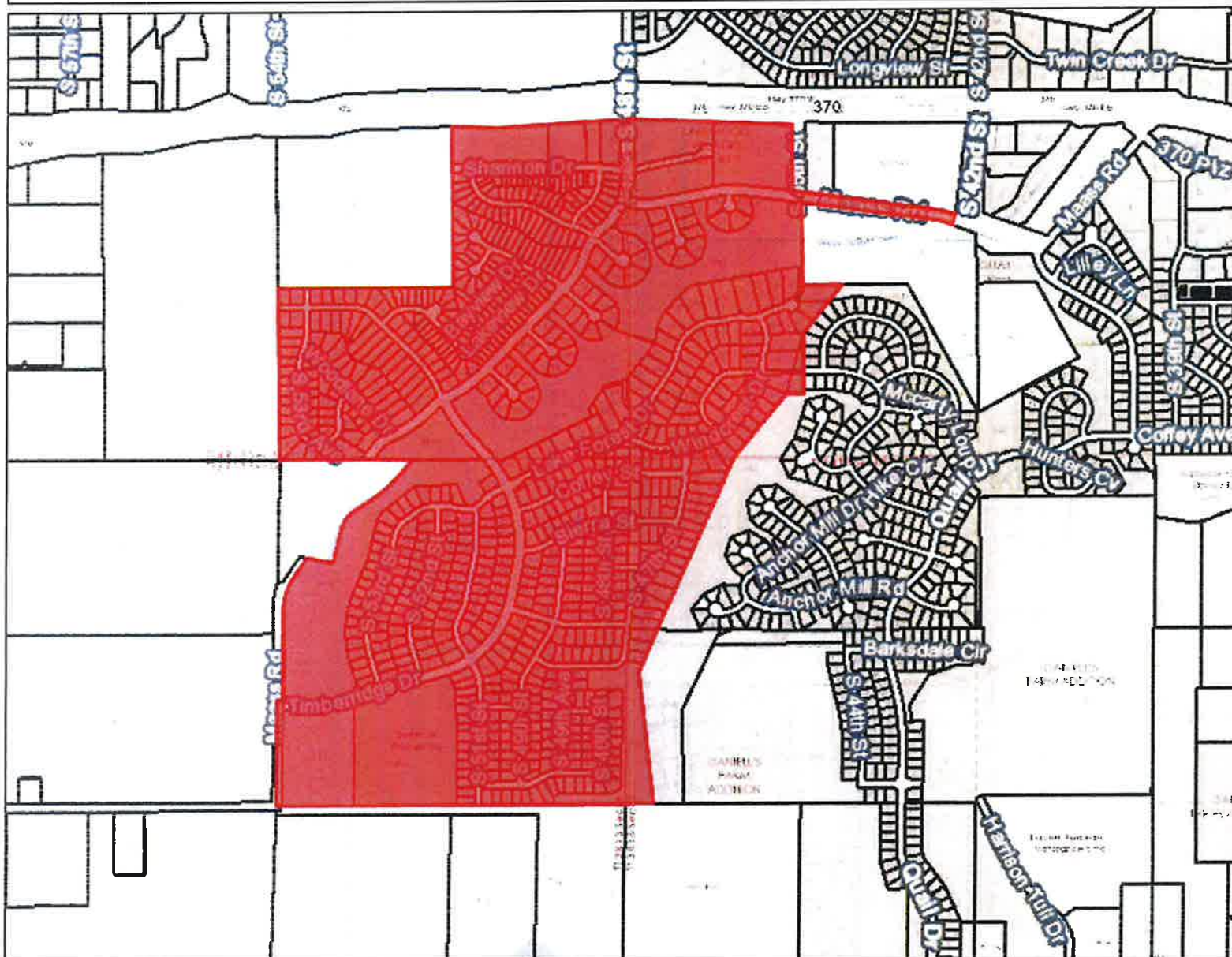
LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:

A. Byx Rolin
[Signature]
[Signature]

SID #180 Lakewood Villages

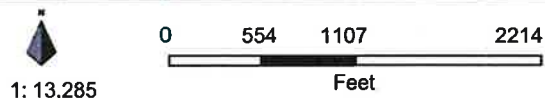


Location



Legend

Road Centerlines



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

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #180, Lakewood Villages

On August 22, 2019, the City of Bellevue Planning Commission voted eight yes, zero no, one abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:


Yes:	Eight:	No:	Zero:	Abstain:	One:	Absent:	Zero:
	Casey				Jacobson		
	Perrin						
	Cain						
	Aerni						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director 
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1403 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue

Street Department

306 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

- #180 Lakewood Villages
- #208 Sunrise (Phases 3 and 4)
- #215 Pipers Glen
- #269 Orchard Valley
- #279 Spring Ridge
- #280 Kennedy Town Center
- #289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3967

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 5A through 49B, 50 through 183, 187 through 199, 205 through 210, 214 through 430, 435 through 445, 449 through 525, 528 through 536, 539, 540, 543 through 547, 556 through 568, 579 through 618, and Outlots 1, 2, 2A, 2B, 2C, 2D, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Lakewood Villages
Lots 1 and 2, Lakewood Villages Replat 3
Lots 2 and 3, Lakewood Villages Replat 4
Lots 1 and 2, Lakewood Villages Replat 5
Lots 1 through 64, Lakewood Villages Replat 7
Lots 1 through 4, Lakewood Villages Replat 8
Lots 1 through 3, Lakewood Villages Replat 9
Lots 1 and 2, Lakewood Villages Replat 10
Lots 1 and 2, Lakewood Villages Replat XI
Lots 1 and 2, Lakewood Villages Replat 12
Lots 1 and 2, Lakewood Villages Replat 14
Lots 1 through 9, Lakewood Villages Replat 15
Lots 1 through 7, Lakewood Villages Replat 16
Lots 1 and 2, Lakewood Villages Replat 17
Lots 1 and 2, Lakewood Villages Replat 19
Lots 1 and 2, Lakewood Villages Replat 20

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

12c.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION <input type="checkbox"/>	
SUBMITTED BY: Tammi Palm, Land Use Planner		ORDINANCE <input checked="" type="checkbox"/>	PUBLIC HEARING REQUIRED <input type="checkbox"/>
		RESOLUTION <input type="checkbox"/>	PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS <input type="checkbox"/>	PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT <input type="checkbox"/>	
		OTHER (SEE CLERK) <input type="checkbox"/>	

SUBJECT:

Request to annex Sanitary and Improvement District #208, Sunrise (Phases III and IV).
Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #208 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

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

RECOMMENDATION:

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

ATTACHMENTS:

- | | |
|---|--------------------------------|
| 1 | PC recommendation |
| 2 | Planning Department staff memo |
| 3 | Proposed Ordinance |

4	
5	
6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

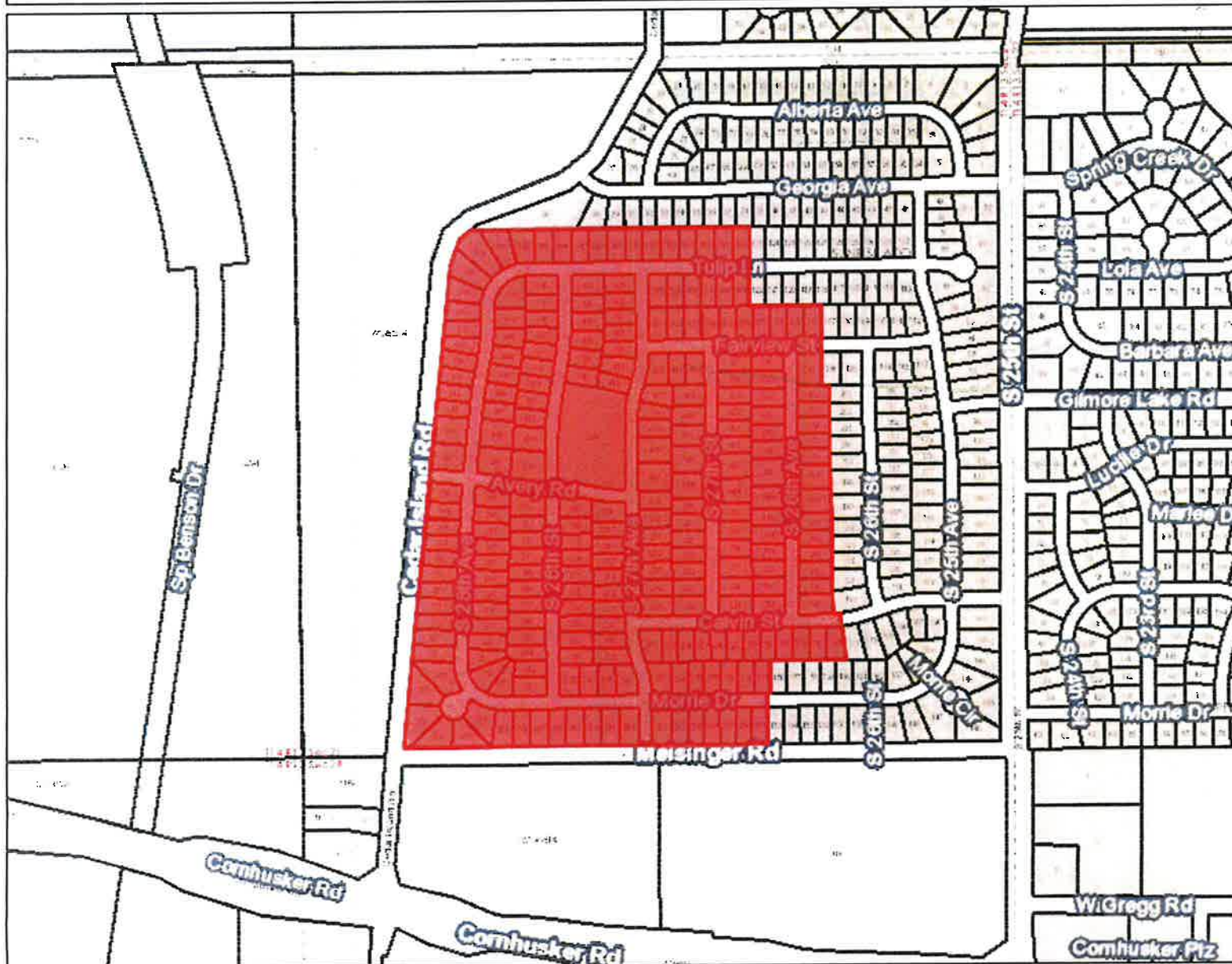
FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:





SID #208 Sunrise (Phases III and IV)



Location



Legend

Road Centerlines



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

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #208, Sunrise (Phases III and IV)

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *CS*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+\$49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue
Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*



Error! Main Document Only. City of Bellevue
Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3968

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 204 through 438, Sunrise

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

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

12d.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
Tammi Palm, Land Use Planner		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #215, Piper's Glen. Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #215 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:	END DATE:	PAYMENT DATE:	INSURANCE REQUIRED		
CIP PROJECT NAME:		CIP PROJECT NUMBER:			
MAPA NAME(S):		MAPA NUMBER(S):			
STREET DISTRICT NAME(S):		STREET DISTRICT NUMBER(S):			
ACCOUNTING DISTRIBUTION CODE:		ACCOUNT NUMBER:			

RECOMMENDATION:

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

ATTACHMENTS:

- | | |
|---|--------------------------------|
| 1 | PC recommendation |
| 2 | Planning Department staff memo |
| 3 | Proposed Ordinance |

4	
5	
6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

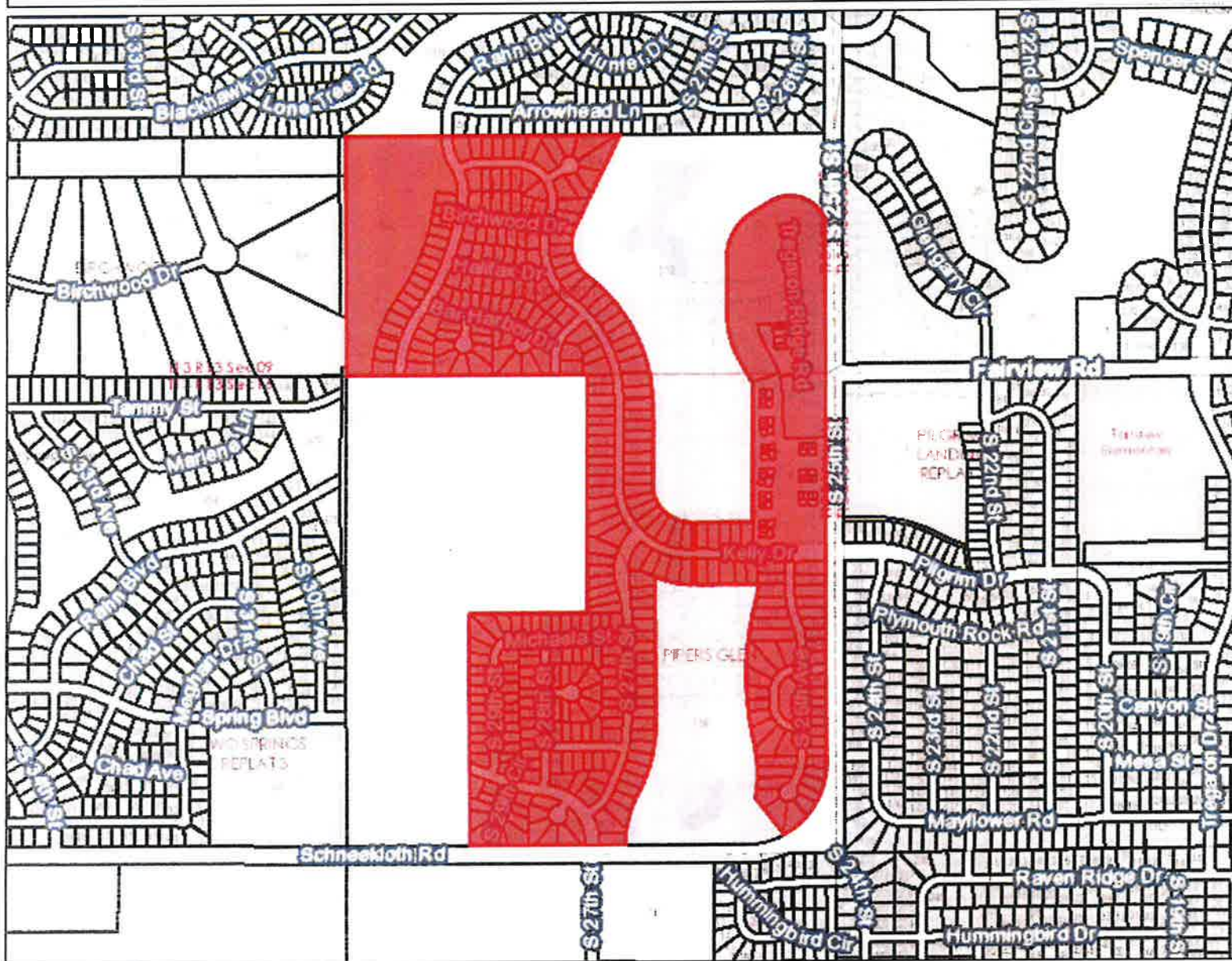
FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:





SID #215 Pipers Glen



Location



Legend

Road Centerlines



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

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #215, Piper's Glen

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *CS*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$68,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,551	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3137

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue
Street Department
306 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- o **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*



Error! Main Document Only. City of Bellevue
Street Department
2016 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3969

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 10 through 147, 157 through 201, and Outlot A, Pipers Glen
Lots 176 through 251, 258 through 265, 269 through 317, 320 through 351, and Outlot C, Oakhurst
Lots 1 and 2, Oakhurst Replat Two
Lots 1 through 6, Oakhurst Replat Three
Lots 1 through 3, Oakhurst Replat Four
Lots 1 and 2, Tregaron Replat VII, including Buildings 1 through 9, and 24, Tregaron Ridge Condominiums

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

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

12e.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
Tammi Palm, Land Use Planner		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #242, Cedar View. Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #242 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
			INSURANCE REQUIRED		
CIP PROJECT NAME:			CIP PROJECT NUMBER:		
MAPA NAME(S):			MAPA NUMBER(S):		
STREET DISTRICT NAME(S):			STREET DISTRICT NUMBER(S):		
ACCOUNTING DISTRIBUTION CODE:			ACCOUNT NUMBER:		

RECOMMENDATION:

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

ATTACHMENTS:

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

4	
5	
6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

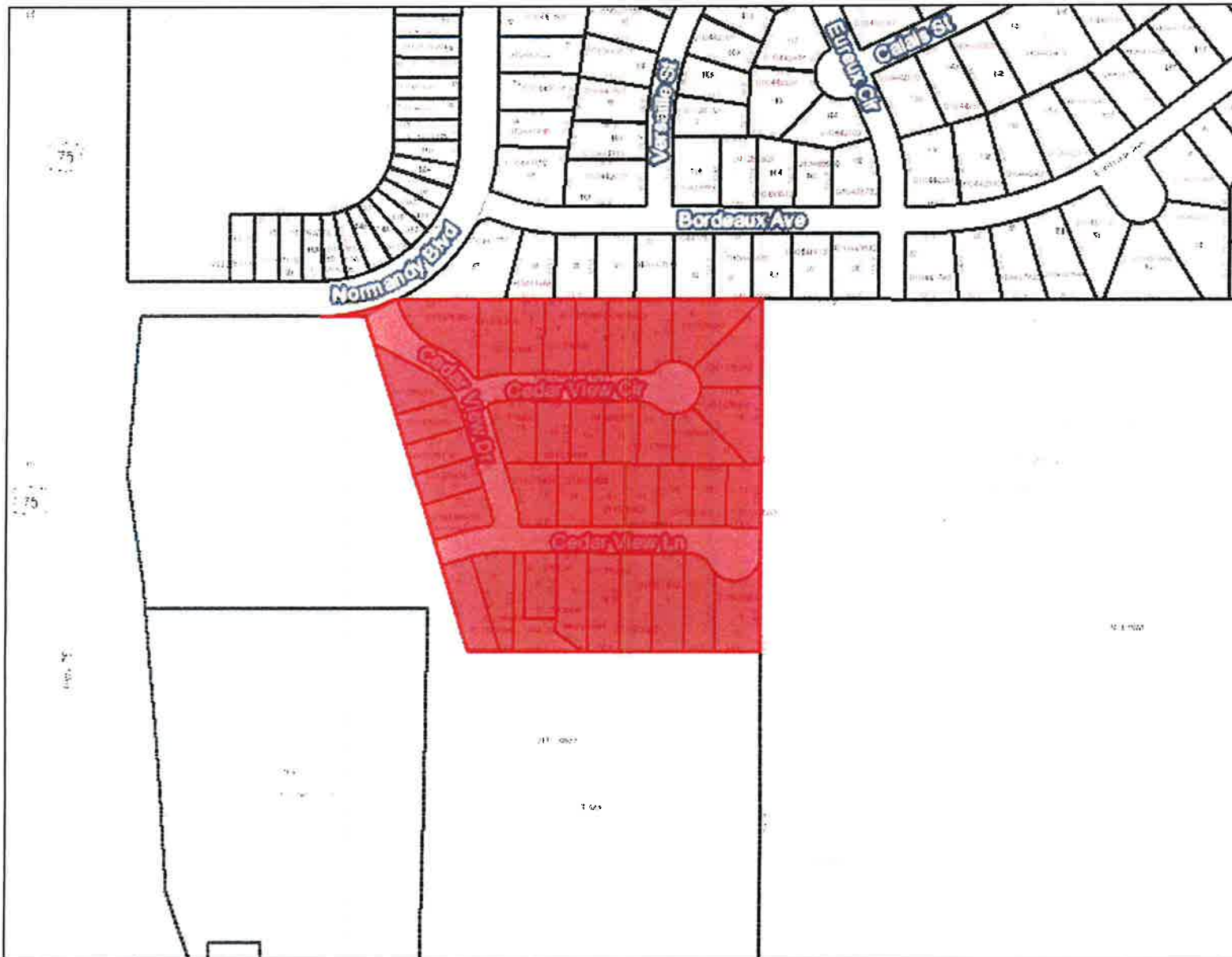
ADMINISTRATOR APPROVAL TO SUBMIT:

A. Baxer-Roblin

Tammi Palm

Sammy R. R.

SID #242 Cedar View



Location

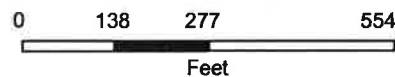


Legend

Road Centerlines



1: 3,321



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

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #242, Cedar View

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *CS*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,463,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue

Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 291-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review - Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 - Normandy Hills**
 - Lane Miles = 5.36
 - **#180 - Lakewood Village**
 - Lane Miles = 19.91
 - **#208 - Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 - Pipers Glen**
 - Lane Miles = 7.96
 - **#242 - Cedar View**
 - Lane Miles = 0.58
 - **#269 - Orchard Valley**
 - Lane Miles = 0.63
 - **#279 - Spring Creek**
 - Lane Miles = 2.11
 - **#280 - Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 - Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue

Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3136

II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year. nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department

205 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

- #180 Lakewood Villages
- #208 Sunrise (Phases 3 and 4)
- #215 Pipers Glen
- #269 Orchard Valley
- #279 Spring Ridge
- #280 Kennedy Town Center
- #289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3970

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 1 through 23, 30, and 33 through 37, Cedar View
Lots 1 and 3 through 7, and Outlot A, Cedar View Replat 1
Lots 1 and 2, Cedar View Replat 2

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTINGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

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

12f.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
Tammi Palm, Land Use Planner		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #269, Orchard Valley. Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #269 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
				INSURANCE REQUIRED	
CIP PROJECT NAME:			CIP PROJECT NUMBER:		
MAPA NAME(S):			MAPA NUMBER(S):		
STREET DISTRICT NAME(S):			STREET DISTRICT NUMBER(S):		
ACCOUNTING DISTRIBUTION CODE:			ACCOUNT NUMBER:		

RECOMMENDATION:

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

ATTACHMENTS:

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

4	
5	
6	

SIGNATURES:

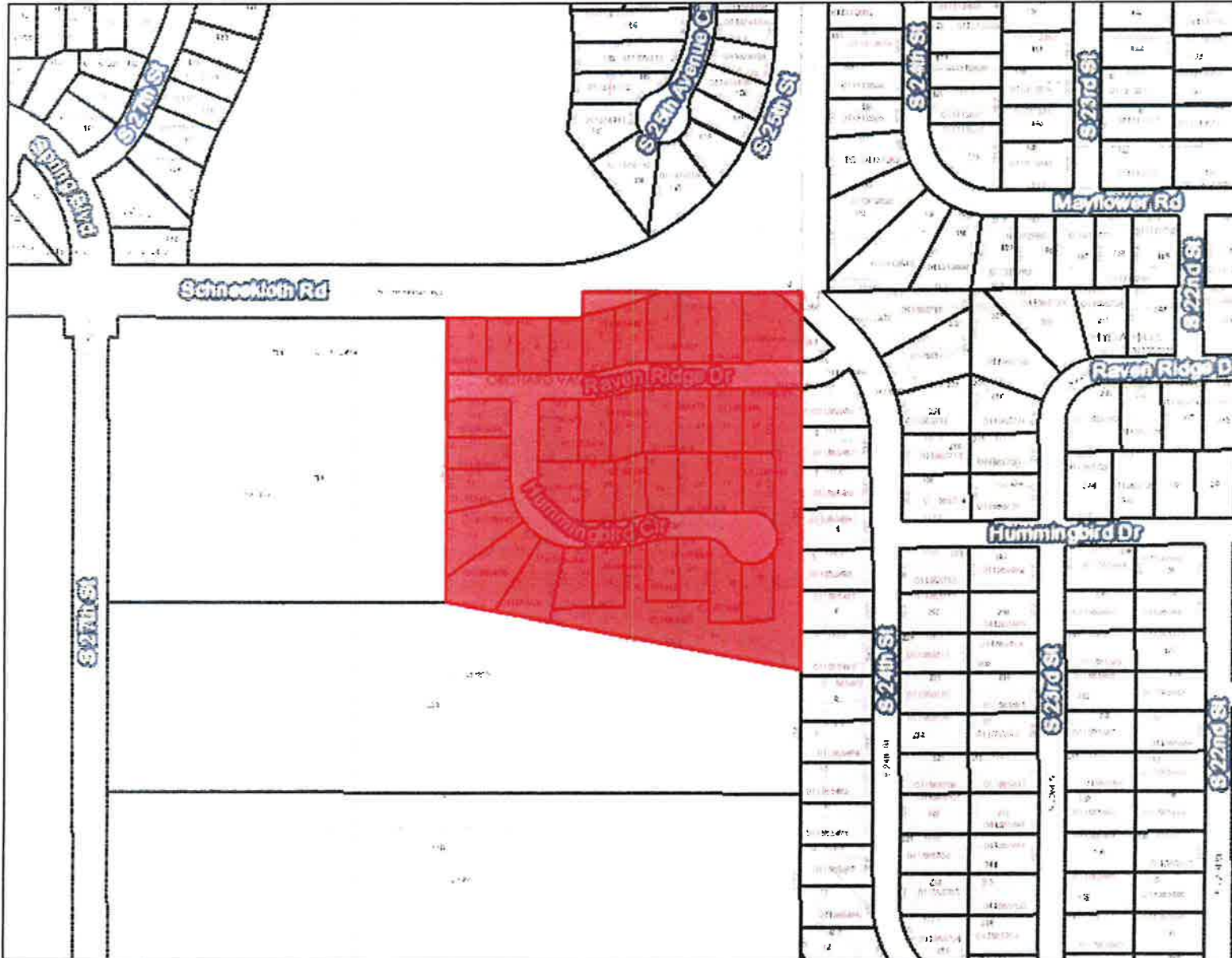
LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:

A. Bixler-Rodriguez
[Signature]
[Signature]

SID #269 Orchard Valley



City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #269, Orchard Valley

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *ms*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+\$49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue

Street Department

306 Industrial Dr • Bellevue, Nebraska 68005 • (402) 291-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- o **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. **City of Bellevue**
Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year. nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3971

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 1 through 36 and Outlot A, Orchard Valley

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTINGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

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

12g.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY: Tammi Palm, Land Use Planner		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #279, Spring Creek. Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #279 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

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

RECOMMENDATION:

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

ATTACHMENTS:

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

4	
5	
6	

SIGNATURES:

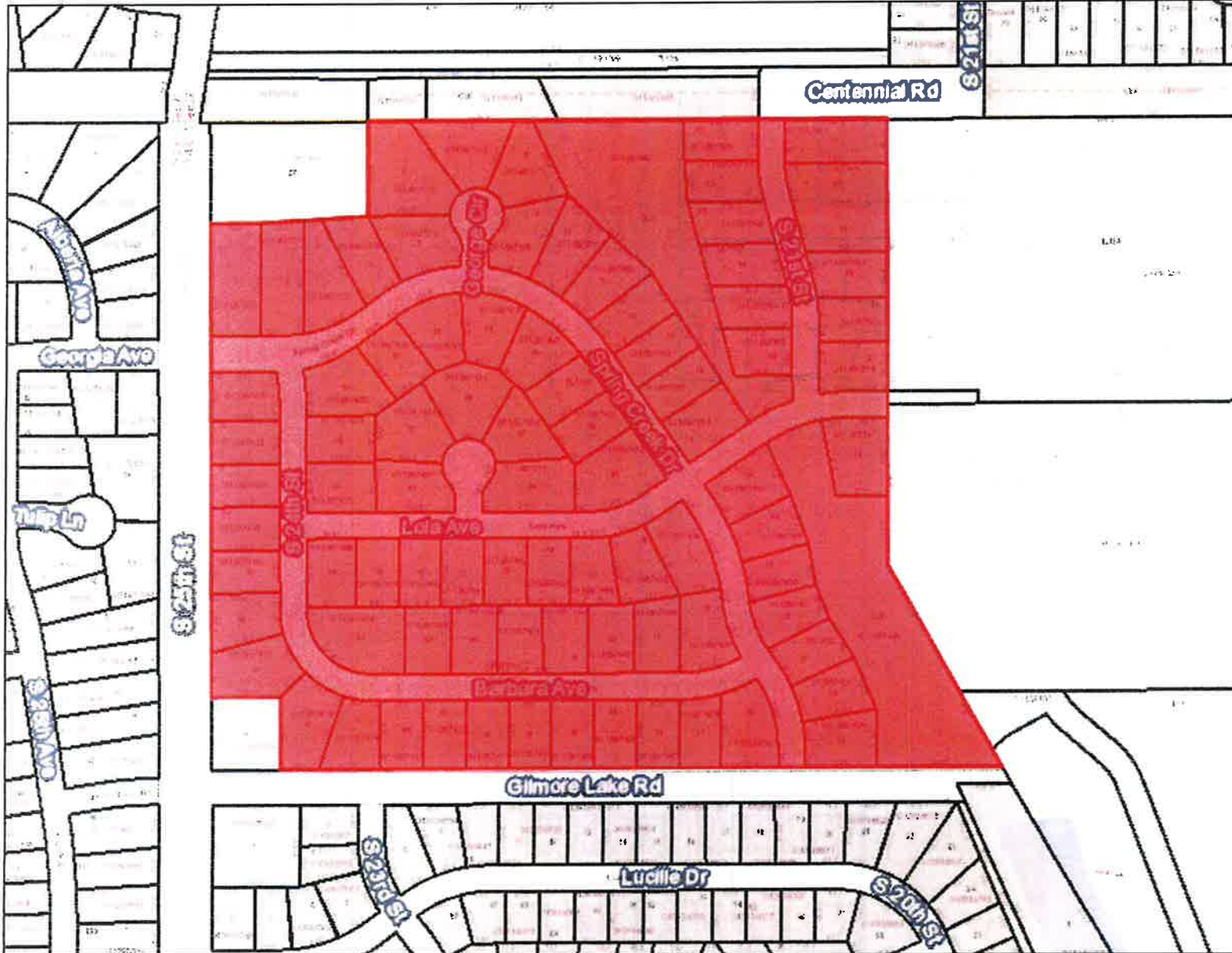
LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:

A. Brock Roblin
[Signature]
[Signature]

SID #279 Spring Creek



City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #279, Spring Creek

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *CS*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$68,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue

Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year. nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*



Error! Main Document Only. City of Bellevue
Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3972

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 1 through 85, and Outlots A and B, Spring Creek

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019

Second Reading: 09/17/2019

Third Reading: _____

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

12h.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
Tammi Palm, Land Use Planner		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #280, Kennedy Town Center.
Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #280 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

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

RECOMMENDATION:

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

ATTACHMENTS:

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

4	
5	
6	

SIGNATURES:

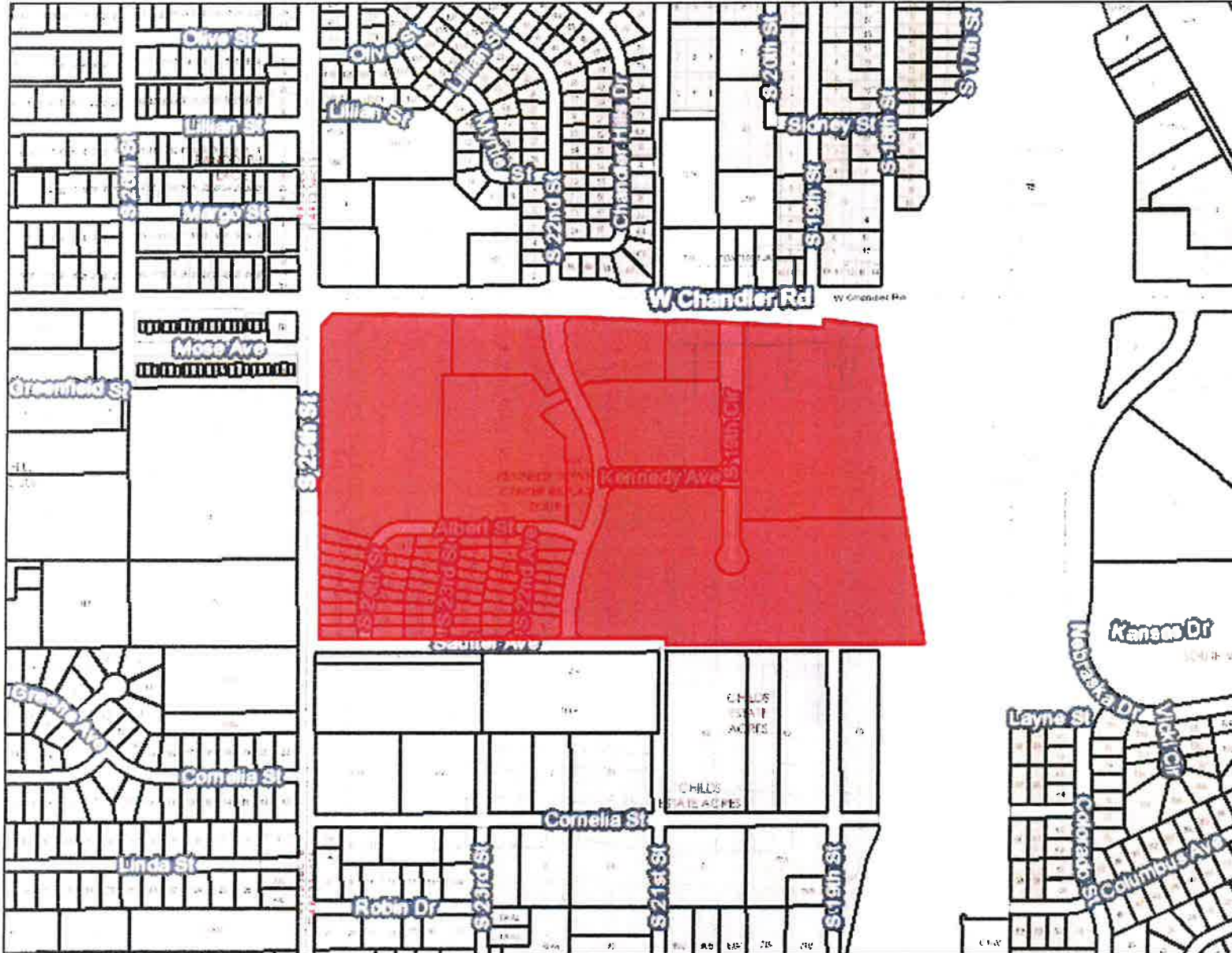
LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:



SID #280 Kennedy Town Center



Location



Legend

Road Centerlines

1: 6,642

0 277 554 1107
Feet

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

Sarpy County GIS



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

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #280, Kennedy Town Center

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *ms*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.





