
The Board may vote to go into Closed Session on any agenda item as allowed by State Law.

ROUTINE BUSINESS

1. Announcement of Open Meetings Act
2. Roll Call
3. Public Works Report

CONSENT AGENDA

1. Minutes Approval for April 16, 2026
2. Agenda Approval
3. Consent Agenda

Any item listed on the Consent Agenda may, by the request of any single BOPW Member, be considered as a separate item under the Regular Agenda Section of the Agenda.

OLD BUSINESS

REGULAR BUSINESS

1. Discussion and Action – Recommendation to Council for the purchase of a 2000 Ditch Witch 920L Direction Drill and 2000 Belshe Directional Drill Trailer with Mud Mixer in the amount of \$30,000.00 from Southeast Nebraska Communications, Inc.
2. Discussion and Action – Fall City Mercantile Expansion | EDGE Director – Lucas Froeschl
3. Discussion and Action – Engineering Proposal for 2027 contractor project from USDI
4. Discussion and Action – LSLI SRF Loan Preapplication
5. Discussion and Action – Review current utility fee schedule
6. Discussion and Action – SEL Change Order

ADJOURNMENT

Trevor Campbell, Public Works Director

REGULAR MEETING OF THE FALLS CITY BOARD OF PUBLIC WORKS

April 16th, 2026
2307 Barada Street
Falls City, Nebraska

A regular meeting of the Board of Public Works of the City of Falls City, Nebraska, was held at the City Hall, 2307 Barada Street in said City on the 16th day of April 2026 at 5:30 o'clock P.M. Present were: Board Members: Froeschl, Joy, Rieger and Koopman. Absent: Johansen. Trevor Campbell recorded the minutes of the meeting. Notice of the meeting was given in advance thereof by posting in three public places, a designated method for giving notice as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to the Board Chairperson and all members of the Board and a copy of their acknowledgment of receipt of notice and the agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Chairperson and Board of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The Chairperson publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

PUBLIC WORKS DIRECTOR REPORT

Trevor Campbell gave the Public Works Report. No action was required.

CONSENT AGENDA

A motion was made by Joy and seconded by Froeschl to approve the consent agenda as follows: *WHEREAS*, certain business of the Board of Public Works of the City of Falls City (City) transpires on a regular and routine basis or is not of controversial nature; and *WHEREAS*, roll call votes on each individual issue greatly extend the meeting time. *NOW, THEREFORE, BE IT HEREBY RESOLVED* BY the Board of Public Works that in the interest of economizing time, yet complying with the Public Meeting Laws of the State of Nebraska, which require roll call voting, the following issues are hereby consolidated in this Consent Resolution: 1. *BE IT FURTHER RESOLVED BY* the Board of Public Works that the minutes from the April 2nd, 2026, meeting is hereby approved. 2. *BE IT FURTHER RESOLVED BY* the Board of Public Works that the agenda for April 16th, 2026, is hereby approved. 3. *BE IT FURTHER RESOLVED BY* the Board of Public Works that the Consent Agenda for April 16th, 2026, is hereby approved. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

REQUEST FOR REIMBURSEMENT FOR AN OVERPAYMENT OF UTILITY BILLS FOR JANUARY AND FEBRUARY 2026 | FALLS CITY FOODS

A motion was made by Froeschl and seconded by Joy to deny the request as presented. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

CONSIDER NEW LINE CREW BUCKET TRUCK

A motion was made by Koopman and seconded by Froeschl to recommend to City Council to order a new Altec TA60 bucket truck per Altec's Sourcewell contract price and to include this purchase in the 2027 fiscal budget. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

DUAL REPRESENTATION POWER PLANT STRUCTURE DISCOVERY CONTRACT | LUCAS FROESCHL

A motion was made by Joy and seconded by Koopman to recommend to City Council to approve the engagement for legal services letter and the standard terms of representation, contingent on Falls City and

NRG agreeing and executing terms with NRG not holding Falls City liable for any expenses incurred by Baird Holm without agreement to do so, unless the Falls City attorney decides this second agreement is not necessary. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

NORTHERN NATURAL GAS OPEN SEASON BID FORM | LUCAS FROESCHL

A motion was made by Froeschl and seconded by Rieger to submit the bid form to NNG for open bid season pending legal council's review ensuring the City has not contractual obligations. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

CONSIDER APPROVING CHANGE ORDER FOR SCADA SYSTEM WITH SEL ENGINEERING SERVICES IN THE AMOUNT OF \$10,582.77

A motion was made by Joy and seconded by Froeschl to approve the change order as presented. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

CONSIDER APPROVING LEASE AGREEMENT FROM NMC CAT FOR A CAT MODEL 306 IN THE AMOUNT OF \$9,350.00

A motion was made by Rieger and seconded by Koopman to approve the lease agreement in the amount of \$9,350.00. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

CONSIDER APPROVING A PROPOSAL FOR PROFESSIONAL GRANT WRITING THROUGH SCPC IN THE AMOUNT OF \$15,000.00

A motion was made by Joy and seconded by Koopman to approve the proposal as presented. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

CONSIDER APPROVING A SERVICE AGREEMENT FROM HUG ENGINEERING IN THE AMOUNT OF \$27,577.95

A motion was made by Koopman and seconded by Joy to approve the service agreement as presented. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

RECOMMEND APPOINTMENT OF JEFF PALIK, CLASS A SUPERINTENDENT LICENSE S-1269 & ENGINEERING LICENSE E-131167, AS THE CITY STREET SUPERINTENDENT FOR THE REMAINDER OF CALENDAR YEAR 2026 BY MUNICIPAL CONTRACT

A motion was made by Froeschl and seconded by Koopman to recommend to City Council to appoint Jeff Palik, Class A Superintendent License S-1269 & Engineering License E-131167, as the City Street Superintendent for the remainder of Calendar Year 2026 by municipal contract. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

CREDIT CARD CONVENIENCE FEE FOR UTILITY CUSTOMERS

Following discussion, a motion was made by Koopman and seconded by Joy to pass the credit card convenience fee on to customers. Roll was called on this motion and the members voted as follows: "YEA" Froeschl, Joy, Rieger, Koopman. "NAY" None. "ABSENT": Johansen. Motion carried.

