FALLS CITY
NEBRASKA
PASSIONATE • PROVEN • PROSPEROUS

CITY COUNCIL REGULAR MEETING
MONDAY – JUNE 5TH, 2023, 6:00 PM
CITY HALL - COUNCIL CHAMBERS
2307 BARADA STREET
FALLS CITY, NE 68355

The City Council 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. Pledge of Allegiance
4. Mayors Report
5. City Administrators Report
6. Chief of Police Report

CONSENT AGENDA (PG 3-19)

1. Minutes Approval for May 15, 2023
2. Agenda Approval
3. Claims Approval
4. Consent Agenda

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

OLD BUSINESS

None

REGULAR BUSINESS

1. Discussion and Action – Review of board appointments as recommended by Mayor Harkendorff | Anthony Nussbaum (See Attachment) (PG 23)

2. Discussion and Action – Request to close Stone Street from 14th to 15th Street on June 9, 2023 for the TSMF Smokin on the Bricks event | Marc Merz (See Attachment) (PG 24)

3. Discussion and Action – Request to close the 1500 block of Stone Street on July 8, 2023 from 8AM to 3PM for Lemonade Days event | Falls City Chamber & Main Street (See Attachment)(PG 25–27)

4. Discussion and Action – Request for restricted parking, street closures and miscellaneous city amenity uses for the 2023 Cobblestone Festival | Falls City Chamber & Main Street (See Attachment)(PG28)

5. Discussion and Action – Review and award of proposals from Wilkins+Miller and APMA+Olsson for the Recreation Center Feasibility Study | Anthony Nussbaum (See Attachment)(PG29–86)

6. Discussion and Action – Resolution authorizing city to abate nuisance at 1215 Chase Street | Code Enforcement (See Attachment)(PG87–88)

ADJOURNMENT

Anthony Nussbaum, City Clerk

May 15, 2023

A meeting of the City Council of the City of Falls City, Nebraska, was held in said City on the 15th day of May 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, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. Absent: Leyden. 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 Ferguson and seconded by Council person Ractliffe 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 May 1, 2023 regular meeting is hereby approved. *2. BE IT FURTHER RESOLVED BY* the Council that the agenda for May 15, 2023, is hereby approved. 3. *BE IT FURTHER RESOLVED BY* the Council that the Treasurer's Report for April, 2023 is hereby approved. 4. *BE IT FURTHER RESOLVED BY* the Council that the Police Report for April, 2023 of the City of Falls City are hereby approved. 5. *BE IT FURTHER RESOLVED BY* the Council that the Consent Resolution for May 15, 2023, is hereby approved. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Leyden. Motion carried.

PUBLIC HEARING – CONDITIONAL USE PERMIT AT 3109 MCLEAN STREET FOR AN ANIMAL DAYCARE AND BOARDING FACILITY

Mayor Harkendorff declared a public hearing open at 6:05P.M. to discuss the Conditional Use Permit at 3109 McLean Street for and animal daycare and boarding facility. Joe Dixon spoke. Mayor Harkendorff then asked if there was anyone else in the audience who wished to speak in favor of or oppose said permit. Mayor Harkendorff then declared the public hearing closed at 6:10P.M. A motion was made by Council member Ractliffe and seconded by Council member Rhodd to approve the conditional use permit with conditions as recommended by the Planning Commission. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Leyden. Motion carried.

TEXT AMENDMENT TO THE ZONING ORDINANCE FOR ALLOWANCE OF TINY HOUSES

Mayor Harkendorff declared a public hearing open at 6:13P.M. to discuss the Text Amendment to the Zoning Ordinance for allowance of tiny houses as recommended by the Planning Commission. Mayor Harkendorff then asked if there was anyone in the audience who wished to speak in favor of or oppose said permit. Mayor Harkendorff then declared the public hearing closed at 6:14P.M. A motion was made by Council member Ferguson and seconded by Council member Ractliffe to adopt the text amendment Section 9.30 tiny houses as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Leyden. Motion carried.

PUBLIC HEARING – PRELIMINARY/FINAL PLAT FOR SEEBA SUBDIVISION – DELMER & DEBORAH GRUBER

Mayor Harkendorff declared a public hearing open at 6:24P.M. to discuss the Preliminary/Final Plat for Seeba Subdivision as recommended by the Planning Commission. Mayor Harkendorff then asked if there was anyone else in the audience who wished to speak in favor of or oppose said permit. Mayor Harkendorff then declared the public hearing closed at 6:24P.M. A motion was made by Council member Holle and seconded by Council member Buckminster to approve the preliminary/final plat without conditions as recommended by the Planning Commission. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Leyden. Motion carried.

PUBLIC HEARING – ANIMAL PERMIT FOR 4 PONIES AND 6 CALVES AT 1801 SCHOENHEIT STREET (BLOCK 1, LOTS 1-4; PARCEL ID 740079050) MARGARET RAMSEY AND KEN VONDERSCHMIDT

Mayor Harkendorff declared a public hearing open at 6:25P.M. to discuss the Animal Permit for 4 ponies and 6 calves at 1801 Schoenheit Street (Block 1, Lots 1-4; Parcel ID 740079050). Mayor Harkendorff then asked if there was anyone in the audience who wished to speak in favor of or oppose said permit. A discussion was made by the public, Mayor Harkendorff then declared the public hearing closed at 6:25P.M. A motion was made by Council member Ractliffe and seconded by Council member Holle to approve said animal permit. Roll was called on this motion and the Council persons voted as follows: "YEA" Ferguson, Holle, Leyden, Merz, Ractliffe, Rhodd. "NAY" Buckminster, Wisdom. "ABSENT" Leyden. Motion carried.

2023 COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE DOWNTOWN REVITALIZATION PROGRAM – SOUTHEAST NEBRASKA DEVELOPMENT DISTRICT

A discussion was held, no action taken.

AMENDMENT TO CITY CODE CHAPTER 10, ARTICLE 3, SECTION 10-319 REGARDING ALCOHOLIC BEVERAGES AT NONPROFIT CORPORATIONS AND PRIVATE BOTTLE CLUBS-FALLS CITY ELKS LODGE 963

A discussion was held, no action taken.

AMENDMENT TO CITY CODE CHAPTER 5, ARTICLE 6, SECTIONS 5-632, 5-634, AND 5-641 – REGARDING THE OPERATION OF ATV, UTV AND GOLF CAR VEHICLES ON CERTAIN STREETS – DON FERGUSON

A discussion was held, no action taken.

AGREEMENT FOR INFRASTRUCTURE CONSTRUCTION SERVICES WITH REGA ENGINEERING FOR PAVING, SANITARY SEWER, AND WATER MAIN FOR TIGER TRAIL CUL-DE-SAC – CITY ADMINISTRATOR

A motion was made by Council person Ferguson and seconded by Council person Buckminster to approve execution of the infrastructure construction services agreement with REGA Engineering. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Leyden. Motion carried.

REQUEST FOR COMMITMENT OF $5,000.00 IN ANNUAL FUNDING TO FALLS CITY RECREATION, INC. TO PROVIDE RECREATION SERVICES FOR THE YOUTH OF FALLS CITY – FALLS CITY RECREATION, INC.

A motion was made by Council person Ractliffe 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, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Leyden. Motion carried.

MATURING INVESTMENTS AND REINVESTMENT OF FUNDS – ANTHONY NUSSBAUM

A motion was made by Council person Buckminster and seconded by Council person Wisdom to reinvest current short-term fund with the best yielding rate of the local bank branch at 4.30 APY and long term funds with the best yielding rate of the local bank branch at 4.35 APY. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Fouraker, Holle, Ractliffe, Rhodd, Wisdom. "NAY" None. "ABSENT" Leyden. Motion carried.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:05pm

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 May 15, 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

Check Approval List - GL Account

Vendor Name	Invoice	Invoice Description	Account Description	Amount
ADMINISTRATIVE				
PAYROLL ACCOUNT	ADMINIST	ADMINISTRATION	WAGES - F.T.	11,221.78
PAYROLL ACCOUNT	ADMINIST	ADMINISTRATION	SOCIAL SECURITY	829.73
PAYROLL ACCOUNT	ADMINIST	ADMINISTRATION	INSURANCE - HEALTH	2,073.28
PAYROLL ACCOUNT	ADMINIST	ADMINISTRATION	INSURANCE - OTHER	17.28
PAYROLL ACCOUNT	ADMINIST	ADMINISTRATION	PENSION PAYMENT - F	666.37
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	414.26
F.C. ECONOMIC DEVELOPMENT &	MAY 2023	IN LIEU OF TAX	Economic Development	10,404.00
FALLS CITY MERCANTILE	202875	PAPER TOWELS/TP	SUPPLIES & MATERIAL	103.66
FALLS CITY RECREATION INC	ANNUAL I	ANNUAL FUNDING	DUES & SUBSCRIPTIO	5,000.00
FARM AND CITY SUPPLY	965085	KEYS	SUPPLIES & MATERIAL	6.36
FARM AND CITY SUPPLY	965552	FLEX SEAL	REPAIRS & MAINT. - BU	16.99
FARM AND CITY SUPPLY	965604	SCREWS	REPAIRS & MAINT. - BU	1.41
GILMORE & BELL PC	8051403	SERVICES	PROFESSIONAL SERV	1,500.00
HALBERT & DUNN LLC	136	SERVICE	PROFESS. SERVICE - I	2,210.00
MEYER HOME CENTER	546349	FILTERS	SUPPLIES & MATERIAL	84.24
MILLER MONROE COMPANY	24447	NOTARY-STAMPER	PROFESSIONAL SERV	40.00
NATIONAL BUSINESS FURNITURE	ZK192812	CONFERENCE TABLE	OFFICE EQUIPMENT	2,162.90
NOTARY DIVISION	STAMPEF	STAMPER	CONTRACTED SERVIC	30.00
PRO SERV	255745	SAVIN C3000/C4500	LEASE, MAINT- OFFICE	273.50
QUILL CORPORATION	32266178	SUPPLIES	SUPPLIES & MATERIAL	28.18
QUILL CORPORATION	32309799	SUPPLIES	SUPPLIES & MATERIAL	12.79
QUILL CORPORATION	32327847	SUPPLIES	SUPPLIES & MATERIAL	25.56
QUILL CORPORATION	TAPE	SUPPLIES	OFFICE SUPPLIES & S	27.99
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	596.45
TASC	IN275710	ADMIN FEES	INSURANCE - HEALTH	125.00
TIME MANAGEMENT SYSTEM	286604	SERVICE-ADMIN	LEASE, MAINT- OFFICE	196.37
TRUE VALUE HARDWARE	54401	PEST TRAP	SUPPLIES & MATERIAL	6.99
TYLER TECHNOLOGIES INC	025-4213	SOFTWARE FEES	PROFESSIONAL SERV	290.00
UTILITY DEPARTMENT	7203	CITY OFFICE	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	7203	CITY OFFICE	WATER & LIGHTS	915.78
UTILITY DEPARTMENT	7203	CITY OFFICE	HEAT - (GAS)	141.74
UTILITY DEPARTMENT	7203	CITY OFFICE	SUPPLIES & MATERIAL	10.54
UTILITY DEPARTMENT	9150	CITY HALL LEASE	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	9150	CITY HALL LEASE	WATER & LIGHTS	77.32
UTILITY DEPT - PETTY CASH	MISC	MISC	SUPPLIES & MATERIAL	18.46
VERIZON	99358964	SERVICE-POLICE/ADMIN/ENGINEER	TELEPHONE	42.75
			Total ADMINISTRATIVE	$39,575.68

POLICE DEPARTMENT

Check Approval List - GL Account

Vendor Name	Invoice	Invoice Description	Account Description	Amount
POLICE DEPARTMENT				
PAYROLL ACCOUNT	POLICE	POLICE	WAGES - F.T.	63,222.00
PAYROLL ACCOUNT	POLICE	POLICE	SOCIAL SECURITY	4,700.24
PAYROLL ACCOUNT	POLICE	POLICE	INSURANCE - HEALTH	7,770.46
PAYROLL ACCOUNT	POLICE	POLICE	INSURANCE - OTHER	51.30
PAYROLL ACCOUNT	POLICE	POLICE	PENSION PAYMENT - F	3,330.86
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	946.88
BRAVEBE CHILD ADVOCACY CENTER	421	2023-2024 ANNUAL SERVICE AGREEMEI	PROFESSIONAL SERV	1,100.00
CHARLES DI GIACOMO	TRAVEL	TRAVEL	SCHOOLS, SEMINARS,	15.00
CONSOLIDATED MANAGEMENT COMF	224988	T DANIELS	SCHOOLS, SEMINARS,	16.25
CONSOLIDATED MANAGEMENT COMF	225191	STAMPER	SCHOOLS, SEMINARS,	27.25
DAS STATE ACCOUNTING - CENTRAL	1372422	TELETYPE	RENTAL - EQUIPMENT	448.00
HALBERT & DUNN LLC	136	SERVICE	PROFESS. SERVICE - I	2,400.00
HANDLEY LAW OFFICE	TR23-108	TR23-108-WEINERT	PROFESSIONAL SERV	95.00
HARMONS OK TIRE STORE	49511	TIRE REPAIR	REPAIRS & MAINT. - EC	20.00
HAUG COMMUNICATIONS INC	323KS-11	RADIO SERVICE	VEHICLES	36.20
HAUG COMMUNICATIONS INC	323KS-11	MOBLIE RADIO	VEHICLES	1,966.00
JONES AUTOMOTIVE	2-56411	SUPPLIES	VEHICLES	1,392.94
MECHANIC SHOP	19342	POLICE	REPAIRS & MAINT.	32.96
MECHANIC SHOP	19343	POLICE	REPAIRS & MAINT.	22.67
MECHANIC SHOP	19347	POLICE	REPAIRS & MAINT.	22.67
MECHANIC SHOP	19349	POLICE	REPAIRS & MAINT.	24.39
MID-STATES ORGANIZED CRIME INFO	2023195-I	MEMBERSHIP	DUES & SUBSCRIPTIO	100.00
NEBR LAW ENFORCEMENT TRAINING	12173	LODGING-STAMPER	SCHOOLS, SEMINARS,	100.00
PATRICK STAMPER	TRAVEL	TRAVEL	SCHOOLS, SEMINARS,	15.00
POLICE DEPT- PETTY CASH	MISC	MISC	POSTAGE	1.74
POLICE DEPT- PETTY CASH	MISC	MISC	REPAIRS & MAINT.	40.00
PRO SERV	255745	SAVIN C3000/C4500	LEASE, MAINT- OFFICE	273.50
RICHARDSON COUNTY COURT	264	COURT COSTS	COURT COSTS	17.00
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	62.72
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	162.72
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	52.50
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	62.58
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	56.22
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	144.17
STALKER RADAR	418250	STALKER BATTERIES	VEHICLES	2,695.00
UTILITY CONSULTANTS INC	32247/CR	DRUG TESTING	CONTRACTED SERVIC	70.00
UTILITY DEPT - PETTY CASH	MISC	MISC	SCHOOLS, SEMINARS,	228.00
VERIZON	99358964	SERVICE-POLICE/ADMIN/ENGINEER	TELEPHONE	750.32
			Total POLICE DEPARTMENT	$92,472.54
ENGINEER				
PAYROLL ACCOUNT	ENGINEE	ENGINEER	WAGES - F.T.	4,481.78
PAYROLL ACCOUNT	ENGINEE	ENGINEER	SOCIAL SECURITY	317.50
PAYROLL ACCOUNT	ENGINEE	ENGINEER	INSURANCE - HEALTH	992.26
PAYROLL ACCOUNT	ENGINEE	ENGINEER	INSURANCE - OTHER	7.56
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	59.18
DEBIT CARD ACCOUNT	ACME TO	MILWAUKEE CORDLESS TOOL KIT	SMALL EQUIPMENT	399.00
DEBIT CARD ACCOUNT	ADOBE A	STAMPER/BUCKMINISTER	DUES & SUBSCRIPTIO	257.87
FARM AND CITY SUPPLY	963134	MEASURING WHEEL	SUPPLIES & MATERIAL	41.99
GENERAL PETTY CASH	POSTAGE	POSTAGE	POSTAGE	52.50
HALBERT & DUNN LLC	136	SERVICE	PROFESSIONAL SERV	2,160.00
JULIE DECKINGER	SIDEWAL	SIDEWALK IMPROVEMENT PROGRAM	SIDEWALK PROGRAM	1,100.00
UTILITY DEPT - PETTY CASH	MISC	MISC	ABATEMENT/DEMO EX	273.35
VERIZON	99358964	SERVICE-POLICE/ADMIN/ENGINEER	TELEPHONE	42.75
			Total ENGINEER	$10,185.74
FIRE				