Error! Main Document Only. City of Bellevue
Street Department
206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3136

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue

Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3136

II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

#180 Lakewood Villages
#208 Sunrise (Phases 3 and 4)
#215 Pipers Glen
#269 Orchard Valley
#279 Spring Ridge
#280 Kennedy Town Center
#289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3973

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 74 and 75, Kennedy Town Center
Lots 10 through 53 Kennedy Town Center Replat One
Lot 1, Kennedy Town Center Replat Two
Lots 5 and 6, Kennedy Town Center Replat Three
Lots 1, 2, and Outlot A, Kennedy Town Center Replat Four
Lots 1 through 7, Kennedy Town Center Replat Five
Lots 1 and 2, Kennedy Town Center Replat Six

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

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

12i.
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED
Tammi Palm, Land Use Planner		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Sanitary and Improvement District #289, Colonial Pointe at Fairview.
Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex SID #289 at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
			INSURANCE REQUIRED		
CIP PROJECT NAME:			CIP PROJECT NUMBER:		
MAPA NAME(S):			MAPA NUMBER(S):		
STREET DISTRICT NAME(S):			STREET DISTRICT NUMBER(S):		
ACCOUNTING DISTRIBUTION CODE:			ACCOUNT NUMBER:		

RECOMMENDATION:

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

ATTACHMENTS:

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

4	
5	
6	

SIGNATURES:

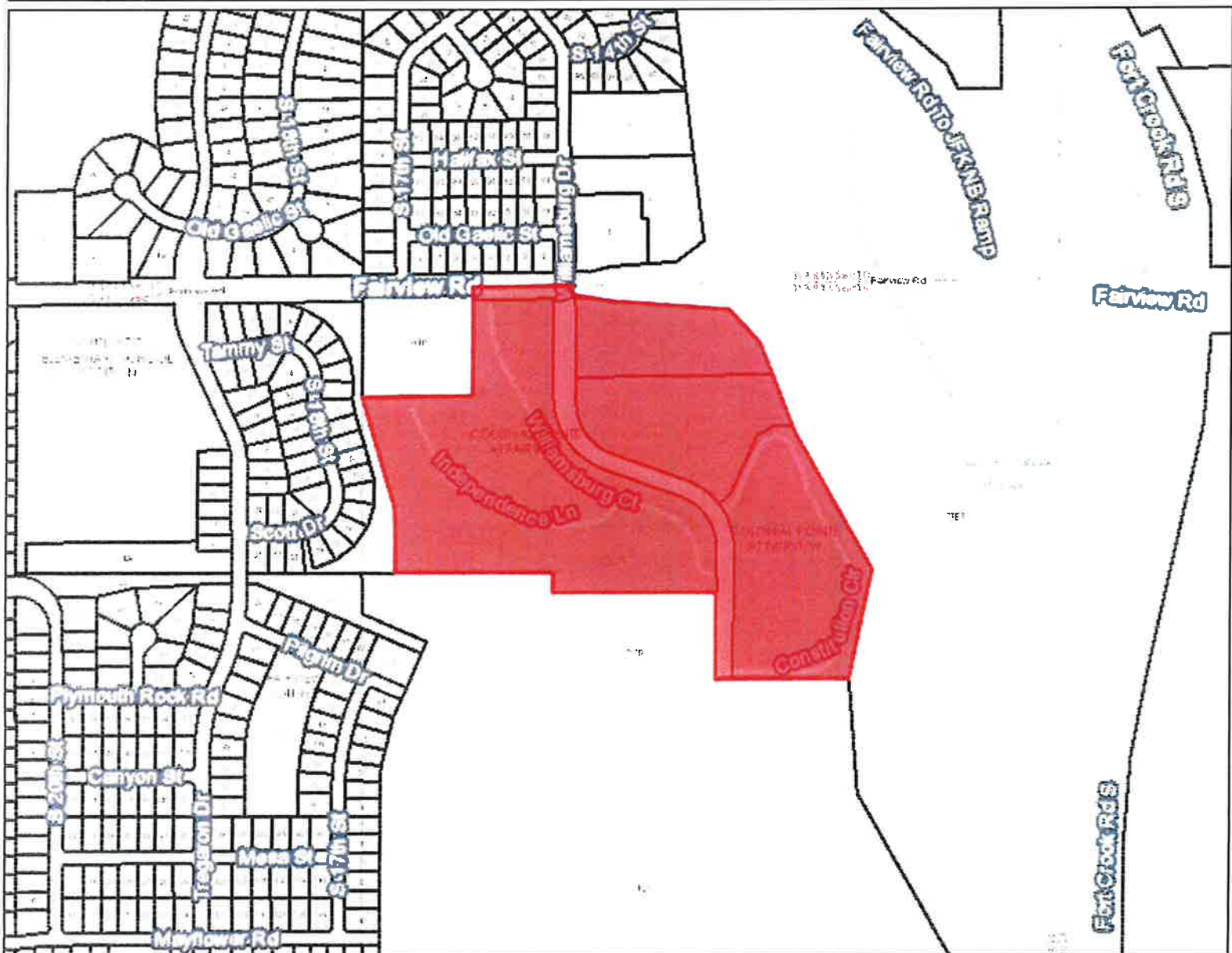
LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:

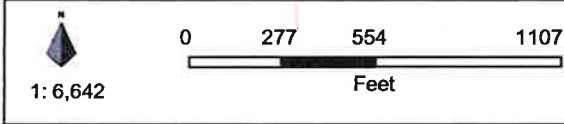
A. B. Rublin

SID #289 Colonial Pointe



Legend

Road Centerlines



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

sarpy county
GIS

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

City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Sanitary and Improvement District #289, Colonial Pointe at Fairview

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *cmg*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

SID #	Change in levy	Change in property taxes per \$100,000 valuation
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue

Street Department

306 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- o **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





Error! Main Document Only. City of Bellevue
Street Department

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

- #180 Lakewood Villages
- #208 Sunrise (Phases 3 and 4)
- #215 Pipers Glen
- #269 Orchard Valley
- #279 Spring Ridge
- #280 Kennedy Town Center
- #289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3974

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS, AND SHOWN ON THE ATTACHED MAP, TO WIT:

Lots 2 and 3, Colonial Pointe at Fairview
Lots 1 and 2, Colonial Pointe at Fairview Replat One

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019
Second Reading: 09/17/2019
Third Reading: _____

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

12j
9/17/19

COUNCIL MEETING DATE:	September 3, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY: Tammi Palm, Land Use Planner		ORDINANCE	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Request to annex Lot 156, Pipers Glen, Lot 352, Oakhurst, Lot 36A2A, Pleasant Hill or Martin's Subdivision, Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue

SYNOPSIS:

A review of the SID debt, potential City revenue as a result of annexation, and the ability of various City departments to provide services to the residents of this area indicates it is feasible for the City to annex these lots at this time. This annexation is part of an annexation package consisting of nine SID's and miscellaneous lots.

BACKGROUND

See attached Planning Department memorandum regarding the fiscal analysis and department review of the proposed annexation package.

FISCAL IMPACT: \$ 0.00	BUDGETED FUNDS? N/A	GRANT/MATCHING FUNDS? N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

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

RECOMMENDATION:

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

ATTACHMENTS:

- | | |
|---|--------------------------------|
| 1 | PC recommendation |
| 2 | Planning Department staff memo |
| 3 | Proposed Ordinance |

4	
5	
6	

SIGNATURES:

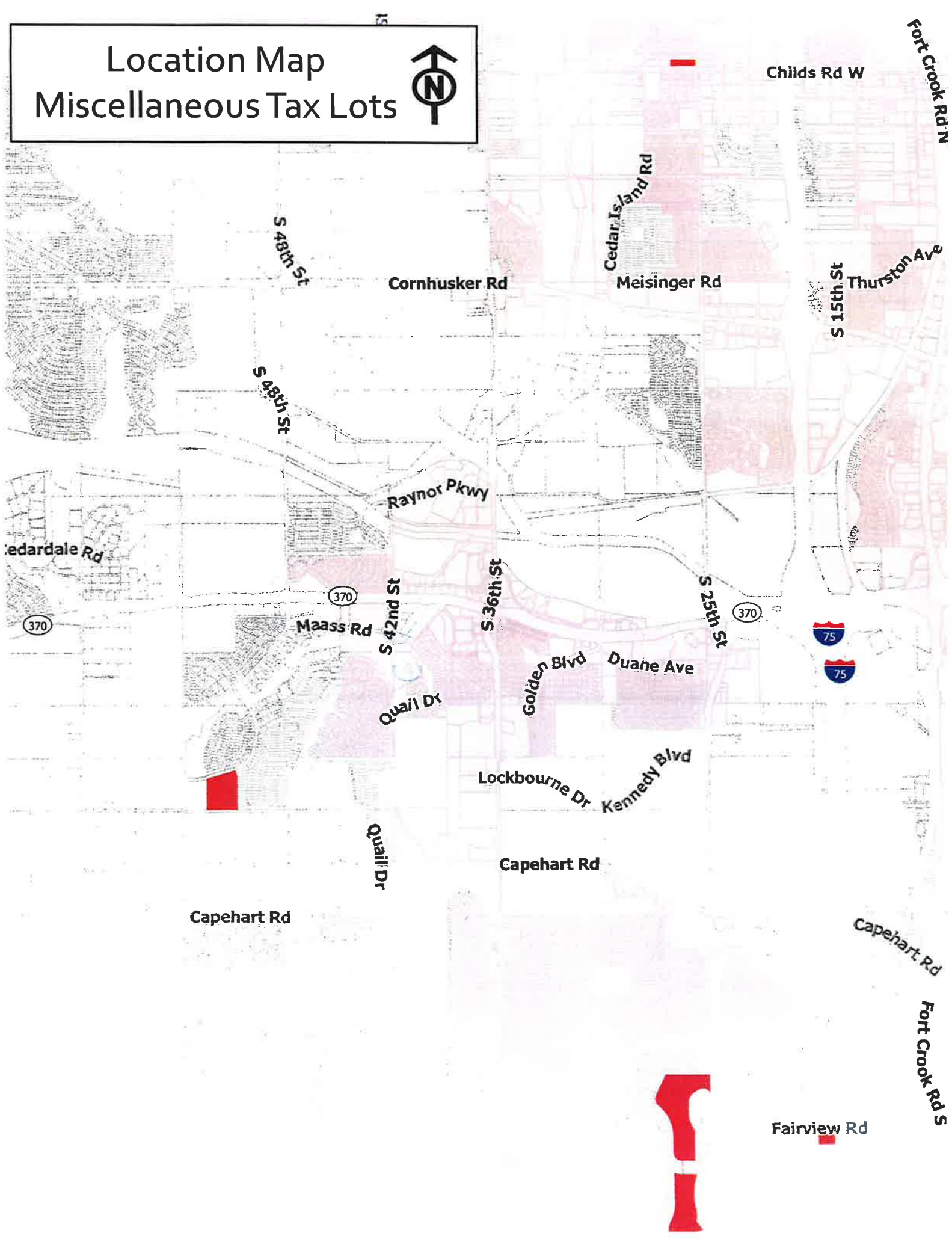
LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:




Location Map Miscellaneous Tax Lots



Fort Crook Rd N

Childs Rd W

Cedar Island Rd

Meisinger Rd

S 15th St

Thurston Ave

Cornhusker Rd

S 48th St

S 48th St

Raynor Pkwy

Edardale Rd

370

Maass Rd

S 42nd St

S 36th St

S 25th St

370

Golden Blvd

Duane Ave

Quail Dr



Lockbourne Dr

Kennedy Blvd

Capehart Rd

Quail Dr

Capehart Rd

Capehart Rd

Fort Crook Rd S

Fairview Rd



City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: City of Bellevue

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: to annex Lot 156, Pipers Glen, Lot 352, Oakhurst, Lot 36A2A, Pleasant Hill or Martin's Subdivision, Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue.

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the annexation request based upon the positive financial impact on the City and the natural growth and development of the City.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019



City of Bellevue

Office of the Planning Department

To: City Council
Mayor Rusty Hike
City Administrator Jim Ristow
From: Chris Shewchuk, Planning Director *msc*
Date: August 27, 2019
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex the following nine Sanitary and Improvement Districts into the city limits:

SID #67	Normandy Hills	SID #180	Lakewood Villages
SID #208	Sunrise (Phases III and IV)	SID #215	Pipers Glen
SID #242	Cedar View	SID #269	Orchard Valley
SID #279	Spring Creek	SID #280	Kennedy Town Center
SID #289	Colonial Pointe		

In addition to these SIDs, we are also proposing the annexation of an additional five parcels that are currently adjacent to the City, or will be upon approval of the SID annexations. Individual maps of the SIDs and the five additional lots are separate attachments to each agenda item.

FINANCIAL ANALYSIS

When the City annexes Sanitary and Improvement Districts, it assumes both its assets and liabilities. Assets include the infrastructure installed by the SID as well as any cash and investments held by the SID. Liabilities include any outstanding debt, in the form of bonds or warrants. The City will levy taxes on the properties (as it does on all property within the City) to generate funds for debt payments and the provision of City services. Any cash and investments held by the SIDs can also be used to pay debt.

The nine SIDs proposed for annexation have an assessed valuation for 2019 of \$490,935,449 which will generate \$2,994,706 of property tax revenue for the City, based upon the current levy amount. The SIDs also currently have \$3,466,555 in cash and investments on deposit with the County Treasurer. On the liability side, the SIDs have \$19,585,000 in outstanding bonded indebtedness. Annual debt payments for the bonded indebtedness are \$1,675,000 although it is expected the City will refinance some of the debt to more favorable interest rates and lower annual debt service payments. Annual tax revenue after debt service payments is expected to be \$1,319,706 prior to accounting for how the cash and investments are utilized. The five

unincorporated lots will add another \$968,817 of valuation and \$5,910 of tax revenue to the annexation package. A chart showing figures for the individual SIDs is attached for your review.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 1,842 parcels and 2,211 dwelling units, including apartments. The population estimate of 5,793 is based upon the 2010 Census average household size of 2.62 persons per dwelling unit.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Below is a summary of those comments; full responses are attached to this report.

Parks Department—35 acres of parks and open space, trails and tree maintenance, five playgrounds, one lake, three sports courts; need for one additional full-time staff and two X-Mark Lazer riding mowers (estimated cost is \$10,000 per lawn mower)

Human Resources/Human Services—increased demand for transportation services and additional fuel costs; equipment and personnel needs difficult to determine until full demand for services is seen; depending upon demand, transportation service routes may have to be adjusted in order to not add an additional route

Wastewater—awaiting report

City Clerk—not a significant impact for the Clerk's office, no additional personnel or equipment needs; slight increase in revenue from liquor licenses, tobacco licenses, and business permits

Library—loss of revenue due to current paid members coming into the city; increase in material costs (estimated 1,000 new members @ \$4 per member = \$4,000); many current programs are at capacity; additional memberships would result in need for additional staff; building size is a consideration with the need to house a collection to meet the needs of a larger membership audience and a lack of meeting room/programming space

Street Department—additional 45.12 lane miles to maintain; increase in State Highway Allocation funding of \$380,268; 3.5 additional FTE personnel (\$150,000); increase in operational expenses

(\$175,000); capital expenses—two snow route dump trucks and one circle-clearing route pick-up truck (\$438,000)

Fleet Maintenance—expressed concerns regarding the need to expand the Fleet Maintenance Facility which was built to be sufficient through 2015, but did not account for the extreme load of a paid Fire Department and current annexation plans; Fabrication Department has moved into the facility due to flooding; more work may need to be outsourced at a 100 – 200% increase in price and more down time

Police—analyzed calls for service for all SIDs currently under consideration for annexation; data showed a potential increase of 7% in calls for service; to maintain current service levels, the addition of seven sworn officers, one non-sworn code officer, and three vehicles would be necessary; the SIDs in this annexation proposal represent approximately 48% of the potential increase in calls for service, therefore an additional four personnel and one vehicle would be necessary as a result of this annexation

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, park maintenance (where applicable), police response, fire response (although many areas are currently served by the Bellevue Fire Department through the Eastern Sarpy Fire District), wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The overall property tax levy will decrease for most new residents of the City as shown in the chart below, only SID #289 would show a slight increase in property taxes (based upon current levy amounts). In determining future taxes, the levies for the SID and the fire districts were removed and replaced with the City tax levy. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>SID #</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
67	-0.275783	-\$275.78
180	-0.105709	-\$105.71
208	-0.103202	-\$103.20
215	-0.125783	-\$125.78
242	-0.125783	-\$125.78
269	-0.325783	-\$325.78
279	-0.325783	-\$325.78
280	-0.475783	-\$475.78
289	+0.049217	+49.22

The unincorporated lots will have a more significant increase in their property tax rates since they are not currently paying a SID tax. One parcel is not taxed (BPS elementary school), but the other four parcels will see an increase of 0.424217 in the mil levy, or \$424.22 per \$100,000 of valuation.

Property tax changes will be effective for taxes assessed in 2020 and due in 2021.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35, 65, or 95 gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves any particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$15.44. Non-residents pay the City of Omaha minimum fee of \$35.28, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

<u>SID #</u>	<u>SID NAME</u>	<u>BONDED DEBT</u>	<u>DEBT SERVICE</u>	<u>2019 VALUATION</u>	<u>CITY TAX REVENUE</u>	<u>TAX REVENUE MINUS DEBT SERVICE</u>	<u>CASH AND INVESTMENTS</u>
67	Normandy Hills	\$0	\$0	\$38,126,428	\$232,571	\$232,571	\$412,163
180	Lakewood Villages	\$11,005,000	\$855,000	\$223,817,280	\$1,365,285	\$510,285	\$1,620,272
208	Sunrise (Phase III and IV)	\$1,070,000	\$218,000	\$56,957,239	\$347,439	\$129,439	\$377,005
215	Piper's Glen	\$3,350,000	\$265,000	\$82,196,378	\$501,398	\$236,398	\$355,898
242	Cedar View	\$80,000	\$12,000	\$7,458,599	\$45,497	\$33,497	\$70,185
269	Orchard Valley	\$265,000	\$25,000	\$7,465,063	\$45,537	\$20,537	\$38,668
279	Spring Creek	\$780,000	\$80,000	\$23,568,037	\$143,765	\$63,765	\$193,987
280	Kennedy Town Center	\$2,055,000	\$130,000	\$27,870,951	\$170,013	\$40,013	\$255,359
289	Colonial Pointe	\$980,000	\$90,000	\$23,475,474	\$143,200	\$53,200	\$143,019
	TOTALS	\$19,585,000	\$1,675,000	\$490,935,449	\$2,994,706	\$1,319,706	\$3,466,555



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Chris Shewchuk, Planning Director

From: Julie Dinville, Library Director

Date: 8/15/2019

The major concerns with annexation in connection with the library relate to membership, program attendance, and materials use. We currently have persons with membership in each of the SIDs under consideration (Lakewood Villages #180, Sunrise (Phases 3 and 4) #208, Pipers Glen #215, Orchard Valley #269, Spring Ridge #279, Kennedy Town Center #280, and Colonial Pointe #289).

The approximate population of about 5,500 persons has been estimated in all the SIDs concerned (including Normandy Hills and Cedar View). We estimate that we have approximately 1,951 membership cards to these newly named areas. Even with the inactive memberships removed, this will have a significant effect on our non-resident membership revenues per year (a household membership is \$40.00 annually).

We currently spend about \$4.00 per cardholder for materials, so if we were to add an additional 1,000 card memberships, that would result in a need for an additional \$4,000 to add to our materials budget to purchase enough titles/copies to meet demand (including digital materials). If more were added, additional funds would be needed.

High-demand programs such as our Summer Library Program for children continue to put stress on our staff members. We are already planning 44 programs in four weeks in our Children's Department alone in September. Our Children's Department is run by one full-time and one 25-hour/week assistant. If we continue to add families to our membership, the library would need to increase staff hours, either by hiring an additional part-time person, or by making our assistant full-time and consider making our part-time Young Adult Librarian full-time. Other programming departments would also be stretched, and additional personnel might have to be considered in the future.

Our building size continues to be a consideration for us in regards to lack of meeting room/programming space and diminished space to house a collection that is meeting the needs of a larger membership audience.



Error! Main Document Only. City of Bellevue
Street Department
306 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

MEMORANDUM

To: Chris Schewchuk Planning Director
Cc: Jeff Roberts Public Works Director
From: Bobby Riggs Street Superintendent
Subject: 2019 Annexation Package Review – Pt 2
Date: August 2, 2019

I. SID Areas

Lane Mile Additions

- **Package, Total Lane Miles = 45.12**
 - **#67 – Normandy Hills**
 - Lane Miles = 5.36
 - **#180 – Lakewood Village**
 - Lane Miles = 19.91
 - **#208 – Sunrise Ph III, IV**
 - Lane Miles = 4.33
 - **#215 – Pipers Glen**
 - Lane Miles = 7.96
 - **#242 – Cedar View**
 - Lane Miles = 0.58
 - **#269 – Orchard Valley**
 - Lane Miles = 0.63
 - **#279 – Spring Creek**
 - Lane Miles = 2.11
 - **#280 – Kennedy Towne Center**
 - Lane Miles = 3.03
 - **#289 – Colonial Pointe**
 - Lane Miles = 1.21

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005





II. MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 2018, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on 568.47 lane miles of roads.

As mentioned in previous reviews, I would offer that the department should look to seek a staffing ratio of 1 employee per 12.74 lane miles, an average of 1970's (1: 5.9) and 2013 (1: 19.6) rates.

This package would warrant over 3.5 times the number needed to add a full-time position to the department in year one.

FY 19-20 increased department Personnel cost assumption, above current levels - \$150,000.

III. EQUIPMENT NEEDS

Snow removal, route equipment

In order to provide current levels of service during snow removal operations in the winter months, the department used thirty-four (34) pieces of equipment to clear roads in the winter last year. This averages 16.72 lane miles per unit. The proposed areas in this package would require adding three (3) pieces of equipment, two (2) snow route dump trucks and one (1) circle-clearing route pick-up truck.

Estimated first-year equipment cost to cover areas, above potential approved budget: \$438,000.

**Please note - this number is in addition to anticipated replacement of current, aging snow clearing equipment submitted for the upcoming FY19-20 budget*

IV. DEPARTMENT OPERATIONAL BUDGET

Required increases to for maintenance, material costs to maintain existing service levels

The Street Dept. fiscal 2018-19 budget for the funded expenses to maintain the street system of 568.47 lane miles at \$2,189,954 in total. This rate of funding breaks down to \$3,852.37 per lane mile. This package totals 45.12 lane miles and would require a funding adjustment of 7.9% above last year's budgeted levels to meet annual needs.

First-year operational budget will need to be just slightly over \$2.4 million to perform standard yearly maintenance. This number does not factor in the request for additional staff or potential regulatory sign installation in SIDs, where warranted. A reasonable assumption would be an additional year-one cost of nearly 25 thousand dollars for signs, posts and hardware to cover the potential new areas. If approved, personnel cost increases would first need to be revised and adjusted into the normal baseline.

**Please note - this report does not factor the annexation package added in the spring of this year, nor does it include part one review numbers*

Estimated year-one operational budget increase: \$175,000 *(does not include personnel or equipment)*



**Error! Main Document Only. City of Bellevue
Street Department**

206 Industrial Dr • Bellevue, Nebraska 68005 • (402) 293-3126

V. HIGHWAY ALLOCATION

Projected revenue increase

Highway Allocation funding is somewhat fluid and subject to change with revenue fluctuation. Revenue projections in this report are based solely on fiscal 2018-19 budget projections reduced to a per lane mile estimate.

Fiscal 2018-19 budget – \$4,791,018 for 2018 lane mile levels. This budget forecast factors to \$8,427.92 per lane mile in revenue from the Highway Trust fund on an annual fiscal basis.

Part 2 annexation package - 45.12 lane miles

12-month anticipated increase to Highway Allocation revenue levels - \$380,267.75.

Mailing Address: 210 West Mission Avenue Bellevue, Nebraska 68005



Chris Shewchuk

From: Susan Kluthe
Sent: Thursday, August 15, 2019 11:33 AM
To: Chris Shewchuk
Subject: RE: REMINDER FW: Another annexation review

There will not be a significant impact on additional costs for the Clerk's Office. We will not need additional personnel or equipment. As far as revenue, there will be a slight increase due to additional liquor licenses, tobacco licenses and for businesses, who require a Pet Shop or Grooming Permit. With most of these SIDs being mainly residential, I feel the impact will be minimal at this point.

Thanks!
Susan Kluthe
City Clerk
City of Bellevue
1500 Wall Street
Bellevue, NE 68005
402.293.3007
susan.kluthe@bellevue.net

-----Original Message-----

From: Chris Shewchuk <Chris.Shewchuk@bellevue.net>
Sent: Thursday, August 15, 2019 8:38 AM
To: Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>

Chris Shewchuk

From: Jim Shada
Sent: Friday, August 16, 2019 8:56 AM
To: Chris Shewchuk; Mark Blackburn; Karen Chandler
Subject: Re: REMINDER FW: Another annexation review

Chris,

In reviewing the proposed annexation package the Parks Department would need 1 additional full time staff and 2 - X - Mark Lazer riding lawn mowers(estimated cost is \$10,000 per lawn mower).

Total Open Space & Park Acres - 35 acres

Trails & Tree maintenance

1 - Lake

5 - Playgrounds

3 - Sports Courts

Thanks,

Jim

From: Chris Shewchuk
Sent: Thursday, August 15, 2019 8:37:57 AM
To: Epiphany Ramos; Jim Shada; Todd Jarosz; Julie Dinville; Susan Kluthe; Amanda Chandler; Perry Guido; Ashley Decker
Subject: REMINDER FW: Another annexation review

Just a reminder that I need comments regarding the second group of SIDs proposed for annexation. If I have missed something you already sent, please send it to me again or let me know when you sent it so I can check my e-mails.

Thanks.

Chris

-----Original Message-----

From: Chris Shewchuk
Sent: Tuesday, July 30, 2019 3:51 PM
To: Bobby Riggs <Bobby.Riggs@bellevue.net>; Epiphany Ramos <epiphany.ramos@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Todd Jarosz <Todd.Jarosz@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Amanda Chandler <amanda.parker@bellevue.net>; Perry Guido <Perry.Guido@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>
Cc: Jeff Roberts <Jeff.Roberts@bellevue.net>; Richard Severson <richard.severson@bellevue.net>
Subject: Another annexation review

All:

Continuing the City's annexation push, I have another group of Sanitary and Improvement Districts being proposed for annexation. These SIDs are:

- #180 Lakewood Villages
- #208 Sunrise (Phases 3 and 4)
- #215 Pipers Glen
- #269 Orchard Valley
- #279 Spring Ridge
- #280 Kennedy Town Center
- #289 Colonial Pointe

Maps of each of these SIDs are attached.

ORDINANCE NO. 3975

AN ORDINANCE TO ANNEX TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, CERTAIN LANDS, LOTS AND REAL ESTATE LYING WITHIN THE BELOW DESCRIBED BOUNDARIES, TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, AND DESIGNATING AN EFFECTIVE DATE

WHEREAS, ALL OF THE LOTS, LANDS, AND REAL ESTATE LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS TO WIT:

Lot 156, Pipers Glen;

Lot 352, Oakhurst;

Lot 36A2A, Pleasant Hill or Martin's Subdivision;

Tax Lot B1B, Section 6, T13N, R13E;

Tax Lot 1B, Section 15, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

AND ALL ABUTTING COUNTY ROAD RIGHTS-OF-WAY

ARE CONTIGUOUS AND ADJACENT TO THE CITY OF BELLEVUE, NEBRASKA, AND ARE URBAN OR SUBURBAN IN CHARACTER, AND

WHEREAS, SAID REAL ESTATE WILL RECEIVE MATERIAL BENEFITS AND ADVANTAGES FROM ANNEXATION TO THE SAID CITY.

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

Section 1. All of the real estate lying within the area heretofore described be and the same hereby is included within the boundaries and territory of the City of Bellevue, Nebraska, and said lands and the persons residing thereon shall hereafter be subject to all of the rules, regulations, ordinances, taxes, and all other burdens and benefits of other persons and territory included with the City of Bellevue, Nebraska

Section 2. This ordinance shall become effective on November 1, 2019.

ADOPTED by the Mayor and City Council this _____ day of _____, 2019.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: 09/03/2019

Second Reading: 09/17/2019

Third Reading: _____

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

**14a.
9/17/19**

COUNCIL MEETING DATE:	September 17, 2019	AGENDA ITEM TYPE:	
SUBMITTED BY: Susan Kluthe, City Clerk		SPECIAL PRESENTATION	<input type="checkbox"/>
		ORDINANCE	<input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>
		PUBLIC HEARING REQUIRED	<input checked="" type="checkbox"/>
		PUBLIC HEARING REQUIRED	<input type="checkbox"/>
		PUBLIC HEARING REQUIRED	<input type="checkbox"/>

SUBJECT:

P/H Event License Application - Green Line Running hosting a 10K run on November 2, 2019

SYNOPSIS:

Green Line Running is hosting a 10k Running Event on Saturday, November 2, 2019, using American Heroes Park and surrounding areas from 7:00 a.m. to 11:00 a.m.

BACKGROUND

Green Line Running is hosting this event. Police, Parks, and Streets have made comments.

FISCAL IMPACT: \$ 50.00 **BUDGETED FUNDS?** No **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	No	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
				INSURANCE REQUIRED	
CIP PROJECT NAME:		CIP PROJECT NUMBER:			
MAPA NAME(S):		MAPA NUMBER(S):			
STREET DISTRICT NAME(S):		STREET DISTRICT NUMBER(S):			
ACCOUNTING DISTRIBUTION CODE:		ACCOUNT NUMBER:			

RECOMMENDATION:

Approval of Event Application for Green Line Running to host a 10K in American Heroes Park and surrounding areas on Saturday, November 2, 2019 from 7:00 a.m. to 11:00 a.m.

ATTACHMENTS:




1	Application	4	
2	Comments from PD, Streets & Parks	5	
3		6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:



CITY OF BELLEVUE

APPLICATION FOR EVENT LICENSE

The undersigned hereby makes application to conduct or operate a carnival, show, temporary amusement park, or music concert in the City of Bellevue, Nebraska, under the provisions of City Code Sections 5-36 thru 5-40, and hereby submits the following facts in support thereof:

Date: 9/4/19

APPLICANT NAME: Joe Ramos ADDRESS: 13807 Clearwater dr

PHONE #: 402-297-6670 EMAIL ADDRESS: Joseph.ramos07@gmail.com

CORPORATION (Name/Address): Green line Running

CORPORATION OFFICERS: Joe Ramos

PROPOSED ACTIVITY: 10K Run

DAY/DATE OF PROPOSED ACTIVITY: ~~9/2/19~~ Nov 2 19

LOCATION OF PROPOSED ACTIVITY: American Heros Park

HOURS OF OPERATION: 7-11

WHAT PROVISIONS, IF APPLICABLE, HAVE BEEN MADE FOR THE FOLLOWING:

1. Sanitary Facilities: Y
2. Running Water: NA
3. Power: NA
4. Parking: Y
5. Insurance: Y

(Please provide Certificate of Insurance Naming City of Bellevue as Additional Insured)

Please address any specific requests of the Police/Parks/Streets Departments on the 2nd page.

I guarantee to the City of Bellevue that the premises will be cleaned and inspected following the above listed event on the day(s) indicated and, after inspection by the City, we will meet any additional responsible requests of the City of Bellevue as to the cleaning of the premises. For equal opportunity enjoyment for all individuals, I guarantee that all events will meet the legal requirements outlined in the American with Disabilities Act (ADA) and its amendments to prevent discrimination and enable individuals with disabilities to participate fully in all aspects of the event.

Signature of Applicant: [Signature]

FOR CITY OFFICE USE ONLY:

Notice of Hearing published in a legal newspaper on 9-11-2019.

City Council hearing date: 9-17-19

License Fee of \$50 paid on: 9/4/19 Receipt #: 177130

Police Department Requests:

Parks Department Requests:

Street Department Requests:





**CITY OF BELLEVUE
EVENT LICENSE REVIEW FORM**

**City of Bellevue
City Clerk
1500 Wall Street
Bellevue, NE 68005
(402) 293-3007**

☐ Police Department
☒ Captain Stukenholtz
☒ Sgt. Larry Lampman

☐ Parks Department
☐ Jim Shada
☐ Mark Blackburn

☐ Streets Department
☐ Bobby

☐ Public Works Department
☐ Jeff Roberts

FROM: Susan Kluthe

DATE: September 5, 2019

SUBJECT: Request for an Event License Application for Green Line Running for a 10k, American Heroes Park and surrounding areas, on Saturday, November 2, 2019, from 7:00 a.m. to 11:00 p.m.

Please make comments on the above request and return to Susan Kluthe, by, **September 9, 2019**. I can be reached at (402) 293-3007 or susan.kluthe@bellevue.net if there are any questions concerning the above. If you fail to make comment or return this form by the deadline date, the City Clerk's Office will assume you have no position in this matter, and will therefore proceed accordingly.