MEETING ADJOURNED AT 7:50 PM

I, the undersigned, City Clerk for the City of Falls City, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Chairperson and Board on April 16th 2026, that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda 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 from which the foregoing proceedings have been extracted 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; and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

(SEAL)

CITY CLERK

SECRETARY

CHAIRPERSON

State of Nebraska
Department of Motor Vehicles

BILL OF SALE*

DATE OF SALE _____
(MO/DAY/YEAR)

I, Southeast Nebraska Communications, Inc in consideration of the payment of the sum of \$ 3000.00
Transferor (Seller) PLEASE PRINT

acknowledge receipt of payment from City of Falls City and do hereby sell and
Transferee (Buyer) PLEASE PRINT

transfer ownership of the motor vehicle described below:

Vehicle Information

2000 Belshe Trailer 16JF0626Y1034934
Year Make Model VIN

Transferor Information	Transferee Information
Full Name <u>Southeast Nebraska Communications, Inc.</u>	Full Name <u>City of Falls City</u>
Address <u>110 West 17th Street</u>	Address <u>2307 Barada Street</u>
City State Zip <u>Falls City, NE 68355</u>	City State Zip <u>Falls City, NE 68355</u>
Phone Number <u>402-245-4451</u>	Phone Number <u>402-245-2851</u>

Transferor's (Seller) Signature

Transferee's (Buyer) Signature

Seller warrants that he/she is the lawful owner of the motor vehicle described above and that it is free and clear of all liens, security agreements, encumbrances, claims, demands and charges.

Subscribed and sworn before me the _____ day of _____ _____ Signature of Notary Public or Designated County Official My commission expires on _____ SEAL	Subscribed and sworn before me the _____ day of _____ _____ Signature of Notary Public or Designated County Official My commission expires on _____ SEAL
--	--

**Note: Individuals transacting a motor vehicle transfer of ownership must complete a Bill of Sale at the time of sale. They are NOT, however, required to use this Bill of Sale form. This Bill of Sale form is made available by the Nebraska Department of Motor Vehicles as a courtesy.*

Revised 1/2014

BILL OF SALE

KNOWN ALL MEN BY THESE PRESENTS:

That Southeast Nebraska Communications, Inc. of Richardson County, State of Nebraska, hereinafter "Seller", for and in consideration of the sum of \$30,000.00 and other good and valuable consideration at or before the delivery of these presents, by the City of Falls City, a Nebraska Municipality, hereinafter "Buyer", the receipt whereof is hereby acknowledged, has bargained, and sold, and by these presents does grant and convey onto the Buyer, and Buyer's successors and assigns, the following described personal property, to-wit:

2000 Ditch Witch 920L Directional Drill Serial #: 2T2645
2000 Belshe Directional Drill Trailer with Mud Mixer VIN: 16JF01626Y1034934

Free and clear of all encumbrances and taxes now due and payable; belonging to the Seller, now in Seller's possession, at the place last aforementioned.

TO HAVE AND HOLD the same unto the Buyer, and Buyer's successors and assigns, forever, and Seller covenants and agrees to and with Buyer, the Buyer's successors and assigns to warrant and defend the sale of said property, goods and chattels hereby made, and against the claims of all and every person and persons whomsoever.

In witness whereof the undersigned had executed the bill of sale this ____ of _____, 2026.

Southeast Nebraska Comm. Inc.
A Nebraska Corporation, Seller

Ray Joy, Vice President

STATE OF NEBRASKA)
) ss
RICHARDSON COUNTY)

The foregoing instrument was acknowledged before me on _____, 2026 by Ray Joy, Vice President of Southeast Nebraska Communications, Inc., a Nebraska Corporation.

Notary Public

In witness whereof the undersigned had executed the bill of sale this ____ of _____, 2026.

City of Falls City
A Nebraska Municipality, Buyer

Mark Harkendorff, Mayor

STATE OF NEBRASKA)
) ss
RICHARDSON COUNTY)

The foregoing instrument was acknowledged before me on _____, 2026
by Mark Harkendorf, Mayor of the City Falls City, a Nebraska Municipality.

Notary Public



Notice of Public Hearing

Please take notice that the City of Falls City Planning Commission will hold a Public Hearing on the following application:

PROPOSED ACTION: Request for Approval of a Rezoning (Map Amendment)
DATE OF HEARING: February 23, 2023
TIME OF HEARING: 4:00 P.M.
PLACE OF HEARING: Falls City City Hall, 2307 Barada St, Falls City, NE 68355

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Falls City has received:

Item 1: Application to rezone Parcel ID Nos. 740063405, 740063391, 740063383, 740063375, 740063367, 740063359, 740063340, 740063472, 740063359, 740063308 from RCF, Residential Commercial Flex District, to the I-2, Industrial District, Zoning Ordinance 5.16. the subject application is for rezoning(map amendment) to the City's adopted Zoning Map.

Generally, the subject site is located on the 700 Blk, between Stone St., and Chase St. The Property is proposed to be developed as Industrial-2, which would require review and approval by the City Council.

Item 2: Application for Conditional Use to move from Home Daycare 1 to Home Daycare 2. Address for Conditional Permit is 2615 Hiland Avenue.

Item 3: Application for Conditional Use to move from Home Daycare 1 to Home Daycare 2. Address for Conditional Permit is 1807 Crook St.

NOTICE IS FURTHER GIVEN that persons interested may attend the public hearing and/or send correspondence regarding the application to Falls City City Hall, attn.: Blake Buckminster, Building Inspector. All mail in correspondence must be received prior to the meeting day by 4 pm.

City of Falls City
2307 Barada Street
Falls City, NE 68355

PLANNING & ZONING APPLICATION



P: (402) 245-2851
F: (402) 245-2741
fallscitynebraska.org

Date of Application: 11/9/23 Application Type: Select Application Type Rezoning

Pre-application meetings are required for all plats and are highly encouraged for all other items.

I. General Information

A. Applicant

Business Name: Falls City Mercantile Contact: Dan Simon
Address: 223 West 9th Street City: Falls City State: NE Zip: 68355
Phone: 402-245-2716 Fax: 402-245-2019 E-mail: dse@falls-city-mercantile.com

B. Property Owner* (if different than above)

Business Name: Dan Simon - Kristi Contact: Dan Simon
Address: PO Box 68 City: F.C. State: NE Zip: 68355
Phone: 402-801-0808 Fax: _____ E-mail: _____

*If more than one property owner or developer is involved, please attach additional names and addresses to this application

C. Engineer/Surveyor or Architect:

Business Name: _____ Contact: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ E-mail: _____

D. Primary Project Contact* (applicant, representative, or other)

Business Name: _____ Contact: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ E-mail: _____

*The contact person will receive all staff correspondence.