Check Approval List - GL Account

Vendor Name	Invoice	Invoice Description	Account Description	Amount
FIRE				
PAYROLL ACCOUNT	FIRE	FIRE	WAGES - F.T.	3,558.01
PAYROLL ACCOUNT	FIRE	FIRE	SOCIAL SECURITY	272.18
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	58.86
FALLS CITY VOL FIRE DEPT	CLASS A	REIMBURSEMENT	EQUIPMENT	700.00
FIRE HOSE DIRECT	S150244	FIRE HYDRANT GATE VALVE	EQUIPMENT	469.56
HARMONS OK TIRE STORE	49624	TIRES	REPAIRS & MAINT. - EC	3,018.00
JIM HILL'S	96459	PAINT	SMALL EQUIPMENT	186.47
KAWRES	21535	INK	OFFICE SUPPLIES & S	101.00
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	126.67
UTILITY DEPARTMENT	1206	FIRE	WATER & LIGHTS	3,418.69
UTILITY DEPARTMENT	2516	FIRE	WATER & LIGHTS	89.11
UTILITY DEPARTMENT	2516	FIRE	HEAT - (GAS)	56.14
UTILITY DEPARTMENT	2517	FIRE	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	2517	FIRE	WATER & LIGHTS	103.42
UTILITY DEPARTMENT	2518	FIRE	WATER & LIGHTS	51.70
UTILITY DEPARTMENT	2518	FIRE	HEAT - (GAS)	55.68
			Total FIRE	$12,267.49
STREET DEPARTMENT				
PAYROLL ACCOUNT	STREET	STREET	ADMINISTRATIVE	2,250.00
PAYROLL ACCOUNT	STREET	STREET	MAINTENANCE - F.T.	16,231.17
PAYROLL ACCOUNT	STREET	STREET	CONSTRUCTION	4,057.79
PAYROLL ACCOUNT	STREET	STREET	CLERICAL	3,564.80
PAYROLL ACCOUNT	STREET	STREET	HEALTH - ACCIDENT	6,045.82
PAYROLL ACCOUNT	STREET	STREET	LIFE	34.56
PAYROLL ACCOUNT	STREET	STREET	RETIREMENT CONTRI	1,351.49
PAYROLL ACCOUNT	STREET	STREET	OASI - SOCIAL SECURI	1,905.34
AGCO PLUS	IA47899	BLADE	MISC. SUPPLIES & MA	102.30
AGCO PLUS	IA48409	SUPPLIES	STREET SWEEPERS	126.05
BARCO MUNICIPAL PRODUCTS, INC.	IN246290	STREET SIGNS	SIGNS	29,369.68
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONSULTING FEES	118.36
CONCRETE INDUSTRIES INC.	IJ678551	CONCRETE	CONCRETE, ETC.	896.64
CONCRETE INDUSTRIES INC.	IJ680318	CONCRETE	CONCRETE, ETC.	977.87
FALLS CITY AUTO SUPPLY	60821	BULB	ROAD EQUIPMENT REI	0.93
FALLS CITY MERCANTILE	201711	TOILET PAPER, KITCHEN TOWELS	MISC. SUPPLIES & MA	121.66
FARM AND CITY SUPPLY	962515	EDGER BLADE	MISC. SUPPLIES & MA	24.00
FARM AND CITY SUPPLY	963268	AIR PROPANE TORCH	MISC. SUPPLIES & MA	74.99
FARM AND CITY SUPPLY	963437	NUTS BOLTS WASHERS	MISC. SUPPLIES & MA	62.10
FARM AND CITY SUPPLY	964061	SUPPLIES	MISC. SUPPLIES & MA	25.99
HOME LUMBER CO	334615	SUPPLIES	MISC. SUPPLIES & MA	121.48
HOME LUMBER CO	335002	SUPPLIES	MISC. SUPPLIES & MA	40.17
HOME LUMBER CO	964693	SUPPLIES	MISC. SUPPLIES & MA	120.94
LOGAN CONTRACTING SUPPLY INC	B75219	BOMAG BVP/BOMAG BW	SMALL TOOLS, ETC.	11,120.00
MECHANIC SHOP	19329	STREET	ROAD EQUIPMENT REI	50.57
MECHANIC SHOP	19332	STREET	ROAD EQUIPMENT REI	1,586.00
MECHANIC SHOP	19334	STREET	ROAD EQUIPMENT REI	147.37
MECHANIC SHOP	19335	STREET	ROAD EQUIPMENT REI	917.80
MR AUTOMOTIVE	014050	SUPPLIES	MISC. SUPPLIES & MA	19.65
MR AUTOMOTIVE	014119	FUNNEL	MISC. SUPPLIES & MA	4.55
OLSSON ASSOCIATES	437214	SERVICE	STREET SERVICES	25,700.00
ROADSAFE TRAFFIC SYSTEMS, INC.	172320	PAINT	PAVING MARKING	4,141.50
SCHEIB DRAINAGE PRODUCTS, INC	87334	PIPE/S	STORM SEWER	1,802.00
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE SERVICE	57.50
UTILITY DEPARTMENT	2235	STREET	ELECTRICITY	172.04
UTILITY DEPARTMENT	2235	STREET	WATER	28.23
UTILITY DEPARTMENT	2235	STREET	HEATING FUEL	69.02
UTILITY DEPARTMENT	2235	STREET	SEWER	35.68
UTILITY DEPARTMENT	2235	STREET	SOLID WAISTE FEE	2.00
UTILITY DEPARTMENT	2235	STREET	MISC. SUPPLIES & MA	105.25
UTILITY DEPARTMENT	2240	STREET	HIGHWAY LIGHTING	5,987.16
UTILITY DEPARTMENT	2331	STREET	SIGNS	40.20
UTILITY DEPARTMENT	2346	STREET	SIGNS	40.08
			Total STREET DEPARTMENT	$119,650.73
PARKS				

Check Approval List - GL Account

Vendor Name	Invoice	Invoice Description	Account Description	Amount
PARKS				
PAYROLL ACCOUNT	PARK	PARK	WAGES - F.T.	8,105.60
PAYROLL ACCOUNT	PARK	PARK	SOCIAL SECURITY	594.52
PAYROLL ACCOUNT	PARK	PARK	INSURANCE - HEALTH	2,294.26
PAYROLL ACCOUNT	PARK	PARK	INSURANCE - OTHER	9.72
PAYROLL ACCOUNT	PARK	PARK	PENSION PAYMENT - F	486.32
PAYROLL ACCOUNT	POOL	POOL	WAGES - F.T.	40.50
PAYROLL ACCOUNT	POOL	POOL	SOCIAL SECURITY	3.11
ACCO	0231466-I	SUPPLIES	SWIMMING POOL - MA	8.45
AGCO PLUS	IA48536	SUPPLIES	SUPPLIES & MATERIAL	19.66
AMAZON CAPITAL SERVICES	11KL-VYX	POOL ROPE	SWIMMING POOL - MA	369.00
AMAZON CAPITAL SERVICES	16NJ-PM(	POOL ROPE	SWIMMING POOL - MA	265.87
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	59.18
CARROT TOP INDUSTRIES	INV11752	MILITARY FLAGS	SUPPLIES & MATERIAL	442.78
DEBIT CARD ACCOUNT	AMAZON	PICKLEBALL SUPPLIES	SUPPLIES & MATERIAL	458.76
DEBIT CARD ACCOUNT	DOG BAG	DOG BAGS	SUPPLIES & MATERIAL	260.80
DEBIT CARD ACCOUNT	WHEN I V	WHEN I WORK	SWIMMING POOL - OPI	3.63
DOLLAR FRESH	0257	FOOD/PLATES	COST OF SALE - CONC	77.57
EL CAMINO ELECTRIC, LLC	CONCES:	LABOR/SUPPLIES	REPAIRS & MAINT. - BU	288.80
EL CAMINO ELECTRIC, LLC	GRANDVI	GRANDVIEW	REPAIRS & MAINT. - BU	81.00
FALLS CITY MERCANTILE	202889	FOOD	COST OF SALE - CONC	1,591.53
FALLS CITY MERCANTILE	203049	SUPPLIES	SUPPLIES & MATERIAL	185.42
FARM AND CITY SUPPLY	962661	SUPPLIES	SUPPLIES & MATERIAL	9.98
FARM AND CITY SUPPLY	962932	STRIPING PAINT	SUPPLIES & MATERIAL	21.98
FARM AND CITY SUPPLY	962976	SUPPLIES	SUPPLIES & MATERIAL	58.98
FARM AND CITY SUPPLY	963521	SUPPLIES	SUPPLIES & MATERIAL	36.96
FARM AND CITY SUPPLY	963946	SUPPLIES	SUPPLIES & MATERIAL	49.20
FARM AND CITY SUPPLY	964003	LYNCH PIN	SUPPLIES & MATERIAL	2.96
FARM AND CITY SUPPLY	964274	SUPPLIES	SWIMMING POOL - BA	174.92
FARM AND CITY SUPPLY	964693	SUPPLIES	SUPPLIES & MATERIAL	189.99
FARM AND CITY SUPPLY	964921	SUPPLIES	SWIMMING POOL - MA	117.93
FARM AND CITY SUPPLY	965037	BATTERIES	SUPPLIES & MATERIAL	39.98
FARM AND CITY SUPPLY	965479	DRILL/DRIVE SET	SMALL EQUIPMENT	29.99
JIM HILL'S	96557	YELLLOW STRIPING	SUPPLIES & MATERIAL	19.56
JONES AIR CONDITIONING	139915	COPPER PIPE	SWIMMING POOL - MA	85.00
JONES AIR CONDITIONING	139936	SERVICE-POOL	SWIMMING POOL - MA	143.25
KARLIE WINTERSCHEIDT	REFUND	REFUND-CABIN	RENTAL - CABIN	50.00
MECHANIC SHOP	19330	PARKS	REPAIRS & MAINT. - EC	26.89
MECHANIC SHOP	19331	PARKS	REPAIRS & MAINT. - EC	99.21
MECHANIC SHOP	19336	AQUATIC PARK	SWIMMING POOL - BA	37.40
MECHANIC SHOP	19337	PARKS	REPAIRS & MAINT.	7.98
MEYER HOME CENTER	546403	WATER HEATER	REPAIRS & MAINT. - BU	1,316.00
MEYER HOME CENTER	546420	2 TOILET KITS	REPAIRS & MAINT. - BU	142.70
MR AUTOMOTIVE	014116	SUPPLIES	SWIMMING POOL - MA	15.43
SCHEITEL FEED & SEED	118505	FESCUE	SUPPLIES & MATERIAL	122.50
SCHEITEL FEED & SEED	118553	FESCUE	SUPPLIES & MATERIAL	85.00
SCHOLL LAWN & LANDSCAPE, LLC	20950	MULCH	SUPPLIES & MATERIAL	450.00
SCHOLL LAWN & LANDSCAPE, LLC	20951	EQUIPMENT RENTAL	SUPPLIES & MATERIAL	255.00
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	166.45
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	73.02
TRUE VALUE HARDWARE	54353	SUPPLIES	SUPPLIES & MATERIAL	7.49
UTILITY DEPARTMENT	1207	PARKS	WATER & LIGHTS	55.80
UTILITY DEPARTMENT	1903	PARKS	WATER & LIGHTS	43.01
UTILITY DEPARTMENT	2232	PARKS	WATER & LIGHTS	37.62
UTILITY DEPARTMENT	2233	PARKS	WATER & LIGHTS	43.72
UTILITY DEPARTMENT	2276	PARKS	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	2276	PARKS	WATER & LIGHTS	428.19
UTILITY DEPARTMENT	2277	PARKS	WATER & LIGHTS	53.22
UTILITY DEPARTMENT	2348	PARKS	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	2348	PARKS	WATER & LIGHTS	97.77
UTILITY DEPARTMENT	3057	PARKS	WATER & LIGHTS	1,755.54
UTILITY DEPARTMENT	3998	PARKS	WATER & LIGHTS	54.86
UTILITY DEPARTMENT	5239	PARKS	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	5239	PARKS	WATER & LIGHTS	3,458.20
UTILITY DEPARTMENT	5266	PARKS	WATER & LIGHTS	53.22
UTILITY DEPARTMENT	7314	PARKS	WATER & LIGHTS	238.61
UTILITY DEPARTMENT	8013	PARKS	WATER & LIGHTS	71.90

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Vendor Name	Invoice	Invoice Description	Account Description	Amount
PARKS				
UTILITY DEPARTMENT	8085	PARKS	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	8085	PARKS	WATER & LIGHTS	76.94
UTILITY DEPARTMENT	9212	PARKS	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	9212	PARKS	WATER & LIGHTS	124.22
			Total PARKS	$26,085.05
AUDITORIUM				
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	118.36
ELECTRONIC CONTRACTING COMPAI	43244	MONITORING	LEASE, MAINT- OFFICE	815.00
PEST CONTROL SERVICES OF SE NE	14010	SERVICE-AUDITORIUM, ADMIN	CONTRACTED SERVIC	62.50
PEST CONTROL SERVICES OF SE NE	14010	SERVICE-AUDITORIUM, ADMIN	CONTRACTED SERVIC	62.50
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	106.22
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	49.97
UNIFIRST CORPORATION	19100224	AUDITORIUM	CONTRACTED SERVIC	106.97
UTILITY DEPARTMENT	2513	AUDITORIUM	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	2513	AUDITORIUM	WATER & LIGHTS	2,012.13
UTILITY DEPARTMENT	2513	AUDITORIUM	HEAT - (GAS)	387.42
UTILITY DEPARTMENT	2513	AUDITORIUM	SUPPLIES & MATERIAL	10.54
			Total AUDITORIUM	$3,733.61
ANIMAL CONTROL				
PAYROLL ACCOUNT	ANIMAL C	ANIMAL CONTROL	WAGES - F.T.	4,471.60
PAYROLL ACCOUNT	ANIMAL C	ANIMAL CONTROL	SOCIAL SECURITY	337.42
PAYROLL ACCOUNT	ANIMAL C	ANIMAL CONTROL	INSURANCE - OTHER	4.86
PAYROLL ACCOUNT	ANIMAL C	ANIMAL CONTROL	PENSION PAYMENT - F	235.30
FARM AND CITY SUPPLY	965357	KEY	OFFICE SUPPLIES & S	1.59
HALBERT & DUNN LLC	136	SERVICE	PROFESSIONAL SERV	1,620.00
OMAHA PUBLIC POWER DISTRICT	5456062	SERVICE-ANIMAL CONTROL	WATER & LIGHTS	40.29
UTILITY CONSULTANTS INC	32247/CR	DRUG TESTING	CONTRACTED SERVIC	70.00
UTILITY DEPARTMENT	2836	ANIMAL CONTROL	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	2836	ANIMAL CONTROL	WATER & LIGHTS	12.06
			Total ANIMAL CONTROL	$6,795.12
COMM. REDEV. AUTH.				
CLINE WILLIAMS WRIGHT JOHNSON &	359830	SERVICE-CRA	CONTRACTED SERVIC	2,029.00
CLINE WILLIAMS WRIGHT JOHNSON &	361968	SERVICE-CRA	CONTRACTED SERVIC	123.00
RULO TRANSPORTATION	SERVICE	SERVICE	PROFESSIONAL SERV	14,616.00
UTILITY DEPT - PETTY CASH	MISC	MISC	SUPPLIES & MATERIAL	24.90
			Total COMM. REDEV. AUTH.	$16,792.90
911 EMERGENCY SERVIC				
PAYROLL ACCOUNT	911	911	WAGES - F.T.	19,849.36
PAYROLL ACCOUNT	911	911	SOCIAL SECURITY	1,456.25
PAYROLL ACCOUNT	911	911	INSURANCE - HEALTH	5,449.78
PAYROLL ACCOUNT	911	911	INSURANCE - OTHER	29.16
PAYROLL ACCOUNT	911	911	PENSION PAYMENT - F	1,157.96
NEBRASKA NOTARY ASSOCIATION	MEZ	MEZ	SUPPLIES & MATERIAL	94.32
NEW VICTORIAN SUITES LINCOLN	22969	RUSSELL-HALL	SCHOOLS, SEMINARS,	209.98
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	56.47
UTILITY CONSULTANTS INC	32247/CR	DRUG TESTING	CONTRACTED SERVIC	70.00
UTILITY DEPT - PETTY CASH	MISC	MISC	SCHOOLS, SEMINARS,	147.50
			Total 911 EMERGENCY SERVIC	$28,520.78
LIBRARY				