☒ Comments

☐ No Comments

We will utilize six (6) Police Motorcycles, and two cruisers to accomplish. Volunteers will be assist with traffic control points.

Capt. DG Stukenholtz

9-6-19

Signature or Fill in Your Name

Date



**CITY OF BELLEVUE
EVENT LICENSE REVIEW FORM**

City of Bellevue
City Clerk
1500 Wall Street
Bellevue, NE 68005
(402) 293-3007

☐ Police Department
☐ Captain Stukenholtz
☐ Sgt. Larry Lampman

☐ Parks Department
☐ Jim Shada
☐ Mark Blackburn

☒ Streets Department
☒ Bobby

☐ Public Works Department
☐ Jeff Roberts

FROM: Susan Kluthe

DATE: September 5, 2019

SUBJECT: Request for an Event License Application for Green Line Running for a 10k, American Heroes Park and surrounding areas, on Saturday, November 2, 2019, from 7:00 a.m. to 11:00 p.m.

Please make comments on the above request and return to Susan Kluthe, by, **September 9, 2019**. I can be reached at (402) 293-3007 or susan.kluthe@bellevue.net if there are any questions concerning the above. If you fail to make comment or return this form by the deadline date, the City Clerk's Office will assume you have no position in this matter, and will therefore proceed accordingly.

☐ Comments

☒ No Comments

Street Department has no known street-related projects planned for the immediate area, therefore, no conflicts with the proposed date.


Signature or Fill in Your Name

9/6/19

Date



**CITY OF BELLEVUE
EVENT LICENSE REVIEW FORM**

**City of Bellevue
City Clerk
1500 Wall Street
Bellevue, NE 68005
(402) 293-3007**

☐ Police Department
☐ Captain Stukenholtz
☐ Sgt. Larry Lampman

☐ Parks Department
☒ Jim Shada
☐ Mark Blackburn

☐ Streets Department
☐ Bobby

☐ Public Works Department
☐ Jeff Roberts

FROM: Susan Kluthe

DATE: September 5, 2019

SUBJECT: Request for an Event License Application for Green Line Running for a 10k, American Heroes Park and surrounding areas, on Saturday, November 2, 2019, from 7:00 a.m. to 11:00 p.m.

Please make comments on the above request and return to Susan Kluthe, by, **September 9, 2019**. I can be reached at (402) 293-3007 or susan.kluthe@bellevue.net if there are any questions concerning the above. If you fail to make comment or return this form by the deadline date, the City Clerk's Office will assume you have no position in this matter, and will therefore proceed accordingly.

☒ Comments

☐ No Comments

Please inform if they need anything provided by the Parks Department. Thanks!

Jim Shada

Signature or Fill in Your Name

9/6/119

Date

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

**14b.
9/17/19**

COUNCIL MEETING DATE:	September 17, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY: Tammi Palm, Land Use Planner		ORDINANCE	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input checked="" type="checkbox"/>
		CONSENT	<input type="checkbox"/>
		OTHER (SEE CLERK)	<input checked="" type="checkbox"/>

SUBJECT:

Request for a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility.

SYNOPSIS:

Barney Barrett is requesting approval of a conditional use permit to allow for an indoor self-storage facility.

BACKGROUND

Barney Barrett is requesting approval of a conditional use permit to allow for an indoor self-storage facility. The applicant is proposing four storage buildings, totaling 26,400 square feet of indoor storage. No outdoor storage is being proposed.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
				INSURANCE REQUIRED	
CIP PROJECT NAME:			CIP PROJECT NUMBER:		
MAPA NAME(S):			MAPA NUMBER(S):		
STREET DISTRICT NAME(S):			STREET DISTRICT NUMBER(S):		
ACCOUNTING DISTRIBUTION CODE:			ACCOUNT NUMBER:		

RECOMMENDATION:

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

ATTACHMENTS:

1		4	
2		5	
3		6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:



City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Barney Barrett

GENERAL LOCATION: South 9th Street and Cary Street

CASE #'s: CUP-1802-01

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: for a conditional use permit for Lot 24, Child's Estate Acres, for the purpose of a self-storage facility.

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBER: CUP-1802-01

FOR HEARING OF:

REPORT #1: August 22, 2019

REPORT #2: September 17, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Barney Barrett
1409 Chaput Drive
Bellevue, NE 68005

B. PROPERTY OWNER:

Barney Barrett
1409 Chaput Drive
Bellevue, NE 68005

C. GENERAL LOCATION:

South 9th Street and Cary Street

D. LEGAL DESCRIPTION:

Lot 24, Childs Estate Acres, located in the Northeast ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Conditional Use Permit for Lot 24, Childs Estate Acres

F. EXISTING ZONING AND LAND USE:

BGH, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a conditional use permit to allow for a self-storage facility.

H. SIZE OF SITE:

The site is approximately 1.65 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The existing site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RS-84
2. **East:** Budget Self-storage Facility, ML (across South 9th Street)
3. **South:** Vacant/Industrial, ML
4. **West:** Single Family Residential, RS-84

C. REVELANT CASE HISTORY:

On August 22, 2019, the Planning Commission recommended approval of a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility.

D. APPLICABLE REGULATIONS:

1. Article 6, Zoning Ordinance, regarding Conditional Use Permits.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data available for this property.
2. The property will have access from South 9th Street. Cary Street is unimproved and will remain so at this time.

D. UTILITIES:

All utilities are available to serve this development.

E. ANALYSIS:

1. Barney Barrett, is requesting approval of a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility.
2. The property is presently vacant and zoned BGH (Heavy General Business). Self-storage facilities are a conditional use permit under this zoning designation.
3. The applicant is proposing four storage buildings, totaling 26,400 square feet of indoor storage. No outdoor storage is being proposed.
4. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Chief Building Official Mike Christensen made comments regarding the requirement of a bathroom facility per the Uniform Plumbing Code. A bathroom is being provided by the applicant.

Public Works Engineering Manager Dean Dunn had technical comments pertaining to the site plan. These comments have been addressed by the applicant's engineer.

No other comments were received on this case.

5. The site plan shows the required 25' bufferyard abutting the adjacent single family residences. Additionally, a 15' deep landscaped area is being provided along the rights-of-way. A six foot wood privacy fence is proposed around the self-storage facility for screening purposes. The proposed landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance.
6. The proposed storage units will be required to meet the design standards guidelines for building materials as outlined in Section 8.11. This will be determined as part of the building permit process.
7. A sidewalk is required along South 9th Street unless a sidewalk waiver is granted for this development. The Public Works' policy is such that a waiver will be granted along unimproved sections of roadway. South 9th Street does not have curb and gutter; therefore, is considered "unimproved."

8. Per Section 6.06, the Zoning Ordinance requires no conditional use permit shall be granted unless the Planning Commission or City Council has found:

6.06.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

6.06.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

6.06.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

6.06.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

6.06.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6.06.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

6.06.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

6.06.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.

6.06.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

6.06.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

The Planning Department believes this application meets the criteria for approval of the Conditional Use Permit.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

V. PLANNING COMMISSION RECOMMENDATION

APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

VI. ATTACHMENTS TO REPORT

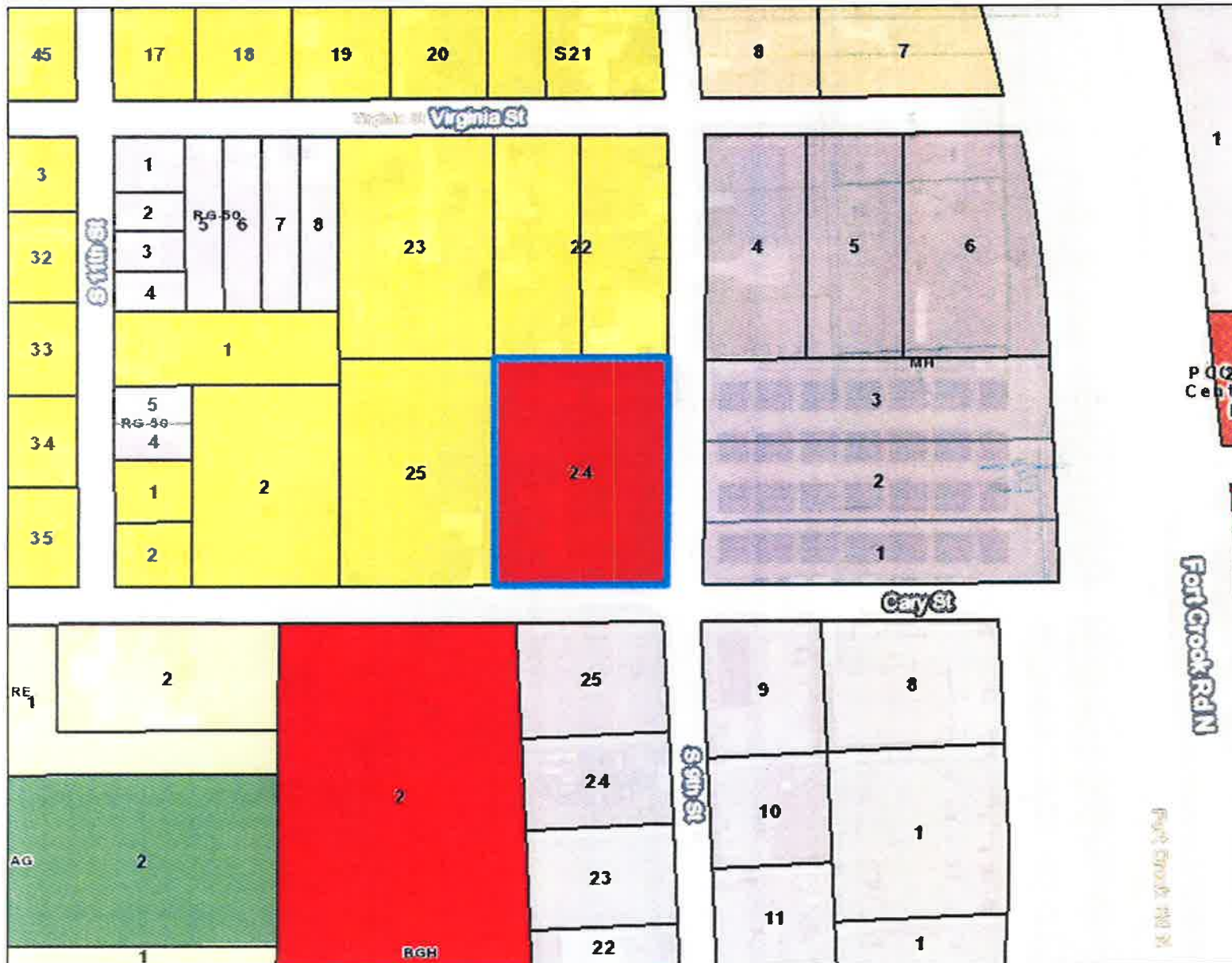
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Site Plan received August 16, 2019
4. Landscape Plan August 13, 2019
5. Conditional Use Permit Agreement
6. Letter from Dennis Schworer received August 21, 2019
7. Letter from Sue Brust received August 22, 2019
8. Email from Russ and Laurie Oseka received September 10, 2019

VII. COPIES OF REPORT TO:

1. Barney Barrett
2. Civil Solutions, LLC
3. rgh Design
4. Public Upon Request

 
Prepared by: _____ Date of Report

Lot 24, Childs Estate Acres



Location



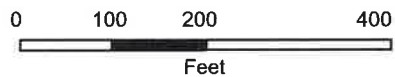
Legend

Road Centerlines
2018 Aerial Photo

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



1:2,400



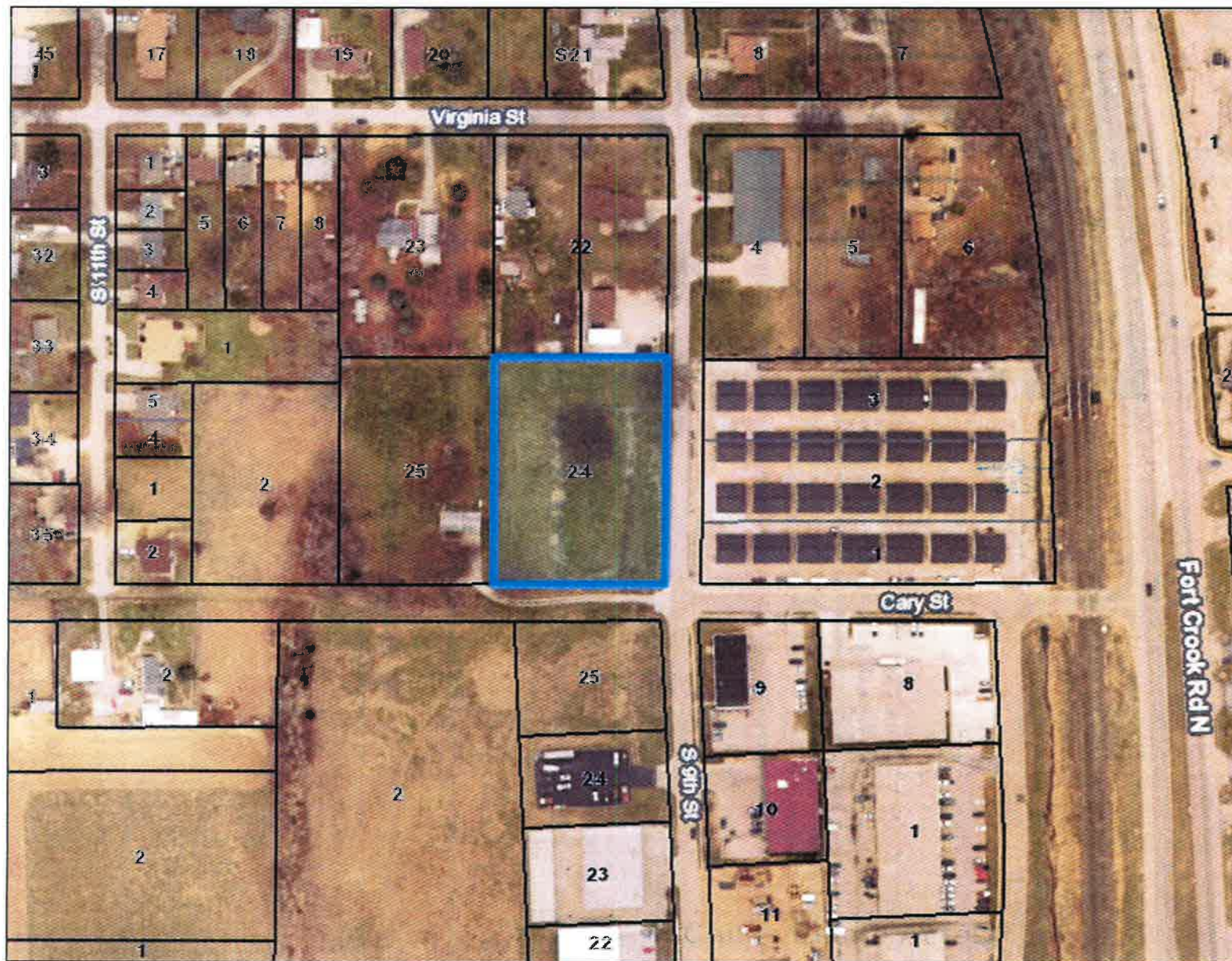
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS



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

Lot 24, Childs Estate Acres



Location



Legend

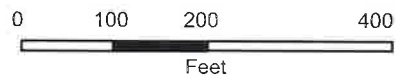
Road Centerlines

2018 Aerial Photo

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



1:2,400

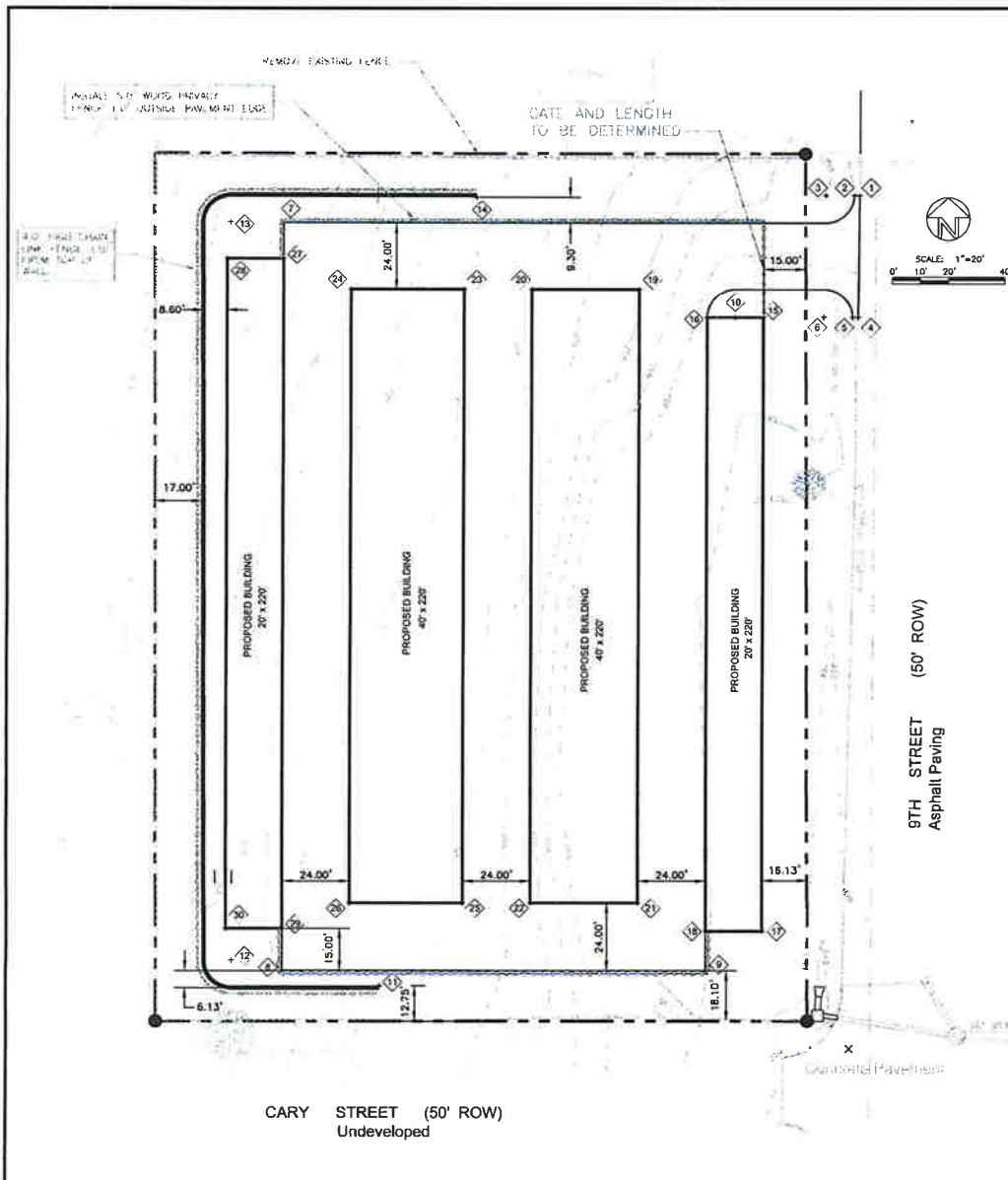


This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS



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



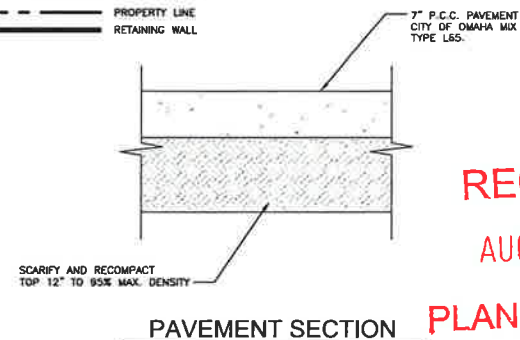
PLAN GEOMETRICS			
POINT	NORTHING	EASTING	DESCRIPTION
1	396.09	348.89	EDGE OF 9TH STREET
2	396.09	348.89	EDGE OF NEW PAVEMENT
3	396.10	336.86	10.00' RADIUS POINT
4	352.08	348.36	EDGE OF 9TH STREET
5	352.08	346.36	EDGE OF NEW PAVEMENT
6	352.08	336.36	10.00' RADIUS POINT
7	386.08	144.73	CORNER OF PAVEMENT
8	118.13	144.75	CORNER OF PAVEMENT
9	118.10	294.78	CORNER OF PAVEMENT
10	352.09	304.78	10.00' RADIUS POINT
11	112.75	179.38	BEGIN RETAINING WALL (FRONT FACE AT GROUND LEVEL)
12	122.00	126.93	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
13	386.14	126.14	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
14	385.37	213.13	END RETAINING WALL (FRONT FACE AT GROUND LEVEL)
15	352.08	314.78	N.E. CORNER OF NEW BUILDING
16	352.08	294.78	N.W. CORNER OF NEW BUILDING
17	132.08	314.78	S.E. CORNER OF NEW BUILDING
18	132.09	294.78	S.W. CORNER OF NEW BUILDING
19	362.11	270.73	N.E. CORNER OF NEW BUILDING
20	362.11	232.73	N.W. CORNER OF NEW BUILDING
21	142.11	270.73	S.E. CORNER OF NEW BUILDING
22	142.11	232.73	S.W. CORNER OF NEW BUILDING
23	362.12	208.73	N.E. CORNER OF NEW BUILDING
24	362.12	168.73	N.W. CORNER OF NEW BUILDING
25	142.13	208.73	S.E. CORNER OF NEW BUILDING
26	142.13	168.73	S.W. CORNER OF NEW BUILDING
27	373.13	144.73	N.E. CORNER OF NEW BUILDING
28	373.13	124.73	N.W. CORNER OF NEW BUILDING
29	133.13	144.73	S.E. CORNER OF NEW BUILDING
30	133.14	124.73	S.W. CORNER OF NEW BUILDING

NOTES:

1. SEE SHEET C2 FOR GRADING CONTOURS AND DATA.
2. SEE SHEET C3 FOR DRAINAGE IMPROVEMENTS
3. SEE SHEET C4 FOR RETAINING WALL PLAN AND PROFILE

LEGEND

--- PROPERTY LINE
 --- RETAINING WALL



RECEIVED

AUG 16 2019

PLANNING DEPT.

8/16/2019



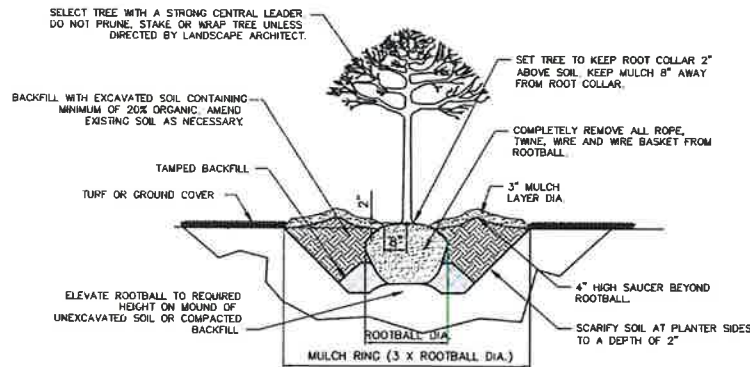
LOT 24, CHILDS ESTATE ACRES
SARPY COUNTY, NE

SITE LAYOUT PLAN

DATE	SCALE	PROJECT NO.	FILE NO.
	1"=20'		

SHEET 1 OF 1

CS Civil Solutions, Inc.



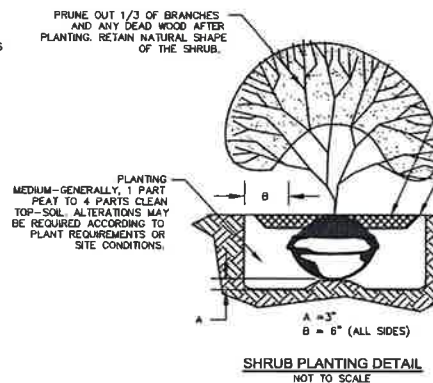
NOTES:

1. SOIL USED AS BACKFILL SHALL BE AMENDED AS NECESSARY TO CONTAIN 20% ORGANIC MATERIAL.
2. PLANTING STAGES:
 - A) REMOVE BOTTOM THIRD OF BASKET, ROPE AND TWINE
 - B) SET TREE AND PLUMB. TAMP BACKFILL TO STABILIZE.
 - C) COMPLETE REMOVAL OF ALL WIRE, ROPE, AND TWINE.
 - D) FINISH BACKFILL AND WATER.
3. STREET TREE PLANTING INSPECTION AND APPROVAL BY CITY OF OMAHA SHALL BE DONE IN TWO STAGES:
 - A) EXCAVATION OF PLANTER AREA AND COMPACTION RELIEF TREATMENT PRIOR TO PLANTING AND BACKFILLING.
 - B) FINAL INSTALLATION AFTER PLANTING AND BACKFILLING.

CITY OF OMAHA

TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANT SCHEDULE

PLANT NAME	SIZE	QUANTITY	DETAIL	
HONEY LOCUST	3" CALIPER	5	TYP.	GT - Gleditsia triacanthos "shademaster"
OCTOBER GLORY MAPLE	3" CALIPER	5	TYP.	AR - Acer rubrum "October Glory"
BLUE SPRUCE	6' TALL	5	TYP.	BS - Picea pungens
ARROWWOOD VIBURNUM	2 GALLON	6	TYP.	VA - Viburnum dentatum
BAILEY'S COMPACT VIBURNUM	2 GALLON	24	TYP.	VT - Viburnum trilobum compact
RED TWIG DOGWOOD	2 GALLON	21	TYP.	Monrovia-Red Twig Dogwood
BOXWOOD	2 GALLON	27	TYP.	English Boxwood

rg Design

Lot 24
Childs Estates Acers
SARPY COUNTY, NE

PROJECT
Proposed Storage

Landscape Plan

PROJECT NO. 010-2020

DATE 07-08-2009

L2.01

SHEET NO.

RECEIVED
AUG 13 2019
PLANNING DEPT.

Record & Return To:
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 24, CHILDS ESTATE ACRES,
LOCATED IN THE NORTHEAST ¼ OF SECTION 22, T14N, R13E OF THE 6TH P.M., SARPY
COUNTY, NEBRASKA

Conditional Use Permit for Barney Barrett

This Conditional Use Permit issued this _____ day of September, 2019 by the City of Bellevue, a municipal corporation in the County of Sarpy County, Nebraska ("City") to Barney Barrett, ("Applicant"), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Barney Barrett, is the legal owner of Lot 24, Childs Estate Acres, located in the Northeast ¼ of Section 22, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 1.65 acres, more or less ("Property"). Applicant desires to use the Property for the purpose of a self storage facility; and

WHEREAS, Applicant has applied for a conditional use permit for the purpose of using the Property as described above; and

WHEREAS, the Mayor and City Council of the City of Bellevue are agreeable to the issuance of a conditional use permit to the Applicant for such purpose, subject to certain conditions and agreements as hereinafter provided (the "Permit").

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Applicant to use the Property for the purpose described above, said use hereinafter being referred to interchangeably as a "Permitted Use" or "Use".

Conditions of Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate, subject to the rights of the Applicant to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Use:

- a. A site plan showing the Property's boundaries, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit "A." A landscape plan is attached as Exhibit "B."
 - b. The Property shall be developed and maintained in accordance with the site plan (Exhibit "A") and all other exhibits, if any, of this Agreement. Any modifications to the site plan must be submitted to the Planning Department for approval. Modifications of any other document or exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or exhibit to be modified.
 - c. Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court costs) arising out of or resulting from the acts, omissions or negligence of the Applicant or its agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Applicant's Use of the Property.
3. The Applicant's right to maintain the Use of the Property, as contemplated by this Permit, shall be based on the following conditions:
 - a. A periodic inspection to determine compliance with the conditions of this Permit. The Permit may be revoked only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Applicant and opportunity to cure in the time and manner described below.
 - b. Construction of the Use authorized by this Permit must be initiated within 12 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. Applicant may maintain a self storage facility on the Property.
 - d. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Applicant's expense within twelve (12) months of cessation of the Use of the Property.
 - e. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - f. Applicant shall record this Permit with the Sarpy County Register of Deeds at Applicant's expense.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
 - a. Applicant's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Applicant fails to use the Property for the Permitted Uses for any twelve (12) consecutive month period.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use, and such cancellation, revocation, denial or failure to maintain any federal, state or local rights are provided under laws, rules and regulations governing said permit.
 - c. Applicant's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. In the event the Applicant fails to promptly remove any safety, environmental or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Applicant fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Applicant or any third party to exercise said option) cause the same to be removed at Applicant's cost (including, but not limited to, the cost of any excavation and

earthwork that is necessary or advisable in connection with the removal thereof) and the Applicant shall reimburse the City the costs incurred to remove the same. Applicant hereby irrevocably grants the City, its agents and employees, the rights, provided notice is furnished to the Applicant along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards, nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

6. If any provisions, or any portion thereof, contained in this Permit are held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

7. The conditions and terms of this Permit shall be binding upon Applicant, its successors and assigns.

- a. Delay of City to terminate this Permit on account of breach of Applicant of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
- b. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Applicant shall be entitled to notice and opportunity to cure a breach of this Permit as follows. City will notify the Applicant of any breach of this Permit. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section b and diligently pursued and completed as soon as possible, and allowing additional time does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.
- c. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.
- d. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

Barney Barrett
1409 Chaput Drive
Bellevue, NE 68005

- e. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

The City of Bellevue

By: _____
Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

STATE OF NEBRASKA)
)SS:
COUNTY OF SARPY)

The undersigned, a notary public qualified in and for said county, does hereby certify that Rusty Hike and Susan Kluthe, whose names as Mayor and City Clerk respectively, of the City of Bellevue, Nebraska, a municipal corporation, are signed to the foregoing instrument and who are each known to me and known to be such officers, acknowledged before me on this day and they, in their respective capacities as Mayor and Deputy City Clerk, executed and delivered said instrument as their voluntary act and deed and voluntary act and deed of such corporation.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public

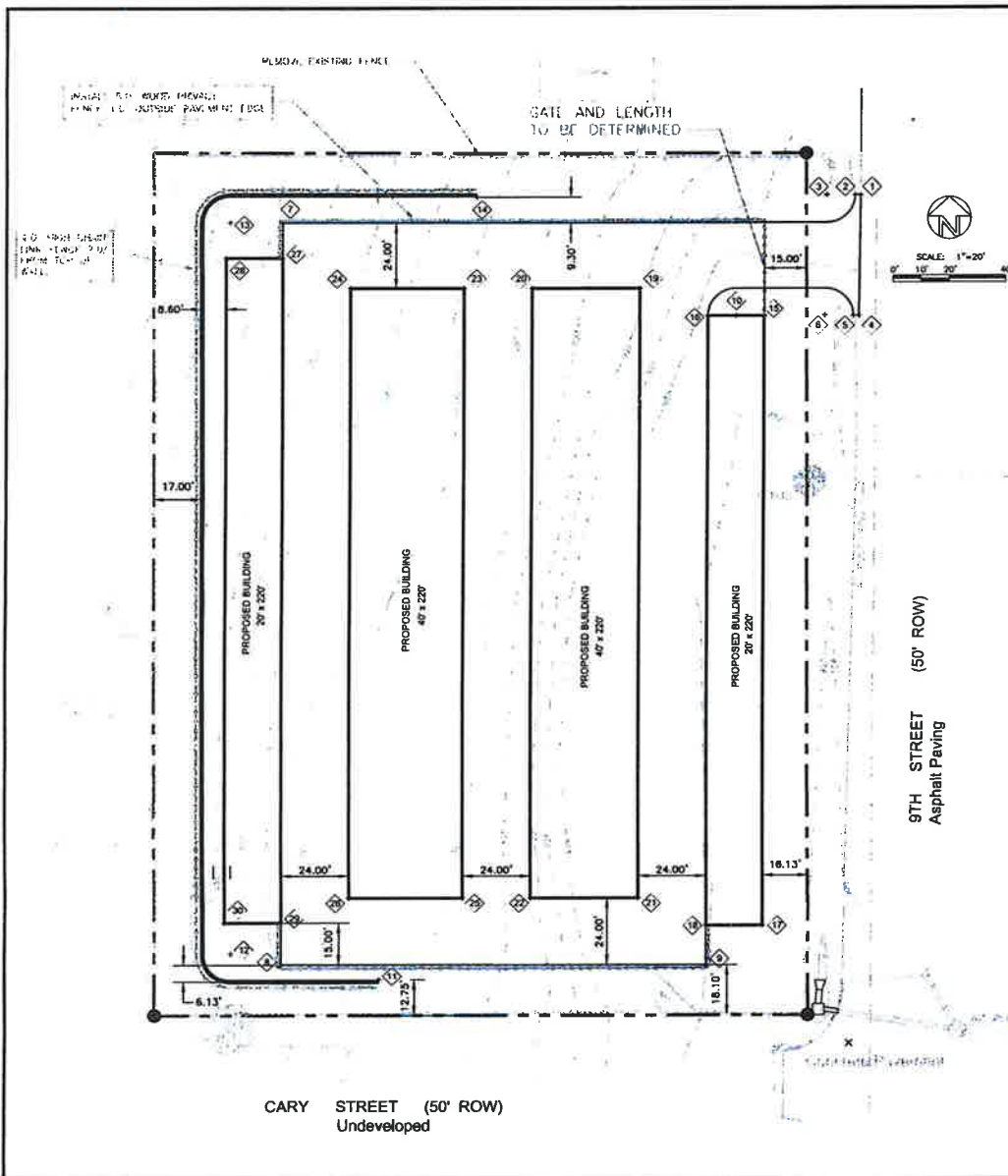
Barney Barrett

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Barney Barrett signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public



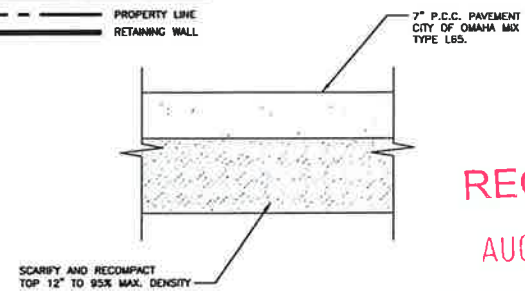
PLAN GEOMETRICS			
POINT	NORTHING	EASTING	DESCRIPTION
1	396.09	348.89	EDGE OF 9TH STREET
2	396.09	346.89	EDGE OF NEW PAVEMENT
3	396.10	336.86	10.00' RADIUS POINT
4	352.08	348.36	EDGE OF 9TH STREET
5	352.08	346.36	EDGE OF NEW PAVEMENT
6	352.08	336.36	10.00' RADIUS POINT
7	306.08	144.73	CORNER OF PAVEMENT
8	118.13	144.75	CORNER OF PAVEMENT
9	118.10	294.76	CORNER OF PAVEMENT
10	352.09	304.78	10.00' RADIUS POINT
11	112.75	179.36	BEGN RETAINING WALL (FRONT FACE AT GROUND LEVEL)
12	122.00	126.93	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
13	386.14	126.14	9.25' RADIUS POINT (FRONT FACE OF RETAINING WALL AT GROUND LEVEL)
14	395.37	213.13	END RETAINING WALL (FRONT FACE AT GROUND LEVEL)
15	352.08	314.78	N.E. CORNER OF NEW BUILDING
16	352.08	294.78	N.W. CORNER OF NEW BUILDING
17	132.08	314.78	S.E. CORNER OF NEW BUILDING
18	132.09	294.78	S.W. CORNER OF NEW BUILDING
19	362.11	270.73	N.E. CORNER OF NEW BUILDING
20	362.11	232.73	N.W. CORNER OF NEW BUILDING
21	142.11	270.73	S.E. CORNER OF NEW BUILDING
22	142.11	232.73	S.W. CORNER OF NEW BUILDING
23	362.12	206.73	N.E. CORNER OF NEW BUILDING
24	362.12	168.73	N.W. CORNER OF NEW BUILDING
25	142.13	206.73	S.E. CORNER OF NEW BUILDING
26	142.13	168.73	S.W. CORNER OF NEW BUILDING
27	373.13	144.73	N.E. CORNER OF NEW BUILDING
28	373.13	124.73	N.W. CORNER OF NEW BUILDING
29	133.13	144.73	S.E. CORNER OF NEW BUILDING
30	133.14	124.73	S.W. CORNER OF NEW BUILDING

NOTES:

1. SEE SHEET C2 FOR GRADING CONTOURS AND DATA.
2. SEE SHEET C3 FOR DRAINAGE IMPROVEMENTS
3. SEE SHEET C4 FOR RETAINING WALL PLAN AND PROFILE

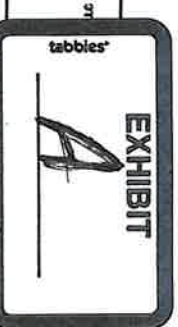
LEGEND

--- PROPERTY LINE
 === RETAINING WALL



PAVEMENT SECTION

RECEIVED
 AUG 16 2019
 PLANNING DEPT.