E. Certification

An application may be filed only by the owners(s) of the property, a person with the power of attorney from the owner authorizing the application, or by the attorney-at-law representing the owner. Please indicate your authority:

I (we) am (are) the sole owner(s) of the property.

I have the power of attorney from, or am the attorney-at-law of the property owner(s) authorizing the application and a copy of the authorization is attached.

[Signature] Dan Simon PO Box 68
Signature Print Name Address

F. Affiliated Application

An applicant may wish to increase the property considered under this application to include surrounding owner(s). By signing below, an adjoining property owner can state their intent to be party to this application (please attach an additional signature sheet if necessary). A legal description must also be attached for each property owner.

Signature	Print Name	Address
Signature	Print Name	Address

II. Project Information

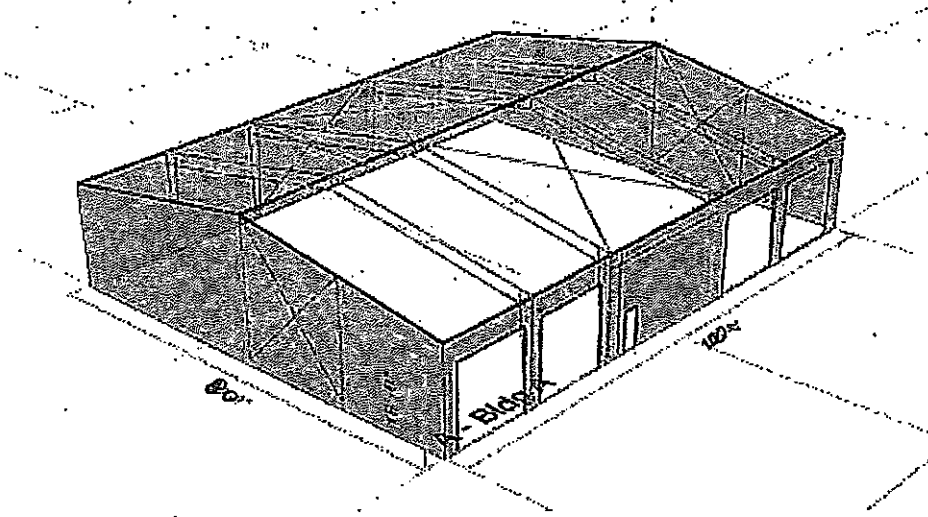
A. Description of the proposed project, use, exemption, or variance:

STORAGE/DISTRIBUTION FACILITY FOR FAUS CITY MERCHANT CO.

- B. Subdivision Name: _____
- C. Project Location: 1/4 1/4 Section 15, T 1, R 16E
- D. General Location: 700 BLOCK BETWEEN STONE ST AND CHASE ST / 3 LOTS W/ CHASE
- E. Project/Property Address (if applicable): _____
- F. Area (acres): _____
- G. Future Land Use Designation (Comprehensive Plan): INDUSTRIAL
- H. Proposed Land Use Designation (if applicable): _____
- I. Present Use of the Land: RCF FLEX
- J. If Commercial, Industrial, Office, or Multi-Family Residential:
 - i. Number and Type of Units/Buildings: 1 / WARE HOUSE
 - ii. Total Building Coverage (building footprint in square feet): 800 sq ft
 - iii. Total Open Space (in square feet): _____
 - iv. Total Building Floor Area (gross square feet): _____
 - v. Total Number of Parking Spaces Provided: _____ (Covered: _____, Uncovered: _____)
 - vi. Total Number of Persons Employed or Intended to be Regularly Employed On-Site During Maximum Working Shift: _____
- K. Building Height (feet): 18 Building Height (stories): 1
- L. If Single-Family Residential:
 - i. Number of Units/Lots: _____
 - ii. Minimum Lot Frontage as Measured at Building Setback Line: _____

Blake Buckminster

From: Blake Buckminster <babucky7@icloud.com>
Sent: Tuesday, January 10, 2023 8:13 AM
To: Blake Buckminster
Subject: Mercantile



Sent from my iPhone

Article 6. Amending the Zoning Chapter

§11-601 AMENDMENTS; GENERALLY. This Chapter may be amended from time to time, but no amendments shall become effective unless they shall have been proposed by, or shall first have been submitted to, the Planning Commission for review and recommendation. The Planning Commission shall have thirty (30) days, within which to submit its report to the Governing Body. If the Planning Commission fails to submit a report within the thirty (30) days, it shall be deemed to have approved the proposed amendment. A public hearing shall be held by the Planning Commission before adoption of any proposed amendment to this Chapter. A notice of such public hearing shall be given at least one time in a newspaper of general circulation in the Municipality, said notice to be published not less than ten (10) days prior to the date established for the public hearing. (Ref. 19-904 RS Neb.)

§11-602 AMENDMENTS; APPLICATION. In order to have a proposed change of district or amendment introduced and considered by the Planning Commission, persons requesting the same shall comply with the following:

A. At the time an application for the change of a Zoning District or amendment to the zoning text is filed with the Planning Commission, there shall be deposited with the Municipal Clerk a sum set by resolution of the Governing Body as a fee to cover investigation, legal notices, and other expenses incidental to the determination of such matter.

B. An application for a change of district to a commercial district shall contain a minimum area of three (3) acres. The area, should more than one (1) parcel of land be involved, shall be contiguous exclusive of any streets or easements.

C. An application for a change of district to an industrial district shall contain a minimum area of five (5) acres. The area, should more than one (1) parcel of land be involved, shall be contiguous exclusive of any streets or easements.