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Vendor Name	Invoice	Invoice Description	Account Description	Amount
LIBRARY				
PAYROLL ACCOUNT	LIBRARY	LIBRARY	WAGES - F.T.	11,853.09
PAYROLL ACCOUNT	LIBRARY	LIBRARY	WAGES - P.T.	2,586.00
PAYROLL ACCOUNT	LIBRARY	LIBRARY	SOCIAL SECURITY	1,096.67
PAYROLL ACCOUNT	LIBRARY	LIBRARY	INSURANCE - HEALTH	1,575.66
PAYROLL ACCOUNT	LIBRARY	LIBRARY	INSURANCE - OTHER	14.85
PAYROLL ACCOUNT	LIBRARY	LIBRARY	PENSION PAYMENT - F	675.41
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	887.70
FALLS CITY MERCANTILE	202723	PAPER TOWELS/KLEENEX	SUPPLIES & MATERIAL	168.28
FARM AND CITY SUPPLY	962702	SUPPLIES	SUPPLIES & MATERIAL	49.97
FARM AND CITY SUPPLY	963711	SUPPLIES	SUPPLIES & MATERIAL	27.78
FARM AND CITY SUPPLY	964252	SUPPLIES	SUPPLIES & MATERIAL	62.90
HUTCHINSON PUBLIC LIBRARY	2023-8	BOOK	BOOKS & PERIODICAL	23.00
INGRAM	BOOKS	BOOKS	BOOKS & PERIODICAL	1,834.26
JIM HILL'S	96508	CARPET TILE	REPAIRS & MAINT. - BU	2,116.00
LIBRARY - PETTY CASH	MISC-LIBI	MISC-LIBRARY	POSTAGE	306.58
MEYER HOME CENTER	546280	SUPPLIES	REPAIRS & MAINT. - BU	21.00
OCLC, INC.	10003019	SUBSCRIPTION	DUES & SUBSCRIPTIO	165.56
ONENECK IT SOLUTIONS LLC	PJI000061	OFFICE 365 LICENSING	LEASE, MAINT- OFFICE	450.00
RICHARD GILKERSON	MAY 2023	CONTRACTED SERVICES-LIBRARY	REPAIRS & MAINT. - BU	360.00
SNC SENTCO.NET LLC	4655	SERVICE	TELEPHONE	226.18
ULINE	16336661	SOAP DISPENSER	SUPPLIES & MATERIAL	160.65
ULINE	16363420	SOAP	SUPPLIES & MATERIAL	189.21
UTILITY DEPARTMENT	5344	LIBRARY	SOLID WASTE FEE	2.00
UTILITY DEPARTMENT	5344	LIBRARY	WATER & LIGHTS	1,538.51
UTILITY DEPARTMENT	5344	LIBRARY	HEAT - (GAS)	69.02
UTILITY DEPARTMENT	5344	LIBRARY	SUPPLIES & MATERIAL	10.53
WOLFES PRINTING	1377	DVD SLEEVES	OFFICE SUPPLIES & S	37.62
			Total LIBRARY	$26,508.43
CEMETERY				
PAYROLL ACCOUNT	CEMETEI	CEMETERY	WAGES - F.T.	4,052.80
PAYROLL ACCOUNT	CEMETEI	CEMETERY	WAGES - P.T.	1,620.00
PAYROLL ACCOUNT	CEMETEI	CEMETERY	SOCIAL SECURITY	428.77
PAYROLL ACCOUNT	CEMETEI	CEMETERY	INSURANCE - HEALTH	739.04
PAYROLL ACCOUNT	CEMETEI	CEMETERY	INSURANCE - OTHER	4.86
PAYROLL ACCOUNT	CEMETEI	CEMETERY	PENSION PAYMENT - F	243.16
BRAD GRIFFIN CONSULTING	98161612	SERVICE	CONTRACTED SERVIC	59.18
FARM AND CITY SUPPLY	963656	SUPPLIES	REPAIRS & MAINT. - EC	81.99
FARM AND CITY SUPPLY	965027	SUPPLIES	SUPPLIES & MATERIAL	151.92
FARM AND CITY SUPPLY	965278	CAUTION TAPE	SUPPLIES & MATERIAL	13.99
JONES & JONES	2742	GRAVE OPENINGS	CONTRACTED SERVIC	950.00
MECHANIC SHOP	19340	CEMETERY	REPAIRS & MAINT. - EC	2.77
MECHANIC SHOP	19348	CEMETERY	REPAIRS & MAINT. - EC	22.00
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	98.22
UTILITY CONSULTANTS INC	32247/CR	DRUG TESTING	CONTRACTED SERVIC	210.00
UTILITY DEPARTMENT	2802	CEMETERY	WATER & LIGHTS	88.57
			Total CEMETERY	$8,767.27
AIRPORT				
BRADLEY AHERN	FUEL	MAY 2023	GAS & OIL	67.23
BRADLEY AHERN	MAY 2023	MAY 2023	CONTRACTED SERVIC	2,750.00
DAWN BENNETT	MAY 2023	SECRETARY SERVICES	CONTRACTED SERVIC	150.00
KIRKHAM, MICHAEL & ASSOCIATES	10	SERVICE	PROFESS. SERVICE - I	33,839.00
KIRKHAM, MICHAEL & ASSOCIATES	8	SERVICE	PROFESS. SERVICE - I	29,402.24
KIRKHAM, MICHAEL & ASSOCIATES	9	SERVICE	PROFESS. SERVICE - I	13,126.00
SNC SENTCO.NET LLC	1626	SERVICE	TELEPHONE	115.67
SNC SENTCO.NET LLC	667	SERVICE	TELEPHONE	49.72
TERRI L DISHMAN	MAY 2023	CLEANING	CONTRACTED SERVIC	200.00
TERRI L DISHMAN	MAY 2023	CLEANING	SUPPLIES & MATERIAL	10.21
UTILITY DEPARTMENT	3964	AIRPORT	WATER & LIGHTS	254.62
UTILITY DEPT - PETTY CASH	POSTAGE	POSTAGE	POSTAGE	4.78
			Total AIRPORT	$79,969.47
MUTUAL FINANCE ORGAN				

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Vendor Name	Invoice	Invoice Description	Account Description	Amount
MUTUAL FINANCE ORGAN				
CITY OF F.C. FIRE DEPT.	MFO	MFO	COLLECTIONS - OTHEI	19,064.15
CITY OF HUMBOLDT	MFO	MFO	COLLECTIONS - OTHEI	8,307.00
DAWSON RURAL FIRE DISTRICT	MFO	MFO	COLLECTIONS - OTHEI	1,008.00
FALLS CITY RURAL FIRE DISTRICT	MFO	MFO	COLLECTIONS - OTHEI	578.00
HUMBOLDT RURAL FIRE DISTRICT	MFO	MFO	COLLECTIONS - OTHEI	1,879.00
STELLA RURAL FIRE DISTRICT	MFO	MFO	COLLECTIONS - OTHEI	2,403.00
VERDON RURAL FIRE DISTRICT	MFO	MFO	COLLECTIONS - OTHEI	1,525.00
VILLAGE OF DAWSON	MFO	MFO	COLLECTIONS - OTHEI	748.00
VILLAGE OF RULO	MFO	MFO	COLLECTIONS - OTHEI	632.00
VILLAGE OF SALEM	MFO	MFO	COLLECTIONS - OTHEI	863.00
VILLAGE OF SHUBERT	MFO	MFO	COLLECTIONS - OTHEI	730.00
			Total MUTUAL FINANCE ORGAN	$37,737.15
C.D.B.G.-GRANTS				
SOUTHEAST NE DEVELOP DISTRICT	20ED001	20ED001 DRAW 3	CONTRACTED SERVIC	2,465.00
SOUTHEAST NE DEVELOP DISTRICT	20ED001	20ED001 DRAW 3	CONTRACTED SERVIC	26,262.47
			Total C.D.B.G.-GRANTS	$28,727.47
CAPITAL IMPROV. SINK				
FALLS CITY SANITATION SERVICE	SPRING (	SPRING CLEAN UP	CONTRACTED SERVIC	2,080.00
OLSSON ASSOCIATES	458411	SERVICE	PROFESSIONAL SERV	2,039.59
RULO TRANSPORTATION	SERVICE	SERVICE	CAPITAL IMPROVEMEI	681.00
SCHOLL LAWN & LANDSCAPE, LLC	20952	SEEDING-16TH CROOK	CAPITAL IMPROVEMEI	835.00
			Total CAPITAL IMPROV. SINK	$5,635.59
				$543,425.02

Report Selection: Check Approval List - GL Account
Date Range Selection: Disregard Date Range
Starting Date: 4/1/2023
Ending Date: 4/30/2023

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Vendor Name	Invoice	Invoice Description	Account Description	Amount
ELECTRIC DEPARTMENT				
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	PROD.- OPERATION - S	40,373.14
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	DIST.- MAINT.- SALARII	19,921.20
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	GEN.- OPERATION - SA	11,877.43
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	GEN.- PENSION & BEN	3,196.78
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	HEALTH INSURANCE	11,491.43
ADMINISTRATIVE DEPARTMENT	MISC	SUPPLIES	PROD.- OFFICE SUPPL	8.38
ADMINISTRATIVE DEPARTMENT	MISC	SUPPLIES	GEN.- OFFICE SUPPLIE	4.10
CORE & MAIN LP	N516322	CREDIT	INVENTORY	(28.64)
DEBIT CARD ACCOUNT	DOLLAR :	SUPPLIES	INVENTORY	90.75
EL CAMINO ELECTRIC	LANE ST	SUPPLIES	DIST.- REPAIRS - ST LI	433.50
FALLS CITY MERCANTILE	202876	PAPER TOWELS	INVENTORY	181.27
FARM AND CITY SUPPLY	962389	PVC	DIST.- SUPPLIES & MA	189.08
FARM AND CITY SUPPLY	962427	PVC/PIPE	DIST.- SUPPLIES & MA	56.22
FARM AND CITY SUPPLY	962761	WIRE	DIST.- SUPPLIES & MA	27.84
FARM AND CITY SUPPLY	962763	SUPPLIES	PROD.- SUPPLIES & M/	5.61
FARM AND CITY SUPPLY	962872	SCREWS	PROD.- SUPPLIES & M/	3.76
FARM AND CITY SUPPLY	963079	FLEX TAPE	PROD.- SUPPLIES & M/	8.59
FARM AND CITY SUPPLY	963148	EXT CORD, SUPPLIES	DIST.- SUPPLIES & MA	59.11
FARM AND CITY SUPPLY	963520	SUPPLIES	PROD.- SUPPLIES & M/	73.70
FARM AND CITY SUPPLY	964069	OIL ABSORBENT	PROD.- SUPPLIES & M/	40.83
FARM AND CITY SUPPLY	964179	SUPPLIES	PROD.- SUPPLIES & M/	16.75
FARM AND CITY SUPPLY	964211	BROOM/DUSTPAN/SCREWS	PROD.- SUPPLIES & E)	26.74
FARM AND CITY SUPPLY	964483	TAP PLUG	PROD.- REPAIRS - SHC	7.08
FARM AND CITY SUPPLY	964833	SUPPLIES	DIST.- SUPPLIES & MA	139.74
FARM AND CITY SUPPLY	965022	SUPPLIES	DIST.- SUPPLIES & MA	54.79
HEALY LAW OFFICES, LLC	2954-001	SERVICE	GEN.- PROFESSIONAL	295.00
HUSKER ELECTRIC SUPPLY	531090-0(	SUPPLIES	INVENTORY	319.28
HUSKER ELECTRIC SUPPLY	531219-0(	SUPPLIES	INVENTORY	1,135.20
HUSKER ELECTRIC SUPPLY	531750-0(	SUPPLIES	DIST.- REPAIRS - TOOI	359.87
JEO CONSULTING GROUP INC	140937	PROJECT R221010.00	GEN.- PROFESSIONAL	5,790.00
JEO CONSULTING GROUP INC	141660	PROJECT R191461.00	GEN.- PROFESSIONAL	7,224.60
MECHANIC SHOP	19328	ELECTRIC	DIST.- REPAIRS - VEHI	18.27
MECHANIC SHOP	19341	ELECTRIC	DIST.- REPAIRS - VEHI	5.00
MEYER LABORATORY INC	0886050-I	REPAIRS- PUMP	PROD.- SUPPLIES & E)	141.69
MEYER LABORATORY INC	0886051-I	REPAIRS- PUMP	PROD.- SUPPLIES & E)	182.70
MEYER LABORATORY INC	0889417-I	SUPPLIES	PROD.- SUPPLIES & E)	128.95
MID CONTINENT SALES	33897	SUPPLIES	PROD.- REPAIRS - ENC	169.36
MID CONTINENT SALES	33902	SUPPLIES	PROD.- REPAIRS - ENC	169.36
MUNICIPAL ENERGY AGENCY OF NEB	304269	SERVICE	PROD.- COMOD PURCI	74,219.61
NORTH AMERICAN ELECTRIC	29602	NERC ASSESSMENT	GEN.- OPER.- MISC. E)	633.72
NORTHERN SAFETY CO INC	90548065	SUPPLIES	INVENTORY	86.17
NORTHERN SAFETY CO INC	90548065	SUPPLIES	DIST.- REPAIRS - TOOI	70.11
NORTHERN SAFETY CO INC	90549245	BROW PAD-HARD HATS	INVENTORY	67.00
OPPD	UFALL05	SERVICE	PROD.- COMOD PURCI	13,752.74
OPPD	UFALL10	SERVICE	PROD.- COMOD PURCI	68,571.78
PRO-SERV	255684	SAV 816MF	GEN.- MAINT. AGRMT (	43.94
QUILL CORPORATION	32327847	SUPPLIES	GEN.- OFFICE SUPPLIE	13.98
QUILL CORPORATION	32327847	CREDIT	GEN.- OFFICE SUPPLIE	(6.99)
QUILL CORPORATION	32372601	SUPPLIES	GEN.- OFFICE SUPPLIE	6.99
QUILL CORPORATION	32523327	THERMAL ROLLS	GEN.- OFFICE SUPPLIE	31.00
RAY LUHRING	TRAVEL	TRAVEL	PROD.- SCHOOLS, SEI	371.15
RESCO	894271-0(	SUPPLIES	INVENTORY	913.75
RICHARDSON COUNTY TREASURER	PICTOME	PICTOMETRY	GEN.- PROFESSIONAL	1,849.36
SAMPLE BROTHERS	22069970	SUPPLIES	PROD.- REPAIRS - ENC	2,074.72
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	107.50
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	107.42
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	15.28
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	51.81
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	6.49
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	57.42
T & R ELECTRIC SUPPLY	172339	TRANSFORMER	DIST.- REPAIRS - TRAI	800.65
TASC	in275710	COBRA	HEALTH INSURANCE	62.50
TIME MANAGEMENT SYSTEMS INC	286604	ANNUAL SUPPORT	GEN.- PROFESSIONAL	98.19
UCI UTILITY CONSULATANTS INC	32247/31	ADMIN FEES	GEN.- PROFESSIONAL	70.00
ULINE	16319136	SUPPLIES	PROD.- REPAIRS - BUI	120.33
ULINE	16330281	SUPPLIES	PROD.- SUPPLIES & M/	153.40

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Vendor Name	Invoice	Invoice Description	Account Description	Amount
ELECTRIC DEPARTMENT				
UTILITY DEPARTMENT	2234	ELECTRIC	DIST.- UTILITY BILLS	40.31
UTILITY DEPARTMENT	2243	ELECTRIC	PROD.- UTILITY BILLS	871.10
UTILITY DEPARTMENT	2243	ELECTRIC	DIST.- SUPPLIES & MA	75.92
UTILITY DEPARTMENT	2244	ELECTRIC	PROD.- AUXILIARY PO	2,448.78
UTILITY DEPARTMENT	2245	ELECTRIC	PROD.- AUXILIARY PO	6,118.21
UTILITY DEPARTMENT	2246	ELECTRIC	PROD.- WATER TREAT	279.88
UTILITY DEPARTMENT	2246	ELECTRIC	SOLID WAISTE FEE	2.00
UTILITY DEPARTMENT	2248	ELECTRIC	DIST.- UTILITY BILLS	435.40
UTILITY DEPARTMENT	2248	ELECTRIC	SOLID WAISTE FEE	2.00
UTILITY DEPARTMENT	3442	ELECTRIC	PROD.- FUEL - GAS	497.37
UTILITY DEPARTMENT	9048	ELECTRIC	PROD.- FUEL - GAS	4,409.51
UTILITY DEPARTMENT/PETTY CASH	MISC	MISC	GEN.- POSTAGE	383.03
DIANE WENTZ		Credit balance owed refund for 1003 EAST	ACCOUNTS RECEIVAB	679.86
WOLFES PRINTING	1333	SUPPLIES	PROD.- OFFICE SUPPL	25.55
WOLFES PRINTING	1380	DOOR HANGARS	GEN.- OFFICE SUPPLI	101.59
			Total ELECTRIC DEPARTMENT	$284,918.99