LOT 24 CHILDS ESTATE ACRES
 SARY COUNTY, NE
 SITE LAYOUT PLAN

DATE	SCALE	PROJECT NO.	FILE NO.
	1"=20'		

SHEET NO. 5



Lot 24
Childs Estates Acres
SARPY COUNTY, NE

PROJ. NO.
Proposed Storage

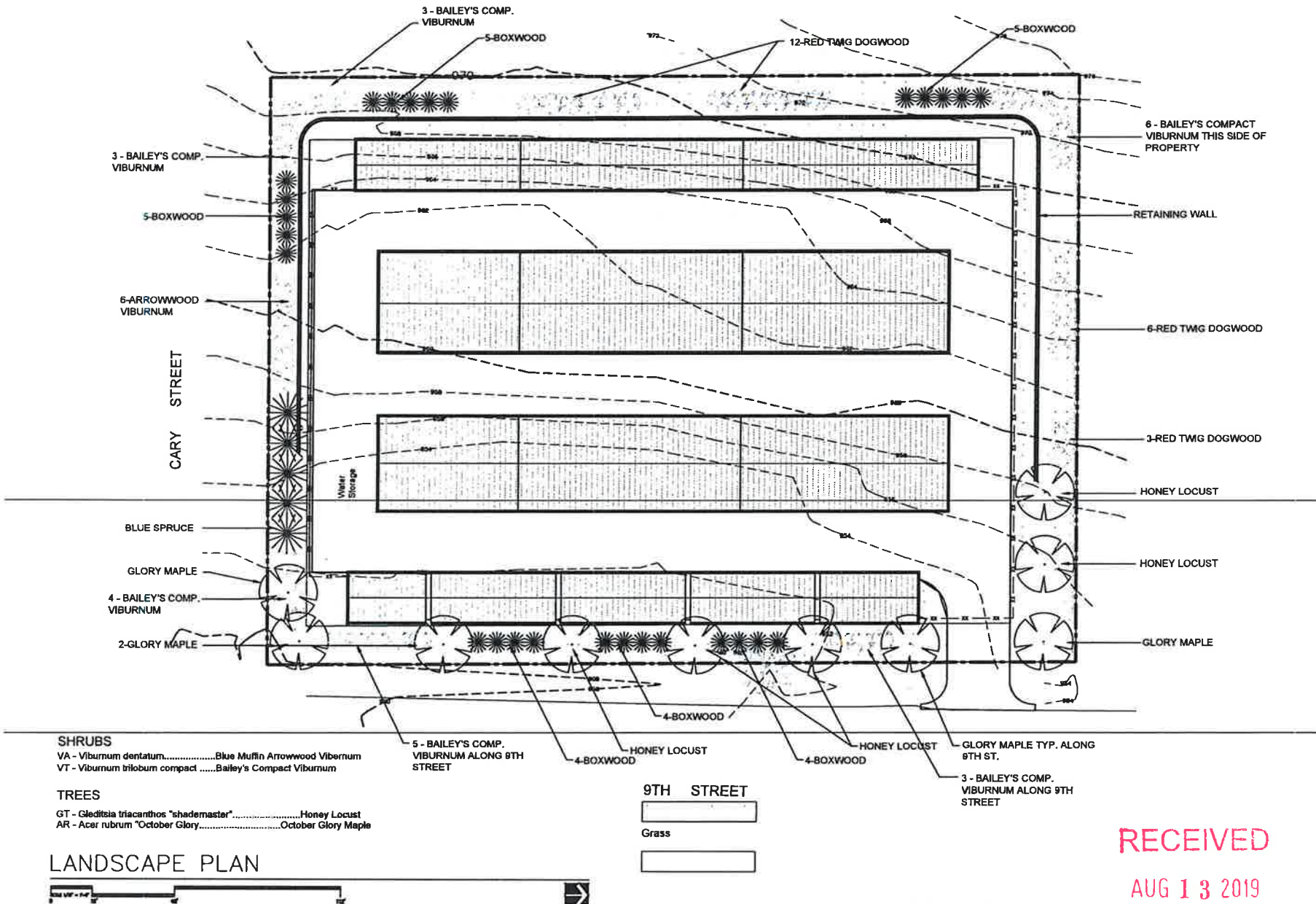
Landscape Plan

PROJECT NO. 00-204

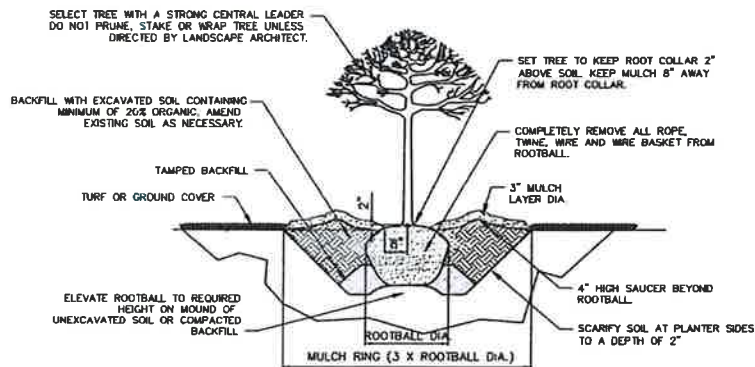
DATE 02-09-200

L1.01

SHEET NO.



RECEIVED
AUG 13 2019
PLANNING DEPT.

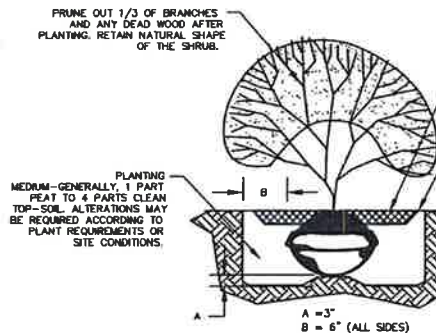


NOTES:

1. SOIL USED AS BACKFILL SHALL BE AMENDED AS NECESSARY TO CONTAIN 20% ORGANIC MATERIAL.
2. PLANTING STAGES:
A) REMOVE BOTTOM THIRD OF BASKET, ROPE AND TWINE.
B) SET TREE AND PLUMB. TAMP BACKFILL TO STABILIZE.
C) COMPLETE REMOVAL OF ALL WIRE, ROPE, AND TWINE.
D) FINISH BACKFILL AND WATER.
3. STREET TREE PLANTING INSPECTION AND APPROVAL BY CITY OF OMAHA SHALL BE DONE IN TWO STAGES:
A) EXCAVATION OF PLANTER AREA AND COMPACTION RELIEF TREATMENT PRIOR TO PLANTING AND BACKFILLING.
B) FINAL INSTALLATION AFTER PLANTING AND BACKFILLING.

CITY OF OMAHA

TYPICAL TREE PLANTING DETAIL NOT TO SCALE



SHRUB PLANTING DETAIL NOT TO SCALE

PLANT SCHEDULE

PLANT NAME	SIZE	QUANTITY	DETAIL	
HONEY LOCUST	3" CALIPER	5	TYP.	GT - <i>Gleditsia triacanthos</i> "shademaster"
OCTOBER GLORY MAPLE	3" CALIPER	5	TYP.	AR - <i>Acer rubrum</i> "October Glory"
BLUE SPRUCE	6' TALL	5	TYP.	BS - <i>Picea pungens</i>
ARROWWOOD VIBURNUM	2 GALLON	6	TYP.	VA - <i>Viburnum dentatum</i>
BAILEY'S COMPACT VIBURNUM	2 GALLON	24	TYP.	VT - <i>Viburnum trilobum</i> compact
RED TWIG DOGWOOD	2 GALLON	21	TYP.	Monrovia—Red Twig Dogwood
BOXWOOD	2 GALLON	27	TYP.	English Boxwood

rg Design

Lot 24
Childs Estates Acres
SARPY COUNTY, NE

PROJECT
Proposed Storage

Landscape Plan

PROJECT NO. 090-2019

DATE 07-28-2019

L2.01

SHEET NO.

RECEIVED
AUG 13 2019
PLANNING DEPT.

DENNIS R. SCHWORER, L.L.C.

417 Ridgewood Drive
Bellevue, Nebraska 68005
402-676-7500

DBA SCHWORER BUILDING COMPANY
dschworer@hondacarsofbellevue.com

August 21, 2019

CITY OF BELLEVUE
PLANNING DEPARTMENT
1510 WALL STREET
BELLEVUE, NE. 68005

RE:

BARNEY BARRET
SELF-STORAGE FACILITY

I FULLY SUPPORT THIS REQUEST. IT'S GOOD FOR BELLEVUE TO HAVE THIS
PROPERTY DEVELOPED.

I WISH BARNEY BARRET THE BEST FOR DOING THIS PROJECT.

BEST REGARDS,

DENNIS R. SCHWORER

RECEIVED
AUG 21 2019
PLANNING DEPT.



Corporate Offices
8701 West Dodge Road
Suite 200
Omaha, NE 68114
402-397-4900

August 22, 2019

Tammi Palm
Planning Department
1510 Wall Street
Bellevue, NE 68005

Dear Tammi:

We have received the notice of conditional use permit for Case #CUP-1802-01/Applicant: Barney Barrett. We would like to file a formal protest. We don't support an additional Self-Storage Facility at this location. The market area is not adequate to support an additional facility of this type. This would lead to a negative business impact for the Bellevue Budget Storage location along with a negative impact for the new business.

Thank you for your consideration.

Sincerely,

Sue E. Brust

Sue E. Brust, CPM®
Director of Systems Management

RECEIVED

AUG 22 2019

PLANNING DEPT.



ACCREDITED
MANAGEMENT
ORGANIZATION®

• Real Estate Investment • Residential/Commercial Management • Commercial Brokerage • Management/Investment Consulting • Global Relocation •

Tammi Palm

From: Susan Kluthe
Sent: Tuesday, September 10, 2019 8:52 AM
To: Tammi Palm; Jeff Roberts
Cc: Jim Ristow; Rusty Hike; Bree Robbins; Tahnee King
Subject: FW: South 9th Street & Cary Street (conditional use Permit for Lot 24, Childs Estate Acres)

FYI

From: RUSS OSEKA <osekal@cox.net>
Sent: Monday, September 9, 2019 6:01 PM
To: Susan Kluthe <Susan.Kluthe@bellevue.net>
Subject: South 9th Street & Cary Street (conditional use Permit for Lot 24, Childs Estate Acres)

Susan Kluthe, City Clerk:

I have no real concerns about the Self Storage Facility that is planned for this property.

However, I am very concerned about the heavy equipment coming and going during this project. Ninth street is a rock based street with a 5 ton limit and narrow (varying from 16-20 foot wide) with no curbing and I fear that if the equipment coming and going during this project use 9th Street versus coming and going on Cary, we'll be left with a crumbling street and torn up ditches once the project is completed.

Equipment leaving the project will more than likely try to use 9th Street to Childs to enable them to go north or south at Fort Crook, where as, if they leave from Cary they'd only be able to go south at Cary and Fort Crook. If they used the Fort Crook Access Road off Cary to Kasper that would enable them to go north or south but seeing as that would be more disruptive to the driver I see them using the shortest distant to get where they're going.

If we can be assured that the equipment coming and going will be using Cary then I'm not opposed at all to the project. Since 9th Street has been resurfaced in last 3 years I'd hate to see it falling apart and crumbling due to lack of care and responsibility by the construction company.

Sincerely

Russ & Laurie Oseka

901 Virginia St

402 690 9676

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

**14c.
9/17/19**

COUNCIL MEETING DATE:	September 17, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY: Tammi Palm, Land Use Planner	ORDINANCE	<input type="checkbox"/>	PUBLIC HEARING REQUIRED <input type="checkbox"/>
	RESOLUTION	<input type="checkbox"/>	PUBLIC HEARING REQUIRED <input type="checkbox"/>
	CURRENT BUSINESS	<input type="checkbox"/>	PUBLIC HEARING REQUIRED <input checked="" type="checkbox"/>
	CONSENT	<input type="checkbox"/>	
	OTHER (SEE CLERK)	<input checked="" type="checkbox"/>	

SUBJECT:

Request for a conditional use permit for Lot 1, Milt's Addition, for the purpose of a self-storage facility. Applicant: Chandler Storage West, LLC. Location: 2715 Chandler Road West.

SYNOPSIS:

Craig Faulk, on behalf of Chandler Storage West, LLC, is requesting approval of a conditional use permit for Lot 1, Milt's Addition, to allow for the expansion of an existing self-storage facility.

BACKGROUND

Craig Faulk, on behalf of Chandler Storage West, LLC, is requesting approval of a conditional use permit for Lot 1, Milt's Addition, to allow for the expansion of an existing self-storage facility. The applicant received approval for an expansion on February 26, 2019; this site plan represents an amendment to the originally approved site plan. This plan proposes three new buildings totaling 43,460 square feet of indoor storage, along with 297 parking stalls for outdoor storage. There is also a covered parking area proposed. The Zoning Ordinance requires any vehicles stored on the property be operable.

FISCAL IMPACT: \$ 0.00 **BUDGETED FUNDS?** N/A **GRANT/MATCHING FUNDS?** N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT? N/A		COUNTER-PARTY:		INTERLOC N/A	
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
				INSURANCE REQUIRED	
CIP PROJECT NAME:			CIP PROJECT NUMBER:		
MAPA NAME(S):			MAPA NUMBER(S):		
STREET DISTRICT NAME(S):			STREET DISTRICT NUMBER(S):		
ACCOUNTING DISTRIBUTION CODE:			ACCOUNT NUMBER:		

RECOMMENDATION:

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

ATTACHMENTS:


1		4	
2		5	
3		6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:



City of Bellevue

PLANNING COMMISSION RECOMMENDATION

APPLICANT: Chandler Storage West LLC

LOCATION: 2715 Chandler Road West

CASE #'s: CUP-1907-03

CITY COUNCIL HEARING DATE: September 17, 2019

REQUEST: for a conditional use permit for Lot 1, Milt's Addition, for the purpose of a self-storage facility.

On August 22, 2019, the City of Bellevue Planning Commission voted nine yes, zero no, zero abstained, and zero absent to recommend:

APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

VOTE:

Yes:	Nine:	No:	Zero:	Abstain:	Zero:	Absent:	Zero:
	Casey						
	Perrin						
	Cain						
	Aerni						
	Jacobson						
	Ackley						
	Hankins						
	Cutsforth						
	Ritz						

Planning Commission Hearing (s) was held on: August 22, 2019

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBER: CUP-1907-03

FOR HEARING OF:

REPORT #1: August 22, 2019

REPORT #2: September 17, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Chandler Storage West LLC
2715 Chandler Road West
Bellevue, NE 68147

B. PROPERTY OWNER:

Chandler Storage West LLC
2715 Chandler Road West
Bellevue, NE 68147

C. GENERAL LOCATION:

2715 Chandler Road West

D. LEGAL DESCRIPTION:

Lot 1, Milt's Addition, located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Conditional Use Permit for Lot 1, Milt's Addition

F. EXISTING ZONING AND LAND USE:

BGH, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a conditional use permit to allow for a self-storage facility.

H. SIZE OF SITE:

The site is approximately 8.64 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The existing site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Milt's existing Self-Storage facility, ML
2. **East:** Commercial and Single Family Residential, BG and RS-72 (across Cedar Island Road)
3. **South:** Single Family Residential, RS-72
4. **West:** Existing Self-Storage Facility and Single Family Residential, ML and RS-72

C. REVELANT CASE HISTORY:

1. On November 15, 2018, the Planning Commission recommended denial of a request to rezone Tax Lot W, Lots 10 and 11, West of right-of-way, and Lot 12B, Pleasant Hill or Martin's Subdivision, along with vacated McCorkindale Avenue, all located in the Southeast ¼ of Section 16, T14N, R13E from RS-72 to BGH for the purpose of a self-storage facility; small subdivision plat Lot 1, Milt's Addition; and conditional use permit for Lot 1, Milt's Addition for the purpose of a self-storage facility. The City Council approved the aforementioned request on February 26, 2019.

2. On August 22, 2019, the Planning Commission recommended approval of a request for a conditional use permit for Lot 1, Milt's Addition, for the purpose of a self-storage facility.

D. APPLICABLE REGULATIONS:

1. Article 6, Zoning Ordinance, regarding Conditional Use Permits.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2016 MAPA Traffic Flow Map estimates approximately 11,450 vehicles per day near the intersection of Chandler Road West and Cedar Island Road.
2. The property will have access through the existing drive off of Chandler Road, as well as a newly proposed access off of Cedar Island Road.

D. UTILITIES:

All utilities are available to serve this development.

E. ANALYSIS:

1. Craig Faulk, on behalf of 2715 LLC, is requesting approval of a conditional use permit for Lot 1, Milt's Addition, for the purpose of expanding his existing self-storage facility.
2. The property is presently vacant. Mr. Faulk's existing self-storage facility is developed on an adjacent lot to the north and west of this property.
3. Mr. Faulk submitted a similar request in 2018, which was subsequently approved by the City Council on February 26, 2019.

Mr. Faulk has submitted this conditional use request as an amendment to the originally approved site plan.

The major differences in the proposed site plan versus the February 26, 2019 approved site plan include: 1) building configuration changed from six buildings totaling 41,500 square feet to three buildings totaling 43,460 square feet, 2) parking stall count changed from 338 to 297, and 3) covered parking relocated to the west (nearer to the storage buildings).

4. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, 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.

Chief Building Official Mike Christensen made comments regarding the requirement of a bathroom facility per the Uniform Plumbing Code. Mike Christensen and Don

Gifford (Bellevue Fire Department) both commented fire sprinklers will be required per the 2012 International Building Code. The applicant is aware of these comments, which will be addressed at such time the building permit is reviewed.

Public Works Engineering Manager Dean Dunn had technical comments pertaining to the site plan. These comments have been addressed by the applicant's engineer.

No other comments were received on this case.

5. The site plan shows three buildings, consisting of 43,460 square feet of storage area. The applicant also intends to have outdoor storage on the site as well. Sixty-two covered parking stalls are shown, with the remaining 235 stalls being uncovered. Per the zoning ordinance, outdoor storage of automobiles, boats, and recreational vehicles in operable condition would be allowed.

6. The site plan shows the required 25' bufferyard abutting the adjacent single family residences. Additionally, a 15' deep landscaped area is being provided along the rights-of-way. A six foot wood privacy fence is proposed around the self-storage facility. The proposed landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance. This plan is the same as the previously approved landscape plan.

7. The proposed storage units will be required to meet the design standards guidelines for building materials as outlined in Section 8.11. This will be determined as part of the building permit process.

8. The developer intends to request a sidewalk waiver for this development. The Public Works' policy is such that a waiver will be granted along unimproved sections of roadway. The abutting roads (Chandler Road and Cedar Island Road) do not have curb and gutter; therefore, are considered "unimproved."

9. Per Section 6.06, the Zoning Ordinance requires no conditional use permit shall be granted unless the Planning Commission or City Council has found:

6.06.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

6.06.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

6.06.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

6.06.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

6.06.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6.06.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

6.06.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

6.06.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.

6.06.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

6.06.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

The Planning Department believes this application meets the criteria for approval of the Conditional Use Permit.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL of the amended site plan based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

V. PLANNING COMMISSION RECOMMENDATION

APPROVAL of the amended site plan based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

VI. ATTACHMENTS TO REPORT

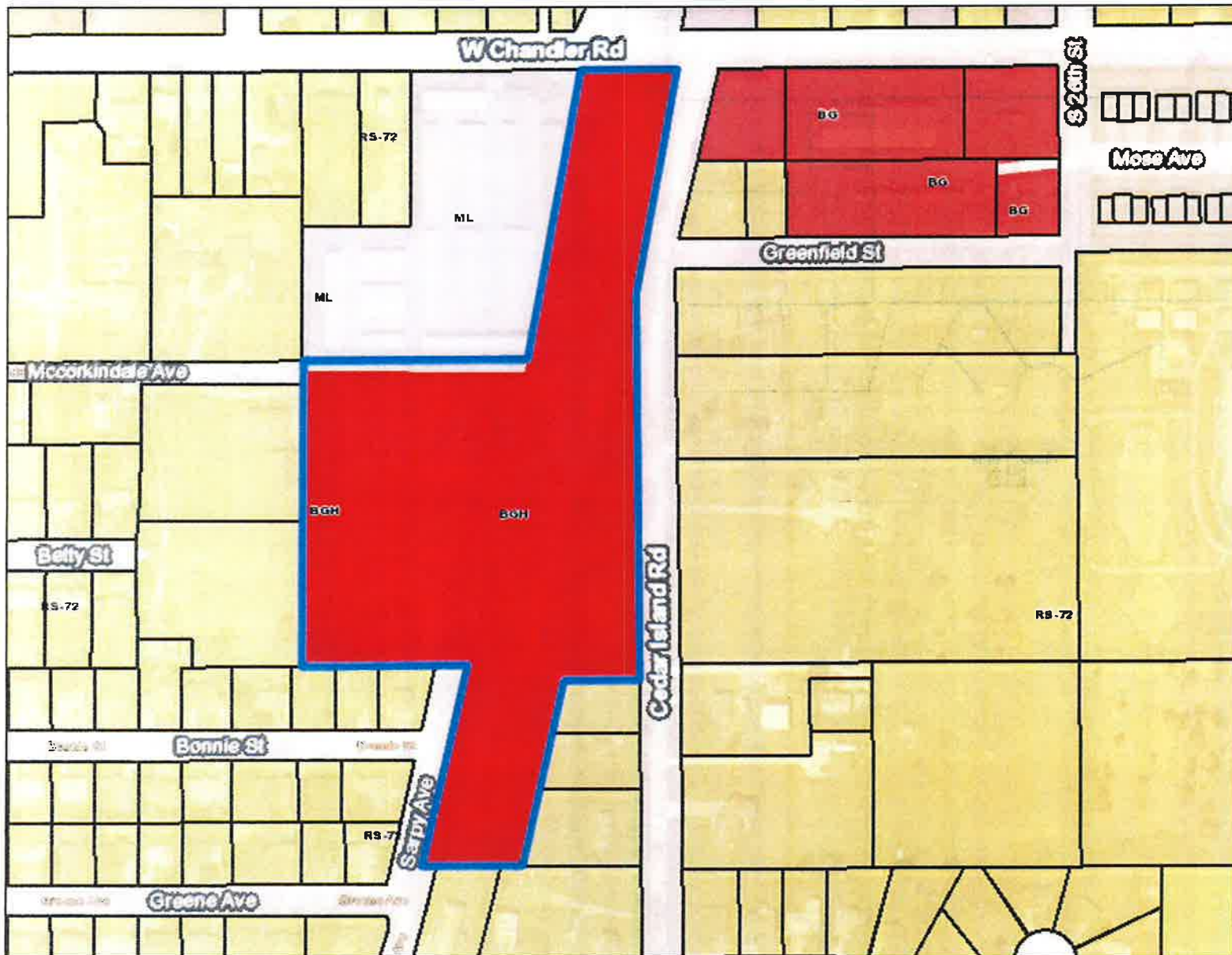
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Letter from Craig Faulk received July 22, 2019
4. Site Plan received August 13, 2019
5. Landscape Plan July 18, 2019
6. Previously approved site plan dated January 9, 2019
7. Conditional Use Permit Agreement

VII. COPIES OF REPORT TO:

1. 2715 LLC
2. RW Engineering & Surveying Inc.
3. Public Upon Request

Sammi Palm 09/10/17
Prepared by: Date of Report

Lot 1 Milt's Addition



Location



Legend

Road Centerlines

2018 Aerial Photo

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

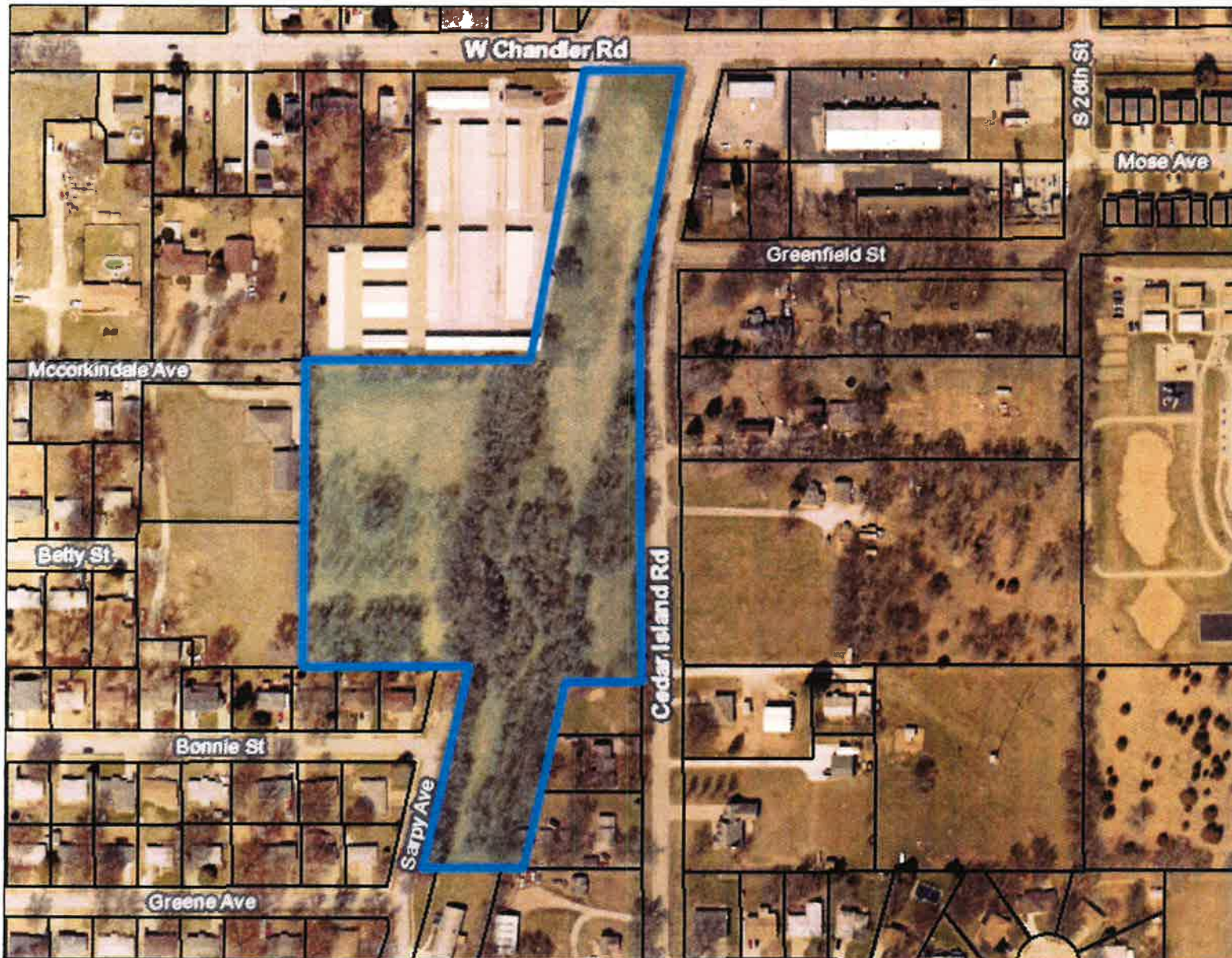
1: 2,813

0 117 234 469
Feet

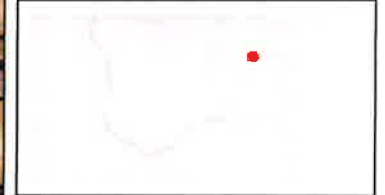
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

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

Lot 1 Milt's Addition



Location



Legend

Road Centerlines

2018 Aerial Photo

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



1:2,813

0 117 234 469
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

July 22nd, 2019

City of Bellevue

Planning Department

1510 Wall Street

Bellevue, NE 68005

RE: Milt's Mini Storage

Lot 1 MILT'S ADDITION

Written justification of the conditional use permit

To whom it may concern:

This letter is to serve as the intention of the developer to allow for a conditional use permit of the above referenced lot.

The property owner is proposing to develop a self-storage facility with outside parking/storage in BGH zoning. The proposed development would consist of 16,000 square feet of temperature-controlled storage as well as approximately 27,460 square feet of standard self-storage. In addition, the site will have approximately 200 parking stalls of various sizes and a small section of covered stalls. Self-storage and outside parking/storage is an allowed use in BGH zoning through a conditional use permit. The development would also consist of driveways, landscaping, fencing and screening of the outside parking/storage.

Construction of these improvements is proposed to begin in early 2020 and be completed by late 2020.