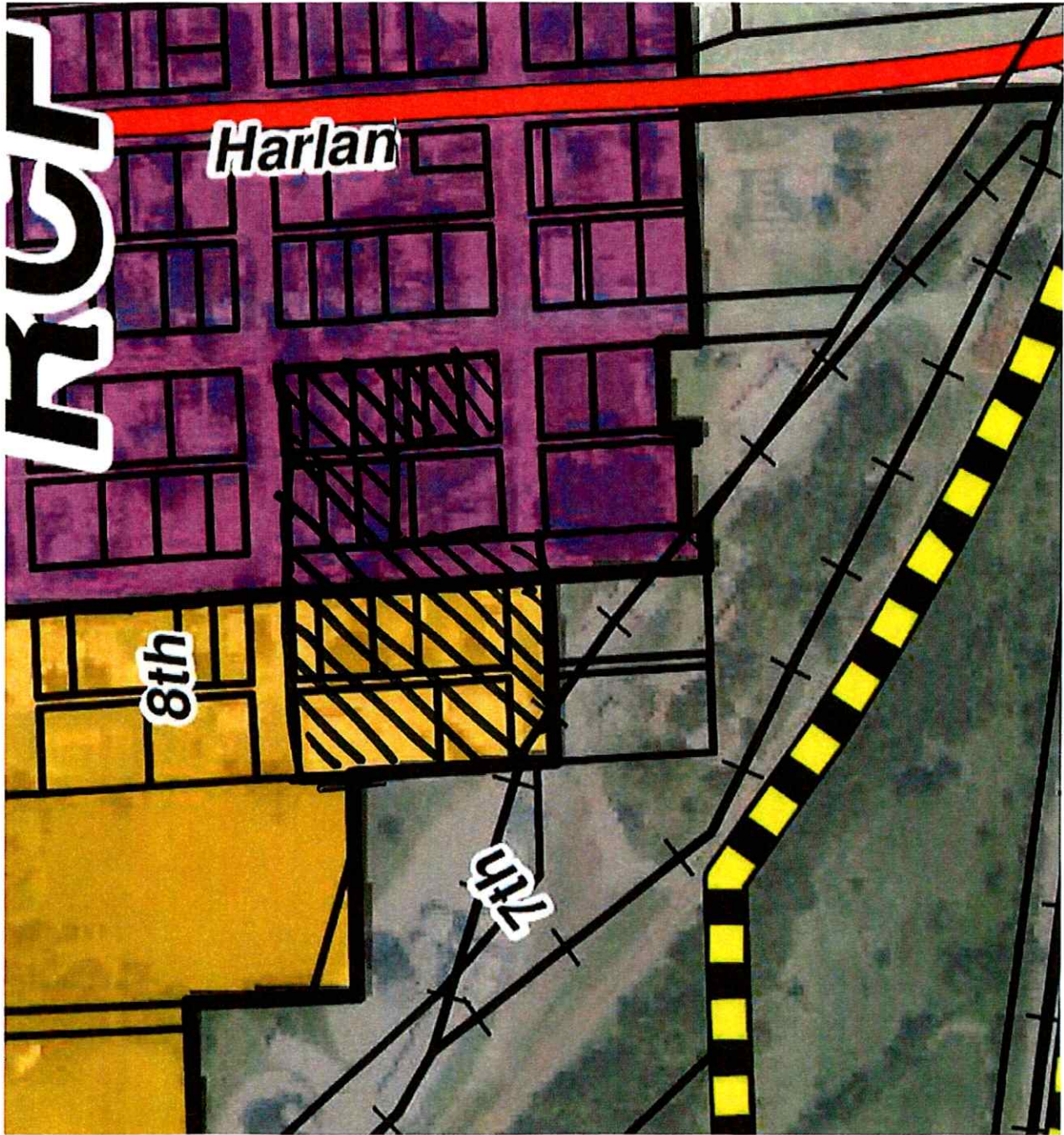
D. The foregoing requirements in subsections B and C will not apply in the case of an extension of a commercial or industrial district.

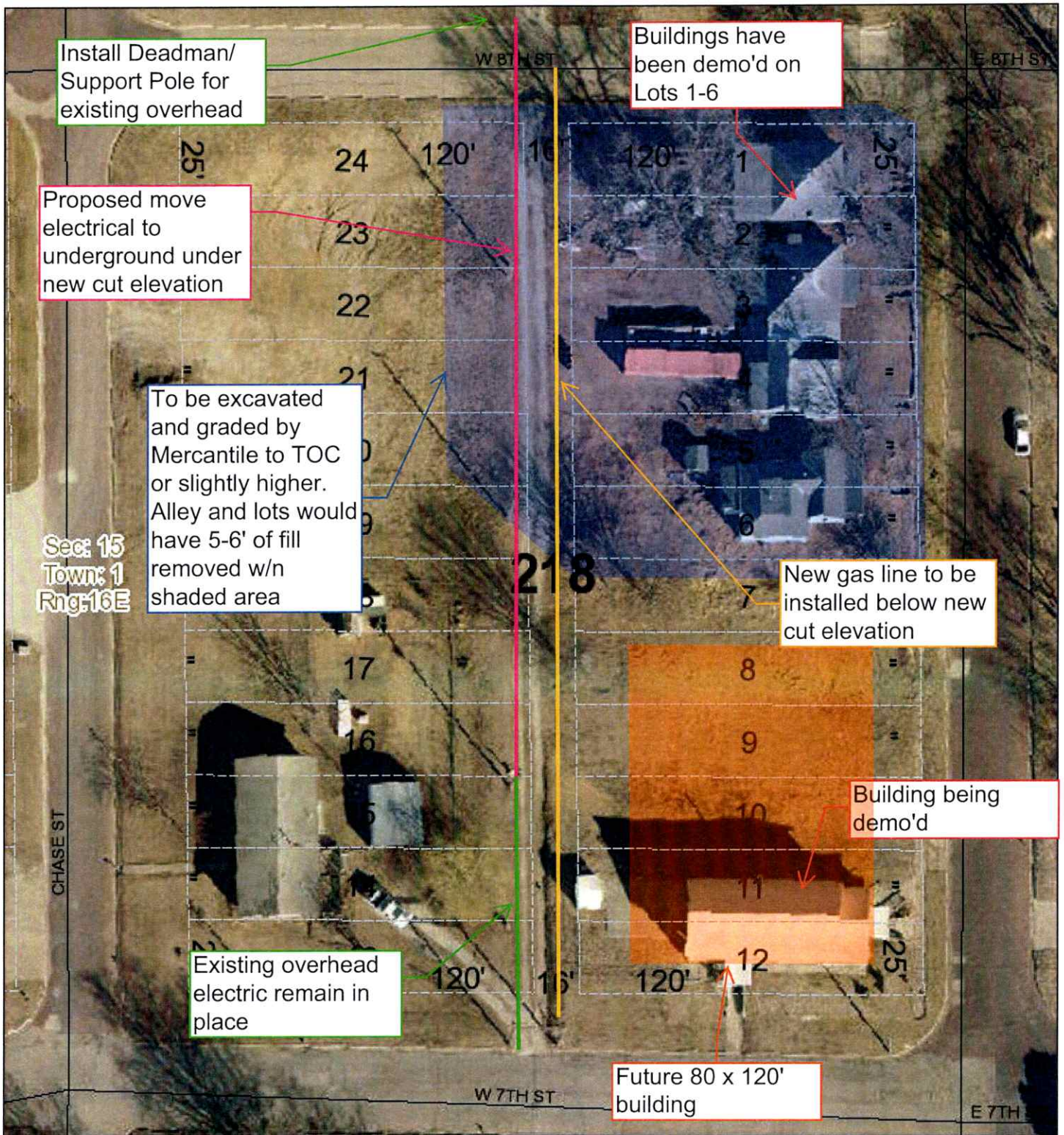
E. A person presenting an application for a change of district shall not be entitled to have such change considered and acted upon by the Governing Body unless and until the Planning Commission has certified that such change is non inconsistent with the principles of the Land Use Plan of the City of Falls City.