WATER DEPARTMENT

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Vendor Name	Invoice	Invoice Description	Account Description	Amount
WATER DEPARTMENT				
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	PROD.- OPERATION - S	15,600.98
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	DIST.- MAINT.- SALARII	9,811.94
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	GEN.- OPERATION - SA	2,321.81
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	GEN.- PENSION & BEN	624.91
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	HEALTH INSURANCE	2,246.35
ADMINISTRATIVE DEPARTMENT	MISC	SUPPLIES	PROD.- OFFICE SUPPL	2.48
ADMINISTRATIVE DEPARTMENT	MISC	SUPPLIES	GEN.- OFFICE SUPPLIE	0.82
BLETSCHER TRUCKING INC	WATER F	UTIL DEPT	PROD.- MAINT.- MISC.	439.60
CONCRETE INDUSTRIES, INC.	IJ678330	CONCRETE	DIST.- REPAIRS - MAIN	1,069.09
CORE & MAIN LP	S728774	SUPPLIES	DIST.- REPAIRS - METE	70.38
CORE & MAIN LP	S761238	SUPPLIES	DIST.- REPAIRS - TOOI	196.16
DEBIT CARD ACCOUNT	WARRIOI	SUPPLIES	DIST.- SUPPLIES & MA	151.00
EDWARDS CHEMICALS	IN112862	SUPPLIES	PROD.- WATER TREAT	601.30
FALLS CITY MERCANTILE	201488	PAPER TOWELS	PROD.- SUPPLIES & M/	56.41
FANNIE MAE		Deposit refund for 2421 HARLAN ST (Custc	CONSUMER DEPOSITS	14.71
FARM AND CITY SUPPLY	962993	RAKE	PROD.- REPAIRS - TOC	21.49
FARM AND CITY SUPPLY	963523	SUPPLIES	PROD.- REPAIRS - AUX	18.20
FARM AND CITY SUPPLY	963967	SUPPLIES	PROD.- REPAIRS - AUX	25.96
FARM AND CITY SUPPLY	964017	SUPPLIES	PROD.- REPAIRS - AUX	15.03
FARM AND CITY SUPPLY	965050	CHAINSAW	PROD.- REPAIRS - TOC	257.99
ANDREW GILLESPIE		Deposit refund for 1113 CHASE ST. (Custor	CONSUMER DEPOSITS	10.15
HUSKER ELECTRIC SUPPLY	531934-0(	SUPPLIES	DIST.- SUPPLIES & MA	52.24
LINDE GAS & EQUIPMENT INC	20530702	CO2	PROD.- WATER TREAT	(1,824.34)
LINDE GAS & EQUIPMENT INC	35599604	CO2	PROD.- WATER TREAT	6,271.83
MCMASTER - CARR	97317750	SUPPLIES	PROD.- REPAIRS - AUX	120.09
MCMASTER - CARR	97957273	SUPPLIES	PROD.- REPAIRS - AUX	112.42
MECHANIC SHOP	19333	WATER	PROD.- REPAIRS - VEH	200.25
MECHANIC SHOP	19346	WATER	DIST.- REPAIRS - CONS	1,066.95
MILLER & ASSOCIATES	0350	495-C1-001	GEN.- PROFESSIONAL	525.00
MILLER & ASSOCIATES	0561	495-C1-001	GEN.- PROFESSIONAL	1,732.50
MISSISSIPPI LIME CO.	1670636	LIME	PROD.- WATER TREAT	7,836.08
MUNICIPAL SUPPLY, INC. OF OMAHA	0870710-I	SUPPLIES	INVENTORY	394.53
MUNICIPAL SUPPLY, INC. OF OMAHA	0870924-I	SUPPLIES	INVENTORY	453.42
MUNICIPAL SUPPLY, INC. OF OMAHA	0871599-I	SUPPLIES	INVENTORY	42.03
NDEE - FISCAL SERVICES	8968	INT/PRINCIPAL PAYMENT	GEN.- PROFESSIONAL	42,530.97
NEBRASKA DEPARTMENT OF	9508	INT & PRINCIPAL	GEN.- PROFESSIONAL	12,055.16
NEBRASKA PUBLIC HEALTH	564789	WATER SAMPLE TESTING	GEN.- PROFESSIONAL	85.00
PRO-SERV	255684	SAV 816MF	GEN.- MAINT. AGRMT (	8.79
QUILL CORPORATION	32327847	SUPPLIES	PROD.- OFFICE SUPPL	119.97
QUILL CORPORATION	32523327	THERMAL ROLLS	GEN.- OFFICE SUPPLIE	6.20
RICHARDSON COUNTY TREASURER	PICTOME	PICTOMETRY	GEN.- PROFESSIONAL	369.87
RIESCHICK DRILLING CO., INC.	8479	22ND & SCHOENHEIT	DIST.- REPAIRS - SERV	415.00
RIESCHICK DRILLING CO., INC.	8503	SUPPLIES	DIST.- REPAIRS - SERV	1,313.16
SCHEITEL FEED & SEED	119063	FESCUE	DIST.- REPAIRS - MAIN	122.50
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	153.68
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	2.36
TASC	in275710	COBRA	HEALTH INSURANCE	12.50
TIME MANAGEMENT SYSTEMS INC	286604	ANNUAL SUPPORT	GEN.- PROFESSIONAL	19.64
TIME MANAGEMENT SYSTEMS INC	286604	ANNUAL SUPPORT	GEN.- PROFESSIONAL	78.55
UTILITY DEPARTMENT	2056	WATER	PROD.- AUXILIARY PO	7,649.28
UTILITY DEPARTMENT	2056	WATER	DIST.- SUPPLIES & MA	34.08
UTILITY DEPARTMENT	2239	WATER	PROD.- AUXILIARY PO	295.42
UTILITY DEPARTMENT	2241	WATER	PROD.- UTILITY BILLS	159.09
UTILITY DEPARTMENT	2242	WATER	PROD.- AUXILIARY PO	2,405.90
UTILITY DEPARTMENT	691	WATER	DIST.- UTILITY BILLS	101.08
UTILITY DEPARTMENT/PETTY CASH	MISC	MISC	GEN.- POSTAGE	38.70
UTILITY DEPARTMENT/PETTY CASH	MISC	MISC	GEN.- POSTAGE	76.60
UTILITY SERVICE CO INC	580892	TANK QUARTERLY	GEN.- PROFESSIONAL	7,699.92
WESTRUM LEAK DETECTION	4004	2023 LEAK DETECTION SURVEY	GEN.- PROFESSIONAL	2,800.00
WHETROCK INC.	5662	ROCK	PROD.- MAINT.- MISC.	973.40
WOLFES PRINTING	1380	DOOR HANGARS	GEN.- OFFICE SUPPLIE	20.32
			Total WATER DEPARTMENT	$130,086.90

MECHANIC SHOP

Check Approval List - GL Account

Vendor Name	Invoice	Invoice Description	Account Description	Amount
MECHANIC SHOP				
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	DIST.- OPERATION - S/	4,920.42
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	GEN.- PENSION & BEN	273.80
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	HEALTH INSURANCE	671.98
AGCO PLUS	IA47457	PARTS	GEN.- COST OF MERCI	1,586.00
AGCO PLUS	IA47776	PARTS	GEN.- COST OF MERCI	880.94
AGCO PLUS	IA47899	PARTS	GEN.- REPAIRS - BUILI	102.30
AGCO PLUS	IA47951	PARTS/FREIGHT	GEN.- COST OF MERCI	21.30
ARMBRUSTER MOTOR CO.	PCP-720(	TUBE	GEN.- COST OF MERCI	45.20
BERWICK CO-OP OIL COMPANY	122239	GREASE	GEN.- COST OF MERCI	162.80
FALLS CITY AUTO SUPPLY	59981	FILTERS	GEN.- COST OF MERCI	11.19
FALLS CITY AUTO SUPPLY	59986	GAUGE	DIST.- REPAIRS - SHOI	9.49
FALLS CITY AUTO SUPPLY	60061	BATTERIES	GEN.- COST OF MERCI	147.37
FALLS CITY AUTO SUPPLY	60062	SUNSONG	GEN.- COST OF MERCI	31.15
FALLS CITY AUTO SUPPLY	60088	FILTERS	GEN.- COST OF MERCI	18.72
FALLS CITY AUTO SUPPLY	60275	ANTIFREEZE	GEN.- COST OF MERCI	23.98
FALLS CITY AUTO SUPPLY	60543	FILTERS	GEN.- COST OF MERCI	7.67
FALLS CITY AUTO SUPPLY	60553	SOLENOID	GEN.- COST OF MERCI	48.52
FALLS CITY AUTO SUPPLY	60581	LINE/FITTING	GEN.- COST OF MERCI	8.66
FALLS CITY AUTO SUPPLY	60615	SUPPLIES	GEN.- COST OF MERCI	55.01
FALLS CITY AUTO SUPPLY	60642	FILTERS/ANTIFREEZE/BRAKE FLUID	GEN.- COST OF MERCI	71.82
FARM AND CITY SUPPLY	962084	SUPPLIES	GEN.- COST OF MERCI	97.11
FARM AND CITY SUPPLY	962430	NUTS/BOLTS/WASHERS	GEN.- COST OF MERCI	13.16
FARM AND CITY SUPPLY	963032	SCREWS	GEN.- COST OF MERCI	14.00
FARM AND CITY SUPPLY	963569	SCREWS	GEN.- COST OF MERCI	3.56
FARM AND CITY SUPPLY	963675	SCREWS/SUPPLIES	GEN.- COST OF MERCI	6.68
FARM AND CITY SUPPLY	964395	DR SHAFT	GEN.- COST OF MERCI	22.00
HARMON'S O.K. TIRE STORE	49177	TIRE	GEN.- COST OF MERCI	200.25
HAUG COMMUNICATIONS	323KS-10	CLIPS	GEN.- COST OF MERCI	128.00
INTERSTATE ALL BATTERY CENTER	19043990	BATTERY	GEN.- COST OF MERCI	96.30
MECHANIC SHOP	19338	77	GEN.- VEHICLE - FUEL	15.76
MR. AUTOMOTIVE	014007	SUPPLIES	GEN.- COST OF MERCI	6.65
MR. AUTOMOTIVE	014011	BREAK SUPPLIES	GEN.- COST OF MERCI	578.18
MR. AUTOMOTIVE	014033	SUPPLIES	GEN.- COST OF MERCI	23.94
MR. AUTOMOTIVE	014034	OIL	GEN.- COST OF MERCI	179.99
MR. AUTOMOTIVE	014069	BRASS FITTING	GEN.- COST OF MERCI	2.77
MR. AUTOMOTIVE	014091	FREIGHT	GEN.- COST OF MERCI	70.00
POWER PLAN	2034736	WATER PUMP/FREIGHT	GEN.- COST OF MERCI	85.05
POWER PLAN	2034742	WATER PUMP	GEN.- COST OF MERCI	930.91
TRI-STATE TRUCK & TRACTOR REPAI	29648C	AXLE LOCK WASHER	GEN.- COST OF MERCI	5.68
			Total MECHANIC SHOP	$11,578.31

GAS DEPARTMENT

Check Approval List - GL Account

Vendor Name	Invoice	Invoice Description	Account Description	Amount
GAS DEPARTMENT				
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	DIST.- MAINT.- SALARII	32,141.95
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	GEN.- OPERATION - SA	11,859.19
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	GEN.- PENSION & BEN	3,191.87
PAYROLL ACCOUNT	UTILITY	PAYROLL EXPENSES	HEALTH INSURANCE	11,473.76
ADMINISTRATIVE DEPARTMENT	MISC	SUPPLIES	PROD.- OFFICE SUPPL	22.50
ADMINISTRATIVE DEPARTMENT	MISC	SUPPLIES	GEN.- OFFICE SUPPLIE	3.28
AGCO PLUS	IA48147	FREIGHT	DIST.- REPAIRS - CONS	112.91
CLAYTON ENERGY CORP	16296	SERVICE	PROD.- COMOD PURCI	55,696.48
DEBIT CARD ACCOUNT	ZORO.CC	SUPPLIES	DIST.- REPAIRS - TOOL	53.63
FANNIE MAE		Deposit refund for 2421 HARLAN ST (Custc	CONSUMER DEPOSITS	125.00
FARM AND CITY SUPPLY	963415	SUPPLIES	DIST.- SUPPLIES & MA	10.74
FARM AND CITY SUPPLY	963536	BOLTS/SUPPLIES	DIST.- SUPPLIES & MA	10.08
FARM AND CITY SUPPLY	963583	SUPPLIES	DIST.- SCHOOL,SEMIN	29.19
FARM AND CITY SUPPLY	963958	SUPPLIES	DIST.- REPAIRS - TOOL	34.34
FARM AND CITY SUPPLY	964334	BATTERY	DIST.- REPAIRS - TOOL	8.16
FARMERS REPAIR & MACHINE SHOP	68579	#40 PIPE	DIST.- EDUCATIONAL S	509.07
FARMERS REPAIR & MACHINE SHOP	68596	WELDING ROD	DIST.- SUPPLIES & MA	23.60
HARMON'S O.K. TIRE STORE	49437	TIRE REPAIR	DIST.- REPAIRS - VEHI	20.00
HARMON'S O.K. TIRE STORE	49567	REPAIRS	DIST.- REPAIRS - VEHI	20.00
JIM HILL'S	96571	ENAMEL	DIST.- SUPPLIES & MA	33.86
MECHANIC SHOP	19326	GAS	DIST.- REPAIRS - RADI	50.57
MECHANIC SHOP	19339	GAS	DIST.- REPAIRS - VEHI	65.41
MECHANIC SHOP	19344	GAS	DIST.- REPAIRS - VEHI	17.81
MECHANIC SHOP	19345	GAS	DIST.- REPAIRS - VEHI	48.52
MEYER HOME CENTER	546281	SUPPLIES	DIST.- REPAIRS - SERV	31.92
ONE CALL CONCEPTS INC	3040131	LOCATES	GEN.- PROFESSIONAL	69.12
PEFA, INC	2881	SERVICE	PROD.- COMOD PURCI	13,459.86
PRO-SERV	255684	SAV 816MF	GEN.- MAINT. AGRMT (	35.15
LAURA PROSSER		Deposit refund for 1702 FAIR AVE (Custom	CONSUMER DEPOSITS	39.19
QUILL CORPORATION	32523327	THERMAL ROLLS	GEN.- OFFICE SUPPLIE	24.79
RICHARDSON COUNTY TREASURER	PICTOME	PICTOMETRY	GEN.- PROFESSIONAL	1,479.48
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	2.71
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	17.84
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	167.73
SOUTHEAST NEBRASKA COMMUNICA	1387	SERVICE	GEN.- COMMUNICATIO	50.00
TASC	in275710	COBRA	HEALTH INSURANCE	50.00
UTILITY DEPARTMENT	164	GAS	DIST.- UTILITY BILLS	44.25
UTILITY DEPARTMENT	2271	GAS	DIST.- UTILITY BILLS	62.45
UTILITY DEPARTMENT	2747	GAS	DIST.- UTILITY BILLS	73.32
UTILITY DEPARTMENT	2783	GAS	DIST.- UTILITY BILLS	60.21
UTILITY DEPARTMENT	2834	GAS	DIST.- UTILITY BILLS	65.03
UTILITY DEPARTMENT	3060	GAS	DIST.- UTILITY BILLS	239.00
UTILITY DEPARTMENT	3060	GAS	DIST.- SUPPLIES & MA	163.22
UTILITY DEPARTMENT	3060	GAS	SOLID WAISTE FEE	2.00
UTILITY DEPARTMENT	5031	GAS	DIST.- UTILITY BILLS	48.89
UTILITY DEPARTMENT/PETTY CASH	MISC	MISC	GEN.- POSTAGE	306.42
VERIZON	99358964	SERVICE-GAS	GEN.- COMMUNICATIO	80.02
WOLFES PRINTING	1380	DOOR HANGARS	GEN.- OFFICE SUPPLIE	81.27
			Total GAS DEPARTMENT	$132,215.79
				$558,799.99

Report Selection: Check Approval List - GL Account
Date Range Selection: Disregard Date Range
Starting Date: 4/1/2023
Ending Date: 4/30/2023

Check Approval List - GL Account

Vendor Name	Invoice	Invoice Description	Account Description	Amount
REVENUE				
PAYROLL ACCOUNT	WW	PAYROLL	SALARIES	21,721.81
PAYROLL ACCOUNT	WW	PAYROLL	HEALTH INSURANCE	4,504.14
PAYROLL ACCOUNT	WW	PAYROLL	PENSION PAYMENT	1,214.69
DEBIT CARD ACCOUNT	SENSAPI	SUBSCRIPTION	LIFT STATION SUPPLIE	299.40
DEBIT CARD ACCOUNT	SUNMAR	WATER/GATORADE	MISCELLAENOUS OTH	35.46
DOUGLAS WHEELER	3 STATES	SERVICE	SEWER LINE REPAIRS	125.00
FALLS CITY AUTO SUPPLY	60417	DIESEL EX FLUID	AUTO SUPPLIES	14.59
FALLS CITY AUTO SUPPLY	60707	BUSSMANN	UV LIGHT MAINTENAN	1.75
FARM AND CITY SUPPLY	962411	SUPPLIES	GROUNDS MAINTENAI	49.73
FARM AND CITY SUPPLY	962429	SUPPLIES	GROUNDS MAINTENAI	46.82
FARM AND CITY SUPPLY	963465	SUPPLIES	MISCELLANEOUS LINE	27.93
HARMON'S O.K. TIRE STORE	49402	TIRE REPLACEMENT	GROUNDS MAINTENAI	225.27
HELENA CHEMICAL COMPANY	21857472	SUPPLIES	GROUNDS MAINTENAI	95.14
HELENA CHEMICAL COMPANY	21857475	SUPPLIES	GROUNDS MAINTENAI	177.38
HELENA CHEMICAL COMPANY	21857475	SUPPLIES	GROUNDS MAINTENAI	172.00
MIDWEST LABORATORIES, INC.	1132533	ANALYSIS	MISCELLANEOUS LAB	209.18
MILLER & ASSCOCIATES	0348	PROJECT #495-D1-007	PROFESSIONAL SERV	2,837.35
MILLER & ASSCOCIATES	0349	PROJECT #495-D1-005	PROFESSIONAL SERV	10,045.83
MILLER & ASSCOCIATES	0562	PROJECT #495-D1-005	PROFESSIONAL SERV	8,328.77
MILLER & ASSCOCIATES	0563	PROJECT #495-D1-007	PROFESSIONAL SERV	631.00
SCHOLL LAWN & LANDSCAPE LLC	SEED/PR	SEED/PREP-WASTE WATER	MISCELLANEOUS LINE	185.00
SOUTHEAST NEBRASKA COMMUNICA	1131	SERVICE-SEWER	TELEPHONE	119.78
UCI UTILITY CONSULTANTS INC.	32247/31	DRUG TEST-WHEELER	PROFESSIONAL SERV	70.00
USA BLUEBOOK	INV00000	SUPPLIES	CHEMICALS	99.32
UTILITY DEPARTMENT	2619	SEWER	HEAT, LIGHTS, WATER	58.56
UTILITY DEPARTMENT	2748	SEWER	HEAT, LIGHTS, WATER	11,265.16
UTILITY DEPARTMENT	2748	SEWER	MISCELLAENOUS OTH	63.77
			Total REVENUE	$62,624.83
				$62,624.83

Report Selection: Check Approval List - GL Account
Date Range Selection: Disregard Date Range
Starting Date: 4/1/2023
Ending Date: 4/30/2023

Consent Resolution
JUNE 5, 2023

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 May 15, 2023 regular meeting is hereby approved.