Please submit any questions and comments to my attention at craig@faulk-enterprises.com or by phone at 402-991-1058

Regards,

Craig Faulk

SITE INFORMATION

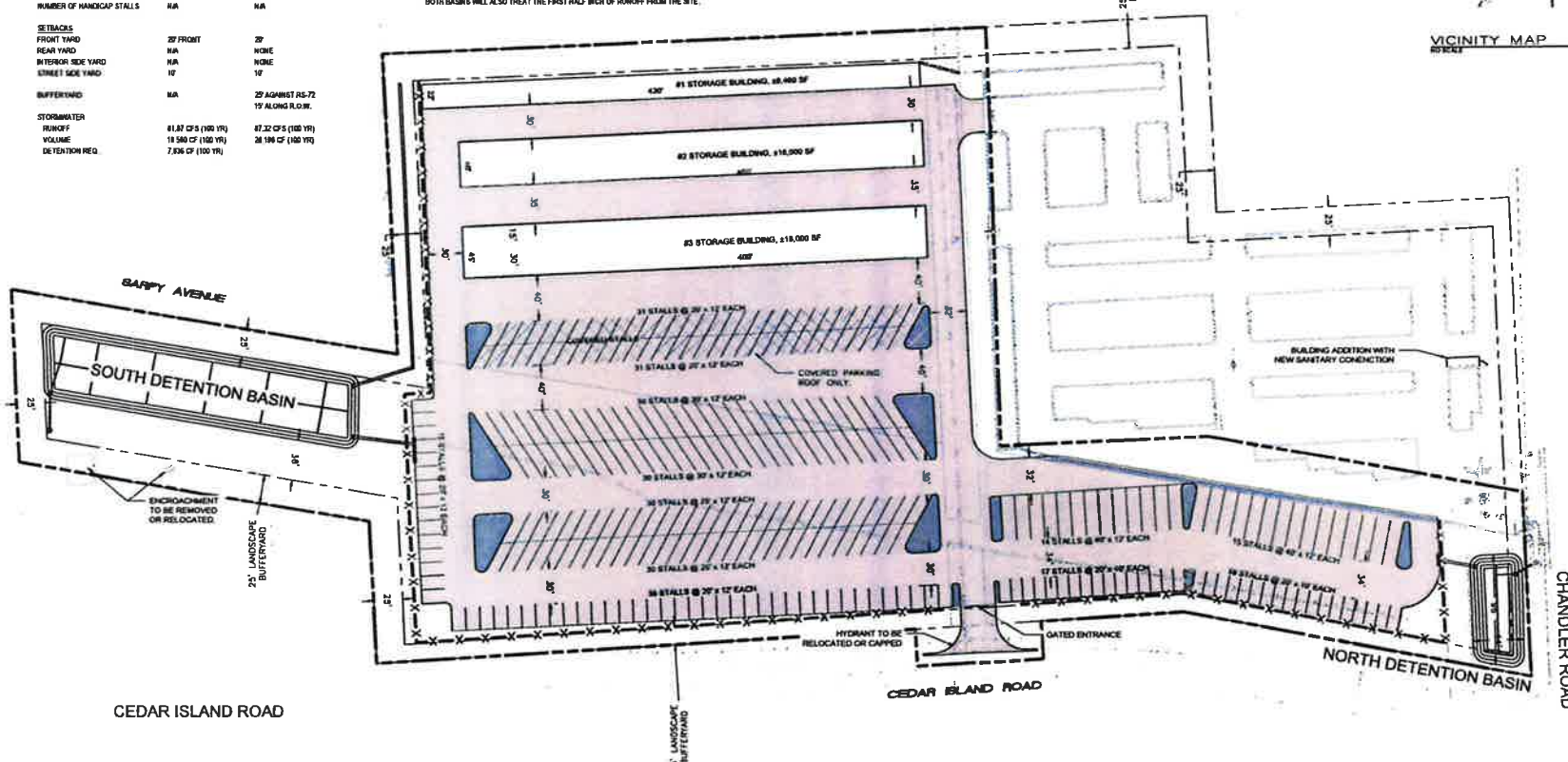
TOTAL SITE AREA	EXISTING ±159,382 SF (±3.45 AC)	PROPOSED ±534,514 SF (±12.27 AC)
BUILDING COVERAGE	±50,884 SF (14%)	±14,064 SF (4.19%)
ZONING	ML-RS-72	RS-72
ADJACENT ZONING	RS-72	RS-72
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA	71,124 SF (45%)	±281,184 SF (±50%)
IMPERVIOUS COVERAGE	121,728 SF (76%)	±355,248 SF (±67%)
TOTAL NUMBER OF PARKING STALLS	N/A	257
NUMBER OF HANDICAP STALLS	N/A	N/A
SETBACKS		
FRONT YARD	25' FRONT	25'
REAR YARD	N/A	NONE
INTERIOR SIDE YARD	N/A	NONE
STREET SIDE YARD	10'	10'
BUFFERYARD	N/A	25' AGAINST RS-72 15' ALONG R.D.M.
STORMWATER RUNOFF	81.87 CF/S (100 YR)	87.32 CF/S (100 YR)
VOLUME	18,580 CF (100 YR)	26,186 CF (100 YR)
DETENTION REQ.	7,836 CF (100 YR)	

DETENTION BASIN INFORMATION

SOUTH BASIN	
BOTTOM OF BASIN	1150
TOP OF BASIN	1156
TOTAL DEPTH	3 FEET
TOTAL VOLUME STORAGE	±14,000 CUBIC FEET

BOTH BASINS WILL DETAIN THE DIFFERENCE IN RUNOFF FROM THE SITE DURING A 100 YEAR STORM. 100 YEAR STORM IS 12.20 INCHES OF RAIN PER HOUR. THERE WILL BE NO INCREASE IN RUNOFF FROM PRE TO POST CONSTRUCTION.

BOTH BASINS WILL ALSO TREAT THE FIRST HALF INCH OF RUNOFF FROM THE SITE.



LEGEND

- CONCRETE OR ASPHALTIC PAVEMENT
- PROPOSED FENCING

UTILITY WARNING
UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATIONS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
THE ENGINEERING & SURVEYING FIRM'S RESPONSIBILITY COMMENCES ON THE DATE OF THE ACCURACY OF THIS UNDERGROUND UTILITY DATA. THE ENGINEERING & SURVEYING FIRM WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



SITE PLAN
SCALE: 1" = 50'

Consultant

Owner



RW Engineering & Surveying, Inc.
6225 North 89th Circle
Omaha, NE 68134 | 402-673-2285
www.rw-engineering.com

**MILT'S MINI STORAGE
EXPANSION**
27115 Chandler Rd
Bellevue, NE

**IN PROGRESS
NOT FOR
CONSTRUCTION**

SITE PLAN

PROJECT NO. 18-117
DATE: 08/08/18
DESIGNED BY: JMB
CHECKED BY: JMB

08/08/18

C0.1

AUG 13 2019
PLANNING DEPT.

For more information on this and other products, visit us online at www.3m.com or call 1-800-451-3030. 3M is a leader in innovation and technology. We're always looking for ways to improve our products and services. We're always looking for ways to make our products and services better. We're always looking for ways to make our products and services better.

[illegible]

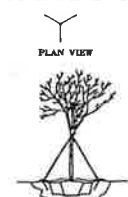
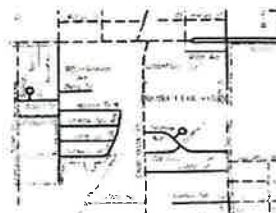
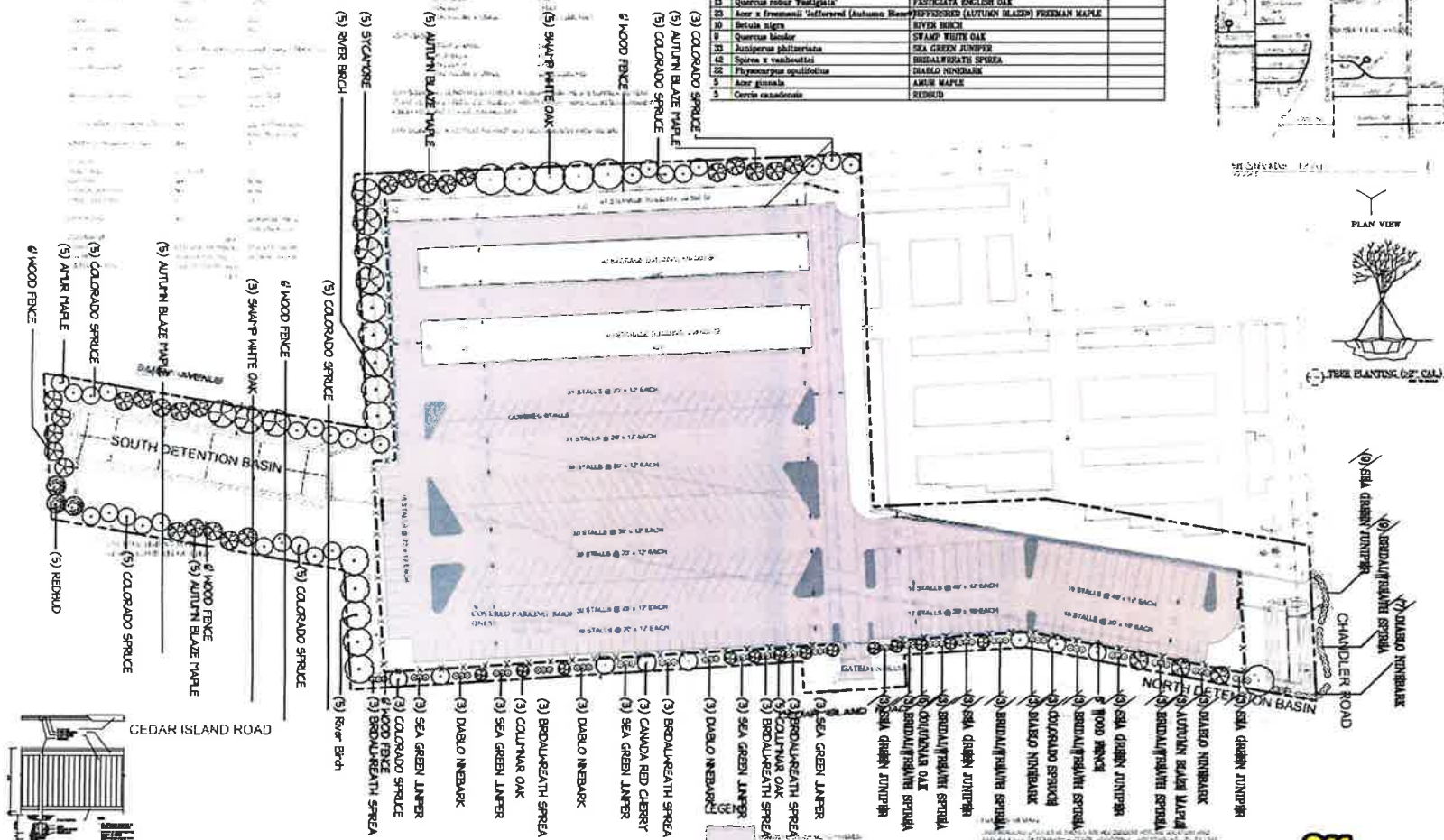
(5) COLORADO SPRUCE

WOOD FENCE

(5) SHARP WHITE OAK

(5) AUTUMN BLAZE HAWK

Qty	Botanical Name	Common Name	Star/Condition
	Trees		
5	<i>Platanus occidentalis</i>	AMERICAN SYCAMORE	
3	<i>Fraxinus virginiana</i>	CHICKERHERRY	
34	<i>Picea mariana</i>	COLORED SPRUCE	
21	<i>Quercus robur "Fastigiata"</i>	FASTIGIATED ENGLISH OAK	
25	<i>Acer x fraxinifolium "Saffordian" (Austrian Hybrid)</i>	HYBRID SORREL (AUSTRIAN HYBRID)	FREEMAN MAPLE
10	<i>Betula nigra</i>	RYDER BIRCH	
8	<i>Quercus laevis</i>	STAMP WHITE OAK	
3	<i>Juniperus phoenicea</i>	SEA GREEN JUNIPER	
42	<i>Spiraea x vanhouttei</i>	BRIDAL WIGWAG SPIRAEA	
25	<i>Phytolacca spiculifolia</i>	CHAMBER NENEMAR	
5	<i>Acer pinale</i>	AMUR MAPLE	
3	<i>Cercis canadensis</i>	REDGUT	



MILT'S MINI STORAGE EXPANSION

IN PROGRESS
NOT FOR
CONSTRUCTION

SITE
PLAN

CO.1



Could better: you do

RECEIVED
JAN 09 2019
PLANNING DEPT.

SITE INFORMATION

EXISTING	PROPOSED
TOTAL SITE AREA ±146,388 SF (±3.37 A)	±146,388 SF (±3.37 A)
BUILDING COVERAGE ±50,894 SF (±3.4%)	±118,644 SF (±8.1%)
ZONING MUNIS-72	BOH RS-72
USE TYPE SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA ±71,124 SF (±4.9%)	±237,530 SF (±16.2%)
IMPERVIOUS COVERAGE ±171,728 SF (±11.7%)	±399,136 SF (±27.2%)
TOTAL NUMBER OF PARKING STALLS N/A	218 (NOT INCLUDING EXISTING STALLS)
NUMBER OF HANDICAP STALLS N/A	8
SETBACKS FRONT YARD N/A	20'
REAR YARD N/A	NONE
INTERIOR SIDE YARD N/A	NONE
STREET SIDE YARD 10'	10'
BUFFER YARD N/A	25' ADJACENT RS-72 15' ALONG R.O.W.
STORMWATER RUNOFF VOLUME DETENTION REQ.	81.87 CFS (100 YR) 18,550 CF (100 YR) 7.03% OF (100 YR)

DETENTION BASIN INFORMATION

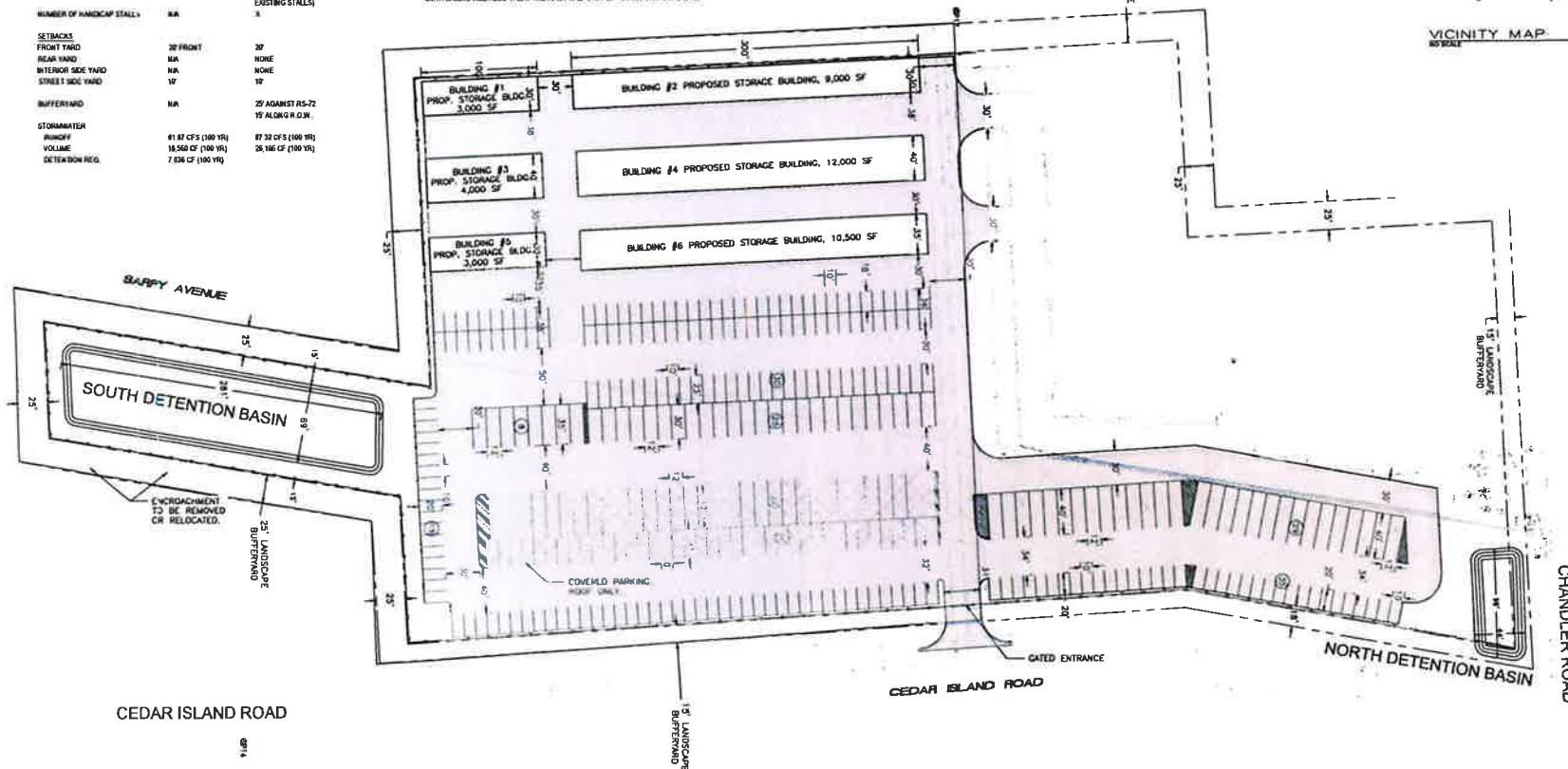
SOUTH BASIN	
BOTTOM OF BASIN	1155
TOP OF BASIN	1157
TOTAL DEPTH	2 FEET
TOTAL VOLUME STORAGE	±14,800 CUBIC FEET
NORTH BASIN	
BOTTOM OF BASIN	1171
TOP OF BASIN	1174
TOTAL DEPTH	3 FEET
TOTAL VOLUME STORAGE	±3,650 CUBIC FEET

BOTH BASINS WILL DETAIN THE DIFFERENCE IN RUNOFF FROM THE SITE DURING A 100 YEAR STORM. 100 YEAR STORM IS 12.21 INCHES OF RAIN PER HOUR. THERE WILL BE NO INCREASE IN RUNOFF FROM PRE TO POST CONSTRUCTION.

BOTH BASINS WILL ALSO TREAT THE FIRST HALF INCH OF RUNOFF FROM THE SITE.



VICINITY MAP
NO SCALE



LEGEND

- CONCRETE OR ASPHALTIC PAVEMENT
- PROPOSED FENCING

UTILITY WARNING

UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATORS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
RW ENGINEERING & SURVEYING GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE UNDERGROUND SITE DATA. RW ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



811
Call before you dig.

MILT'S MINI STORAGE
EXPANSION

IN PROGRESS
NOT FOR
CONSTRUCTION

SITE PLAN

PROJECT NO 18-1471
DATE 01/09/2019
DESIGNED BY SAE
CHECKED BY

DATE
C0.1

Record & Return To:
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 1, MILT'S ADDITION,
LOCATED IN THE SOUTHEAST ¼ OF SECTION 16, T14N, R13E OF THE 6TH P.M., SARPY
COUNTY, NEBRASKA

Conditional Use Permit for Chandler Storage West, LLC

This Conditional Use Permit issued this _____ day of September, 2019 by the City of Bellevue, a municipal corporation in the County of Sarpy County, Nebraska ("City") to Chandler Storage West, LLC, ("Applicant"), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Chandler Storage West, LLC, is the legal owner of Lot 1, Milt's Addition, located in the Southeast ¼ of Section 16, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.64 acres, more or less ("Property"). Applicant desires to use the Property for the purpose of a self storage facility; and

WHEREAS, Applicant has applied for a conditional use permit for the purpose of using the Property as described above; and

WHEREAS, the Mayor and City Council of the City of Bellevue are agreeable to the issuance of a conditional use permit to the Applicant for such purpose, subject to certain conditions and agreements as hereinafter provided (the "Permit").

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Applicant to use the Property for the purpose described above, said use hereinafter being referred to interchangeably as a "Permitted Use" or "Use".

Conditions of Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate, subject to the rights of the Applicant to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Use:

- a. A site plan showing the Property's boundaries, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit "A." A landscape plan is attached as Exhibit "B."
 - b. The Property shall be developed and maintained in accordance with the site plan (Exhibit "A") and all other exhibits, if any, of this Agreement. Any modifications to the site plan must be submitted to the Planning Department for approval. Modifications of any other document or exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or exhibit to be modified.
 - c. Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court costs) arising out of or resulting from the acts, omissions or negligence of the Applicant or its agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Applicant's Use of the Property.
3. The Applicant's right to maintain the Use of the Property, as contemplated by this Permit, shall be based on the following conditions:
 - a. A periodic inspection to determine compliance with the conditions of this Permit. The Permit may be revoked only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Applicant and opportunity to cure in the time and manner described below.
 - b. Construction of the Use authorized by this Permit must be initiated within 12 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. Applicant may maintain a self storage facility on the Property.
 - d. All outdoor storage shall be in compliance with Section 5.24.03, City Zoning Ordinance.
 - e. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Applicant's expense within twelve (12) months of cessation of the Use of the Property.
 - f. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - g. Applicant shall record this Permit with the Sarpy County Register of Deeds at Applicant's expense.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
 - a. Applicant's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Applicant fails to use the Property for the Permitted Uses for any twelve (12) consecutive month period.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use, and such cancellation, revocation, denial or failure to maintain any federal, state or local rights are provided under laws, rules and regulations governing said permit.
 - c. Applicant's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. In the event the Applicant fails to promptly remove any safety, environmental or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Applicant fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Applicant or any third party to exercise said option) cause the

same to be removed at Applicant's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Applicant shall reimburse the City the costs incurred to remove the same. Applicant hereby irrevocably grants the City, its agents and employees, the rights, provided notice is furnished to the Applicant along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards, nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

6. If any provisions, or any portion thereof, contained in this Permit are held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

7. The conditions and terms of this Permit shall be binding upon Applicant, its successors and assigns.

- a. Delay of City to terminate this Permit on account of breach of Applicant of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
- b. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Applicant shall be entitled to notice and opportunity to cure a breach of this Permit as follows. City will notify the Applicant of any breach of this Permit. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section b and diligently pursued and completed as soon as possible, and allowing additional time does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.
- c. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.
- d. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

Chandler Storage West, LLC
2715 Chandler Road
Bellevue, NE 68147

- e. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

The City of Bellevue

By: _____
Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

STATE OF NEBRASKA)
)SS:
COUNTY OF SARPY)

The undersigned, a notary public qualified in and for said county, does hereby certify that Rusty Hike and Susan Kluthe, whose names as Mayor and City Clerk respectively, of the City of Bellevue, Nebraska, a municipal corporation, are signed to the foregoing instrument and who are each known to me and known to be such officers, acknowledged before me on this day and they, in their respective capacities as Mayor and Deputy City Clerk, executed and delivered said instrument as their voluntary act and deed and voluntary act and deed of such corporation.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public

Charles Faulk for Chandler Storage West, LLC

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Charles Faulk signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public

SITE INFORMATION

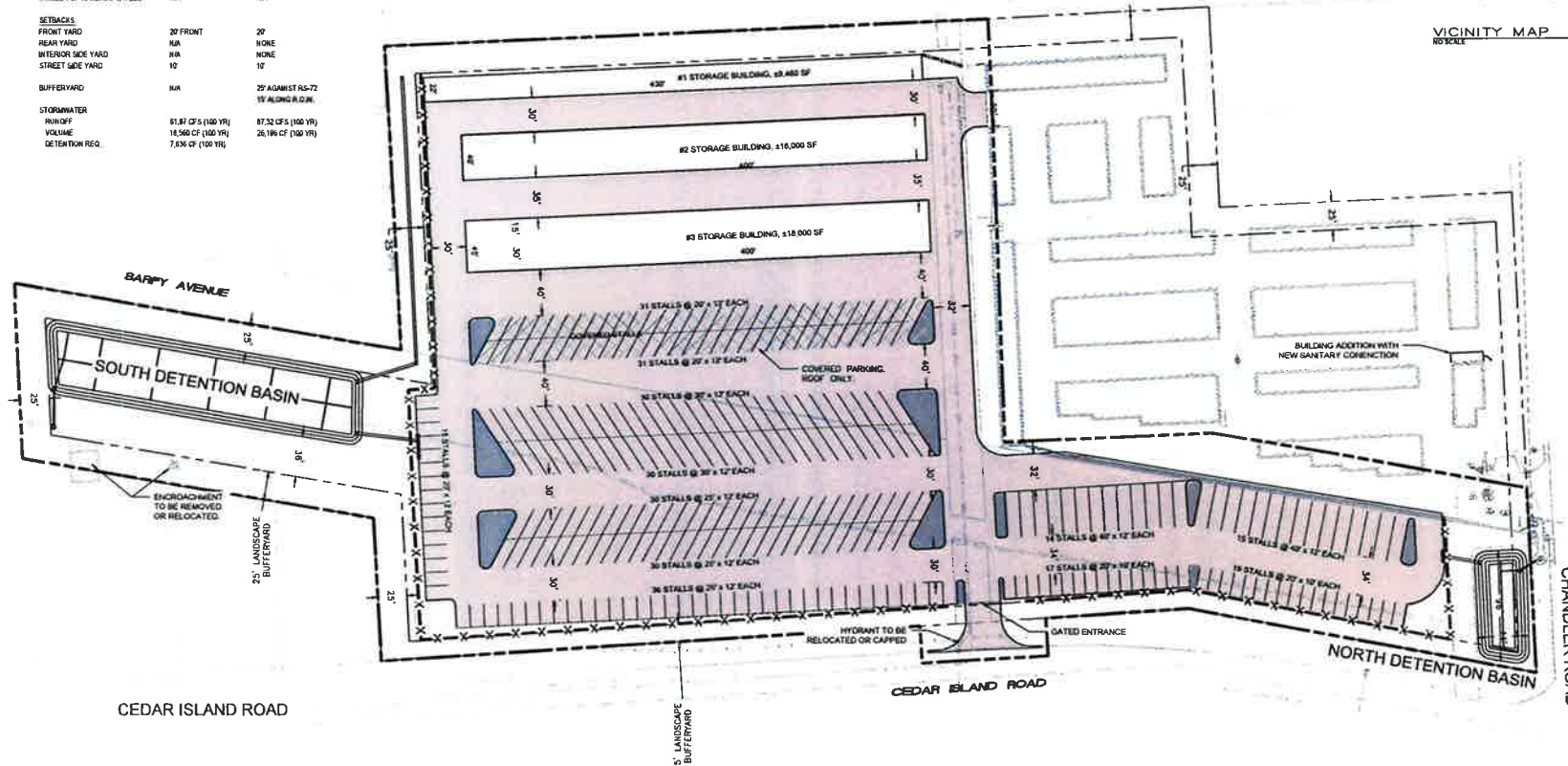
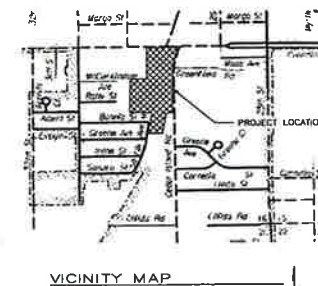
EXISTING	PROPOSED
TOTAL SITE AREA ±150,282 SF (±3.45 Ac)	±134,514 SF (±3.12 Ac)
BUILDING COVERAGE ±50,004 SF (14%)	±94,004 SF (±19%)
ZONING MLR-572	BOH
ADJACENT ZONING RS-72	RS-72
USE TYPE SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA 71,124 SF (46%)	±291,104 SF (±65%)
IMPERVIOUS COVERAGE 121,728 SF (82%)	±285,248 SF (±172%)
TOTAL NUMBER OF PARKING STALLS N/A	207
NUMBER OF HANDICAP STALLS N/A	N/A
SETBACKS	
FRONT YARD 20' FRONT	20'
REAR YARD N/A	NONE
INTERIOR SIDE YARD N/A	NONE
STREET SIDE YARD 10'	10'
BUFFERYARD N/A	25' AGAINST RS-72 15' ALONG R.G.U.
STORMWATER	
RUNOFF 61.87 CFS (100 YR)	67.32 CFS (100 YR)
VOLUME 18,560 CF (100 YR)	26,196 CF (100 YR)
DETENTION REQ. 7,636 CF (100 YR)	

DETENTION BASIN INFORMATION

SOUTH BASIN	
BOTTOM OF BASIN	1155
TOP OF BASIN	1158
TOTAL DEPTH	3 FEET
TOTAL VOLUME STORAGE	±10,000 CUBIC FEET
NORTH BASIN	
BOTTOM OF BASIN	1158
TOP OF BASIN	1173
TOTAL DEPTH	4 FEET
TOTAL VOLUME STORAGE	±3,500 CUBIC FEET

BOTH BASINS WILL DETAIN THE DIFFERENCE IN RUNOFF FROM THE SITE DURING A 100 YEAR STORM. 100 YEAR STORM IS 12.20 INCHES OF RAIN PER HOUR. THERE WILL BE NO INCREASE IN RUNOFF FROM PRE TO POST CONSTRUCTION.

BOTH BASINS WILL ALSO TREAT THE FIRST HALF INCH OF RUNOFF FROM THE SITE.



LEGEND



UTILITY WARNING

UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS NOTLINE LOCATIONS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL LANDSCAPING UTILITIES MAY BE PRESENT.
RW ENGINEERING & SURVEYING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UNDERGROUND UTILITY DATA. RW ENGINEERING & SURVEYING, INC. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



Consultant

Owner



RW Engineering & Surveying, Inc.
6228 North 10th Circle
Omaha, NE 68134 | 402-673-2205
www.RWMAshwell.com

LE



STATUS:
IN PROGRESS
NOT FOR
CONSTRUCTION

DRAWING NO.

SITE
PLAN

PROJECT INFO:

PROJECT NO. 18-1477
DATE 08/01/2019
DESIGNED BY SWS
CHECKED BY

REVISION: DATE:

SCALE: C0.1

AUG 13 2019
PLANNING DEPT.

For more information on this and other products, visit www.3M.com.
 3M is a registered trademark of 3M Company. © 2008 3M Company. All rights reserved.
 3M, the 3M logo, and other marks contained herein are trademarks of 3M Company in the United States and other countries.

$\mathbf{A} = \begin{pmatrix} 1 & 2 & 3 \\ 4 & 5 & 6 \\ 7 & 8 & 9 \end{pmatrix}$



C0.1

CO.

C0.1

C0.1



CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

*16a.
9/17/19

COUNCIL MEETING DATE:	September 17, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	
SUBMITTED BY: Susan Kluthe, City Clerk		ORDINANCE	PUBLIC HEARING REQUIRED <input type="checkbox"/>
		RESOLUTION	PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input checked="" type="checkbox"/>
		OTHER (SEE CLERK)	

SUBJECT:

Approval of Waiver of Hunting Regulations

SYNOPSIS:

Hunters wishing to bow hunt within the City of Bellevue during archery season of 9/1/19 thru 12/31/2019 must fill out this application and provide necessary documentation.

BACKGROUND

Applicants have to get permission from landowners, provide a sketch of how they set their site up and provide copy of their current hunting permit. Lt. Kurt Stoeher with the BPD, reviews information, either approving or denying application & then submitted to Council for approval

FISCAL IMPACT: \$ 0.00

BUDGETED FUNDS? N/A

GRANT/MATCHING FUNDS? N/A

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT? No	COUNTER-PARTY:	INTERLOC No
CONTRACT DESCRIPTION:		
CONTRACT EFFECTIVE DATE:	CONTRACT TERM:	CONTRACT END DATE:
PROJECT NAME:		
START DATE:	END DATE:	PAYMENT DATE:
		INSURANCE REQUIRED
CIP PROJECT NAME:	CIP PROJECT NUMBER:	
MAPA NAME(S):	MAPA NUMBER(S):	
STREET DISTRICT NAME(S):	STREET DISTRICT NUMBER(S):	
ACCOUNTING DISTRIBUTION CODE:	ACCOUNT NUMBER:	

RECOMMENDATION:

Request approval of the applications for waiver of hunting application. Police Lt. Kurt Stoeher has already given approval for these hunters and their specified sites.

ATTACHMENTS:

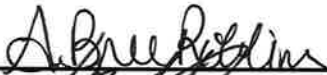
1 Listing for approval 2 3	4 5 6
----------------------------------	-------------


SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:





2019 Hunter Waivers

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>Zip</u>	<u>Home #</u>	<u>Cell #</u>	<u>Work #</u>	<u>Hunting</u>	<u>Address of Hunting Site</u>	<u>Gvn to</u>	<u>PD Apprv'd</u>	<u>CC</u>	
							<u>Permit #</u>		<u>Police</u>	<u>or Dn'd</u>	<u>CC Mtg</u>	<u>Apprv'd or Denied</u>
Steven C. Schneider	6902 South 30th Street	Bellevue	68147	402.734.1967	402.658.7127	n/a	9780636	1310 Camp Gifford Road	8/7/19	8/8/19	8/20/19	8/20/19
Angelo Emmi Jr.	2730 Madison Street	Omaha	68107	n/a	402.312.8369	n/a	9782366	1310 Camp Gifford Road	8/7/19	8/8/19	8/20/19	8/20/19
Jason Fox Sr.	943 County Road O	Ashland	68003	402-318-1781			9832590	301 Washington	8/22/19	8/22/19	9/3/19	9/3/19
Martin Merrill	3710 S. 155th Street	Omaha	68144	402-515-2424			9784919	301 Washington	8/22/19	8/22/19	9/3/19	9/3/19
Jeff Christensen	11040 U Street	Omaha	68137	402-592-4884	402-990--6932		9818341	1315 Bluff Street	8/21/19	8/21/19	9/3/19	9/3/19
Andrew Lomax	9819 S. 176th Ave	Omaha	68136	402-430-0084	402-430-0084		9816236	Jewell Park	8/17/19	8/17/19	9/3/19	9/3/19
Max Ceballa	5625 South 114th Street	Omaha	68137	402-612-2236	402-612-2236		9808487	Jewell Park	8/17/19	8/22/19	9/3/19	9/3/19
Kurt Stroeher	1706 Hawk Ridge Circle	Bellevue	68147	402-980-3633	402-980-3633	402-293-3100	9824884	Jewell Park	8/17/19	8/22/19	9/3/19	9/3/19
Joseph E. Stolze	1040 N. 74th Ave	Omaha	68114	402-392-0451	402-968-1165	402-553-3900	9789460	112 Combs Road	8/26/19	8/31/19	9/17/19	
Thomas H. Stolze	1040 N. 74th Ave	Omaha	68114	402-392-0451	402-982-9081		9789569	112 Combs Road	8/26/19	8/31/19	9/17/19	
Richard Flanders	3921 Eagle Ridge Road #81	Lincoln	68516	402-293-3153	916-208-4421		9876796	Jewell Park	9/4/17	9/4/19	9/17/19	

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

***16b.
9/17/19**

COUNCIL MEETING DATE:	09-17-19	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY: Rich Severson/Jani Jennings		ORDINANCE	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input checked="" type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

PROPERTY/CASUALTY INSURANCE FY 19-20

SYNOPSIS:

Proposal to renew property/casualty insurance coverage with Travelers and Safety National

BACKGROUND

The City's property/casualty insurance expires 9/30/19. After aggressive marketing, the incumbents, Travelers and Safety National, offered the best proposal. See attachments.