F. When an application for change of Zoning District for a lot or parcel of land, specifically described and identified, has been submitted to and denied by the Governing Body, a period of one (1) year must elapse, before the aforementioned lot or parcel, either separately or as a component of a larger parcel, can again be brought before the Planning Commission for further consideration. (Ref. 19-904 RS Neb.)

§11-603 AMENDMENTS; PUBLIC HEARING. Before enacting an amendment to this Chapter, the Governing Body shall hold a public hearing thereon. At least ten (10) days prior to such hearing, notice of the time and place shall be published in a newspaper of general circulation in the Municipality. Additionally, notice shall be posted in a conspicuous place on or near the property on which action is pending. Such notice shall conform to the requirements of state law. If the record title owners of any lots included in such proposed change are nonresidents of the Municipality, then a written notice of such hearing shall be mailed by certified mail to them addressed to their last known addresses at least ten (10) days prior to such hearing. (Ref. 19-905 RS Neb.)

§11-604 AMENDMENTS; PROTEST. In case of a protest against such change signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or to those immediately adjacent thereto, extending three hundred feet (300') therefrom, and of those directly opposite thereto extending three hundred feet (300') from the street frontage of such opposite lots, such amendment shall not become effective except by favorable vote of three-fourths (3/4) of all members of the Governing Body. (Ref. 19-905 RS Neb.)





Sec: 15
Town: 1
Rng: 16E

Install Deadman/
Support Pole for
existing overhead

Proposed move
electrical to
underground under
new cut elevation

To be excavated
and graded by
Mercantile to TOC
or slightly higher.
Alley and lots would
have 5-6' of fill
removed w/n
shaded area

Buildings have
been demo'd on
Lots 1-6

New gas line to be
installed below new
cut elevation

Building being
demo'd

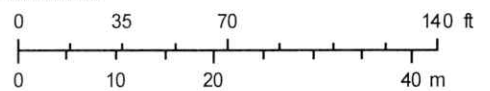
Existing overhead
electric remain in
place

Future 80 x 120'
building

March 15, 2023

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:766



- Lots -- Lots
- Lots -- Lots
- Lots -- Lots
- Lots -- Lots
- Lots -- Road Centerlines
- Lots -- Sections

March 6, 2023

A meeting of the City Council of the City of Falls City, Nebraska, was held in said City on the 6th day of March 2023, at 6:00 o' clock P.M. Council met in regular session. Mayor Harkendorff called the meeting to order and Clerk Nussbaum recorded the minutes of the meeting. On roll call the following Council persons were present: Buckminster, Fouraker, Holle, Leyden, Ractliffe, Rhodd, Wisdom. Absent: Ferguson. Notice of the meeting was given in advance thereof by posting in three public places, a designated method for giving notice as shown by the Certificate of Posting Notice attached to these minutes. Notice of the meeting was given in advance thereof by posting in three public places, a designated method for giving notice as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to the mayor and all persons of the Council and a copy of their acknowledgment of receipt of notice and the agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. Mayor Harkendorff publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

CONSENT AGENDA

A motion was made by Council person Ractliffe and seconded by Council person Leyden to approve the Consent Agenda, as follows: *WHEREAS*, certain business of the City Council (Council) of the City of Falls City (City) transpires on a regular and routine basis or is not of controversial nature; and *WHEREAS*, roll call votes on each individual issue greatly extend the meeting time. *NOW, THEREFORE, BE IT HEREBY RESOLVED* BY the City Council that in the interest of economizing time, yet complying with the Public Meeting Laws of the State of Nebraska, which require roll call voting, the following issues are hereby consolidated in this Consent Resolution: 1. *BE IT FURTHER RESOLVED* BY the Council that the minutes from the February 21, 2023 regular meeting is hereby approved. 2. *BE IT FURTHER RESOLVED* BY the Council that the agenda for March 6, 2023, is hereby approved. 3. *BE IT FURTHER RESOLVED* BY the Council that the Claims for February, 2023 is hereby approved. 4. *BE IT FURTHER RESOLVED* BY the Council that the Code Enforcement Monthly Report for February, 2023, is hereby approved. 5. *BE IT FURTHER RESOLVED* BY the Council that the Consent Resolution for March 6, 2023, is hereby approved. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Ferguson. Motion carried.

REQUEST FOR CONDITIONAL PERMIT FOR A FAMILY CHILD HOME CARE II AT 2615 HILAND AVE. AS RECOMMENDED BY THE PLANNING COMMISSION/VICKY FROESCHL

Mayor Harkendorff declared a public hearing open at 6:05P.M. to discuss request for Conditional Permit for a Family Child Home Care II at 2615 Hiland Ave. Harkendorff then asked if there was anyone in the audience who wished to speak in favor of or oppose said Permit. Vicky Froeschl spoke. Since no one else wished to be recognized, Mayor Harkendorff then declared the public hearing closed at 6:06P.M. A motion was made by Council person Holle and seconded by Council person Ractliffe to approve the permit as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Wisdom. "NAY" None. "ABSTAIN" Rhodd, "ABSENT" Ferguson. Motion carried.