2. *BE IT FURTHER RESOLVED BY* the Council that the agenda for June 5, 2023, is hereby approved.

3. *BE IT FURTHER RESOLVED BY* the Council that the Claims for May, 2023 is hereby approved.

4. *BE IT FURTHER RESOLVED BY* the Council that the Consent Resolution for June 5, 2023, is hereby approved.

FALLS CITY
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REPORT TO MAYOR & COUNCIL PERSONS **FROM** **ANTHONY NUSSBAUM**
CITY ADMINISTRATOR

REGARDING Administrators Report – June 5, 2023 **DATE** June 1, 2023

Operations Update

The Falls City Aquatic Center opened on Saturday, May 29 for the 2023 season. The new diving boards have et to be delivered. These boards were ordered over 6 months ago and were originally scheduled to arrive just prior to opening. As soon as the new diving boards are received, city crews will get them installed to allow patrons full enjoyment of the facility.

An online auction of city surplus items including computer monitors, keyboards, printers, toner, and other miscellaneous items is currently live. In addition, The Falls City Airport has auction items for abandoned property including a 1948 Beech A35 plane and contents of a storage unit. Interested bidders can view the items and bid online at https://municibid.com/Browse?Seller=CityofFC.

Vacant Properties & Abatement/Demolition Program: Over $45k of the original $100k funding has been obligated/expended for demolitions through voluntary agreements with property owners. A total of 47 vacant properties have been registered to date with the oldest at a little over 140 days on the registration. Property owners that do not comply with getting the property removed within 180 days of the registration will start receiving the 1st round of fees imposed on the property of $250 for residential and $500 for commercial. Based upon the number of properties that will be registered by the end of the fiscal year, it is expected the city will impose over $12k in fees to vacant/abandoned properties. The revenue from the fees, which would be recovered in FY 2023-2024, will be reinvested into the abatement/demolition program.

The Sidewalk Improvement Assistance Program is off to a good start. A total of 16 sidewalk permits have been issued which will utilize approximately $20,910 of the original $50,000 program funding.

The Owner-occupied Rehabilitation Program managed by SENDD had yet to obligate approximately $450,000.00. A social media drive was completed to shed additional light on the program and attain more applicants. A multitude of residents inquired about the program which should provide sufficient projects to obligate this grant in addition to building a waitlist for the next round of funding. The current program provides conditional grants to property owners for eligible repairs to their primary residence including foundation, roof, mechanical, furnaces, water heaters, plumbing, weatherization, windows, doors, insulation, siding, kitchen, bathrooms, safety and code deficiencies.

Community Development

The landbank agreement is near completion. The land bank has been spearheaded by EDGE and a formal agreement will be brought before the council in the near future.

Creative District meetings continue to be held. The city has executed the MOU and the full grant will be submitted by Chamber/Main Street soon. The Creative District Team met with the Nebraska Arts Council on 5.31.23 to tour the proposed Creative District and discuss the application with the project team. Great feedback was provided to our team and we were tasked with to begin development of a strategic plan. The CCCFF construction grants for 2024 will be tied in with Creative Districts for awards. Should the city desire to apply for a 2024 CCCFF construction grant for a recreation center, the Creative District Strategic Plan must be developed out to 10 years.

Master planning for the Rail Supersite is near completion. Final site concepts, including estimated development costs will be presented in the near future. Additional meetings with OPPD are planned to formalize an MOU in the near future.

Financials

Budget planning for FY 2023-2024 will commence soon. Departments will start preliminary budget requests in May/June.

An updated chart of accounts will be implemented for conformance to GFOA/GASB standards in conjunction with Tyler Tech implementation. The new chart of accounts will be set up to allow for better tracking of costs for objects and projects for each department.

Human Resources

There are no open positions at this time.

Utility Superintendent, Ray Luhring, submitted his resignation effective June 14, 2023. Ray previously was planned to stay on board with the city until the end of CY 2023 however he has accepted a position within the City of Auburn as the Interim General Manager for the Board of Public Works. being the new Utility Superintendent, Trevor Campbell, does not take position until August 1, 2023, City Administrator Nussbaum with support of the Utility Department Supervisors will manage the utility projects and operations during the vacancy.

Projects

2023 Tyler Tech Implementation – City App will be live in app stories no later than June 9, 2023. Stage 1 of the software implementation has been completed and we are moving into Stage 2. Stage 2 will consist of importing existing data and performing data cleanup. The new chart of accounts will be set up to allow for better tracking of costs for objects and projects for each department. In addition, we will begin developing the code and permitting module for implementation.

WWTP Reed Bed Replacement – Our contractor, Constructed Wetlands Group, was scheduled to be onsite on May 22, 2023 however they did not show up. Project managers lost communication with the contractor after May 15, 2023 and we have not received any contact from them despite numerous attempts to the points of contacts and directly to their office. In an effort to get the project completed, city crews performed the planting of the reed beds in house. Sludge is now being reintroduced to establish reed bed growth and will be monitored internally for progress.

911 Wireless Project – Conversion to the lumen system from Windstream is near complete. We are expected to go live in August 2023.

2023 Street Improvements Project - Olsson is in the design phase for Phase 1 of the project. Patch work and minor replacement projects will be completed by Street Department rather than contracted out. Street crews will be working on minor patching projects through the summer and fall of 2023. Overlay work will be bid out in November 2023 for a spring 2024 construction timeline.

2022 Electrical Distribution System Improvements - Materials being procured. Contracts were awarded. This project was originally scheduled for a 2023 construction start but installation will likely be postponed to 2024 due to lead times on some materials.

BNSF Water Main Relocation – The preconstruction kick-off meeting was held and work will commence onsite on June 5, 2023. Miller & Associates will perform construction management services for the city.

2023 Northeast Force Main Replacement - Project is currently in preliminary design stages. Project consists of replacement of approximately 5000 linear feet or sewer force main along 652 Blvd from 15th Street to 27th Street.

2023 Phase 8 Gas Main Replacement Project - Consists of replacement of approximately 8125 feet of natural gas line and 56 services. The project begins on Jun 5, 2023. All property owners that are included in this project for new or tie in service have been contacted and will continue to receive communication from our city crews. No street closures are anticipated however alley closures will occur at various intervals. Closures will be limited to one block at a time and most closures will last only 1-3 days at a time.

2023 Street Sign Replacement Project – The new street signs were delivered, and installation has begun. New signs have been installed along the state highways by placement above the existing stop signs. Any existing street signposts in the existing state ROW will be removed to eliminate sign congestion. Existing street signposts in the residential areas will also be removed as new posts will be installed for every intersection in the city. As 811 locates are required for each new post placement, street crews will systematically install the new signs throughout the remainder of the year as to not flood the locate crews.

Tiger Trail Street Improvement Project – REGA Engineering is in the design phase and nearing completion of 100% bid plans. Coordination is being performed simultaneously with the Wilderness Falls III project being proposed at Champions Crossing. The CRA and Planning Commission will hold public hearings and meetings prior to recommendation to council for action. It is expected to have final plats ready for council review at the regular meeting on June 21, 2023.

Projects that were completed this fiscal year as follows:

- *33rd Street – Bill Schock Blvd to Lane Street*
- *2023 Storm Sewer Repair – 16th & Crook Street*
- *Engine 5 Rebuild at Power Plant*
- *Engine 8 Automation at Power Plant*

Respectfully,

Anthony Nussbaum
City Administrator/Clerk/Treasurer

FALLS CITY
NEBRASKA
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REPORT TO MAYOR & COUNCIL PERSONS **FROM** **ANTHONY NUSSBAUM**
CITY ADMINISTRATOR

REGARDING Board Appointments **DATE** May 30, 2023

Mayor Harkendorff has provided the below list of nominations for board appointment/reappointment(s) of vacated and/or retiring seats. Mayoral appointments for review are as follows:

Mayoral Board Appointments

- Park Board
  - Joe Froeschl – Term Expiring 12.31.2025
- Library Board
  - Tim Heckenlively – Term Expiring 5.31.2028 (Reappointment)
  - John McNeely – Term Expiring 5.31.2028
- Board of Public Works
  - John Rieger – Term Expiring 5.31.2027

Respectfully,

Anthony Nussbaum
City Administrator/Clerk/Treasurer

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

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

REQUEST FOR FUTURE AGENDA ITEM OR ADMINSITRATIVE ACTION

FALLS CITY NEBRASKA
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CITY CLERK

All requests for the Agenda must be submitted by noon on the Thursday preceding the meeting in order to be added on the current agenda, any item received after this time would have to be of an emergency nature. Once a request is received, Administration will review it and determine whether or not it requires Board action or if it is an item that needs to be handled by staff.

Requested Board to Review (Select One): ☒ **City Council** ☐ **Board of Public Works**

Date: 6/9/23 **Phone No:** 402-245-0308

Name: Mac Merz **Email:** Mandmmtrs@gmail

Address: 1515 E 14th

Description of Topic & Desired Resolution:

Closure of Street between 14 & 15th St.
of Stone for A cornhole tourn & food
truck in with the TSM+ Smokin on the
Brick event

Signature of Requester: Mac Merz

For City Use only
Received by: _____ **Date:** _____

Action Taken: _____

Falls City
CHAMBER & MAIN STREET

To: Mayor Harkendorff
City Council Members
Chief of Police

RE: Cobblestone Festival 2023 Requests

Attached are the requests for Cobblestone 2023.

Thank you for your consideration and continued cooperation. These requests are essential in making the Cobblestone Festival a great success, and bringing hundreds of visitors to the Falls City area for the weekend.

Thank you,

Amber Holle
Executive Director

I. RESTRICTIVE PARKING:

1. Thursday, August 24th

A. Restrict parking on Stone Street from 14th Street to 16th Street from the alley on 15th and 16th Street between Harlan and Stone to the alley between Stone and Chase for carnival set up.

2. Friday, August 25th through Saturday, August 26th

A. Restrict parking on east side of Court House 11:00pm Friday to 12:00 noon Saturday for visibility of the parade. The Chamber will place cones out and reopen following parade.

B. Restrict Parking on Stone Street from 16th to 18th Street for vendors and car show from Friday 5pm to 6 pm Sunday. Also, on 17th from Harlan to alley before Chase Street, 18th from hotel parking lot to Chase Street and on 19th street from after Harmon's to alley before Chase Street.

C. Restrict parking on 20th Street from Harlan to Chase and 14th Street from Harlan to Chase 11am-Noon. Chamber will block at time of parade.

II. STREET CLOSURES:

1. Thursday at 5:00pm barricade and close Stone Street from 14th Street to 16th Street from the alley on 15th and 16th Street between Harlan and Stone to the alley between Stone and Chase for carnival set up.

2. Friday at 5:00pm barricade and close Stone Street from 16th to 18th Street for vendors and car show from Friday 5pm to 6 pm Sunday. Also, on 17th from Harlan to alley before Chase Street, 18th from hotel parking lot to Chase Street and on 19th street from after Harmon's to alley before Chase Street.

III. OTHER AUTHORIZATIONS:

1. Wednesday, August 23rd

A. Street Department - 6 sets of barricades to 14th & Stone (Elks parking lot)

2. Thursday, August 24th

A. Stanton Lake – 4-8pm - Use of parking lot, lake, & shelter house for Volunteer Fire Dept. fishing tournament

B. Street Department

1. Sweep downtown area

2. Deliver equipment to:

- Twenty (20) barricades to Ambulance parking lot

- Forty (40) traffic cones to Ambulance parking lot
- Dozen (12) picnic tables to 17th Street near Courthouse
- 2 sets of barricades to 21st and Chase
- 2 sets of barricades to 21st and Stone
- 2 sets of barricades to 19th and Chase

3. Use of old Horse Arena for carnival campers from Monday, August 21st through Monday, August 28th. Request for a dumpster to be placed at grounds and bathrooms to be opended.

4. Use of standard electrical outlets in downtown area to be used Thursday, August 24th through Sunday, August 27st.

5. Waiver of Hawker's Permits for vendors during the Cobblestone Festival

A. Chamber to screen vendors for the selling of knives and dangerous items

B. Chamber will provide Police Chief with contact name and number of person responsible for vendors and Carnival.

6. Permission to place port-a-pots on sidewalk at alley on 17th Street, on the street corner of 15th and Stone by Carnival and on the corner of 18th and Stone Street from Thursday, August 24thth to Monday, August 28th.

7. Permission to place additional garbage cans in the festival area. Chamber will coordinate pick up.

8. Permission for use of two golf carts or ATVs during the festival on Stone Street for servicing flea market and night patrol, and additional golf cart and/or ATV on parade route during parade.

9. Saturday, August 26th -

A. Request police officer and patrol car be placed at corner of 14th & Harlan Street & 20th & Harlan for visible traffic control, for control of parade entries and exits from Harlan Street, 11:00 a.m. to 12:30 noon.

B. Permission to ask for State Highway approval to shut down Harlan Street between 14th & 21st Streets for the parade. Chamber will direct traffic at the intersection of Fulton & Highway 159 and 21st & Fulton to re-route traffic during parade.

C. Prichard Auditorium – Use of auditorium from 1-4pm for the Dodgeball Tournament.

10. Monday, August 28th -

A. City to pick up barricades, trash barrels, bleachers, picnic tables, and cones, at 14th, 17th & 18th Streets on Stone Street. Chamber will collect items and place at above locations

Falls City
CHAMBER & MAIN STREET

To: Mayor Harkendorff
City Council Members

RE: Request for Lemonade Days
Date: Saturday, July 8th, 2023

This year Lemonade Days activities will be from 10am to 1pm and feature a petting zoo & inflatables on the grass lot owned by Novak Realty on 15th & Stone. There will also be a free lunch provided, small games and booths from local organizations and businesses. We would like to invite a couple food vendors to set up as well. We are also encouraging sidewalk sales at the downtown businesses. With all this activity we would like permission to close down the 1500 Block of Stone Street to ensure public safety. We would also like to use the city picnic tables to set up in the street to give people some place to sit and eat. The Falls City Area Chamber of Commerce & Main Street will provide insurance & porta-potties.

Summary: We request permission to close Stone Street between 15th and 16th street starting at 8 am to allow for set up. The street may be reopened at 3 pm after all clean up and has been completed. We request the use of barricades to block off the Street and delivery of the city picnic tables.

Thank you for your consideration,

Amber Holle
Executive Director

City of Falls City - Recreation Center Feasibility Study

Request for Proposal
May 24, 2023

WILKINS
ARCHITECTURE | DESIGN | PLANNING

Miller & Associates
CONSULTING ENGINEERS, P.C.

Anthony Nussbaum
City Clerk
2307 Barada Street
Falls City, NE 68355

May 24, 2023

Dear Mr. Nussbaum,

We are excited for this incredible opportunity to PARTNER with the City of Falls City and its community members to explore city attributes and needs for this Recreation Center Feasibility Study. We have a complete understanding of what this project means for the City of Falls City and are anxious to zero-in on the project solution that accomplishes the overall goals. Our dedication to Nebraska is truly unmatched, and we want to be a part of this project to help strengthen the City of Falls City already vibrant community connections.

The implementation of this facility will dramatically impact the citizen's ability to connect with each other and facilitate activities locally in Falls City. Through a collaborative process between city administrators, community leader groups and the design team we can plan spaces that enable flexibility for future needs as well. Wilkins ADP brings a significant background in specialized assembly space projects. As we learn from every project's specialized needs, we are continually striving to be the best in our field of expertise. We exhaust every opportunity we have to gain knowledge in acoustics and advanced technology design that will help our clients achieve the integration goals of their facilities.

Our team and partner, Miller & Associates, is already working on projects in the community as well. Together we bring an unmatched understanding of the Falls City community and knowledge of the existing infrastructures. We are eager for the opportunity to TEAM with you and implement the Recreation Center Feasibility Study and develop congregational spaces that exceed the citizens of Falls City expectations. Thank you for your consideration of our proposal.