FISCAL IMPACT:	494,000	BUDGETED FUNDS?	Yes	GRANT/MATCHING FUNDS?	No
10-23-6012 Insurance and Bonds. Budgeted \$601,180 for insurance premiums. This proposal came in under budget at \$494,000.					

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	N/A	COUNTER-PARTY:		INTERLOC	N/A
CONTRACT DESCRIPTION:					
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
				INSURANCE REQUIRED	
CIP PROJECT NAME:		CIP PROJECT NUMBER:			
MAPA NAME(S):		MAPA NUMBER(S):			
STREET DISTRICT NAME(S):		STREET DISTRICT NUMBER(S):			
ACCOUNTING DISTRIBUTION CODE:		ACCOUNT NUMBER:			

RECOMMENDATION:

Recommend approval of this proposal to renew the property/casualty insurance with Travelers and Safety National for FY19-20

ATTACHMENTS:

- | | |
|---|---------------------------|
| 1 | MEMO TO MAYOR AND COUNCIL |
| 2 | MARKETS APPROACHED |
| 3 | |

- | | |
|---|--|
| 4 | |
| 5 | |
| 6 | |

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:







CITY OF BELLEVUE

RISK MANAGEMENT

210 W. Mission Avenue – Bellevue, NE 68005 – (402) 293-3037

September 10, 2019

To the Mayor and City Council Members:

Attached please find the proposal for coverage and services for the 2019-20 policy year for the City of Bellevue's property/casualty insurance.

On the attachment you will see all markets approached. The renewal proposal from the incumbents, Travelers and Midwest Employers Casualty, offered the best rates and came in under budget.

We recommend approval of this proposal of \$494,000 total premium package. We budgeted \$601,180 for insurance premiums and bonds for 2019-20.

Respectfully submitted,

Jani Jennings, ARM
Risk Manager

INSURER	UNDERWRITER	UNDERWRITER PHONE NUMBER	UNDERWRITER EMAIL	COVERAGE LINE	NOTES
Property and Casualty					
Travelers (Incumbent)	Ginger Hernandez	210-525-3821	GHERNAN@travelers.com	Property & Casualty	Quote Received
Philadelphia	Brandon Boyack	913-333-4996	brandon.boyack@phly.com	Property & Casualty	Declined; loss history, vacant buildings
Chubb	Richard Schroeder	515-635-6254	richard.schroeder@chubb.com	Property & Casualty	Property quote received. Casualty indication \$350K - \$375K for full \$10M; limited APD
Liberty Mutual	Sam Phillips	402-326-7174	samuel.phillips@libertymutual.com	Property & Casualty	Declined - not filed to write public entities in NE
OneBeacon	Curtis Weible	781-332-8522	cweible@onebeacongov.com	Casualty	Quote Received
Hartford	Karla Everts	617-526-7719	karla.everts@thehartford.com	Property & Casualty	Declined - W/H and flood exposure
EMC	Mary Hall	402-951-8324	mary.j.hall@emcins.com	Property	Declined - not competitive on premium
Zurich	Jonathan Jackson	312-496-9206	jonatha.jackson@zurichna.com	Property & Casualty	Declined - no program for casualty; pricing would be uncompetitive on property
Safety National	Kevin Thommes	312-235-6246	kevin.thommes@safetynational.com	Property & Casualty	Declined - uncompetitive on casualty lines, can't quote without XS WC
AIG	Nancy Richard	314-889-7824	nancy.richard@aig.com	Property & Casualty	Indication on GL \$175,000 w/\$100,000 SIR - non admitted, no auto, must attach multiple exclusions. Not competitive on excess, requires \$3M auto attachment
Continental Western	Staci Deger	402-525-8030	cwimaging@cwins.com	Property & Casualty	Declined - writes smaller municipal risk
Allied	Mark Frandolig	402-802-1510	frandom@nationwide.com	Property & Casualty	Declined - not a market for PE casualty, won't quote property due to losses/vacant buildings
RT Specialty	Ben Ramundt	972-437-8718	bramundt@rtspecialty.com	Property & Casualty	Declined - will not be able to compete with Travelers even with increases at renewal
Allianz	Nicholas Ward	952-541-8225	nicholas.ward@agcs.allianz.com	Property & Casualty	Declined - exposed to high hazard consecutive storms
AWAC	Sara De Pasquale	206-319-2512	sdepasquale@alliedpublicrisk.com	Property & Casualty	Declined - not filed in NE
Great American	Casey Withers	770-321-8035	cwithers@gaic.com	Property & Casualty	Not filed for PE in NE; property would be nonadmitted and cannot compete on price
Markel	Steve Linbo	888-500-3344	slinbo@markelcorp.com	Property & Casualty	Declined - no program for public entity
Starr	Tracy Miller	816-410-4056	tracy.miller@starrcompanies.com	Property & Casualty	Declined - not competitive
CAN	Amy Conway	913-661-3160	amy.conway@cna.com	Property & Casualty	Declined - not a market for public entity, can't write monoline property
Swiss RE	Martha Von Uckermann	816-807-2293	martha_vonuckermann@swissre.com	Property & Casualty	Declined
Ironshore	Thomas Kelly		thomasj.kelly@libertymutual.com	Property & Casualty	Declined - not filed for PE in NE, windstorm concerns on property
WR Berkley	Richard Zak	612-766-3827	rzak@wrberkley.com	Property & Casualty	Indication given \$343 without auto physical damage
Breckenridge Insurance Services	Dick Eichhorn	314-602-7093	reichhorn@breckis.com	Property & Casualty	Declined

CITY OF BELLEVUE, NEBRASKA

AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	September 17, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY: CDBG Program Administrator Special Project Coordinator		ORDINANCE	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input checked="" type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Prepare and submit application to the EPA's Local Foods, Local Places technical assistance program.

SYNOPSIS:

Selected communities receive planning assistance to develop an action plan through community workshops to redevelop downtowns while promoting access to local foods.

BACKGROUND

The purpose of the Local Foods, Local Places program includes increased economic opportunities for local farmers and businesses while providing better access to local food and revitalizing downtowns and existing neighborhoods.

FISCAL IMPACT: BUDGETED FUNDS? N/A GRANT/MATCHING FUNDS? No

The City is responsible for cost associated with hosting a two-day workshop.

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT?	No	COUNTER-PARTY:			INTERLOC	No
CONTRACT DESCRIPTION:						
CONTRACT EFFECTIVE DATE:		CONTRACT TERM:		CONTRACT END DATE:		
PROJECT NAME:						
START DATE:	END DATE:	PAYMENT DATE:	INSURANCE REQUIRED			
CIP PROJECT NAME:		CIP PROJECT NUMBER:				
MAPA NAME(S):		MAPA NUMBER(S):				
STREET DISTRICT NAME(S):		STREET DISTRICT NUMBER(S):				
ACCOUNTING DISTRIBUTION CODE:		ACCOUNT NUMBER:				

RECOMMENDATION:

Approve the submittal of an application to the EPA's Local Foods, Local Places program. Applications are due September 30, 2019.

ATTACHMENTS:

1	Memo
2	Local Foods, Local Places Info
3	

4	
5	
6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:






City of Bellevue

Finance Department

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3000

TO: Mayor Hike, Bellevue City Council Members, and City Administrator Ristow

FROM: Abby Highland, Bellevue CDBG Program Administrator

DATE: September 10, 2019

RE: EPA's Local Foods, Local Places Program

The Environmental Protection Agency (EPA) along with their partners the U.S. Department of Agriculture, and the Northern Border Regional Commission provide an opportunity through the Local Foods, Local Places program to help communities revitalize neighborhoods by:

- Creating livable, walkable, economically vibrant main streets and mixed-use neighborhoods.
- Boost economic opportunities for local farmers and main street businesses.
- Improve access to healthy local foods, especially among disadvantaged population.

Communities selected to participate will receive assistance from a group of federal staff and contractors with expertise in community development and local food systems to create an action plan documenting the process and steps to meet goals. Development of the action plan will include the formation of a steering committee to assist with planning and implementation, a neighborhood tour of the focus area, community workshop to obtain resident and stakeholder input, and post-workshop assistance to develop both short- and long-term steps to achieve goals.

Applications are due September 30, 2019. Communities will be notified of their application status by February 2020 and workshops will occur in spring and summer 2020.

The City of Bellevue's application will focus on revitalization of Olde Towne Bellevue and complement the approved Olde Towne Vision Plan and EPA's Building Blocks for Sustainable Community strategy.

If you have any questions regarding the program, please contact me with any questions at (443) 655-2123 or abby.highland@outlook.com.



An Equal Opportunity/Affirmative Action Employer



LOCAL FOODS, LOCAL PLACES: REVITALIZING COMMUNITIES BY GROWING LOCAL FOOD ECONOMIES

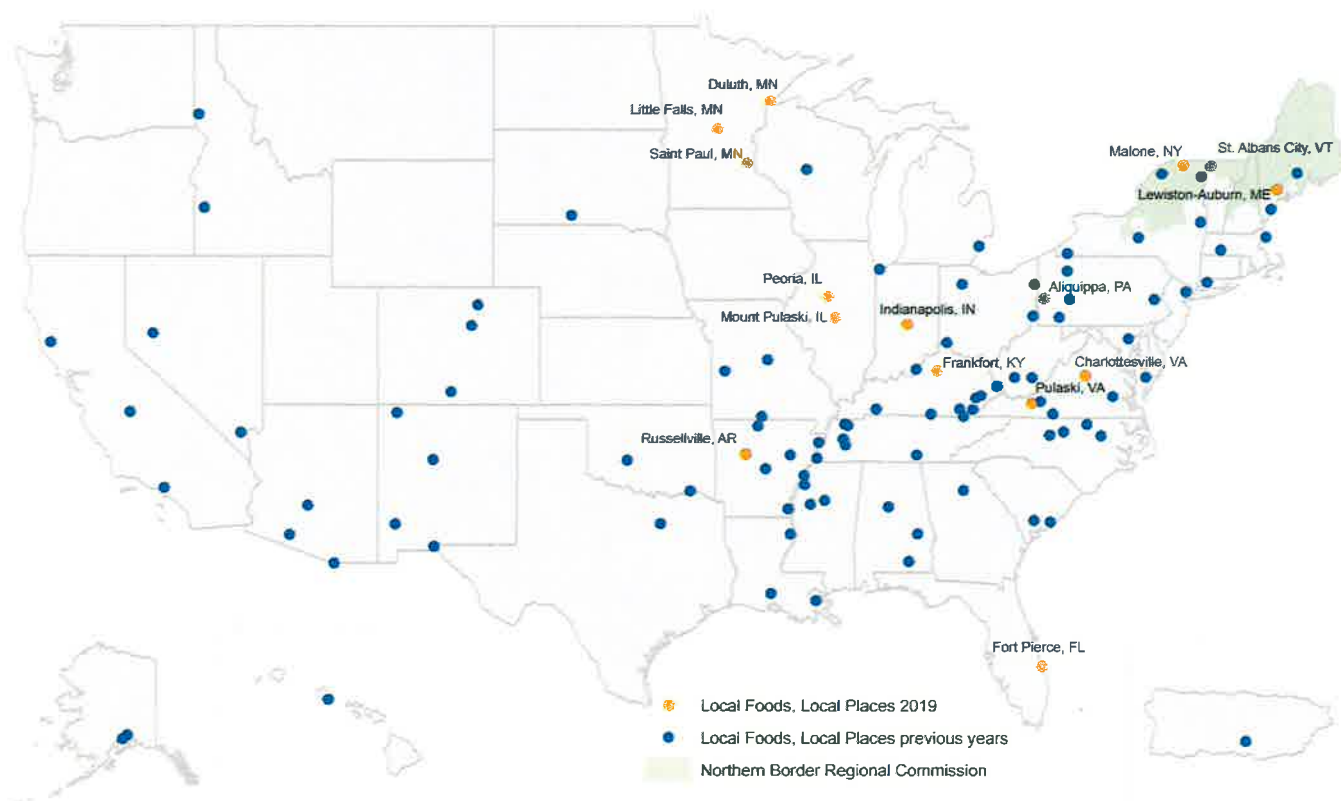
2019 PARTNER COMMUNITIES

MAY 2019

Local Foods, Local Places, established in 2014, helps cities and towns across the country protect the environment and human health by engaging with local partners to reinvest in existing neighborhoods using local food enterprise. Three federal agencies—the U.S. Department of Agriculture, the U.S. Environmental Protection Agency, and the Northern Border Regional Commission—selected 15 communities to participate in **Local Foods, Local Places** in 2019. In each partner community, a team of experts will help community members set goals and plan projects that can boost local economies and drive downtown and neighborhood revitalization. Projects might include farmers markets, local food cooperatives, community gardens, and other food-related enterprises. By promoting better health, a cleaner environment, and stronger economies, Local Foods, Local Places also supports efforts to alleviate poverty and boost wellness among children. In 2019, federal partners are investing more than \$265,000 in **Local Foods, Local Places**.



Local Foods, Local Places 2019



Local Foods, Local Places helps communities create walkable, healthy, economically vibrant neighborhoods through the development of local food systems.

Sources: *Local Foods, Local Places*
U.S. Census Bureau



Arkansas

The city of **Russellville** wants to create a culinary incubator in a former fire station in the Main Street district to support entrepreneurs and revitalize downtown.

Florida

The city of **Fort Pierce** wants to create new opportunities for residents of the historic Lincoln Park neighborhood to access local, healthy food; exercise; and understand the importance of protecting the water quality of Moore's Creek.

Illinois

The **Mt. Pulaski** Economic Development and Planning Board is working to create a local food hub, community food co-op, and a community garden on an underused empty lot to revitalize the downtown business district and support surrounding farms.

As part of the development of both local food and green infrastructure strategies, the city of **Peoria** is exploring the potential development of a Fresh Food Hub as a multipurpose facility aimed at improving health outcomes and creating food-based business opportunities for residents of underserved neighborhoods.

Indiana

In **Indianapolis**, Near East Area Renewal wants to increase access to affordable, healthy food while accelerating economic growth and neighborhood revitalization and putting former industrial spaces to use.

Kentucky

The city of **Frankfort** is seeking assistance to determine the best location for its farmers market and to assess the feasibility of creating a commercial kitchen to increase downtown foot traffic and spur revitalization.

Maine

St. Mary's Nutrition Center in **Lewiston-Auburn** wants to integrate local foods into downtown revitalization and economic development strategies, ensure land use planning can support local agriculture, and connect existing food and agriculture efforts to strengthen food access and create market opportunities for local farmers.





Minnesota

Ecolibrium3 in **Duluth** is working to expand community garden spaces to vacant lots, establish a commercial kitchen for neighborhood residents, and create a year-round, indoor food vendor to further neighborhood revitalization, improve food access, and increase economic activity.

In **Little Falls**, the nonprofit organization Sprout is looking to engage residents in downtown revitalization and economic development opportunities that support the local food economy.

The Asian Economic Development Association in **Saint Paul** is working to open a fresh, local food hall and market in the Little Mekong District to improve access to healthy food, support neighborhood businesses, increase market access for Hmong and other immigrant farmers and minority entrepreneurs, and catalyze new investment that can help fund green infrastructure.

New York

The **Malone** Chamber of Commerce will plan for a new downtown farmers market to increase foot traffic, offer a source of fresh food for residents, and provide a new retail outlet for area farmers.

Pennsylvania

The City of **Aliquippa** Economic Development Corporation is working to improve fresh food access for downtown residents and spur additional investment in the community.

Vermont

The Northwest Healthy Roots Collaborative at Northwestern Medical Center in **St. Albans City** wants to make local food access more equitable while supporting the growth and viability of diversified farming to sustain a strong downtown.

Virginia

The **Charlottesville** Food Justice Network and city of Charlottesville, in partnership with young people, residents, and local urban and rural farmers, are working to develop an integrated plan to advance food equity through affordable food markets and urban agriculture in low-income neighborhoods slated for future development.

The town of **Pulaski** wants to explore how various food access and healthy living programs can contribute to ongoing downtown revitalization, including adaptive reuse of former industrial and manufacturing spaces.



Community gardens improve access to healthy local foods and provide places for children to learn and play.

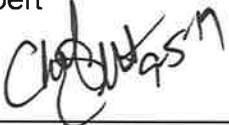


Trails and walking bridges connect people to different parts of a community, improving accessibility while encouraging healthy activities.

For more information: <https://www.epa.gov/smartgrowth/local-foods-local-places>

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

***16d.
9/17/19**

COUNCIL MEETING DATE:	September 17, 2019	AGENDA ITEM TYPE:	
		SPECIAL PRESENTATION	<input type="checkbox"/>
SUBMITTED BY:		ORDINANCE	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
Chief Elbert 		RESOLUTION	<input type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CURRENT BUSINESS	<input checked="" type="checkbox"/> PUBLIC HEARING REQUIRED <input type="checkbox"/>
		CONSENT	<input checked="" type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

Lease agreement with Dillon Brothers Harley-Davidson

SYNOPSIS:

The current lease agreement between the City of Bellevue and Dillon Brothers Harley-Davidson expires and a new agreement is being offered.

BACKGROUND

Dillon Brothers Harley-Davidson Inc. and the City of Bellevue have had a long standing agreement for six Police motorcycles on a two year lease agreement. Dillon Bros also been loaning the Bellevue Police and Fire Departments side by side utility vehicles at no cost.

FISCAL IMPACT: \$ 20,160.00 **BUDGETED FUNDS?** Yes **GRANT/MATCHING FUNDS?** No

\$20,160.00 annually for two years, payable by 09/01/2021.

TRACKING INFORMATION FOR CONTRACTS & PROJECTS

IS THIS A CONTRACT? Yes		COUNTER-PARTY:		INTERLOC N/A	
CONTRACT DESCRIPTION: Police Motorcycle Lease Agreement					
CONTRACT EFFECTIVE DATE: 09/17/2019		CONTRACT TERM: 2		CONTRACT END DATE: 09/16/2021	
PROJECT NAME:					
START DATE:		END DATE:		PAYMENT DATE:	
				INSURANCE REQUIRED	
CIP PROJECT NAME:		CIP PROJECT NUMBER:			
MAPA NAME(S):		MAPA NUMBER(S):			
STREET DISTRICT NAME(S):		STREET DISTRICT NUMBER(S):			
ACCOUNTING DISTRIBUTION CODE: 10-20		ACCOUNT NUMBER: 6034- Contract Services			

RECOMMENDATION:

Recommend approval of the lease agreement between the City of Bellevue and Dillon Brothers Harley-Davidson Inc. for six Police motorcycles and approve the Mayor to sign.

ATTACHMENTS:

- 1 New lease agreement for 2019-2021
- 2 Lease agreement dated 09/05/2017
- 3

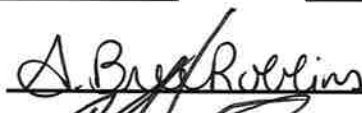

4	
5	
6	

SIGNATURES:

LEGAL APPROVAL AS TO FORM:

FINANCE APPROVAL AS TO FORM:

ADMINISTRATOR APPROVAL TO SUBMIT:

DILLON BROTHERS HARLEY-DAVIDSON, INC.
HARLEY-DAVIDSON POLICE MOTORCYCLE
LEASE AGREEMENT

THIS AGREEMENT ("Lease") made and entered into between DILLON BROTHERS HARLEY-DAVIDSON, INC., ("Lessor"), and CITY OF BELLEVUE (BELLEVUE POLICE DEPT) designated as a Lessee, this 3rd day of September, 2019 for the purposes of leasing 6 Harley-Davidson motorcycle(s) to the Lessee under the following terms and conditions:

1. **EQUIPMENT.**

The leased equipment shall consist of six (6), 2020 Harley-Davidson police solo motorcycle(s) model FLHTP.

2. **AGREEMENT TERM.**

This Agreement shall be effective as of the date of execution for a period of 24 months. Motorcycle(s) leased under this Agreement are to be used for police and law enforcement activities only.

3. **RENT PAYMENT AND MILEAGE AGREEMENT.**

Lessee shall pay rent for the entire term of this Agreement in the amount of \$20,160.00 per year for a total of \$40,320 for the 24-month term of the lease which shall be due and payable by the Lessee to the Lessor on 09/01/2021 and at lease termination.

Payments include the cost of the equipment, payment of interest, and administrative costs less the residual value of the motorcycle(s). The maximum mileage allowed for each motorcycle is 7,500 miles and Lessee shall pay, as excess of the above-referenced limit for each motorcycle, \$.15 per mile, which shall be due and payable at the end of the lease term.

4. **INSURANCE.**

Lessee shall insure each motorcycle with Public Liability and Property Damage insurance sufficient to protect the full value of the equipment and to protect the Lessor from liability in all events. The policy shall provide liability coverage with no less than a one million combined single limit with a carrier and other terms which are acceptable to Lessor. The Lessee shall carry Workman's Compensation Insurance covering all employees working on, in, near, or about the motorcycle(s) and shall require any other person working on, in, near, or about the motorcycle(s) to carry such coverage.

The Lessor shall be included on the insurance policies as a named insured and loss payee. The Lessee shall furnish to the Lessor certificates or other satisfactory evidence of all insurance coverages described above as required by the terms and conditions of the Agreement.

5. **INDEMNITY**

The Lessee shall and does hereby agree to indemnify and hold the Lessor harmless from any and all liability arising out of the leasing, renting, operation, control, use, delivery and/or return of the motorcycle(s)

including, but not limited to, injuries causing any form of personal injury, property damage and/or death, but shall be credited with any amounts received by the Lessor from liability insurance proceeds secured by the Lessee. Such indemnification shall include all costs and expenses, including attorney's fees incurred by the Lessor in connection with any suits, actions or claims.

6. **LIENS.**

The Lessee shall not directly or indirectly create, incur or allow any security interest, mortgage, pledge, lien, charge, encumbrance or claim to arise against the equipment. Lessee shall promptly, at its own expense, take such actions as may be necessary to duly discharge any such security interest, mortgage, pledge, lien, charge, encumbrance or claim if the same shall arise at any time

7. **TAXES.**

The Lessee shall comply with all laws and shall pay all taxes, if any, including, but not limited to, Sales and Use Taxes, Excise Taxes, Personal Property Taxes and Assessments and Penalties, Licenses, Registration Fees, Freight and Transportation charges, Permits and any similar charges imposed on the ownership, possession or use of the motorcycle(s) during the term of this Agreement.

8. **CARE AND USE OF EQUIPMENT.**

The Lessee, at its sole cost and expense, shall maintain the motorcycle(s) in good operating condition, repair and appearance, and protect them from deterioration other than normal wear and tear. All maintenance shall be performed by the Lessor per Harley-Davidson's recommended service intervals. All repairs shall be made by Lessor and Lessee's cost. The Lessee shall use the motorcycle(s) for police and law enforcement activities only, without abuse, and in a manner contemplated by Lessor. Lessee shall not make any modifications, alterations or additions to the motorcycle(s) (other than normal operating accessories or controls) without the written consent of Lessor, which shall not be unreasonably withheld. Lessor shall have the right during normal hours to enter upon the premises where the motorcycle(s) is/are located in order to inspect, observe or otherwise protect its interest and the Lessee shall cooperate in affording it the opportunity to do the same. The Lessee agrees to

maintain the motorcycle(s) pursuant to the Manufacturer's Standard Preventive Maintenance Contract and/or Recommendations.

9. DAMAGE OR DETERIORATION OF EQUIPMENT.

In the event the equipment is partially damaged or destroyed prior to the end of the Agreement Terms, the Lessee will promptly have equipment repaired and restored to its original condition and working order. As noted, all repairs shall be made by Lessor at Lessee's standard pricing.

10. EVENTS OF DEFAULT AND REMEDIES.

Lessee shall be deemed to be in default hereunder upon the occurrence of any of the following events of default:

- a. Lessee fails to make any payment, or to pay any other payments required to be paid hereunder, or
- b. Lessee fails to perform or comply with any other term, covenant or condition contained herein.

In the event of any default of this Agreement and Lessee shall fail to remedy such event of default within ten (10) days of the dispatch of a notice of default by Lessor, then Lessor or its assigns shall have the right, at Lessor's option, without any further demand or notice, to pursue any one or more of the following remedies:

- a. Re-enter and take possession of the equipment or terminate this Agreement, and repossess the equipment and sell or lease the equipment for the account of Lessee, holding Lessee liable for all payments up to the effective date of such leasing or selling and for the difference in the purchase price, rental and other amounts paid by the Lessee or purchaser pursuant to such lease or sale and the amounts payable by Lessee hereunder; and
- b. Take any other action available in law or in equity under Nebraska law in order to enforce the rights and obligations of Lessor in connection with this Agreement. Any of the foregoing remedies are cumulative and shall not be deemed to be mutually exclusive and shall not require Lessor to pursue and one or more remedies before pursuing and others.

11. DISPOSITION OF EQUIPMENT.

Upon termination of this Lease Agreement, at the end of the 24-month period, Lessee will not have the option of purchasing the 2020 Harley-Davidson Motorcycle(s) covered by this Agreement. In the event Lessee is allowed to purchase any one or more of the motorcycles covered by this Agreement, then Lessee shall be required to execute any and all sales documentation which is customarily utilized Lessor in connection with its sales operations. The purchase, if

applicable, will be consummated at the end of the Lease Agreement term.

12. OPTION TO EXTEND.

Lessee shall NOT have the further option to extend this lease for 2 successive terms, each such option of which must be exercised within 60 days of the expiration of each term. Upon each renewal, the parties shall agree upon the quantity of motorcycles, and if the parties are unable to agree on the quantity, then the quantity specified in the first term of this Agreement shall control. The rental rate for each successive term shall be as follows:

24-month lease term starts at time of delivery of 2020 models.

13. ADDITIONAL TERMS.

The Lessee is responsible for buying and installing Lessee's police equipment (lights, sirens, etc.)

Lease vehicles to be titled using Standard Retail Installment Contract and Security Agreement with Dillon Brothers Harley-Davidson noted as security lien holder.

Excess mileage \$.15/mile. All service & repairs to be performed a Dillon Brothers Harley-Davidson. Lease amount includes both 1,000 mile maintenance and 5,000 mile maintenance. Bellevue Police Department is responsible for all damage incurred to units.

Lessee

By _____

Date: _____

DILLON BROTHERS HARLEY-DAVIDSON, INC.,
Lessor

By  _____

Date: 9/3/19 _____

DILLON BROTHERS HARLEY-DAVIDSON, INC.
HARLEY-DAVIDSON POLICE MOTORCYCLE
LEASE AGREEMENT

THIS AGREEMENT ("Lease") made and entered into between DILLON BROTHERS HARLEY-DAVIDSON, INC., ("Lessor"), and City of Bellevue Police Dept. designated as a Lessee, this 5th day of September, 2017 for the purposes of leasing 6 Harley-Davidson FLHTP motorcycle(s) to the Lessee under the following terms and conditions:

1. **EQUIPMENT.**
The leased equipment shall consist of 6, 2018 Harley-Davidson FLHTP police solo motorcycle(s) as more particularly described on the specification sheet attached hereto as Exhibit "A".
2. **AGREEMENT TERM.**
This Agreement shall be effective as of the date of execution for a period of 24 months. Motorcycle(s) leased under this Agreement are to be used for police and law enforcement activities only.
3. **RENT AND MILEAGE AGREEMENT.**
Lessee shall pay rent for the entire term of this Agreement in the amount of \$19,080.00 each year for a total of \$38,160.00 for the 24 month term of the lease which shall be due and payable by the Lessee to the Lessor on 09/01/2019 or at lease termination. Payments include the cost of the equipment, payment of interest, and administrative costs less the residual value of the motorcycle(s). The maximum mileage allowed for each motorcycle is 7,500 miles and Lessee shall pay, as excess of the above-referenced limit for each motorcycle, which shall be due and payable at the end of the lease term.
4. **INSURANCE.**
Lessee shall insure each motorcycle with Public Liability and Property Damage insurance sufficient to protect the full value of the equipment and to protect the Lessor from liability in all events. The policy shall provide liability coverage with no less than a \$1 million combined single limit with a carrier and other terms which are acceptable to Lessor. The Lessee shall carry Workman's Compensation Insurance covering all employees working on, in, near, or about the motorcycle(s) and shall require any other person working on, in, near, or about the motorcycle(s) to carry such coverage.
The Lessor shall be included on the insurance policies as a named insured and loss payee. The Lessee shall furnish to the Lessor certificates or other satisfactory evidence of all insurance coverages described above as required by the terms and conditions of the Agreement.
5. **INDEMNITY**
The Lessee shall and does hereby agree to indemnify and hold the Lessor harmless from any and all liability arising out of the leasing, renting, operation, control, use, delivery and/or return of the motorcycle(s) including, but not limited to, injuries causing any form of personal injury, property damage and/or death, but shall be credited with any amounts received by the Lessor from liability insurance proceeds secured by the Lessee. Such indemnification shall include all costs and expenses, including attorney's fees incurred by the Lessor in connection with any suits, actions or claims.
6. **LIENS.**
The Lessee shall not directly or indirectly create, incur or allow any security interest, mortgage, pledge, lien, charge, encumbrance or claim to arise against the Equipment Lessee shall promptly, at its own expense, take such actions as may be necessary to duly discharge any such security interest, mortgage, pledge, lien, charge, and encumbrance or claim if the same shall arise at any time
7. **TAXES.**
The Lessee shall comply with all laws and shall pay all taxes, if any, including, but not limited to, Sales and Use Taxes, Excise Taxes, Personal Property Taxes and Assessments and Penalties, Licenses, Registration Fees, Freight and Transportation charges, Permits and any similar charges imposed on the ownership, possession or use of the motorcycle(s) during the term of this Agreement.
8. **CARE AND USE OF EQUIPMENT.**
The Lessee, at its sole cost and expense, shall maintain the motorcycle(s) in good operating condition, repair and appearance, and protect them from deterioration other than normal wear and tear. All repairs and maintenance shall be made by Lessor and Lessee's cost, with the exception of those maintenance items named in Additional Terms. The Lessee shall use the motorcycle(s) for police and law enforcement activities only, without abuse, and in a manner contemplated by Lessor. Lessee shall not make any modifications, alterations or additions to the motorcycle(s) (other than normal operating accessories or controls) without the written consent of Lessor, which shall not be unreasonably withheld. Lessor shall have the right during normal hours to enter upon the premises where the motorcycle(s) is/are located in order to inspect, observe or otherwise protect its interest and the Lessee shall cooperate in affording it the opportunity to do the same. The Lessee agrees to maintain the motorcycle(s)

pursuant to the Manufacturer's Standard Preventive Maintenance Contract and/or Recommendations.

9. DAMAGE OR DETERIORATION OF EQUIPMENT.

In the event the equipment is partially damaged or destroyed prior to the end of the Agreement Terms, the Lessee will promptly have equipment repaired and restored to its original condition and working order. As noted, all repairs shall be made by Lessor at Lessee's cost.

10. EVENTS OF DEFAULT AND REMEDIES.

Lessee shall be deemed to be in default hereunder upon the occurrence of any of the following events of default:

- a. Lessee fails to make any payment, or to pay any other payments required to be paid hereunder, or
- b. Lessee fails to perform or comply with any other term, covenant or condition contained herein.

In the event of any default of this Agreement and Lessee shall fail to remedy such event of default within ten (10) days of the dispatch of a notice of default by Lessor, then Lessor or its assigns shall have the right, at Lessor's option, without any further demand or notice, to pursue any one or more of the following remedies:

- a. Re-enter and take possession of the equipment or terminate this Agreement, and repossess the equipment and sell or lease the equipment for the account of Lessee, holding Lessee liable for all payments up to the effective date of such leasing or selling and for the difference in the purchase price, rental and other amounts paid by the Lessee or purchaser pursuant to such lease or sale and the amounts payable by Lessee hereunder; and
- b. Take any other action available in law or in equity under Nebraska law in order to enforce the rights and obligations of Lessor in connection with this Agreement. Any of the foregoing remedies are cumulative and shall not be deemed to be mutually exclusive and shall not require Lessor to pursue and one or more remedies before pursuing and others.

11. DISPOSITION OF EQUIPMENT.

Upon termination of this Lease Agreement, at the end of the 24 month period, Lessee will OR will not X have the option of purchasing the 2018 Harley-Davidson Motorcycle(s) covered by this Agreement from Lessee for the sum of \$N/A, each. In the event Lessee is allowed to purchase any one or more of the motorcycles covered by this Agreement, then Lessee shall be required to execute any and all sales documentation which is customarily utilized Lessor in connection with its sales operations. The

purchase, if applicable, will be consummated at the end of the Lease Agreement term.

12. OPTION TO EXTEND.

Lessee shall have the further option to extend this lease for 1 successive terms, each such option of which must be exercised within 60 days of the expiration of each term. Upon each renewal, the parties shall agree upon the quantity of motorcycles, and if the parties are unable to agree on the quantity, then the quantity specified in the first term of this Agreement shall control. The rental rate for each successive term shall be as follows:

24 month lease term starts at time of delivery of 2018 models.

ADDITIONAL TERMS.

Lessor is responsible for buying and installing all police equipment (lights, sirens, etc.)

Lease vehicles to be titled using Standard Retail Installment Contract and Security Agreement with Dillon Brothers Harley-Davidson noted as security lien holder.

Excess mileage \$.15/mile. All service & repairs to be performed at Dillon Brothers Harley-Davidson. Lease amount includes 1000 maintenance & 5000 mile maintenance. BPD responsible for all damage incurred to units.