REQUEST FOR CONDITIONAL PERMIT FOR A FAMILY CHILD HOME CARE II AT 1807 CROOK ST. AS RECOMMENDED BY THE PLANNING COMMISSION/STEPHANIE GERDES

Mayor Harkendorff declared a public hearing open at 6:07P.M. to discuss request for Conditional Permit for a Family Child Home Care II at 1807 Crook St. Harkendorff then asked if there was anyone in the audience who wished to speak in favor of or oppose said Permit. Since no one wished to be recognized, Mayor Harkendorff then declared the public hearing closed at 6:08P.M. A motion was made by Council person Leyden and seconded by Council person Buckminster to approve the permit as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Wisdom. "NAY" None. "ABSTAIN" Rhodd, "ABSENT" Ferguson. Motion carried.

REZONING OF PARCELS 740063278, 740063286, 740063308, 740063472, 740063359, 740063340, 740063367, 740063375, 740063383, 740063391, 740063406 TO INDUSTRIAL(I-2) IN ORDER TO ALLOW FOR A PROPOSED 80' X 100' WAREHOUSING FACILITY AS RECOMMENDED BY THE PLANNING COMMISSION/FALLS CITY MERCANTILE

Mayor Harkendorff declared a public hearing open at 6:08P.M. to discuss rezoning of parcels. Harkendorff then asked if there was anyone in the audience who wished to speak in favor of or oppose said item. Vicky Froeschl spoke. Since no one wished to be recognized, Mayor Harkendorff then declared the public hearing closed at 6:08P.M. A motion was made by Council person Holle and seconded by Council person Buckminster to approve the rezoning as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Ferguson. Motion carried.

REVIEW BOARD AND COMMITTEE APPOINTMENTS AS RECOMMENDED BY MAYOR HARKENDORFF

A motion was made by Council person Leyden and seconded by Council person Rhodd to approve the mayoral appointments as presented.

Blue Rivers Area on Aging(BRAA) Board of Directors | Pam Harkendorff - Term Expiring 12.31.2024
Planning Commission | Lee Kurpgeweit - Term(s) Expiring 12.31.2025
Community Redevelopment Authority | Adam Morris - Term Expiring 10.31.2025, Justin Debusk - Term Expiring 10.31.2026
Tree Board | Gracie Deckinger, Carol Bentley - Term(s) Expiring 12.31.2024
Police & Fire Employment Selection Board | John Cummings - Term Expiring 12.31.2025
Board of Adjustment | William Nussbaum (Alternate) - Term Expiring 12.31.2024
Housing Board | Doug Waller - Term Expiring 12.31.2023

Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Ferguson. Motion carried.

REQUEST FOR CURB CUT AT 2523 BARADA STREET/DAVID KEITHLEY

A motion was made by Council person Leyden and seconded by Council person Holle to approve the request as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Ferguson. Motion carried.

REQUEST FOR APPROVAL OF A SPECIAL DESIGNATED LIQUOR LICENSE (SDL) AT BRENNER AIRFIELD FOR THE HOT AIR BALLOON FESTIVAL/MSKDJ, INC

A motion was made by Council person Rhodd and seconded by Council person Fouraker to approve the request as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Ferguson. Motion carried.

REVIEW REQUEST TO WAIVE OR REDUCE RENTAL FEES OF \$150.00 ON 10.27/23 AND \$250.00 ON 10.28.23 FOR THE HUMANE SOCIETY HALLOWEEN PARTY/JULIE PHROPER

Died due to lack of motion.

REQUEST FOR AWARD OF CONTRACT TO JF CONSTRUCTION SERVICES, LLC IN THE AMOUNT OF \$408,050.00 FOR THE PHASE 8 NATURAL GAS REPLACEMENT PROJECT AS RECOMMENDED BY THE BOARD OF PUBLIC WORKS(BOPW)/RAY LUHRING

A motion was made by Council person Buckminster and seconded by Council person Ractliffe to approve the contract as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" "YEA" Buckminster, Fouraker, Holle, Leyden, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Ferguson. Motion

carried.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:26pm

I, the undersigned, City Clerk for the City of Falls City, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by Mayor Harkendorff and Council on March 6, 2023; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda 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 persons of the public; that the said minutes from which the foregoing proceedings have been extracted 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; and that a current copy of the Nebraska Open Meetings Act was available and accessible to persons of the public, posted during such meeting in the room in which such meeting was held.

(SEAL)

CITY CLERK

CITY CLERK

MAYOR



Utility Safety & Design, Inc.
 31481 125 1/2 ST
 Princeton, MN 55371
 (660) 474-0789
 www.usdi.us

LETTER OF PROPOSAL

May 1, 2026

Mr. Trevor Campbell, Public Works Director
 Falls City Utilities
 Falls City, NE
t.campbell@fallscityne.us

RE: RFP for Design Services for 2027 Contractor Project

Dear Trevor,

Utility Safety and Design, Inc. (USDI) is very pleased to submit this Letter of Proposal in response to your Request for Proposal (RFP) for Design Services for the 2027 Contractor Project in Falls City, Nebraska. USDI has prepared the enclosed proposal for engineering design, plan development, bidding phase services, and construction phase services for the 'North Section' (approximately 9,000 ft of pipeline across an approximate 10 block by 2 block area) and 'South Section' (approximately 2,100 ft of pipeline across an approximate 2 block by 2 block area).

If you have any questions, need any additional information, or are ready to enter into an agreement with USDI for these services, please let me know at your convenience.

Respectfully Submitted,

Anthony W. Everette, P.E.
 Senior Vice-President
 USDI

Attach: As noted
 Cc: Marc Ramsey

UNIONVILLE, MO
 28847 US HWY 136
 Unionville, MO 63565
 (660) 947-3316

SHELBYVILLE, KY
 1018 Mt. Vernon Dr.
 Shelbyville, KY 40065
 (502) 513-5127

OLNEY, IL
 1927 Miller Drive
 Olney, IL 62450
 (618) 392-5502

KIRKSVILLE, MO
 210 N Elson St. Suite C
 Kirksville, MO 63501
 (660) 474-0779

BELLEVILLE, IL
 9 Executive Woods Ct.
 Belleville, IL 62226
 (618) 277-1520

WICHITA, KS
 9540 W. Harry St.
 Wichita, KS 67209
 (316) 239-7313

PITTSBORO, IN
 7421 N. Co Rd. 225 E.
 Pittsboro, IN 46167
 (317) 417-3374

1.0 Qualification of Firm- USDI

Since 1969, USDI has provided comprehensive engineering and consulting support to the natural gas industry throughout the Midwest and surrounding states. USDI delivers a range of individual engineering services, as well as complete management and operation of gas utilities, pipelines and master meter systems. USDI has served more than 350 municipal gas systems, local distribution companies, transmission pipeline operators, landfill gas operators, industrial direct sales, master meter systems, and universities. Many of our clients utilize our services to supplement their in-house expertise. USDI is comprised of approximately fifty-five (55) professional and technical staff, including seven (7) professional engineers with more than 100 years of combined experience and numerous technical staff, several with over 25 years of experience in the natural gas industry. This additional staff includes API certified welders, corrosion specialists, odorization specialists, regulator & relief valve specialists, leak survey technicians and drafting technicians.