Sincerely,

KEklund

Kali Eklund
Principal, Project Manager

WILKINS
ARCHITECTURE | DESIGN | PLANNING

2908 W 39th St Suite A, Kearney, NE 68845 | 308. 991.3058 | keklund@wilkinsadp.com

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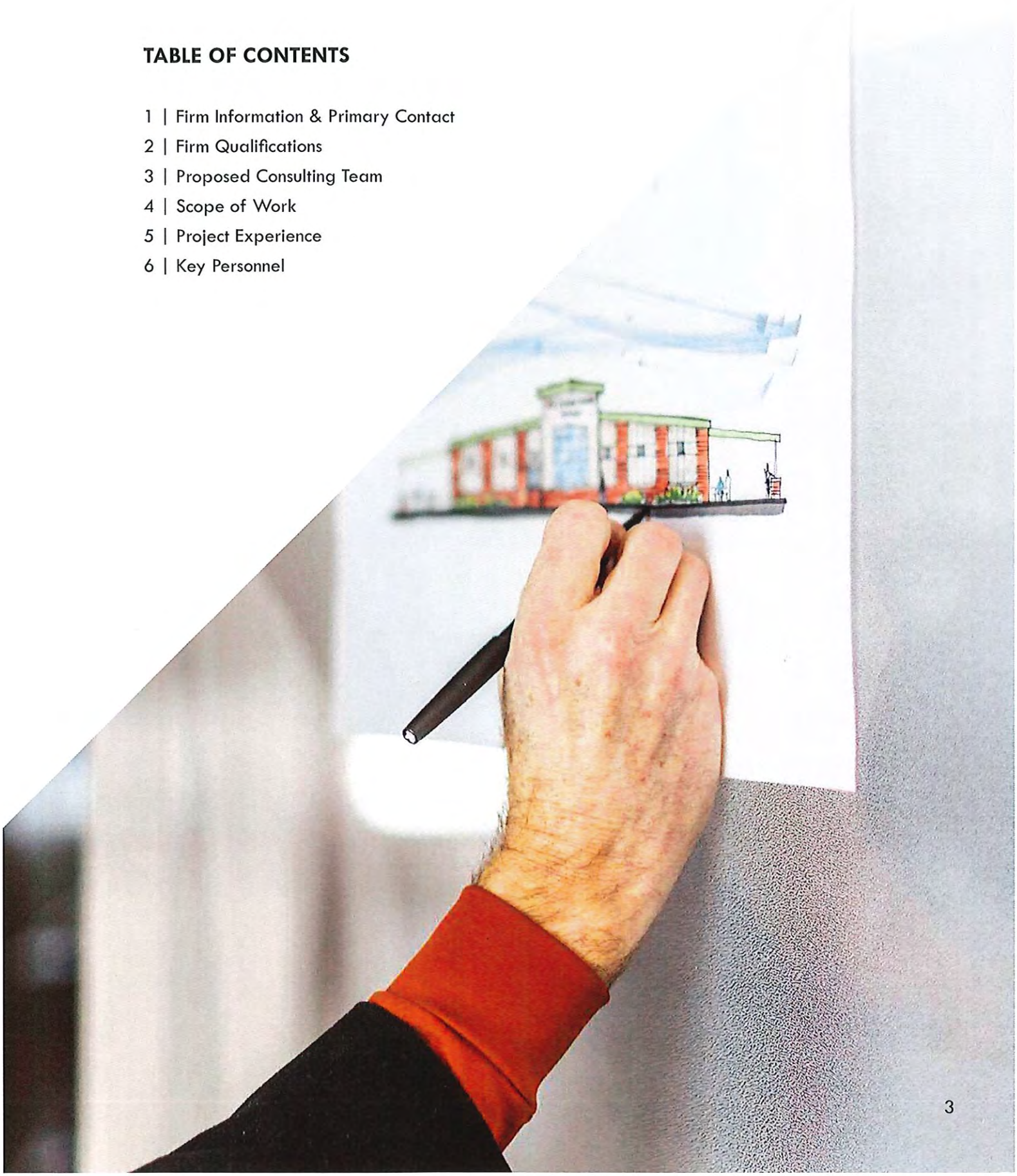


1 | FIRM INFORMATION & PRIMARY CONTACT

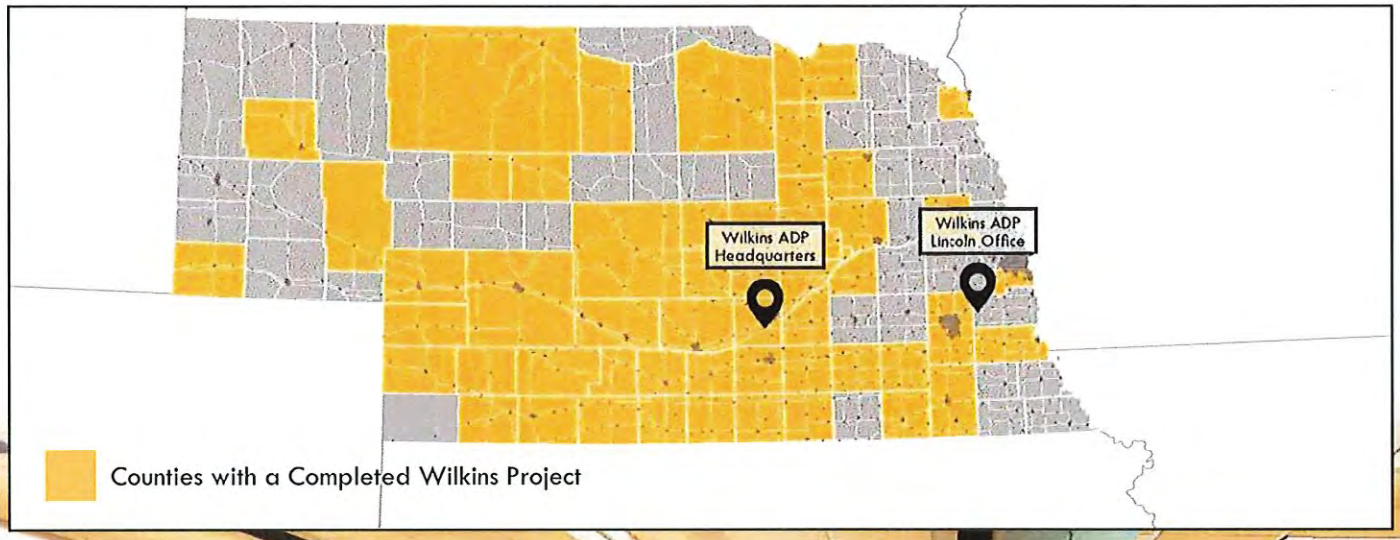
WILKINS ARCHITECTURE DESIGN PLANNING LLC.

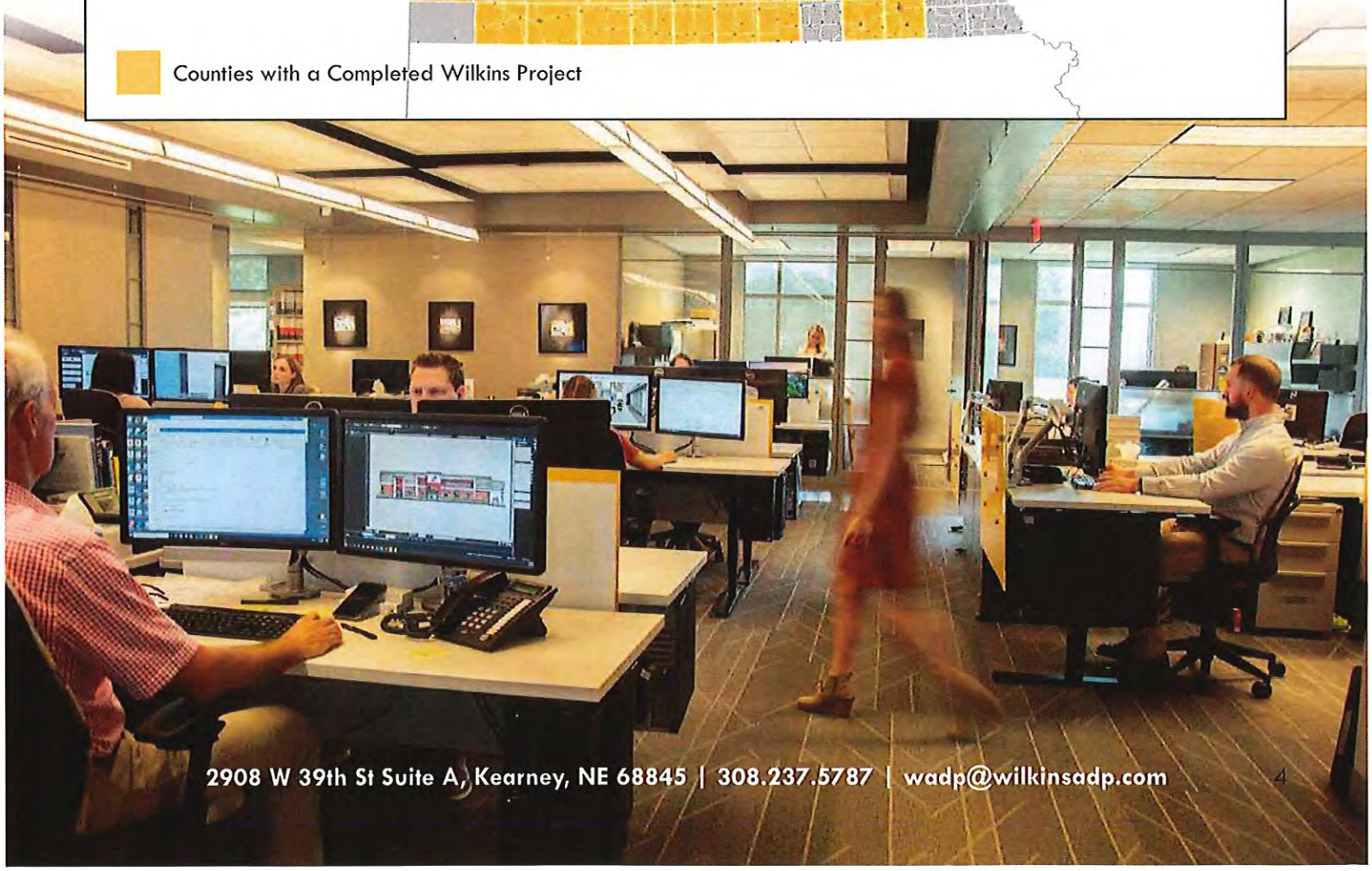
Wilkins ADP is a limited liability company that originated in 1979 as Jack D. Wilkins & Associates. Wilkins ADP is licensed in the State of Nebraska and conducts business providing architectural, interior design, and construction administration services.

Wilkins ADP, as the architect of record and prime contract holder for this project, **HAS NEVER** failed to complete contracted work and has never been involved in any type of litigation. Our team prioritizes clear, frequent, open communication between clients and team members.

OUR TEAM

Wilkins ADP currently has 20 employees: seven architects, five interior designers, an intern architect, a construction administrator, an architectural technician, a technical intern, an office manager, a marketing specialist, an executive assistant, and an accounting assistant. Our consulting engineers are well known for their professional expertise and service, and we have experience working with world-renowned specialty consultants to effectively integrate their technical knowledge into your project.





2 | FIRM QUALIFICATIONS

WILKINS ADP

Wilkins Architecture Design Planning has grown into a multifaceted firm specializing in Nebraska projects, with special interest in community, civic, and educational facilities. Our local roots and ethics compel us to design functional and cost-effective solutions for our clients. Our mission is to provide quality planning and design to meet the needs and requirements of our clients through **communication, commitment,** and **consistency.** Each member of Wilkins ADP plays an active role in carrying out this mission for each project.

COMMUNICATION

COMMITMENT

CONSISTENCY

Our goal is to accomplish the most we can with the budget we have in the areas that matter most for the users of the space. **Wilkins ADP** will lead a team of experts that has been together for over a decade. Space planning, program review, architectural and interior design will all be within Wilkins ADP's scope. In partnership with **Miller & Associates Consulting Services, P.C.,** they will provide civil engineering and site development. Headquartered in Kearney, NE, Miller has partnered on a number of projects with Wilkins and knows the city well.

MILLER & ASSOCIATES

Established in 1976, Miller & Associates, Consulting Engineers, P.C. is a Firm of over 70 qualified and experienced planners, engineers, surveyors, geologists, funding specialists, project management staff, and administrative support personnel. Miller's firm has maintained a strong tradition of stability and growth, with an impressive track record of engineering, design, planning, construction, and land development projects for over 45 years.

Miller & Associates prides itself on its successful track record of organizing, engaging, and deploying versatile, productive, goal-oriented teams of specialists who are qualified, competent, experienced, and ideally matched to client expectations for a diverse range of projects. Miller & Associates' Project Teams have partnered, and continue to partner with municipalities, rural communities, and clients from the public and private sectors in Nebraska, Kansas, and Colorado to deliver Professional Services in Civil, Structural, Geotechnical, and Environmental Engineering; Site Planning, and Property Development; Community and Regional Planning; Urban Design; Downtown Redevelopment and Revitalization; Surveying; Highway Design and Construction; and Building Construction, Modification, Rehabilitation, and Reconstruction.

3 | PROPOSED CONSULTING TEAM

Our team is built around each member's ability to contribute to the project from start to finish. The same people that participate in the interview will be those attending meetings, designing, drawing and administering coordination during construction. **There is no "middleman" and no "changing of the guard" from phase to phase that affects your project's outcome.** This consistent project team equates to reliable expertise in the production of your documents and no loss of information due to second-hand communication.

WILKINS ADP [ARCHITECTURE / MAIN POINT OF CONTACT]

WILKINS
ARCHITECTURE | DESIGN | PLANNING

Miller & Associates
CONSULTING ENGINEERS, P.C.

Kali Eklund

NCIDQ Certified - Principal, Project Manager, Designer

Josh Silvers

AIA - Assoc. Partner, Architect

Teresa Fibich

NCIDQ Certified - Assoc. Partner, Interior Designer

Craig Bennett

Site Development Specialist

Chris Miller

M.S., P.E. Civil Engineer

H. Jason Combs

M.S., PH.D Community & Regional Planner

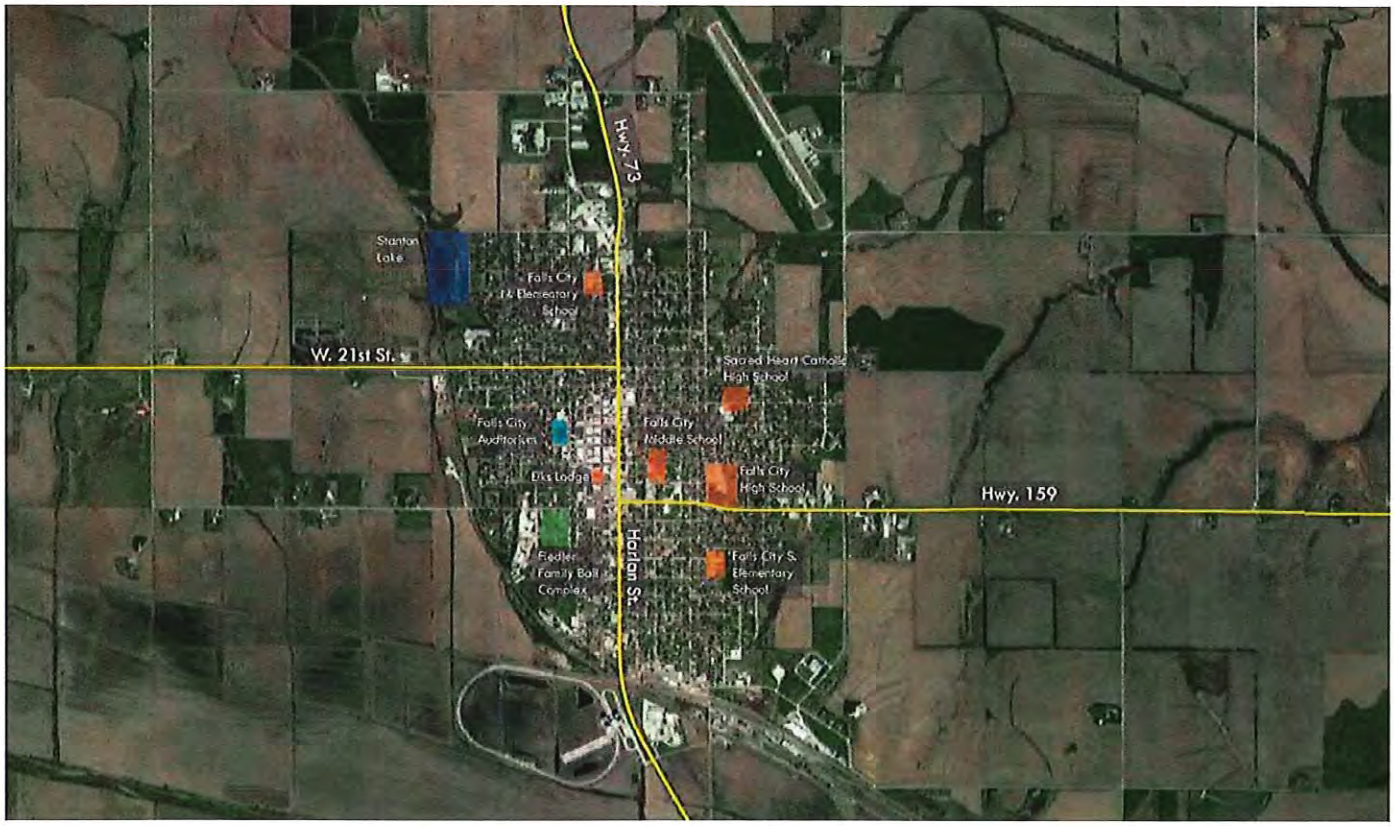
4 | SCOPE OF WORK

RESEARCH AND MARKET ANALYSIS

The City of Falls City and its surrounding communities are fortunate enough to have many valuable and well utilized amenities for citizens to enjoy. We already understand the need Falls City has to create more, updated civic spaces in order to continue highest level of community engagement within rural Nebraska. Our team with Wilkins ADP and Miller & Associates is already equipped with existing knowledge that will help us get this project off in the right direction.

Once we are able to connect with stakeholders and beneficiaries to determine priorities, we will then guide the process efficiently and effectively. Community out-reach processes are something this team has been helping facilitate in our area with over 15 projects in the last 3 years alone.

The community of Falls City succeeds at projecting a positive, progressive, forward-thinking image and this Recreation Facility would be yet another space where these goals are accomplished. Our team looks forward to an even more in-depth look into how these program spaces will identify with the people of Falls City.