City of Bellevue
Lessee

By [Signature]
Date: 9-25-17

DILLON BROTHERS HARLEY-DAVIDSON, INC.,
Lessor

By [Signature]
Date: 9-5-17

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	9/17/2019	AGENDA ITEM TYPE:
		SPECIAL PRESENTATION <input type="checkbox"/>
		LIQUOR LICENSE <input type="checkbox"/>
		ORDINANCE <input type="checkbox"/>
		PUBLIC HEARING <input type="checkbox"/>
		RESOLUTION <input type="checkbox"/>
		CURRENT BUSINESS <input checked="" type="checkbox"/>
		OTHER (SEE CLERK) <input type="checkbox"/>

SUBMITTED BY:	
Jeff Roberts, Public Works Director	

SUBJECT:

AHP Flood Restoration Project - Electrical

SYNOPSIS:

Approval of the low, responsive responsible bidder for the AHP Flood Restoration Project - Electrical.

FISCAL IMPACT:

\$15,848.00

BUDGETED ITEM: ☐ YES ☒ NO

PROJECT # & TRACKING INFORMATION:

10-11-7040 FEMA Reimbursement

RECOMMENDATION:

Approve the proposal from Day Electric Service not to exceed \$15,848.00 for the AHP Flood Restoration Project - Electrical and approve the Mayor to sign the proposal.

BACKGROUND:

Bids were requested from three contractors to replace the electrical work at American Hero's Park that was damaged during the 2019 Flood. Three bids were received from reputable companies with Day Electrical Service submitting the low bid.

ATTACHMENTS:

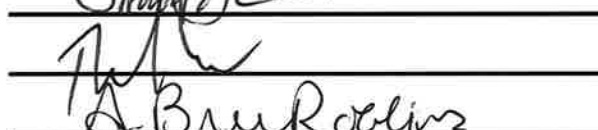
1	Proposal	4	
2		5	
3		6	

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:



DAY ELECTRIC SERVICE, INC.
2210 CAMP BREWSTER ROAD
BELLEVUE, NE 68005
Phone:(402)345-2100 Fax:(402)738-8190

TO: City of Bellevue
1510 Wall Street Bellevue, Ne 68005

ATTN: James Shada
Office 402-293-3142 Email jshada@bellevue.net

DATE: 8.16.19 2 pages total

PROJECT & LOCATION: Hero's Park Electrical Repairs Due To Flood at
Heros Park 2102 Payne Drive Bellevue, Ne

Here is the pricing you requested for the above project. This includes the following:

1. Replace meters and disconnect and panel interior east of football field due to flood. The bid price for this project is \$3,977.00 and includes material and labor.
2. Repair electrical for pump area due to flood (City of Bellevue will provide new VFD drive and control panel). The bid price for this project is \$6,238.00 and includes material and labor.
3. Bubbler area – replace electrical due to flood (City of Bellevue will provide control panels). The bid price for this job is \$5,633.00 and includes material and labor.

Any other items an inspector requires fixed would also be replaced/repared in addition to the above proposed work.

The above jobs were calculated for regular time rates. Regular rate hours are Monday–Friday 7am–3:30pm

This price is good for 30 days.

Any work outside this scope will require a signed change order. (If a change order is not received, all other work added to this scope will be performed on a time and material basis).

All work to be completed Monday - Friday 7am - 3:30 pm, excluding major holidays on a time and material basis unless otherwise noted. Construction schedule is subject to our approval.

Any performance/payment bonds would be extra.

Sales tax will be added to all prices unless otherwise noted and all sales tax laws in effect at the time of invoicing will be followed.

The above pricing does not include tariff increases, if applicable, will be charged in addition to above pricing.

Full payment must be received within 30 days of invoice date. Any open balance beyond 30 days of invoice date is subject to finance charges of 1% per month.

We accept cash, check, and credit cards (if paying by credit card, and additional 3% + \$2.00 will be added to the invoice total to cover Paypal transaction fees).

Day Electric Service, Inc. retains a security interest in any goods delivered or installed until such time that your bill is paid in full.

Customer agrees to pay for any and all collection expenses incurred by Day Electric Service, Inc., without limitation, reasonable

Attorney's fees (whether or not incurred in litigation) and court costs, if applicable.

If this proposal is accepted, sign, date and return original to address at top. If only a verbal acceptance of this proposal is received, the job will be performed on a time and material basis.

Call if you have any questions. Scott or Laura Day

Customer signature/authorized representative: _____

Date: _____

Printed Name: _____

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	9/17/2019	AGENDA ITEM TYPE:	
SUBMITTED BY: Jeff Roberts, Public Works Director		SPECIAL PRESENTATION	<input type="checkbox"/>
		LIQUOR LICENSE	<input type="checkbox"/>
		ORDINANCE	<input type="checkbox"/>
		PUBLIC HEARING	<input type="checkbox"/>
		RESOLUTION	<input type="checkbox"/>
		CURRENT BUSINESS	<input checked="" type="checkbox"/>
		OTHER (SEE CLERK)	<input type="checkbox"/>

SUBJECT:

206 Demolition Proposal

SYNOPSIS:

Approval of the low, responsive responsible bidder for the 206 Demolition Proposal.

FISCAL IMPACT:

\$11,975.00

BUDGETED ITEM: ☐ YES ☒ NO

PROJECT # & TRACKING INFORMATION:

10-15-7030 FEMA Reimbursement

RECOMMENDATION:

Approve the low bid from Anderson Excavating Company in the amount of \$11,975.00 for the 206 Demolition Proposal project and authorize the Mayor to sign the contract.

BACKGROUND:

This is for the demolition of the South Public Works Facility office that was damaged during the recent flood. This is a FEMA project.

ATTACHMENTS:


1	Contract	4	
2	Bid Sheet	5	
3		6	

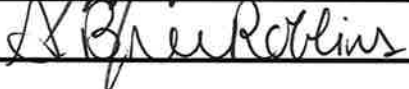
SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:





CONTRACT

THIS CONTRACT (the Contract) is made and entered into this 17th day of September 2019 by and between the City of Bellevue Nebraska, a municipal corporation of the first class and a political subdivision of the State of Nebraska (City), and Anderson Excavating Company (Contractor). Whenever used in this Contract, the term (Party) shall mean City or Contractor, individually, and the term (Parties) shall mean the City and Contractor, collectively.

WHEREAS, Contractor submitted a bid proposal (Proposal) to City in response to the solicitation or invitation to perform certain work for certain project(s), (as the work and project(s) are more particularly identified in Paragraph 2 of this Contract); and

WHEREAS, Contractor was selected to perform such work subject to the terms, conditions and other provisions of this Contract.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Contract/Contract Documents. Whenever used in this Contract, the term Contract Documents shall mean and include this Contract, and the published notice inviting or soliciting bids or proposals in connection with the Work or Projects; (ii) City's request or solicitation for bids or proposals together with all addenda, drawings, schedules, exhibits, manuals, materials and documents attached or relevant to or referenced in such request or solicitation, including all Instructions, Plans, Specifications, Provisions, General or Special Conditions; (iii) Contractor's Bid or Proposal, together with all addenda, drawings, schedules, exhibits, materials and documents attached or relevant to or referenced in such Bid or Proposal; (iv) all payment, performance, labor, materials, maintenance or other bonds or Contract security; and (v) all written change orders, modifications or supplementary terms, conditions or instructions from City pursuant to paragraph 14(g) of this Contract. All Contract Documents shall be considered to be an integral part of this Contract whether or not attached to this written Contract; provided that in the event there shall be any conflict between this written Contract and any of the other Contract Documents, the provisions of this written Contract shall prevail.

2. Contractor's Work. Except to the extent expressly undertaken by City pursuant to the Contract Documents, (i) Contractor shall perform all site preparation and security, labor, supervision, direction, testing, and other services or work (Work) necessary or appropriate for completion of the demolition of **206 Industrial Drive** (Project) in accordance with the requirements of the Contract Documents; (ii) Contractor shall furnish at its sole cost and expense all bonds, barricades, materials, supplies, equipment, tools, power, water, light, heat, utilities, transportation and all other services, facilities (whether permanent or temporary) and resources required for the Work; (iii) except to the extent otherwise expressly stated in the Contract Documents, Contractor shall be responsible for all means, methods, techniques, sequences and procedures, including coordination of all Work. Whenever used in this Contract, the term Work shall include all Corrective Work, unless the context otherwise requires. Contractor shall commence the Work within fifteen (15) days (Commencement Date) after receiving a Written Notice to Proceed from City. Contractor shall notify City in writing of the Commencement Date prior to undertaking any work.

3. Quality of Work. Contractor shall perform all Work in a good and workmanlike manner using qualified personnel and any equipment and materials required by the Contract Documents.

4. Site Inspection. Contractor acknowledges that it has inspected the Project site. Contractor waives any claim for additional time, costs, expenses, compensation or other amounts in connection with any condition (known, apparent, or concealed), which it may encounter at the Project site.

5. Contractor's Warranties. All Work is warranted by Contractor to be of highest quality, to be free from any faults or defects and to conform in all respects with the requirements of the Contract Documents.

6. Time of Essence/Liquidated Damages. Time schedules, limits or requirements specified in the Contract Documents are of the essence to this Contract. All Work shall be completed in accordance with the "Specifications", as attached hereto as Exhibit AA and incorporated herein by this reference, unless (i) extended by City, in its sole discretion, or (ii) prevented (assuming, in all such events, Contractor's use of its best efforts to timely complete such Work) by the act or neglect of City or by an act of God or for other reasons beyond the control of Contractor, in which event time shall be extended for such reasonable time as City may determine. Whenever any Work shall not be so completed, then as liquidated damages and not as a penalty, Contractor shall pay City, within five (5) days of demand, the sum of Five Hundred and no/100ths Dollars (\$500.00) per day for each and every calendar day that the Work shall remain uncompleted.

7. Contractor's Compensation. City shall pay the Contractor in current U.S. funds for the Contractor's performance of the Work. All Work, including any unit cost shall be undertaken at and performed in accordance with Contractor's Bid or Proposal. Subject to additions and deductions as provided in the Contract Documents, the aggregate cost of the Work shall not exceed Eleven Thousand Nine Hundred and Seventy-Five Dollars (\$11,975.00) (Contract Sum). Upon completion of Work at the Project site, Contractor shall submit an invoice requesting payment (Application for Payment) based upon the amount of Work actually completed at the Project site and Contractor shall set forth in detail the Work performed at the rate specified on Contractor's Bid or Proposal. Final payment constituting the entire unpaid balance of the Contract Sum shall be made by City to Contractor when the Contract has been fully performed and accepted, including Contractor's responsibility to correct nonconforming Work and to satisfy other requirements, if any, which necessarily survive final payment. Prior to final payment, Contractor shall provide evidence that all employees, subcontractors, material suppliers and other persons or entities have been paid in full for any labor, materials, supplies or equipment used in connection with the Work; such evidence shall consist of receipts, releases, and waivers of liens, claims, security interests, or encumbrances arising out of the Work, to the extent and in such form as may be designated by City. At any time Contractor submits an Application for Payment, it shall constitute a representation by Contractor that all Work is completed as warranted by paragraph 5 of this Contract.

8. **Corrective Work.** Whenever discovered prior to the expiration of the Warranty Period, Contractor shall promptly correct any Work (Corrective Work), which is found to be substandard, defective or otherwise not in accordance with this Contract whether or not such Work or Corrective Work has been completed, installed or constructed. Contractor shall bear all costs and expense of Corrective Work, including all professional, testing, removal or inspection costs.

9. **Risk of Loss.** Contractor shall bear all risk of loss of or damage to all Work until (i) all Work has been satisfactorily completed and accepted; and (ii) in the case of Corrective Work, until the Corrective Work has been completed to the satisfaction of the City.

10. **Contractor's Indemnity.** Contractor shall defend, indemnify and hold City, its agents and employees harmless from and against any claims, damages (including damages for any personal injury, bodily injury, including death, or property damages), losses and expenses, including any reasonable attorney fees, of any person or entity arising or resulting from or out of (i) Contractor's performance under this Contract; (ii) any breach or default in or any violation or nonperformance of any covenant, term, provision, condition or agreement (Default) in this Contract to be kept, observed, satisfied or performed by Contractor; (iii) any alleged act, error, omission or negligence of Contractor, its employees, subcontractors, agents, or any other person acting on behalf of Contractor; (iv) any material misrepresentation by Contractor; or (v) Contractor's operations in or about any Project site while Contractor is performing Work on such Project site except to the extent such claims result or arise from or out of, solely and proximately, from City's negligence, unlawful conduct or material breach of this Contract.

11. **Termination for Default.** In addition to any other remedies at law or in equity, City may terminate this Contract whenever Contractor (i) repeatedly refuses to materially comply with any reasonable requirement of City; (ii) fails to timely make any payment required by this Contract; or (iii) fails or refuses to cure any other Default within seven (7) days from written notice from City specifying such Default. Termination shall be effective immediately upon notice from City; provided, however, City may, without prejudice to any of its other rights or remedies under this Contract or otherwise, correct such Default in which event Contractor shall reimburse City for all costs and expenses incurred in undertaking such cure or to collect such reimbursement from Contractor.

12. **Survival of City's Rights.** All indemnity obligations of Contractor under this Contract and the Contractor's obligations under Paragraphs 5, 8 and 11 of this Contract shall survive the completion of all Work and the expiration or termination of this Contract.

13. **Bonds and Insurance.** Contractor shall furnish to the Permits and Inspections Department for City at least five days prior to commencing any Work under this Contract a Performance Bond in an amount equal to 100% of the Contract Sum and a 100% Labor and Material Bond and all other Contract security and all policies or certificates of insurance which are required by the Contract Documents.

Contractor will maintain and provide evidence of the following insurance coverage's:

- Commercial General Liability \$1,000,000 per occurrence, \$2,000,000 aggregate, City of Bellevue named as an Additional Insured including completed operations, Waiver of Subrogation in favor of City of Bellevue.
- Commercial Auto Liability - \$500,000 combined single limit.
- Workers Compensation/Employers Liability – Statutory limits \$100,000, \$500,000, \$100,000 limits, Waiver of Subrogation in favor of City of Bellevue.
- Commercial Umbrella Liability - \$2,000,000 minimum limit, City of Bellevue named as Additional Insured.
- Builders Risk/Installation Floater – Limit equal to completed value of project. Coverage must apply to City's and all subcontractors interests in property and project.

14. Miscellaneous.

- a. Contractor shall promptly pay all persons or entities that have furnished any services, labor, material, equipment or supplies in connection with any of the Work.
- b. Contractor shall secure and pay for all permits, fees, and licenses for execution and completion of the Work.
- c. Contractor shall perform all Work in compliance with applicable federal, state and local laws, rules and regulations applicable to such performance. Contractor shall comply at all times with the Fair Employment Practices Act (Nebraska Revised Statutes, Sections 48-1101 *et seq.*). Contractor shall pay the Unemployment Compensation Fund of the State of Nebraska any unemployment contributions and interest due under provisions of the Nebraska Revised Statutes (Sections 48-601 *et seq.*).
- d. Contractor shall provide City or its representatives access to all Work (including Work in progress) for inspection or other appropriate purposes during all reasonable times. Contractor shall uncover any Work which has not been inspected at its sole cost and expense unless due to the neglect of City.
- e. Contractor shall keep the Project site(s) free from accumulation of rubbish, debris and hazards. Upon completion of Work at each Project site, Contractor shall remove all surplus materials, all tools, equipment, machinery, waste, rubbish and other items not constituting a part of the completed Work.
- f. Contractor shall be responsible for all acts, errors, omissions or neglect of Contractor's agents and employees, including Contractor's subcontractors and its agents or employees.
- g. City shall have the right to make minor changes in the Work, including Drawings, Plans, and Specifications, at no additional compensation or consideration to Contractor by notice in writing to Contractor. All other changes in Work shall be by written Change Order executed by the Project representative of each Party. City and Contractor each represents that its Project

representative is authorized to execute such Change Order and shall be bound by the same; provided, however, that prior approval of the Bellevue City Council shall be required for (i) any Change Order resulting in an adjustment to the Contractor's compensation of more than \$10,000, or (ii) any Change Order or series of Change Orders which in the aggregate increase Contractor's compensation by ten percent (10%) or more of the original compensation.

h. Neither (i) City's payment of any invoice, nor (ii) the presence of City or its representatives on any Project site, nor (iii) the inspection or approval of any Work shall constitute acceptance of such Work as compliant or otherwise being in accordance with the Contract Documents and shall not be construed to waive any right to indemnity or any other right or remedy of City for any Default of Contractor.

i. Contractor may not assign or subcontract all or any portion of the Work, except as specified in the Bid or Proposal, without City's prior written consent, which may be withheld in City's absolute discretion.

j. Contractor shall not assign any moneys due or to become due under this Contract without the prior written consent of City, which may be withheld in City's absolute discretion.

k. Contractor warrants that Contractor has not employed or retained any company or person, other than a bona fide employee working for the Contractor, to solicit or secure this Contract, and that he has not paid or agreed to pay any company or person, fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this Contract.

l. Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection and warnings to prevent damage, injury or loss to employees, subcontractors and any other persons, such as pedestrians or motorists, who may be present upon or within the vicinity of a Project site while Work is being performed or in progress.

m. Any approval, notice or communication to a Party required or permitted by this Contract shall be sufficient only if made in writing.

(i) Any notice which may be permitted or required to be given pursuant to this Contract shall be delivered personally or shall be sent by United States certified mail, postage prepaid addressed as set forth below:

If to City:

City of Bellevue
Public Works Department
Attn: Jeff Roberts
1500 Wall Street
Bellevue, NE 68005
Fax No.: (402) 293-3173

With a copy to:

Bree Robbins
Bellevue City Attorney
1500 Wall Street
Bellevue, NE 68005
Fax No.: (402) 293 3058

If to Contractor:

James D. Anderson, Sr. VP
Anderson Excavating Company
1920 Dorcas Street
Omaha, NE 68108
Phone No.: (402) 345-8800

With a copy to:

Fax No.: _____

- n. City's Project representative shall be Public Works Director Jeff Roberts, or his designee.
- o. A failure by a Party to enforce any of its rights under this Contract shall not at any time constitute a waiver of such right or any other right, and shall not modify any rights, remedies or obligations of such Party under this Contract or otherwise.
- p. The Contract Documents form the entire agreement of the Parties and supersede any prior oral or written agreements of the Parties in connection with the subject matter of this Contract. Neither this Contract, nor any of the Contract Documents, shall be modified or amended except in a writing duly executed by City.
- q. Contractor shall comply with: (i) the provisions of Executive Order 11246 entitled "Equal Employment Opportunity," as amended by Executive Order 11375 and as supplemented by Department of Labor regulation (41 C.F.R., Part 60); (ii) the Copeland "Anti-kickback" Act (18 U.S.C. 874), as supplemented in Department of Labor regulations (20 C.F.R., Part 3); and (iii) all applicable provisions of the Regulations of the U.S. Department of Commerce (Part 8 of Subtitle 15 of the C.F.R.) issued pursuant to the Civil Rights Act of 1964 and all applicable federal, state and local laws.
- r. The Contractor represents that no gratuities (in the form of entertainment, gifts or otherwise) were offered or given to any officer, agent, employee or representative of the City with a view towards securing a contract or securing favorable treatment with respect to the

wording, amending or the making of any determination with respect to the performance of this Agreement.

s. Contractor shall not discriminate against any employee, or applicant for employment, to be employed in the performance of the Work, because of race, color, religion, sex, disability, or national origin, with respect to the hire, tenure, terms, conditions, privileges or employment of such employee or applicant.

aa. Contractor shall not be entitled to terminate this Contract or suspend any of the Work for any reason whatsoever, including any breach of this Contract by City.

bb. E-Verify. The Contractor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

If the Contractor is an individual or sole proprietorship, the following applies:

1. The Contractor must complete the United States Citizenship Attestation Form, available on the Department of Administrative Services website at www.das.state.ne.us
2. If the Contractor indicates on such attestation form that he or she is a qualified alien, the Contractor agrees to provide the US Citizenship and Immigration Services documentation required to verify the Contractor's lawful presence in the United States using the Systematic Alien Verification for Entitlements (SAVE) Program.
3. The Contractor understands and agrees that lawful presence in the United States is required and the Contractor may be disqualified or the contract terminated if such lawful presence cannot be verified as required by Neb. Rev. Stat. §4-108.

IN WITNESS THEREOF, the parties have duly authorized the execution and delivery of this Contract.

CITY OF BELLEVUE, NEBRASKA

ATTEST:

BY: _____
Mayor

BY: _____
City Clerk

APPROVED AS TO FORM:

BY: _____
City Attorney

ATTEST:

BY: _____

TITLE: _____

EXHIBIT "A"

**COPY OF THE CITY OF BELLEVUE'S AFFIRMATIVE ACTION EQUAL
OPPORTUNITY POLICY STATEMENT**

EQUAL EMPLOYMENT OPPORTUNITY POLICY STATEMENT

It is the policy of the City of Bellevue that equal employment opportunity will be extended to all employees of the City of Bellevue and to all applicants for employment, and that all employees and applicants for employment will be considered without discrimination on the bases of race, religion, color, sex, disability, national origin or political affiliation.

All recruitment, hiring, and employment practices will be conducted without discrimination because of race, religion, color, sex, disability, national origin or political affiliation, and an affirmative action program will be developed and implemented for recruiting, hiring, and employing personnel of the City of Bellevue with equal treatment with respect to compensation and opportunities for advancement, including upgrading, promotion and transfer.

We realize the inequities associated with employment, upgrading, contracting and subcontracting for minorities and will direct our efforts to correcting any deficiencies to the maximum extent possible. The same will be required of our contractors, subcontractors and our or their suppliers.

The City assures compliance with Titles VI and VII of the Civil Rights Act of 1964, Executive Order 11246, as amended by Executive Order 11375 and/or other subsequent orders that may pertain to equal employment opportunity and merit employment policies.

This policy statement will be posted in the Bellevue City Hall in a place accessible to employees and applicants for employment. This policy will also be stated in all City contracts. Signed acknowledgments of the City's affirmative action policy and assurance of cooperation will be required of all contractors and subcontractors.

EQUAL EMPLOYMENT OFFICER

The Bellevue City Administrator will serve as the Equal Employment Officer for the City of Bellevue and, with his/her staff, will be responsible for the implementation and coordination of the City's affirmative action program, will document and report on compliance with the program's objectives and process complaints concerning the program.

NON-DISCRIMINATORY RECRUITING

Advertising. Job openings with the City of Bellevue will be advertised and will include the following statement:

"An Equal Opportunity Employer"

Employment advertising will be placed with the goal of achieving equal exposure to all persons in the area. Communications including but not limited to such media as local newspapers, radio, television, minority publications and radio.

Schools. Recruitment will be accomplished by any feasible means available in local schools, colleges, and other educational institutions. Qualified members of minority groups will be encouraged to apply for employment opportunities with the City of Bellevue.

CONTRACTS AND CONTRACTORS

Contracts. A copy of the City of Bellevue's affirmative action equal employment opportunity policy statement will accompany all contracts awarded by the City of Bellevue and signed acknowledgments of this policy will be required of all contractors engaged by the City. All contracts awarded by the City shall include the following clauses:

"Non-discrimination. All recruitment, hiring and employment practices by the Contractor shall be conducted without discrimination because of race, religion, color, sex, disability, national origin or political affiliation. The Contractor shall insert a similar provision in all subcontracts for goods or services that are to be provided under this Contract."

"Affirmative Action. Within thirty (30) days of the day of this contract, the Contractor shall adopt an affirmative action policy and program for equal employment opportunity similar to but not limited to the Equal Employment Opportunity Action Program of the City of Bellevue. Further, within ninety (90) days of the date of this contract and annually thereafter for the duration of this contract, the Contractor shall submit an affirmative action report to the City."

Contractors. The City of Bellevue, in seeking contractors for provision of goods and services totaling Two Thousand Five Hundred Dollars (\$2,500) or more shall seek firms demonstrating non-discriminatory practices in its recruitment, hiring, and employment. The City may reject contract proposals from firms that demonstrate discriminatory personnel practices because of race, religion, color, sex, disability national origin or political affiliation.

BELLEVUE PUBLIC WORKS DEPARTMENT

PROJECT: 206 DEMOLITION PROPOSAL

DATE: August 30, 2019

TIME: 10:00 am

[illegible]

*16g.
9/17/19

CITY OF BELLEVUE, NEBRASKA
AGENDA ITEM COVER SHEET

COUNCIL MEETING DATE:	9/17/2019	AGENDA ITEM TYPE:
SUBMITTED BY: Jeff Roberts, Public Works Director		SPECIAL PRESENTATION <input type="checkbox"/>
		LIQUOR LICENSE <input type="checkbox"/>
		ORDINANCE <input type="checkbox"/>
		PUBLIC HEARING <input type="checkbox"/>
		RESOLUTION <input type="checkbox"/>
		CURRENT BUSINESS <input checked="" type="checkbox"/>
		OTHER (SEE CLERK) <input type="checkbox"/>

SUBJECT:

South 25th Street Improvements

SYNOPSIS:

Approval of the low, responsive responsible bidder for the South 25th Street Improvements project.

FISCAL IMPACT:

\$1,286,931.75 Plus potential City initiated Change Orders of up to 10% (\$128,693.18)

BUDGETED ITEM: ☒ YES ☐ NO

PROJECT # & TRACKING INFORMATION:

10-15-7010 CIP ST 204) M146 (1863)
BUDGETED \$1,200,000

RECOMMENDATION:

Approve the low bid from K2 Construction not to exceed \$1,286,931.75 Plus up to 10% (\$128,693.18) for City initiated Change Orders for the South 25th Street Improvements Project and approve the Mayor to sign the contract.

BACKGROUND:

This project is for the bridge replacement on 25th Street south of Capehart Road over Whitted Creek.

ATTACHMENTS:

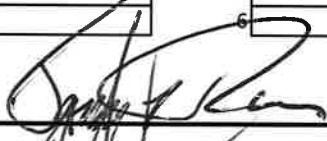
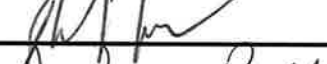

1 Contract	4
2 Bid Sheet	5
3	6

SIGNATURES:

ADMINISTRATOR APPROVAL:

FINANCE APPROVAL:

LEGAL APPROVAL:

CONTRACT

THIS CONTRACT (the "Contract") is made and entered into this 17th day of September 2019 by and between the City of Bellevue Nebraska, a municipal corporation of the first class and a political subdivision of the State of Nebraska ("City"), and K2 Construction ("Contractor"). Whenever used in this Contract, the term "Party" shall mean City or Contractor, individually, and the term "Parties" shall mean the City and Contractor, collectively.

WHEREAS, Contractor submitted a bid proposal ("Proposal") to City in response to the solicitation or invitation to perform certain work for certain project(s), (as the work and project(s) are more particularly identified in Paragraph 2 of this Contract); and

WHEREAS, Contractor was selected to perform such work subject to the terms, conditions and other provisions of this Contract.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Contract/Contract Documents. Whenever used in this Contract, the term "Contract Documents" shall mean and include this Contract, and (i) the published notice inviting or soliciting bids or proposals in connection with the Work or Projects; (ii) City's request or solicitation for bids or proposals together with all addenda, drawings, schedules, exhibits, manuals, materials and documents attached or relevant to or referenced in such request or solicitation, including all Instructions, Plans, Specifications, Provisions, General or Special Conditions; (iii) Contractor's Bid or Proposal, together with all addenda, drawings, schedules, exhibits, materials and documents attached or relevant to or referenced in such Bid or Proposal; (iv) all payment, performance, labor, materials, maintenance or other bonds or Contract security; and (v) all written change orders, modifications or supplementary terms, conditions or instructions from City pursuant to paragraph 14(g) of this Contract. All Contract Documents shall be considered to be an integral part of this Contract whether or not attached to this written Contract; provided that in the event there shall be any conflict between this written Contract and any of the other Contract Documents, the provisions of this written Contract shall prevail.

2. Contractor's Work. Except to the extent expressly undertaken by City pursuant to the Contract Documents, (i) Contractor shall perform all site preparation and security, labor, supervision, direction, testing, and other services or work ("Work") necessary or appropriate for completion of the **SOUTH 25TH STREET IMPROVEMENTS** ("Project") in accordance with the requirements of the Contract Documents; (ii) Contractor shall furnish at its sole cost and expense all bonds, barricades, materials, supplies, equipment, tools, power, water, light, heat, utilities, transportation and all other services, facilities (whether permanent or temporary) and resources required for the Work; (iii) except to the extent otherwise expressly stated in the Contract Documents, Contractor shall be responsible for all means, methods, techniques, sequences and procedures, including coordination of all Work. Whenever used in this Contract, the term "Work" shall include all Corrective Work, unless the context otherwise requires. Contractor shall commence the Work within ten (10) days ("Commencement Date") after receiving a Written Notice to Proceed from City. Contractor shall notify City in writing of the Commencement Date prior to undertaking any work.

3. Quality of Work. Contractor shall perform all Work in a good and workmanlike manner using qualified personnel and any equipment and materials required by the Contract Documents.

4. Site Inspection. Contractor acknowledges that it has inspected the Project site. Contractor waives any claim for additional time, costs, expenses, compensation or other amounts in connection with any condition (known, apparent, or concealed), which it may encounter at the Project site.

5. Contractor's Warranties. All Work is warranted by Contractor to be of highest quality, to be free from any faults or defects and to conform in all respects with the requirements of the Contract Documents.

6. Time of Essence/Liquidated Damages. Time schedules, limits or requirements specified in the Contract Documents are of the essence to this Contract. All Work shall be completed in accordance with the "Specifications", as attached hereto as Exhibit "A" and incorporated herein by this reference, unless (i) extended by City, in its sole discretion, or (ii) prevented (assuming, in all such events, Contractor's use of its best efforts to timely complete such Work) by the act or neglect of City or by an act of God or for other reasons beyond the control of Contractor, in which event time shall be extended for such reasonable time as City may determine. Whenever any Work shall not be so completed, then as liquidated damages and not as a penalty, Contractor shall pay City, within five (5) days of demand, the sum of Five Hundred and no/100ths Dollars (\$500.00) per day for each and every calendar day that the Work shall remain uncompleted.

7. Contractor's Compensation/Retainage. City shall pay the Contractor in current U.S. funds for the Contractor's performance of the Work. All Work, including any unit cost shall be undertaken at and performed in accordance with Contractor's Bid or Proposal. Subject to additions and deductions as provided in the Contract Documents, the aggregate cost of the Work shall not exceed One Million Two Hundred Eighty-Six Thousand Nine Hundred Thirty-One Dollars and Seventy-Five Cents (\$1,286,931.75) ("Contract Sum").

Upon completion of Work at the Project site, Contractor shall submit an invoice requesting payment ("Application for Payment") based upon the amount of Work actually completed at the Project site and Contractor shall set forth in detail the Work performed at the rate specified on Contractor's Bid or Proposal. Unless withheld by city because the Project Site Work does not comply with the Contract Documents or because the Contractor's failure to otherwise comply with the requirements of this contract as they may apply to any of the Work, City shall pay contractor ninety percent (90%) of the invoice within thirty (30) days of its receipt. Final payment constituting the entire unpaid balance of the Contract Sum shall be made by City to Contractor when the Contract has been fully performed and accepted, including Contractor's responsibility to correct nonconforming Work and to satisfy other requirements, if any, which necessarily survive final payment. Prior to final payment, Contractor shall provide evidence that all employees, subcontractors, material suppliers and other persons or entities have been paid in full for any labor, materials, supplies or equipment used in connection with the Work; such

evidence shall consist of receipts, releases, and waivers of liens, claims, security interests, or encumbrances arising out of the Work, to the extent and in such form as may be designated by City. At any time Contractor submits an Application for Payment, it shall constitute a representation by Contractor that all Work is completed as warranted by paragraph 5 of this Contract.

8. Corrective Work. Whenever discovered prior to the expiration of the Warranty Period, Contractor shall promptly correct any Work ("Corrective Work"), which is found to be substandard, defective or otherwise not in accordance with this Contract whether or not such Work or Corrective Work has been completed, installed or constructed. Contractor shall bear all costs and expense of Corrective Work, including all professional, testing, removal or inspection costs.

9. Risk of Loss. Contractor shall bear all risk of loss of or damage to all Work until (i) all Work has been satisfactorily completed and accepted; and (ii) in the case of Corrective Work, until the Corrective Work has been completed to the satisfaction of the City.

10. Contractor's Indemnity. Contractor shall defend, indemnify and hold City, its agents and employees harmless from and against any claims, damages (including damages for any personal injury, bodily injury, including death, or property damages), losses and expenses, including any reasonable attorney fees, of any person or entity arising or resulting from or out of (i) Contractor's performance under this Contract; (ii) any breach or default in or any violation or nonperformance of any covenant, term, provision, condition or agreement ("Default") in this Contract to be kept, observed, satisfied or performed by Contractor; (iii) any alleged act, error, omission or negligence of Contractor, its employees, subcontractors, agents, or any other person acting on behalf of Contractor; (iv) any material misrepresentation by Contractor; or (v) Contractor's operations in or about any Project site while Contractor is performing Work on such Project site except to the extent such claims result or arise from or out of, solely and proximately, from City's negligence, unlawful conduct or material breach of this Contract.

11. Termination for Default. In addition to any other remedies at law or in equity, City may terminate this Contract whenever Contractor (i) repeatedly refuses to materially comply with any reasonable requirement of City; (ii) fails to timely make any payment required by this Contract; or (iii) fails or refuses to cure any other Default within seven (7) days from written notice from City specifying such Default. Termination shall be effective immediately upon notice from City; provided, however, City may, without prejudice to any of its other rights or remedies under this Contract or otherwise, correct such Default in which event Contractor shall reimburse City for all costs and expenses incurred in undertaking such cure or to collect such reimbursement from Contractor.

12. Survival of City's Rights. All indemnity obligations of Contractor under this Contract and the Contractor's obligations under Paragraphs 5, 8 and 10 of this Contract shall survive the completion of all Work and the expiration or termination of this Contract.