1.1 Qualifications and Experience of Team

a) Principals

Darin Houchin, P.E. – Chief Executive Officer, USDI
Taylor Browne, P.E. – President, USDI
Anthony Everette, P.E. – Senior Vice-President, USDI

b) Project Manager

Chase Barnes, P.E.

c) Engineering and Technical Staff

Mitchell Wiggins, P.E.
Daniel Deimel, P.E.
Jaedyn Milner, P.E.
Steve Byrn
Ny'Ree Thomas

USDI personnel are operator qualified on any covered tasks that may be required as part of this project and have performed these activities on numerous gas pipeline facilities. Below is a sample of the experience of USDI personnel that may participate within the scope of this project.

Mr. Darin Houchin, CEO, has over 30 years of experience in the natural gas industry, serves as the General Manager and Chief Engineer of Illinois Gas Company. On a daily basis, Mr. Houchin directs and supervises the employees of USDI and provides engineering support to numerous natural gas operators; including master meters, universities, transmission companies, municipalities, and local distribution companies. Mr. Houchin will assist as needed with the management and engineering activities required within the scope of this project.

Mrs. Taylor Browne, President of USDI, has over 10 years of experience in the natural gas industry, is an AMPP CP Level 2 Cathodic Protection Technician, and routinely provides engineering support to more than 100 natural gas operators in the Midwest. Mrs. Browne will assist as needed with the management, operation, and engineering activities required within the scope of this project.

Anthony Everette, Senior VP of Engineering and Design Services, has over 15 years of experience in the natural gas industry. Mr. Everette manages the daily operations of USDI's Kirksville, MO office and Princeton, MN office, directs and supervises the employees of USDI, and provides engineering support to numerous natural gas operators; including master meters, universities, transmission companies, municipalities, and local distribution companies. Mr. Everette currently manages the operation of four gas transmission pipelines and one master meter system in Nebraska. In recent years Mr. Everette has successfully completed three projects in Nebraska with similar scope of services. As a result of these projects and the ongoing operation of gas systems in Nebraska, Mr. Everette has a strong relationship with the State Fire Marshal. Mr. Everette will assist as needed with the management, operation, and engineering activities required within the scope of this project.

Chase Barnes, P.E., will serve as Project Manager and will perform activities required within the scope of this project. Mr. Barnes has 7 years of experience in the natural gas industry, manages projects as part of the design team, provides engineering support to numerous natural gas operators, including master meters, universities, transmission companies, municipalities, and distribution companies.

Mitchell Wiggins, Daniel Deimel, and Jaedyn Milner or others may serve as Engineering/Technical Staff on this project and perform activities required within the scope of this project. Mr. Wiggins, Mr. Deimel, and Mr. Milner are Operator Qualified engineers and are experienced in inspection, engineering, and the natural gas industry; as well as performing cathodic protection surveys, leak surveys, odorization testing, pipeline patrols, inspections of mains and services, manual/plan development and review, public awareness liaison, line locating, computer aided drafting design (CADD), GPS, operator inspections and audits, and other services to natural gas utilities, pipelines, and master meter operators.

Steve Byrn and Ny'Ree Thomas may serve as Technical Staff on this project and perform activities required within the scope of this project. Mr. Byrn and Mrs. Thomas are experienced in computer aided drafting design (CADD).

2.0 Project Understanding

USDI understands that the Falls City Utility Department would like to replace the 'North Section' and 'South Section' (drawings under separate cover). The replacement pipe will be polyethylene (PE).

3.0 Project Approach

Upon award of the project, USDI will organize a project kick-off meeting with the appropriate stakeholders. The purpose of this meeting will be to collect relevant data needed to reach the project goal. The data to be gathered will include but is not limited to:

- Existing gas usages/flows
- Existing gas system maps
- Proposed future usages/flows
- Existing water, sewer and other utility maps
- Existing aerial photos, if available
- Falls City Gas Operations & Maintenance Manual (O&M)

During the design phase, USDI's professional engineers will update the existing Falls City gas network model with the most recent gas loads. USDI will then analyze the model results to determine the effects, if any, on this proposed project. All engineering, plans, and specifications will be in accordance with 49 CFR Part 192; Title 155, Chapter 1, Nebraska Administrative Code and the Falls City Gas Utility O&M.

USDI will design and prepare drawings for regulator stations and tie-ins, as needed. USDI also recognizes the importance of keeping the existing gas main in operation during construction and will design the project so that construction will not interfere with the operation of the existing gas system.

USDI recommends that Falls City consider having a utility & structure survey done of the pipeline alignment. This survey would gather all of the existing utilities, trees, etc. and be used for the design and as the background of the detailed plans. It has been our experience that construction plans that have this additional information typically result in lower bids. On a project of this size, the cost for the survey could more than easily be covered by the lower bid prices. If not, USDI will use any available aerial photos and/or existing maps that are available. A survey is not included in this proposal.

Attachment A - Scope of Services

A.1 Design & Plan Preparation Services

1. Organize & hold project kick-off meeting
2. Conduct virtual & telephonic coordination meetings with appropriate stakeholders
3. Update gas network model
4. Design & specification of regulator station(s), as needed
5. Tie-in detail(s), as needed
6. Creation of probable construction cost estimate
7. Design of bore profile(s), if needed
8. Design & detailing of casing(s), if required
9. Development of detailed plans and specifications sealed by Nebraska Professional Engineer for bidding

A.2 Bid Phase Services

1. Bid advertisements
2. Conduct pre-bid meeting
3. Answering RFI's
4. Review bids, create bid tabulation, and recommend bidder
5. Review of contractor submittals & assistance with contractor agreement

A.3 Construction Phase Services

1. Conduct pre-construction meeting
2. Engineering construction administration
3. Change orders & RFI's
4. Site visits, as requested/needed

Attachment B – Cost of Services & Fee Breakdown

The following fees include all labor and expenses.