SPACE PLANNING

Community Engagement Workshops: Once the program has been refined, concepts for the project are developed. This step directly evolves from its immediate predecessor as the result of working sessions. The concept options discussed enable the client to better visualize the dynamics of the process. Once developed, respective options can be studied and evaluated for ranking and ultimate selection.

Our diligence and a thorough understanding of operations and function gives us the ability to recommend solutions that are beyond our client's expectations. We are proud of our expertise and in-depth knowledge of features and functions that facilitate how the community interacts with the building, spaces, and surrounding elements. Recent trends in Recreation Center design, as well as the experiences of your staff and team, will be reviewed and evaluated to determine pros and cons for each separate area.

SCHEMATIC DESIGN

We employ a fully interactive process incorporating both the design team, and the users to compare solutions and develop pros and cons. Stacking and block diagram modeling is used to move program elements to the next step. Based on feedback, workshops, and a review of goals and objectives, we develop the concept, further transforming it to help visualize various designs.

This approach continues throughout design development and into the construction phase of the project. We employ 3D visualization from the very first design concepts as a tool for the client to immerse themselves in the proposed design for informed decision making.

Meetings: Users are a critical component to our planning, programming and design process. Because our team insists on an interactive and inclusive process, input from stakeholders, employees, and visitors will form the basis of a successful design. Central to this process are continually open lines of communication. This interaction remains from project commencement to completion of construction.

Estimating: Budget constraints and cost of construction projections suggest design limitations on a project. Our team has vast experience with construction costs in the Falls City area to help keep concept budgets on target. Our cost management begins with a thorough understanding of "design-to" costs, or in this case, "development of costs" and proceeds with continuous monitoring of project costs from kickoff to project closeout.

COLLABORATION WORKSHOP

DESIGN DEVELOPMENT

We then develop the schematic concept, further transforming it into a more detailed plan. The plans include hard-lined walls and door swings, preliminary MEP pathways, and other scaled features.

During this phase, our specialized consulting team assists to elevate the design by creating an emphasis on building efficiency. In this step each discipline (civil, mechanical, electrical, aquatic) develops a high-level look at their scope. This includes a matrix of comparable systems highlighting life-cycle costs, maintenance, durability, initial costs, and functional impacts that help our clients determine the right path for them and their project.

VISUALIZATION TOOLS

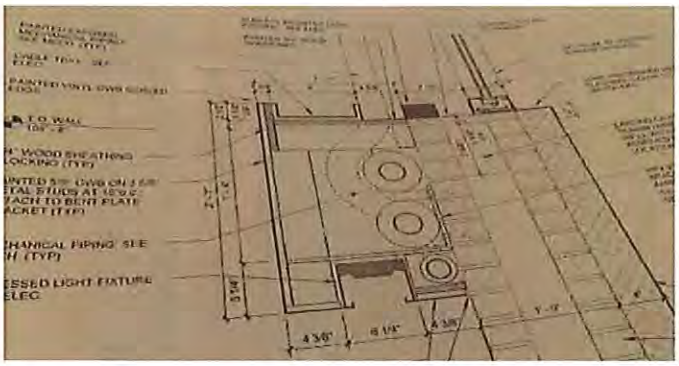
Wilkins ADP utilizes a combined effort to maximize the latest technology with Autodesk REVIT for our architectural, structural, mechanical, and electrical design. Not only does this allow for seamless coordination throughout our design team, but it also allows us to help our clients visualize their project as it comes to life. We have well-versed staff in both ENSCAPE and Lumion which allows us to take our REVIT models one step further and create a virtual walk-thru for our clients. This tool has proven critical to allowing owners to better experience the space and ultimately make the best decisions throughout the design process.

We are equipped and versatile in Adobe Creative Suite for photo-realistic renderings and Bluebeam PDF for construction documentation and coordination throughout construction. Our team also utilizes the communication synergy of Submittal Exchange for the construction process. We are committed to equipping our staff with the latest software and hardware tools to provide the best possible services and end products. We encourage you to talk with our past clients about how we have used this technology in the enhancement and production of their projects.

PHOTO-REALISTIC RENDERINGS ARE POWERFUL TOOLS FOR FUND-RAISING & RECRUITMENT PURPOSES.

CONSTRUCTION DOCUMENTS

Production: The key factor to quality assurance and dispute resolution is **QUALITY DOCUMENTS.** Wilkins ADP provide consistent and thorough documentation using a Building Information Modeling (BIM) system, which enables us to collaborate with our consultants with great care and precision. This process allows us to digitally explore a project's key physical and functional characteristics before it is built.



Code Compliance & Responsible Design: All national, state, and local codes are adhered to in our planning and design process. We include a code specialist on all projects to ensure that AHJ requirements are met. Sustainability is central to the solutions both Wilkins ADP produce for their clients. Our depth of experience and knowledge gained from designing, documenting, and continuously monitoring buildings uniquely qualifies us to provide designs that meet the industry's highest level of operational efficiencies, environmental performance and customer satisfaction. The goal of our design is to achieve a balance between aesthetics, efficiency and practical requirements (such as ADA compliance) as well as create inspiring environments in which people can collaborate.

Technical Expertise: Management of technical requirements takes place at all levels of design and construction. We use the latest in computer design and documentation called BIM (Building Information Management) which, in our case, is a program called Revit Architecture. In Revit Architecture, we have the ability to work in the same file at the same time so that when the design changes, everyone is aware and can adjust accordingly. This allows the entirety of our design team to work in an efficient and collaborative way. This program also allows clients to see 3D images of the building and rooms as they are being developed. Clients are better able to respond to changes during the design phase when changes are relatively easy to make and much less costly.

One of our greatest tools for managing quality during construction is availability to visit the job site as required. We often visit job sites multiple times between construction meetings to observe that the contractor is constructing what the client is paying for. Quality of construction is a key component to the success of your building.

CONSTRUCTION ADMINISTRATION / PROJECT CLOSE-OUT

The same team of architects that produce your construction documents also writes your specifications. This team then transitions into construction administration so that the same eyes and ears that provided your programming and conducted design tours are also conducting monthly site visits and final punch lists. This consistency defines our team's success in Project Management. We use a web-based project collaboration software to keep everyone informed and in constant communication.

Delivery Method: Our team is well-versed in all construction delivery methods.

Managing Systems: Wilkins ADP utilizes a flat management structure. Every project has a project manager who is a major owner in the company, and that manager staffs the project with the required architectural and interior professionals to meet the project requirements. This management system also compresses the proximity of the design team, so that your project gets the specific focus it deserves. You will always know who to call.

Alma City Auditorium Feasibility Study

Alma, Nebraska

WilkinsADP partnered with Miller & Associates to assist the citizens of Alma with a feasibility and grant study to prioritize improvements needed in the City Auditorium to improve public use facilities for residents and visitors. The planning process relied heavily on public input with multiple town-hall style meetings and public input surveys.

We focused on grant opportunities available for the rural communities and explored efforts to keep project costs low while still achieving the desired community impact.

SCOPE:
Cost: $1.2 Million
Square Footage:
7,815 s.f. (existing remodel)

PROJECT REFERENCE:
Lori Bantam, City Admin.
City of Alma
P: 308-928-2242

PERCEIVED DEFICIENCIES

Acoustics
The auditorium space is primarily made up of hard, reflective surfaces; this is not conducive to quality acoustics. The excessive ambient noise is an obstacle for public meetings, performances, and even banquet-style events. If not controlled, background noise acts as a form of noise pollution or interference, making it more difficult to hear the primary sound.

ADA Accessibility
When the City Auditorium was built, accessibility was not a huge aspect of design. There are many accessibility deficiencies throughout the City Auditorium. The current restrooms are not in compliance with ADA guidelines. There are also entire areas of the building which are only accessible by stairs, including the stage and mezzanine areas. Access to these areas could prove challenging as ramps require a large amount of space and would change the aesthetic of the stage area.

Code Compliance
Guardrails can be a variety of styles as long as there are no openings large enough to pass a 4-inch diameter sphere through. This is not the case for the existing guardrails on the mezzanine level, which presents a safety concern. Additional concerns on the mezzanine level are the stairs and the fixed, bleacher-style seating.

Elwood Community Wellness Center Study

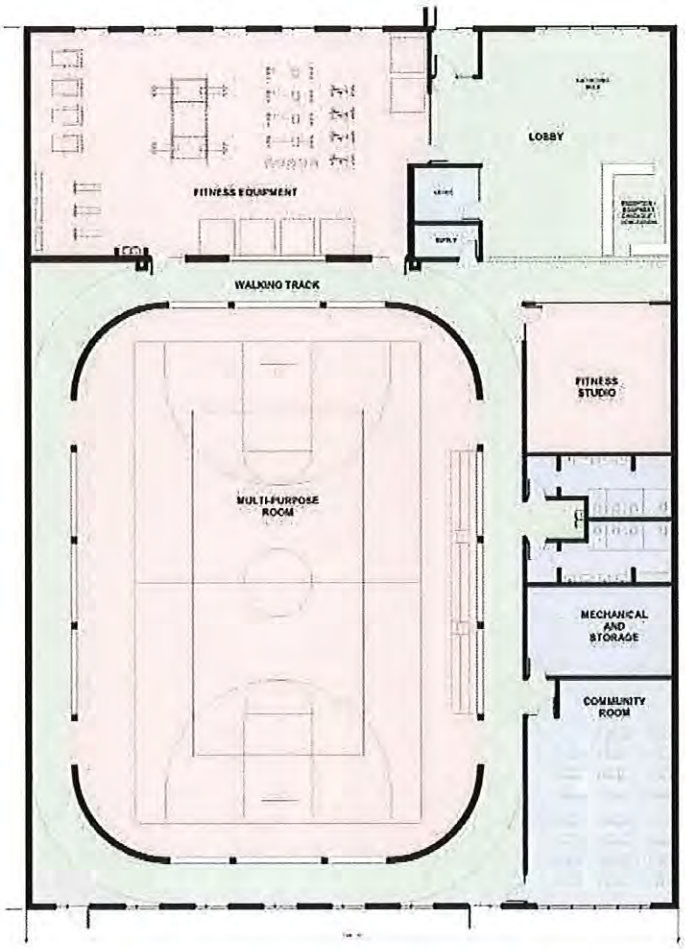
Elwood, Nebraska

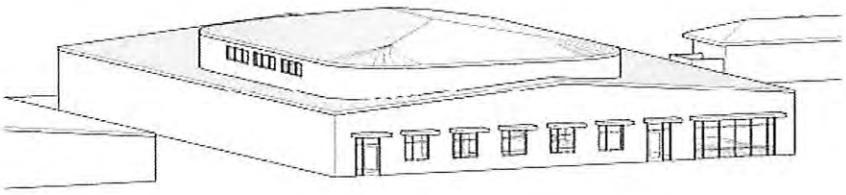
WilkinsADP assisted the Village of Elwood with a feasibility study for a new wellness center.

One of our top priorities was public outreach. We wanted to engage residents and stakeholders to find out more about what they wanted to see in a new wellness center. Our team organized and participated in three strategic committee meetings with Elwood stakeholders where we exchanged information and came to decisions about the proposed wellness center.

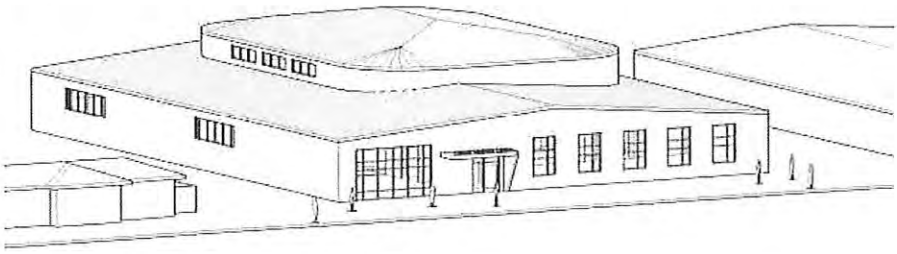
Eventually, our team provided two building and site plan concepts with preliminary opinions of cost to the committee. We also coordinated a public open house where we presented the building concepts to the public in more detail.

Finally, we submitted a final feasibility report that identified a priority list for the center and users. The report included preliminary opinions of cost for construction and operation of the center. We identified potential funding sources, local partnerships, and fund-raising opportunities that go beyond the village.





AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST

SCOPE:
Cost: $3.4 million
Square Footage: 17,500 s.f.

PROJECT REFERENCE:
Tom Martin
Board Chairman
Village of Elwood
P: 308-785-2480

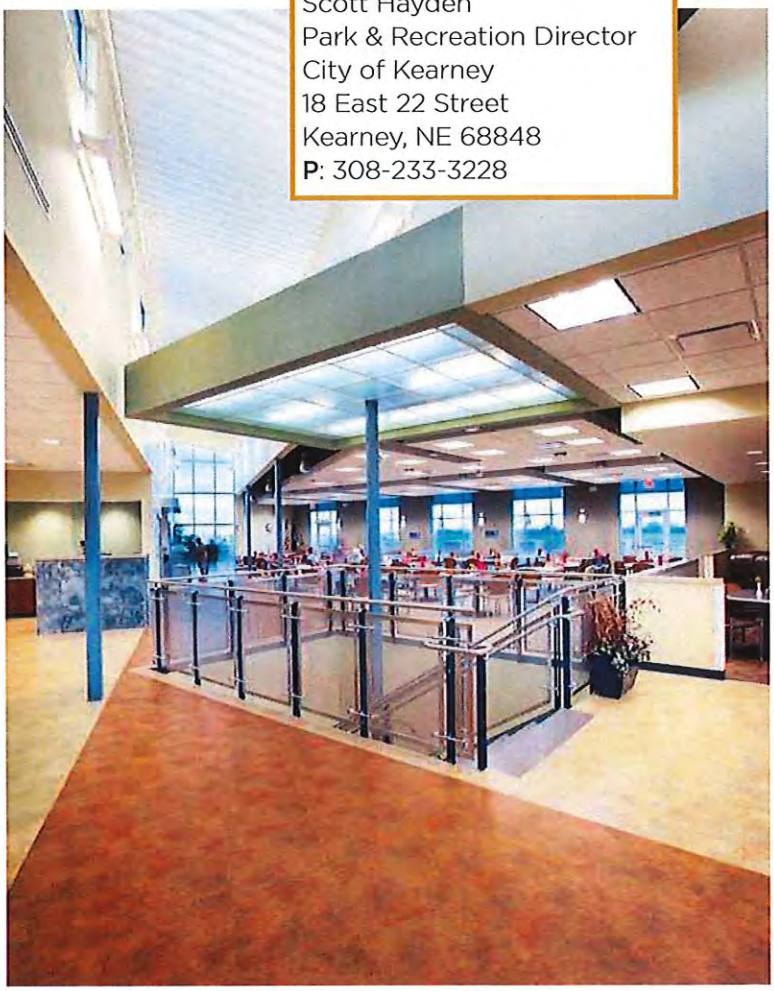
Peterson Senior Activity Center

Kearney, Nebraska

SCOPE:
Cost: $2.8 million
Square Footage: 15,050 s.f.