13. Bonds and Insurance. Contractor shall furnish to the Department of Public Works for City at least five days prior to commencing any Work under this Contract a Performance

Bond in an amount equal to 100% of the Contract Sum and a 100% Labor and Material Bond and all other Contract security and all policies or certificates of insurance which are required by the Contract Documents.

Contractor will maintain and provide evidence of the following insurance coverages from insurance companies acceptable to the city:

- Commercial General Liability \$1,000,000 per occurrence, \$2,000,000 aggregate, City of Bellevue named as an Additional Insured including completed operations, Waiver of Subrogation in favor of City of Bellevue.
- Commercial Auto Liability - \$500,000 combined single limit.
- Workers Compensation/Employers Liability – Statutory limits \$100,000, \$500,000, \$100,000 limits, Waiver of Subrogation in favor of City of Bellevue.
- Commercial Umbrella Liability - \$2,000,000 minimum limit, City of Bellevue named as Additional Insured.
- Builders Risk/Installation Floater – Limit equal to completed value of project. Coverage must apply to City's and all subcontractors interests in property and project.

14. Miscellaneous.

- a. Contractor shall promptly pay all persons or entities that have furnished any services, labor, material, equipment or supplies in connection with any of the Work.
- b. Contractor shall secure and pay for all permits, fees, and licenses for execution and completion of the Work.
- c. Contractor shall perform all Work in compliance with applicable federal, state and local laws, rules and regulations applicable to such performance. Contractor shall comply at all times with the Fair Employment Practices Act (Nebraska Revised Statutes, Sections 48-1101 *et seq.*). Contractor shall pay the Unemployment Compensation Fund of the State of Nebraska any unemployment contributions and interest due under provisions of the Nebraska Revised Statutes (Sections 48-601 *et seq.*).
- d. Contractor shall provide City or its representatives access to all Work (including Work in progress) for inspection or other appropriate purposes during all reasonable times. Contractor shall uncover any Work which has not been inspected at its sole cost and expense unless due to the neglect of City.
- e. Contractor shall keep the Project site(s) free from accumulation of rubbish, debris and hazards. Upon completion of Work at each Project site, Contractor shall remove all surplus materials, all tools, equipment, machinery, waste, rubbish and other items not constituting a part of the completed Work.
- f. Contractor shall be responsible for all acts, errors, omissions or neglect of Contractor's agents and employees, including Contractor's subcontractors and its agents or employees.

g. City shall have the right to make minor changes in the Work, including Drawings, Plans, and Specifications, at no additional compensation or consideration to Contractor by notice in writing to Contractor. All other changes in Work shall be by written Change Order executed by the Project representative of each Party. City and Contractor each represents that its Project representative is authorized to execute such Change Order and shall be bound by the same; provided, however, that prior approval of the Bellevue City Council shall be required for (i) any Change Order resulting in an adjustment to the Contractor's compensation of more than \$10,000, or (ii) any Change Order or series of Change Orders which in the aggregate increase Contractor's compensation by ten percent (10%) or more of the original compensation.

h. Neither (i) City's payment of any invoice, nor (ii) the presence of City or its representatives on any Project site, nor (iii) the inspection or approval of any Work shall constitute acceptance of such Work as compliant or otherwise being in accordance with the Contract Documents and shall not be construed to waive any right to indemnity or any other right or remedy of City for any Default of Contractor.

i. Contractor may not assign or subcontract all or any portion of the Work, except as specified in the Bid or Proposal, without City's prior written consent, which may be withheld in City's absolute discretion.

j. Contractor shall not assign any moneys due or to become due under this Contract without the prior written consent of City, which may be withheld in City's absolute discretion.

k. Contractor warrants that Contractor has not employed or retained any company or person, other than a bona fide employee working for the Contractor, to solicit or secure this Contract, and that he has not paid or agreed to pay any company or person, fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this Contract.

l. Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection and warnings to prevent damage, injury or loss to employees, subcontractors and any other persons, such as pedestrians or motorists, who may be present upon or within the vicinity of a Project site while Work is being performed or in progress.

m. Any approval, notice or communication to a Party required or permitted by this Contract shall be sufficient only if made in writing.

(i) Any notice which may be permitted or required to be given pursuant to this Contract shall be delivered personally or shall be sent by United States certified mail, postage prepaid addressed as set forth below:

If to City:

City of Bellevue
Public Works Department
Attn: Jeff Roberts
1510 Wall Street
Bellevue, NE 68005
Fax No.: (402) 293-3173

With a copy to:

Bree Robbins
Bellevue City Attorney
1500 Wall Street
Bellevue, NE 68005
Phone No. (402) 682-6156

If to Contractor:

Tom Rogge, Manager
K2 Construction
7701 Cornhusker Hwy.
Lincoln, NE 68507
Phone No.: (402) 467-2355

With a copy to:

Fax No.: _____

(ii) Each Party may from time to time change its address for receipt of notices by sending a notice in the manner provided to the others specifying the new address.

(iii) Each notice given by certified mail shall be deemed delivered on the date of delivery as shown on the return receipt, or if delivery is attempted at the last address specified and if the notice is returned, notice shall be deemed delivered on the date the notice was originally sent. Each notice delivered in any other manner shall be deemed delivered as of the time of actual receipt thereof. In the event the Parties utilize "facsimile" transmitted signed documents, the Parties hereby agree to accept and to rely upon such documents as if they bore original signatures. Each Party acknowledges and agrees to provide to the other Party, within 72 hours of transmission, such documents bearing the original signatures.

n. City's Project representative shall be Public Works Director Jeff Roberts, or his designee.

o. A failure by a Party to enforce any of its rights under this Contract shall not at any time constitute a waiver of such right or any other right, and shall not modify any rights, remedies or obligations of such Party under this Contract or otherwise.

p. The Contract Documents form the entire agreement of the Parties and supersede any prior oral or written agreements of the Parties in connection with the subject matter of this Contract. Neither this Contract, nor any of the Contract Documents, shall be modified or amended except in a writing duly executed by City.

q. Contractor shall comply with: (i) the provisions of Executive Order 11246 entitled "Equal Employment Opportunity," as amended by Executive Order 11375 and as supplemented by Department of Labor regulation (41 C.F.R., Part 60); (ii) the Copeland "Anti-kickback" Act (18 U.S.C. 874), as supplemented in Department of Labor regulations (20 C.F.R., Part 3); and (iii) all applicable provisions of the Regulations of the U.S. Department of Commerce (Part 8 of Subtitle 15 of the C.F.R.) issued pursuant to the Civil Rights Act of 1964 and all applicable federal, state and local laws.

r. The Contractor represents that no gratuities (in the form of entertainment, gifts or otherwise) were offered or given to any officer, agent, employee or representative of the City with a view towards securing a contract or securing favorable treatment with respect to the wording, amending or the making of any determination with respect to the performance of this Agreement.

s. Contractor shall not discriminate against any employee, or applicant for employment, to be employed in the performance of the Work, because of race, color, religion, sex, disability, or national origin, with respect to the hire, tenure, terms, conditions, privileges or employment of such employee or applicant.

t. Within thirty (30) days of the date of this Contract, Contractor shall adopt an affirmative action policy and program for equal employment opportunity similar to but not limited to the Equal Employment Action Program of City. Further, within ninety (90) days of the date of this Contract, assuming this Contract is of a duration of at least ninety (90) days, and annually thereafter for the duration of this Contract, Contractor shall submit an affirmative action report to City. By executing this Contract, Contractor acknowledges and agrees to comply with City's Affirmative Action Equal Opportunity Policy Statement, as attached hereto as Exhibit "B" and incorporated herein by this reference.

u. References to any document or other instrument includes all amendments and replacements thereof and supplements thereto. References to provisions of law shall be construed as references to those provisions as respectively amended, extended, consolidated or reenacted or as their application is modified by other provisions from time to time and shall include any provisions of which they are reenactments (whether with or without modification), any orders, regulations, instruments, or other subordinate legislation made under the relevant statute.

v. Each Party agrees that it has been given the opportunity to thoroughly discuss all aspects of this Contract with an attorney of its choosing and that each Party has carefully read and fully understands all of the provisions of this Contract. Each Party further represents and acknowledges that in executing this Contract it has not relied upon any representation or statement of the other Party or the other Party's officers, directors, employees, agents, council members or attorneys with regard to the subject matter, basis or effect of this Contract outside of the content of this Contract.

w. The provisions of this Contract are intended to be performed in accordance with, and only to the extent permitted by, all applicable requirements of law. If any provision of this Contract or the application of the Contract to any person or circumstance shall, for any reason and to any extent, be held invalid or unenforceable, neither the remainder of this Contract nor the application of this Contract or such provision to any other person or circumstance or other instruments referred to in this Contract or affected provision shall be affected thereby but, rather, the same shall be enforced to the fullest extent permitted by law. In the event that any provision of this Contract, or the application thereof, is held by any court of competent jurisdiction to be illegal or unenforceable, the Parties shall attempt in good faith to agree upon an equitable adjustment in order to overcome to the greatest extent possible the effect of such illegality or unenforceability.

x. The failure of any Party to insist upon the strict observance and performance of the terms, provisions or conditions of this Contract shall not be deemed a waiver of other obligations hereunder, nor shall it be considered a future or continuing waiver of the same terms, provisions or conditions.

y. This Contract may be executed in one or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument.

z. If there occurs a conflict between or among this Contract, the Specifications and General Conditions, the Bid Schedules and a part hereof or any Addenda, the prevailing provisions, as between the Parties, shall be: first, those contained in this Contract; second, those contained in the applicable Specifications and General Conditions and Bid Schedules to the extent not inconsistent with this Contract; and third, those continued in any applicable Addenda to the extent not inconsistent with this Contract or such Specifications and General Provisions and Bid Schedules. Thereafter, if further interpretation is needed, the Parties acknowledge Contractor having bid for this Contract via the Bid Documents prepared by City Engineer, City of Bellevue.

aa. Contractor shall not be entitled to terminate this Contract or suspend any of the Work for any reason whatsoever, including any breach of this Contract by City.

bb. E-Verify The Contractor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department

of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

If the Contractor is an individual or sole proprietorship, the following applies:

1. The Contractor must complete the United States Citizenship Attestation Form, available on the Department of Administrative Services website at www.das.state.ne.us
2. If the Contractor indicates on such attestation form that he or she is a qualified alien, the Contractor agrees to provide the US Citizenship and Immigration Services documentation required to verify the Contractor's lawful presence in the United States using the Systematic Alien Verification for Entitlements (SAVE) Program.
3. The Contractor understands and agrees that lawful presence in the United States is required and the Contractor may be disqualified or the contract terminated if such lawful presence cannot be verified as required by Neb. Rev. Stat. §4-108.

IN WITNESS THEREOF, the parties have duly authorized the execution and delivery of this Contract.

CITY OF BELLEVUE, NEBRASKA

ATTEST:

BY: _____
Mayor

BY: _____
City Clerk

ATTEST:

BY: _____

TITLE: _____

EXHIBIT “A”

SPECIFICATIONS

The Work shall consist of furnishing of labor, materials, usage of contractor’s equipment, plant, and all else necessary to complete **“PROJECT NAME”**, as specified in the plans and specifications in the City’s request for proposals and Notice to Bidders.

EXHIBIT "B"

COPY OF THE CITY OF BELLEVUE'S AFFIRMATIVE ACTION EQUAL OPPORTUNITY POLICY STATEMENT

EQUAL EMPLOYMENT OPPORTUNITY POLICY STATEMENT

It is the policy of the City of Bellevue that equal employment opportunity will be extended to all employees of the City of Bellevue and to all applicants for employment, and that all employees and applicants for employment will be considered without discrimination on the bases of race, religion, color, sex, disability, national origin or political affiliation.

All recruitment, hiring, and employment practices will be conducted without discrimination because of race, religion, color, sex, disability, national origin or political affiliation, and an affirmative action program will be developed and implemented for recruiting, hiring, and employing personnel of the City of Bellevue with equal treatment with respect to compensation and opportunities for advancement, including upgrading, promotion and transfer.

We realize the inequities associated with employment, upgrading, contracting and subcontracting for minorities and will direct our efforts to correcting any deficiencies to the maximum extent possible. The same will be required of our contractors, subcontractors and our or their suppliers.

The City assures compliance with Titles VI and VII of the Civil Rights Act of 1964, Executive Order 11246, as amended by Executive Order 11375 and/or other subsequent orders that may pertain to equal employment opportunity and merit employment policies.

This policy statement will be posted in the Bellevue City Hall in a place accessible to employees and applicants for employment. This policy will also be stated in all City contracts. Signed acknowledgments of the City's affirmative action policy and assurance of cooperation will be required of all contractors and subcontractors.

EQUAL EMPLOYMENT OFFICER

The Bellevue City Administrator will serve as the Equal Employment Officer for the City of Bellevue and, with his/her staff, will be responsible for the implementation and coordination of the City's affirmative action program, will document and report on compliance with the program's objectives and process complaints concerning the program.

NON-DISCRIMINATORY RECRUITING

Advertising. Job openings with the City of Bellevue will be advertised and will include the following statement:

"An Equal Opportunity Employer"

Employment advertising will be placed with the goal of achieving equal exposure to all persons in the area. Communications including but not limited to such media as local newspapers, radio, television, minority publications and radio.

Schools. Recruitment will be accomplished by any feasible means available in local schools, colleges, and other educational institutions. Qualified members of minority groups will be encouraged to apply for employment opportunities with the City of Bellevue.

CONTRACTS AND CONTRACTORS

Contracts. A copy of the City of Bellevue's affirmative action equal employment opportunity policy statement will accompany all contracts awarded by the City of Bellevue and signed acknowledgments of this policy will be required of all contractors engaged by the City. All contracts awarded by the City shall include the following clauses:

"Non-discrimination. All recruitment, hiring and employment practices by the Contractor shall be conducted without discrimination because of race, religion, color, sex, disability, national origin or political affiliation. The Contractor shall insert a similar provision in all subcontracts for goods or services that are to be provided under this Contract."

"Affirmative Action. Within thirty (30) days of the day of this contract, the Contractor shall adopt an affirmative action policy and program for equal employment opportunity similar to but not limited to the Equal Employment Opportunity Action Program of the City of Bellevue. Further, within ninety (90) days of the date of this contract and annually thereafter for the duration of this contract, the Contractor shall submit an affirmative action report to the City."

Contractors. The City of Bellevue, in seeking contractors for provision of goods and services totaling Two Thousand Five Hundred Dollars (\$2,500) or more shall seek firms demonstrating non-discriminatory practices in its recruitment, hiring, and employment. The City may reject contract proposals from firms that demonstrate discriminatory personnel practices because of race, religion, color, sex, disability national origin or political affiliation.

BELLEVUE PUBLIC WORKS DEPARTMENT

PROJECT: SOUTH 25TH STREET IMPROVEMENTS

DATE: September 11, 2019

TIME: 10:00 a.m.

[illegible]



CITY OF BELLEVUE

OFFICE OF CITY ADMINISTRATOR

1500 Wall Street - Bellevue, NE 68005 - (402) 293-3022

To: Mayor Hike, City Council President Cook and
Members of the Bellevue City Council
From: James L. Ristow, City Administrator
Subject: Overview - Activities report
Date: September 13, 2019

- Meeting with HDR and site selection committee for future commercial development.
- Meeting with Bellevue Radio Club to discuss ongoing development of land use and alternate location.
- Meeting with Athena Arms and discussions on contract for range use.
- Meeting with Planning and Legal to discuss boundaries and Ward revisions to meet Election office deadlines.
- Attended Waste Water Agency meeting.
- Meeting with HR and Legal in reference to Personnel issue.
- Meeting with Steve Betts regarding radio system.
- Meeting with Chamber of Commerce for Economic Development program.
- Agenda Meeting
- Meeting with Legal, Finance, & HR to review BPOA contract negotiations.
- BPOA Negotiations.
- Conducting interviews with HR.
- Coordinated with business for trash removal that was flood related.
- Participated in UCSC weekly conference calls.
- Meeting with Bellevue Bridge commission to review recommendations for the Bellevue Bridge.
- Attended the USSTRATCOM luncheon.
- Meeting with PSO to review BP procedures.
- Attended Larger Cities Legislative Committee meeting.
- Meeting with Steve Johnson to discuss developments and review a targeted selection reporting process.
- Meeting(s) with Sarpy County Commissioners regarding Easter Sarpy Fire District levy.
- Meeting with David Black regarding community support project.
- Toured Boys / Girls facilities at Bryan Middle High.

- Attended special session of County Board to finalize ESFD levy request.
- Met with developers for Olde Towne to review status and set project timelines.
- Negotiations with BPOA.
- Met with local business owner to discuss P&I process.
- Meeting with Leo Daly to review conceptual designs for remodel of existing Library.
- Meeting with John Hassett regarding Keno operations.
- Met with Food Bank volunteer to discuss accessibility issues to facility.
- Meeting with Jon Firmature from Sarpy Habitat for Humanity of specific projects.
- Meeting with BPS Superintendent on street issues in front of Bellevue East.
-





City of Bellevue

Office of the City Clerk

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

September 11, 2019

From: Susan Kluthe, City Clerk

RE: Information for Administration Report

- Completion of Proceedings, Claims, Notice of Meetings, Ordinances and Notices of Public Hearings for Bellevue Leader
- Completion of Minutes of 09.03.19 Council Meeting
- Attended Agenda Meeting 09.10.19
- Posting of agenda for 09.11.19 Council Meeting
- Preparation of Council Packet and put on City of Bellevue & Sparq websites for the 9.17.19 Council Regular Meeting
- Collection of payments and issuance of permits for Grooming & Pet Shops for renewal period of October 1, 2019 – September 30, 2020
- Collection of payments and distribution of licenses for Class “C” Liquor Licenses, provided by the Nebraska Liquor Control Commission, for the renewal period of November 1, 2019 - October 31, 2020
- Notice for renewal of Pawnbroker Permits were mailed
- Liens have been filed with Sarpy County for weed liens & demolition of a property authorized by resolutions at the Board of Equalization Meeting held on August 20th
- Continuing to update list on boards, committees, and task forces (Shirley)
- Continue to keep current on the general organizing of files, both paper and electronic, by having them scanned into LaserFiche and/or Contract Management, and filing of a hard copy, as soon as we have the approved executed documents
- Working on the organizing and updating of records for City Vehicles. Will also be verifying assigned vehicle numbers with fleet. (Susan)
- Shirley has now received her Notary Stamp and is an Official Notary
- At the beginning of the new fiscal year, will actively work toward the completion
- Day to day tasks



CITY OF BELLEVUE
FINANCE DEPARTMENT

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

Bellevue Finance Department
Status Report September 17, 2019

ACCOUNTING AND FINANCE

- Annual Budget for 2019-2020 Approved
- Working on Annexation Analyses
- Continued Revision/Development of Finance Policies
- Treasury management; Deposit confirmations, Researched undocumented cash receipts
- Issued payments for approved expenses
- Payroll downloads/import into Abila
- Data Entry of Journal Entries for department
- Researched bills on minute record
- August bank reconciliations (continuous/daily/weekly)
- Capital forecast update
- Third quarter forecast work
- AP Review
- Monthly tax reports
- Monthly allocations to departments for fuel, fleet and postage, office supplies, janitorial supplies

CDBG:

- Reviewed and updated CDBG financial spreadsheet with current project balances and anticipated expenditures in preparation for end of year reporting.
- Continued review of Chandler Hills Pavement Replacement project with updates to expenditure ledger and certified payroll.
- Researched ADA tracking and reporting requirements for updates to sidewalks and curb ramps.
- Continued research into the 2020 Census New Construction Program and reporting requirements.
- Began environmental review for the proposed 2019-2020 CDBG projects.

RISK MANAGEMENT:

- 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
- Conferred with legal, employees, and insurance carrier on liability claims/lawsuits
- Continued to work towards a resolution with the city property flood damage claim
- Continued to work towards a resolution on the BAE building damage claim
- Continued to work with broker on insurance renewals for property/casualty insurance
- Developed 2020 Wellness Program packet to distribute Oct. 1.
- Submitted for approval of property/casualty insurance renewal for policy year 2019-20
- New employee orientation to 4 new employees
- Inventoried PPE locker and restocked with necessary equipment
- Continued park inspections
- Worked on ADA updates, reports and City Transition plan.
- Conducted all duties associated with surplus equipment auction
- Total Surplus Sales as of today: **\$357,000**

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 9/10/2019

A. General Items:

- QA/QI
- Continue assisting Sarpy with 911 radio issues, all public safety portables are now programed to the new system and we are starting public safety mobiles radio programing this week. We will then start working on the public works radios.
- Meeting to discuss flood response/OMHCC at Red Cross today
- OMHCC General membership meeting tomorrow
- Meeting with Medical Director and dispatch today
- Meet with probationary paramedic Wednesday, hope to set date for scenario test out in next few weeks
- Shift bids are complete, working on populating scheduler through 3-31-20
- Putting together EMS Training calendar for next quarter.
- Ladder testing to start September 19th.

B. Training:

- Vehicle fire and approach training.
- Helicopter landing zone safety
- Rescue task force training.
- Practical EMS skills training.
- Rapid Sequence Intubation training.

C. Inspections:

- Fire alarm test Central Elementary.
- Above ground sprinkler pipe test Central Elementary.
- Fire sprinkler plan review St. Matthew's Church.
- Plan review suppression hood system 1507 Galvin Rd. Izmir Gyro House.
- Underground fire sprinkler pipe flush 143902 and 143820 Tregaron Ridge Ct.
- Daycare inspection St. James Warm Hearts.
- Daycare inspection Welcome School.
- Plan review remodel 4th floor 1000 Galvin Rd S. Bellevue University.
- Final Inspection 1040 Wolf Creek Scooter's.





City of Bellevue

Fire Department

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

D. Calls: August 27th through September 10th

Fire – 43

Rescue - 166

E. Ambulance Billing

August 1-31, 2019

\$ 161,760.75 has been billed out to insurance companies (211 insurance claims)

<\$ 72,792.34 > approximate amount we will have to write off due to mandatory adjustments/write-offs
(45% of \$161,760.75)

\$ 88,968.41 is the anticipated, approximate net revenue from these insurance billings

Deposited into Bank:

\$ 83,398.03 deposited into the bank August 1-31, 2019.

2,867.86 in Credit/Debit card payments for August 1-31, 2019.

\$ 86,265.89 TOTAL August 1-31, 2019 rescue fee revenue

Statement Billing:

269 statements were mailed to patients for unpaid account balances.

These statements totaled \$ 134,962.53

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.



City of Bellevue

Fire Department

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

F. Manpower Report Staffing

Staffing Report from 8/26/2019 through 9/1/2019

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

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

Staffing Report from 9/2/2019 through 9/8/2019



City of Bellevue

Personnel Department

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3019

Human Resources Department Activity Report September 9, 2019

As per your request the following is a synopsis of the day to day activity performed by the HR Coordinator and Personnel Technician:

Record Management:

Prep, Input and Record Payroll Changes for processing for September 6

Processed Address Changes – 1

Name Change - 0

Travel & Training Requests Processed - 15

Narratives Received – 2

Recorded Performance Evaluations - 10

Verifications of Employment – 6

Applicants/Recruitment: Advertise Business Manager- PD, AEO I – Streets, AEO II – Streets, PTFF, FTFF. Send regret letters for Business Manager – PD

11 – Pre-Employment Physical Capacity Profiles/ Drug Screens

11 - Background Checks

11 - New Employee Orientation Packets Prepared

14 - Employees Onboard Processed

Benefit Orientation/Employee Exits/Resignations:

3 - Full Time Exit

3 – Full Time Benefit Orientation

1 - Promotion

0 – Return from Leave

0 – Transfer

0– Leave of Absence

6 - Resignations/Terminations

Benefit Administration:

Enrollment/Rollovers - 1

Retirement Payout/Withdrawal - 0

Processed 457 Transfers/Enrollments/Changes - 1

Beneficiary Changes - 0

QDRO - 0

Processed New or changes to Principal Loan – 1

Audited and sent to finance for payment Life, AD&D and LTD

Audited and sent to finance for payment EBS

Audited and sent to finance for payment MetLife Dental, Vision and Supplemental Life

Processed new employees and enrolled them in TASC

Reconcile Retiree Payments and notified the retirees of payment amounts due.

Updating all files and data base with amounts for voluntary life insurance files

Updating all files and data base with LTD amounts and census for monthly billing

Auditing all beneficiaries for retirement and life ongoing



City of Bellevue

Personnel Department

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3019

Performed 3rd Quarter Random Drug and Alcohol Testing for all CDL required drivers

Payroll Administration:

Salary authorizations sheets sent to supervisors, directors and City Administrator in preparation for payroll increases.

Audited TASC payroll verification for correct amounts withdrawn

Communicating UBA system for FSA participants and correcting the discrepancies found in the new system

Audited wellness incentives and corrected discrepancies

Reports:

Prepared Activity Report for HR Manager

Prepared email removal list for Sarpy IT

On-Going Projects:

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

Prepare orientation packets & manuals for new employees.

Continuous auditing benefit deductions for new payroll software

Training: HR Nebraska Annual Conference August 22 and 23

Civilian Retirement Committee: Setting up 1 on 1 employee meetings with DC Retirement Strategies Advisors.

Human Resources Manager

- Personnel issues – (4) matters
- Applicant Tracking System management
- Personnel Investigation
- BPOA Negotiations
- EEO4 data migration
- Job description review
- Fire Captain assessment center planning
- Bereavement leave 08/26-08/30
- Employee HRIS maintenance
- Specialized transportation department policy review
- Civil Service: Fire Captain assessment center planning
- Payroll processing 09/06 payroll



City of Bellevue

Personnel Department

1500 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3019

Payroll Specialist

Payroll processing

Phone backup for Human Services

Personnel file filing

Figure FLSA pay Fire Dept. This occurs every 28 days.

Calculating all Admin times for all Classified and Unclassified

Calculating all comp times for all CEA members

After all balancing is done to Payroll Register, the usual payments or checks being printed to all misc. banks for all the following union dues: BPMA, CSBPOA, BPOA, CEA, IAFF and BPFA

Usual upload for all retirements which includes: Principal, John Hancock and Voya,

These are for the following: Civilians, Police and Fire Depts.

Human Services

Human Service Manager completed 6 Financial Applications and attended 7 Community Meetings concerning financial assistance or flood relief. The Human Service Manager also completed 3 New Employee Orientations. There have been 4 families that have needed ongoing case management. There has also been the organizing of the Sarpy County Holiday Assistance Program and creating volunteer flyers, applications, and solicitation flyers.

Specialized Transportation Specialized Transport traveled 2,790 Miles with 429 clients and the office registered 12 new clients.



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Jim Ristow, City Administrator

From: Julie Dinville, Library Director

Date: 9/3/2019

- The library now offers the public a new app to use for interfacing with its catalog on mobile devices. Running on BlueCloud Mobile software from SirsiDynix, the library's Integrated Library System (ILS) vendor, the app is available for both iOS and Android devices under "Bellevue Public Library" in app stores. The app is specifically built for making the catalog more user friendly on mobile devices.
- Michelle Bullock, Head of Children's Services, and Amber Passey, Assistant Children's Librarian, attended the 25th Joint Annual Youth Services Retreat at Camp Joy Holling near Ashland, Neb., Aug. 29 and 30. Topics for the workshop included: Recommended Children's Books 2018-19; Copyright for Youth Services; Intellectual Freedom and Youth; booktalking; Recognizing Trauma in Children; storytelling; YA Literature and the Teen Brain; Great Books for Tweens and Teens; The Story of the Orphan Train; and Spicing up Programming with Spanish Language Experiences. The annual retreat was sponsored by the Southeast Library System.
- The library is celebrating National Library Card Signup Month during September. In addition to a proclamation from Mayor Rusty Hike, the library has been using promotional outlets to encourage persons to sign up for their own library cards. The promotion ties in well with the resumption of fall storytimes and programs for children and young adults.
- Joslyn Stamp, a young person who brought in a marker recycling display to the library, was selected as one of two Bison Buddy Ambassadors for National Parks. She asked to read the Buddy Bison story during one of the library's storytimes. Her mom will make arrangements to have "Buddy Bison" come for a visit on that day. And, library staff is going to make their theme for that day fit. This is expected to occur in either December or January.
- The Adult Services Department will celebrate National Coloring Day with a drop-by activity on Saturday, Sept. 14. The public is invited to come to the library for some fellowship and calming coloring. Giant coloring posters will be displayed, and everyone will be encouraged to take part in this fun, national day of coloring.



City of Bellevue

Bellevue Public Library

1003 Lincoln Road • Bellevue, Nebraska 68005 • (402) 293-3157

Memo

To: Jim Ristow, City Administrator

From: Julie Dinville, Library Director

Date: 9/10/2019

- The library is continuing its 1000 Books Before Kindergarten program this fall as an early literacy initiative for children from birth through pre-kindergarten and their parents and caregivers. This year the Children's Department is also adding a "Beyond 1000 Books: Dive into Reading" program. The new program extends the "1000 Books" focus on literacy and tracks each 500 books that children and their families read beyond the first 1,000.
- Some 30 persons of all ages braved a somewhat rainy day to attend the Amateur Radio Party and Lunch on the library lawn on Saturday, Sept. 7. Friend of the Library volunteer Dennis Mitchell and other Amateur Radio Club members were on hand out on the library lawn for this fun and informative ham radio exhibition. The radio team was able to make at least 16 contacts to various parts in the country as part of this Nebraska QSO Party. A hot dog lunch was provided at noon through the support of the Bellevue Library Foundation.
- The Adult Services Department is hosting the Papio-Missouri River Natural Resources District with a program on "Animal Adaptations" on Wednesday, Sept. 19, at 6:30 p.m. This free, all-ages program will feature cold-blooded animal ambassadors from the NRD, including snakes, lizards, and turtles. NRD staffers will talk about how these creatures have all adapted to survive.
- The Young Adult Department kicked off their fall programming with a meeting of the popular Anime & Manga Club on Thursday, Sept. 5. In addition to watching anime and enjoying refreshments, participants also made wooden peg "people" of their favorite anime and manga characters.
- The Children's Department has resumed its partnership with the Bellevue Police Department to collaborate on Coloring with Cops which is held from 4 to 5 p.m. on the first Wednesday of each month. During the activity, children can join Bellevue Police Officers for a calming hour of coloring. All materials are provided by the library.



City of Bellevue

Office of the Planning Department

MEMORANDUM

TO: City Council Members
Mayor Rusty Hike
City Administrator Jim Ristow
FROM: Tammi Palm, Land Use Planner *tlp*
DATE: September 11, 2019
RE: Administrator's Report for the Planning Department

On September 4, 2019, the Design Review Board met to hear a waiver request from Omaha Public Schools regarding their proposed elementary school building at 1010 Childs Road West. The Design Review Board did grant a variance in regards to building materials and design for this facility.

Our office has been preparing for the upcoming City Council Public hearings in regards to the latest annexation package consisting of nine Sanitary and Improvement Districts and several miscellaneous lots. Approximately 1,900 property owners were notified for this latest round of public hearings.


I have been working with the city's legal department regarding the Darling/Krejci annexation cases.

In addition to residential permits, I have a commercial plan review for J & J Small Engine to be located at 1627 Fort Crook Road North.

The Planning Department has been preparing for our September 26, 2019 Planning Commission meeting. We have three public hearings scheduled, to include: 1) rezoning, small subdivision plat and conditional use permit for Omaha Public Schools for a new elementary school located at 1010 Childs Road West, 2) rezoning and platting for a proposed townhome development, Belle Lago Replat 1, located near 48th Street and Capehart Road, and 3) a multi-family residential development for Lot 2, Twin Valley Church Replat 1, near Fort Crook Road South and Grenoble Drive.

I will be out of the office September 18, 2019 through September 27, 2019. Planning Assistant Angela Curry will be available in my absence.

INTEROFFICE MEMORANDUM

TO: CITY ADMINISTRATOR, JIM RISTOW
FROM: CAPTAIN STUKENHOLTZ 
SUBJECT: DIRECTORS BRIEF
DATE: 9/11/2019

Staff met with the Nebraska Office of Highway Safety regarding funding and strategies to make our roads safer.

Three new Police recruits started September 9, 2019. Tyler Andahl, Ryan Ludlow and Mike Treinen.

Background investigations are in the works for Code Enforcement Technician, Front Desk Clerk and Police Officer.

Officers worked with Special Olympics Nebraska with a fundraiser at the newly opened Dunkin Donuts.

Staff is meeting with Senator Sue Crawford to discuss items concerning public safety.

Officers attended 911 events at the Eastern Nebraska Veterans Home and American Heroes Park.

Dave Stukenholtz

From: Brett Foreman
Sent: Tuesday, September 03, 2019 9:46 AM
To: Mark Elbert; Dave Stukenholtz
Subject: Weekly Stats

CE1 – Monday Aug 26, 2019 thru Friday Aug 30, 2019

CE2 – Monday Aug 26, 2019 thru Friday Aug 30, 2019

CE3 – Monday Aug 26, 2019 thru Friday Aug 30, 2019

Calls – 264

Notices – 77

Zoning – 7

Clean Ups - 0

Tree Removal – 0

Certified Notices – 16

Officer Initiated – 24

Towed Vehicles – 1

Red Tags – 6

Dave Stukenholtz

From: Brett Foreman
Sent: Monday, September 09, 2019 8:58 AM
To: Mark Elbert; Dave Stukenholtz
Subject: Weekly Stats

CE1 – Tuesday Sept 3, 2019 thru Friday Sept 6, 2019
CE2 – Tuesday Sept 3, 2019 thru Friday Sept 6, 2019
CE3 – Tuesday Sept 3, 2019 thru Friday Sept 6, 2019

Calls – 263

Notices – 56

Zoning – 11

Clean Ups – 14

Tree Removal – 0

Certified Notices – 15

Officer Initiated – 19

Towed Vehicles – 2

Red Tags – 3