B.1 Design & Plan Preparation Services

\$27,250.00 Lump Sum

B.2 Bid Phase Services

\$5,700.00 Lump Sum

B.3 Construction Phase Services

Construction Administration: \$7,000.00 (Estimated)

Actual cost will be based on T&M plus expenses. Hourly rate of \$170.00 per hour.

Client:	<u>City of Falls City</u>
Accepted By:	_____
Title:	_____
Signature:	

Attachment C – Proposed Schedule

Following is a preliminary schedule. A final and detailed schedule will be determined upon award of contract.

May 2026:	Award engineering contract & hold kick-off meeting.
May - July, 2026:	Design phase
August 2026:	Falls City approval of final plans for bidding
September 2026:	Advertise for bids and hold pre-bid meeting
October 2026:	Open bids
November, 2026:	Award construction contract
December 1, 2026:	Issue notice to proceed
March, 2027:	Project complete



Project Change Order

Customer	City of Falls City	Contract/PO Number	51113
Customer Contact Name	Trevor Campbell	Change Order Number	1
SEL ES Project Name	Mech Relay Replacement	Change Order Date	05/06/2026
SEL ES Project Number	036053.000.00	Date Response Required	05/13/2026
SEL ES Project Manager	Aprajita Sant	SEL ES Contact Name	Austin Thurman

Description
<p>Basis of Change</p> <p>This change order is being issued to provide the associated development for the SCADA screens to be made using VTScada. SEL ES will provide the screens discussed in the Functional Design Specification dated 03 April 2026 using VTScada software.</p> <p>Documentation Deliverables</p> <p>SEL ES is including effort in this change order for the one (1) legend screen, one (1) overall system one-line screen, one (1) additional one-line screen, two (2) generation screens, and one (1) MEAN Dashboard screen as described in the FDS.</p> <p>SEL ES will update the FDS with language for VTScada and HMI Screen examples from VTScada.</p> <p>Clarifications</p> <ul style="list-style-type: none"> The reports will now be generated within VTScada.

Cost Impact	
US \$19,810.00	TOTAL
<p>For projects in the U.S., all quoted prices are exclusive of any sales, value-added, or similar taxes, which will be added, if applicable, at the statutory rate(s) at the time of invoicing.</p>	

Schedule Impact
<p>The acceptance of this Change Order may result in a scheduled impact of up to an additional four (4) weeks. This is due to the increased development time required to create the relay screens, automated reports, additional one-line screens, MEAN Dashboard, and trending data screens in VTScada.</p>

Confidentiality Notice: The information contained in this query is privileged and confidential information and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or the person responsible for delivering the material to the intended recipient, you are hereby notified that any dissemination, disclosure, copying, or distribution of this communication is strictly prohibited. If you received this communication in error, please notify us immediately by telephone and destroy this material accordingly.

Change Order Summary	
\$231,007.00	Original Contract/PO
\$19,810.00	Amount from this proposed Change Order #1
US \$250,817.00	TOTAL

Validity	This quotation is valid for 60 days. SEL ES reserves the right to withdraw this offer if mutually accepted credit terms cannot be agreed upon.
-----------------	--

Authorization			
Customer/vendor approves this Change Order.			
<input type="checkbox"/> Add to existing PO		<input type="checkbox"/> Use new PO number _____	
Signature		Date	
Name		Title	



Project Change Order

Customer	City of Falls City	Contract/PO Number	51284
Customer Contact Name	Trevor Campbell	Change Order Number	2
SEL ES Project Name	SCADA System Equipment	Change Order Date	05/06/2026
SEL ES Project Number	036053.002.00	Date Response Required	05/13/2026
SEL ES Project Manager	Aprajita Sant	SEL ES Contact Name	Austin Thurman

Description
<p>Basis of Change</p> <p>This change order is being issued to provide the VTScada software license and associated equipment. The SEL-3350 Automation Controller and Web Human Machine Interface (HMI) license will no longer be required pending this change order.</p> <p>Equipment Deliverables</p> <p>SEL ES will provide the following:</p> <ul style="list-style-type: none"> • One (1) Dell Pro Slim Desktop Computer. • One (1) VTScada 5k Tag License <ul style="list-style-type: none"> ○ Development Runtime ○ Alarm Notification ○ Single Thin Client ○ Additional Nine (9) Months of SupportPlus <p>Clarifications</p> <ul style="list-style-type: none"> • SEL ES will remove the RTAC HMI license from the SEL-3350 Automation Controller (Sales Item Number: 3350#YLDE) in the Control Room and provide credit towards this Change Order. • SEL ES will return the SEL-3350 Automation Controller (3350#BH8K) and provide credit towards this Change Order. • The Dell Pro Slim Desktop Computer will be used in place of the SEL-3350 Automation Controller (Sales Item Number: 33503BH8K).

Cost Impact	
US \$11,301.00	TOTAL
<p>For projects in the U.S., all quoted prices are exclusive of any sales, value-added, or similar taxes, which will be added, if applicable, at the statutory rate(s) at the time of invoicing.</p>	

Confidentiality Notice: The information contained in this query is privileged and confidential information and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or the person responsible for delivering the material to the intended recipient, you are hereby notified that any dissemination, disclosure, copying, or distribution of this communication is strictly prohibited. If you received this communication in error, please notify us immediately by telephone and destroy this material accordingly.

Change Order Summary	
\$98,605.00	Original Contract/PO
\$10,582.77	Amount from Change Order #1
\$11,301.00	Amount from this proposed Change Order #2
US \$120,488.77	TOTAL

Validity	This quotation is valid for 60 days. SEL ES reserves the right to withdraw this offer if mutually accepted credit terms cannot be agreed upon.
-----------------	--

Authorization			
Customer/vendor approves this Change Order.			
<input type="checkbox"/> Add to existing PO		<input type="checkbox"/> Use new PO number _____	
Signature		Date	
Name		Title	

VTScada Pros	VTScada Cons
Alarm and Event Management	Higher initial license cost
Customizable Application Security	Reoccurring support cost – through VTScada
Control Tokens and Lock Systems	Need a separate device to host VTScada (Not the RTAC)
Native Historical Data Viewer	
Native Historical Data Logging	
Operator and Page Notes	
Native Report Generator	
Thin Client Access	
Native Alarm Notifications	
Upgradable license over time	
VTScada Technical Support	
More customization for screens	
Free and Paid training for development and operation	
Easy to create additional screens	
Can create template devices	