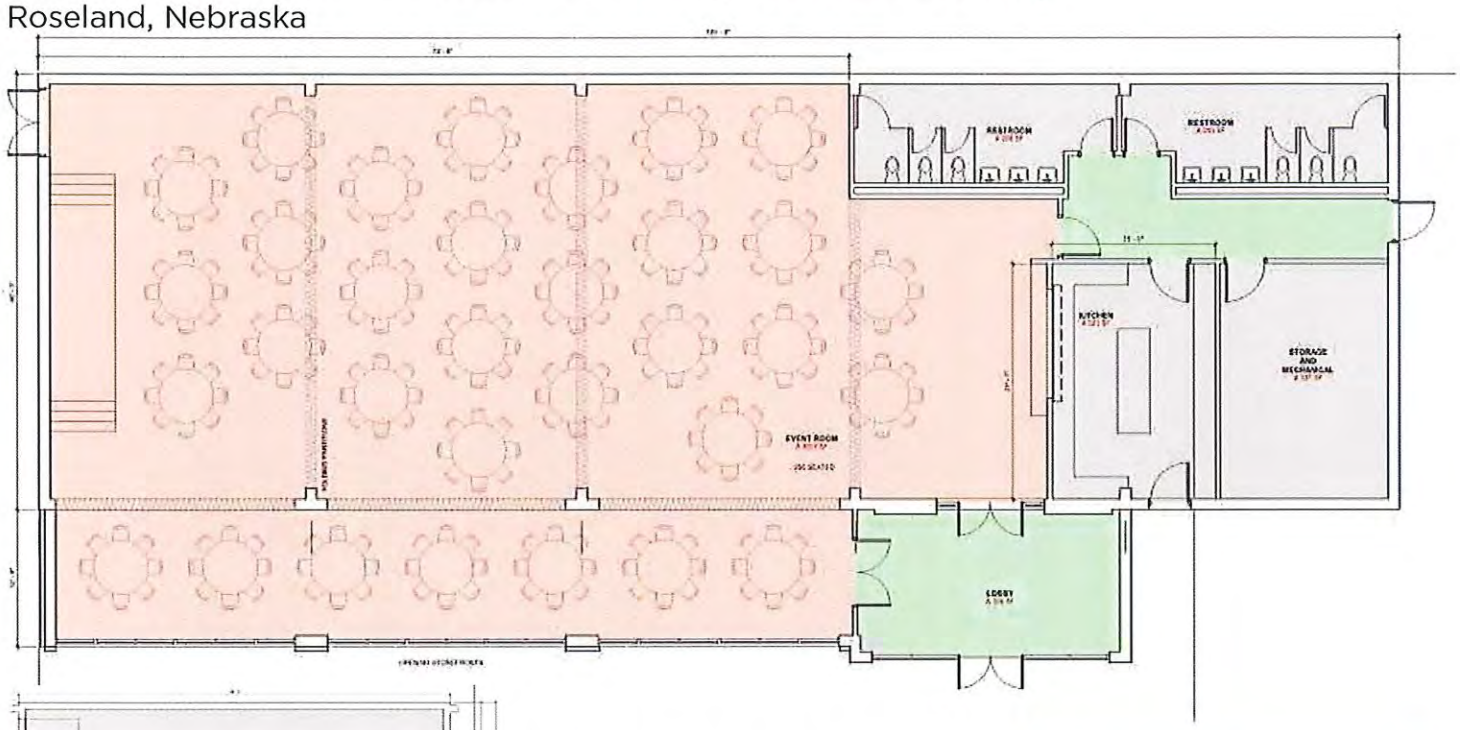
PROJECT REFERENCE:
Scott Hayden
Park & Recreation Director
City of Kearney
18 East 22 Street
Kearney, NE 68848
P: 308-233-3228

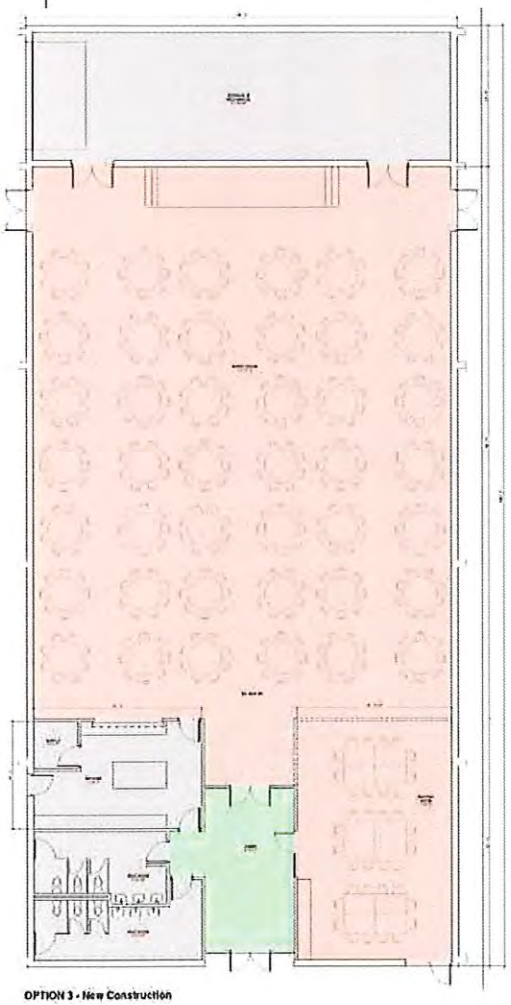
WilkinsADP was asked to design a new replacement for the Senior Center in Yanney Park in south Kearney. The building was to be high profile to help set design standards for future Park projects. The building provides year round food service and activity spaces for area seniors. Food service includes daily meal preparation for 125 seniors and a maximum capacity of 250 meals per dining session. The center also includes recreation, entertainment, and technology spaces.



Roseland Civic and Community Center Study

Roseland, Nebraska





WilkinsADP assisted the Village of Roseland and the Roseland Community Club with a feasibility study for a new community center building. We also helped the village with a successful application for a Nebraska Civic and Community Center Financing Fund planning grant.

SCOPE: (Option 3)
Cost: $1.1 million
Square Footage: 7,200 s.f.

PROJECT REFERENCE:
Ron Sidlo
Board Chairperson
Village of Roseland
P: 402-756-6432

The Roseland Community Club is a highly organized team of local community members that has successfully raised funds for the specific purpose of a new community center building. WilkinsADP presented the local design team with three general options to consider.

1. Renovate the existing community building located in downtown Roseland.
2. Remodel the old fire department also located in downtown Roseland.
3. Construct a new building that would be located on one of two undeveloped sites in the village.

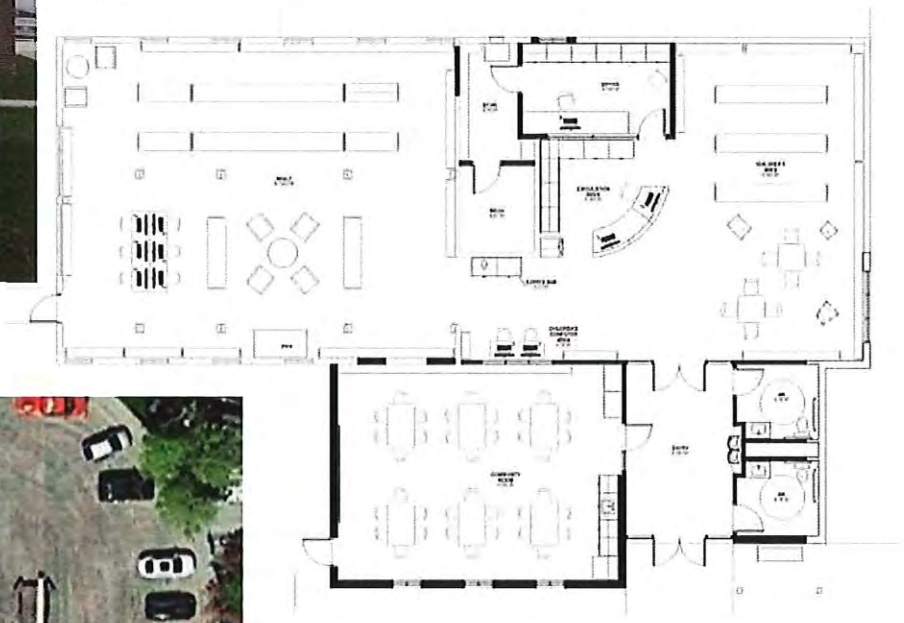
The extremely active Roseland Community Club continues to hold fund raising events and is seeking in-kind services and materials to potentially complete the Roseland Community Center Building at a reduced cost.

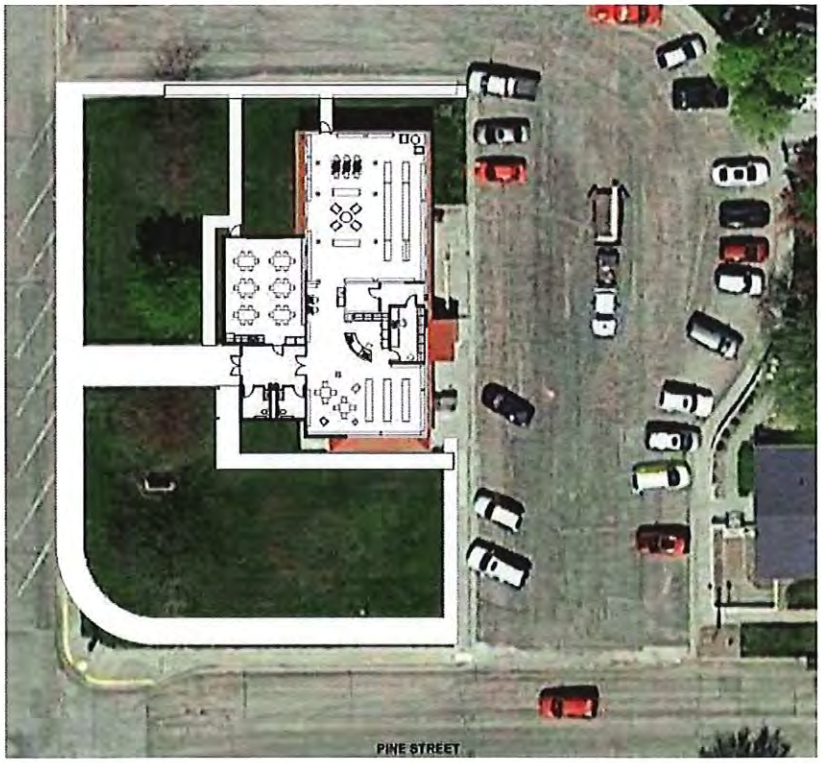
Arapahoe Public Library Expansion Study

Arapahoe, Nebraska

WilkinsADP assisted the citizens of Arapahoe with a feasibility and grant study to expand their Public Library and facilitate the incorporation of a community gathering and meeting space into the design of the facility. To keep citizen engagement strategy costs low, we empowered the community's ability to have input on the project through online surveys.

We focused on grant opportunities available for the rural community and exhausted efforts to keep project costs low while still achieving the desired impact.





SCOPE:
Cost: $744,300
Square Footage:
2,747 s.f. (existing remodel)
1,720 s.f. (new)

PROJECT REFERENCE:
Jennifer Einspahr
Director
Arapahoe Public Library
P: 308-962-7806

Fullerton Historic Power Building Rehabilitation Study

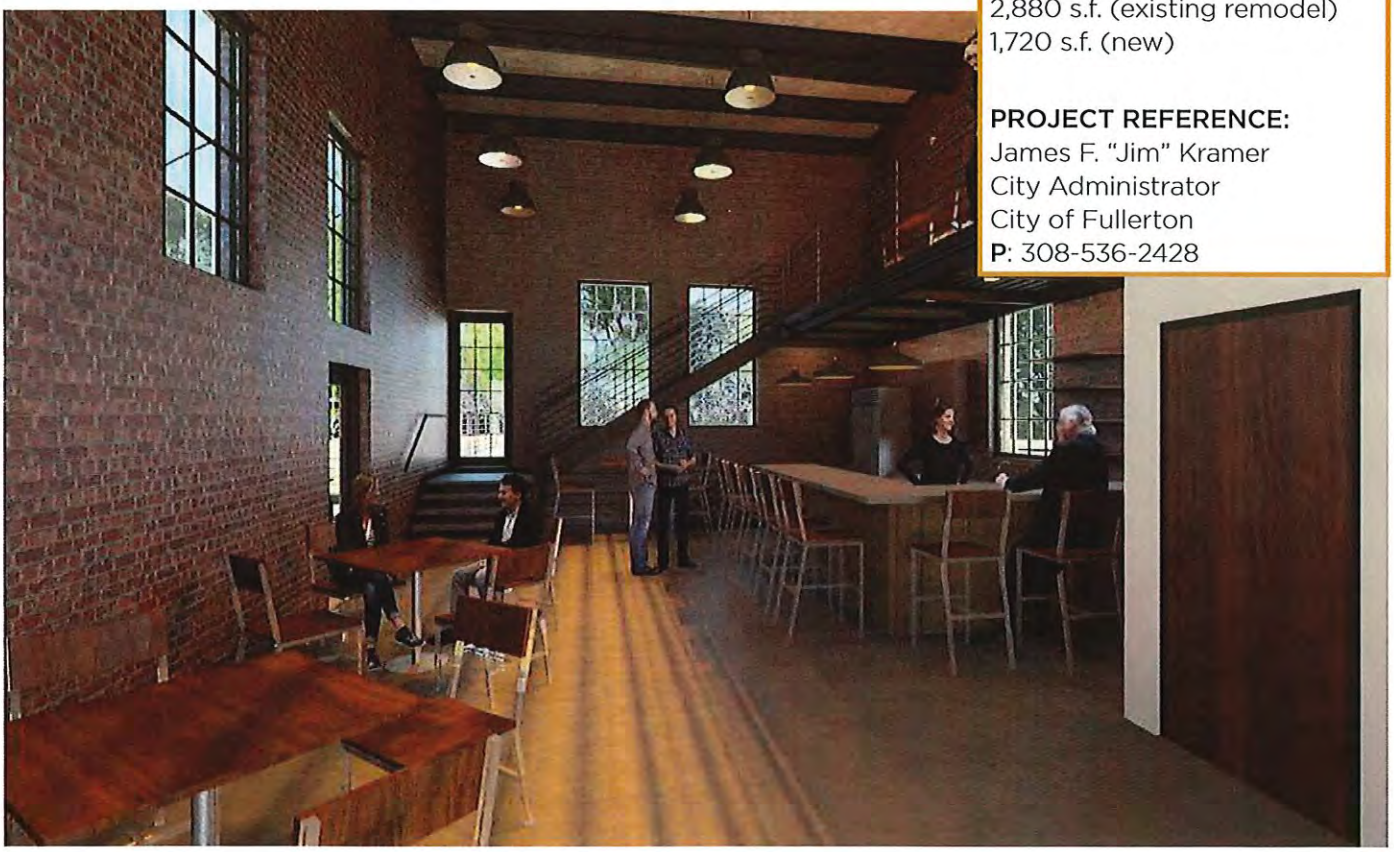
Fullerton, Nebraska

WilkinsADP assisted the City of Fullerton with determining the best use of a former hydroelectric power house building.

Input from the public, Design Team and the committee meeting process aided the Steering Committee in coming up with a final recommendation. The final recommendation was to renovate the power house building to develop it into a public gathering space, with the ability to rent the space for various clients. The former hydroelectric power plant building will be directly connected to the new trail system, the river and a nearby 5-acre island. This will allow people to have a place to gather after a day on the river, a hike on the trail, or a stay in the RV park.

SCOPE:
Cost: $566,400
Square Footage:
2,880 s.f. (existing remodel)
1,720 s.f. (new)

PROJECT REFERENCE:
James F. "Jim" Kramer
City Administrator
City of Fullerton
P: 308-536-2428



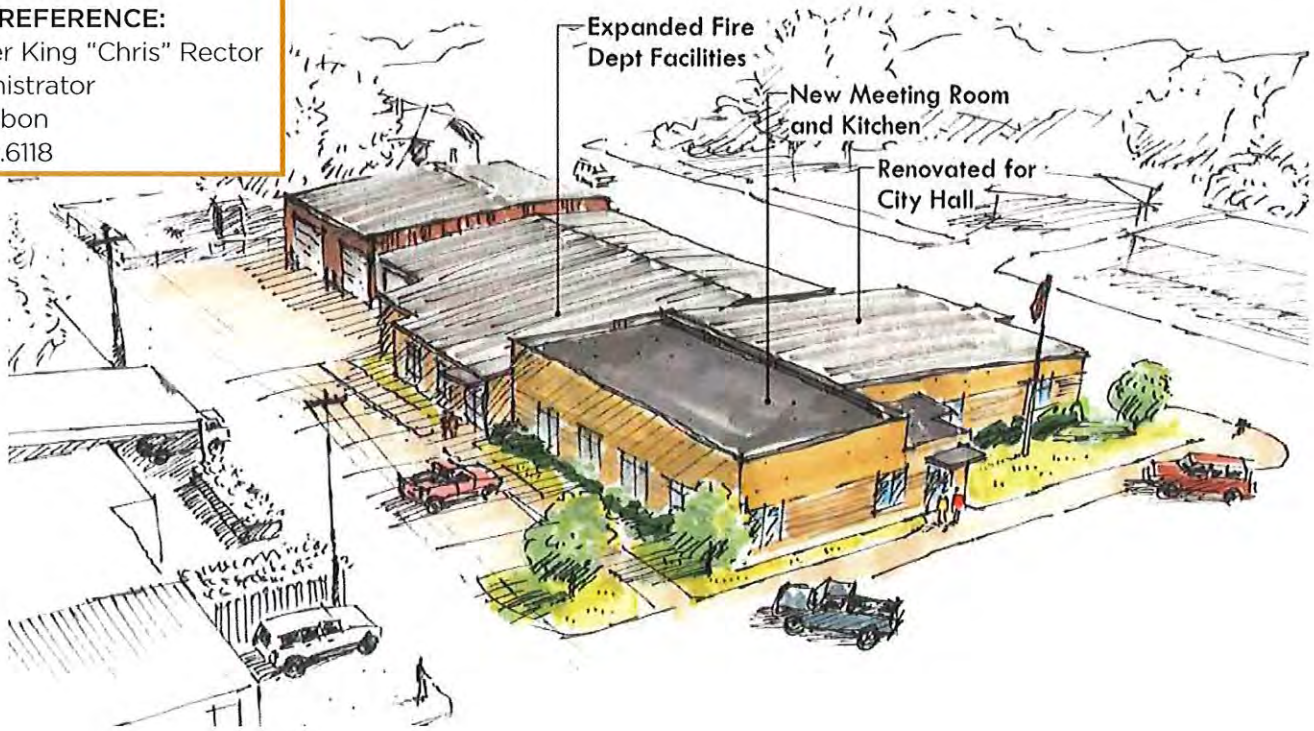
Gibbon City Hall/Fire Hall Expansion Study

Gibbon, Nebraska

Wilkins ADP assisted the City of Gibbon with a feasibility study for an expanded and renovated City Hall and Fire Hall with a community center component. Meetings were conducted with various city and fire officials along with public meetings to gather input from all of the stakeholders. The current city and fire hall are very dated, undersized and lacking of the vital spaces needed for public safety. The study proposed both the renovation and expansion of city offices, renovation and expansion of the fire hall spaces, including proper locker room and other support spaces and an addition of a community gathering and meeting space with a kitchen for use by the community.

SCOPE:
Cost: $1,830,000
Square Footage:
3,556 s.f. (renovation)
4,268 s.f. (new)

PROJECT REFERENCE:
Christopher King "Chris" Rector
City Administrator
City of Gibbon
P: 308.468.6118



6 | KEY PERSONNEL

KALI EKLUND, NCIDQ, IIDA
MANAGING PRINCIPAL / DESIGNER
Wilkins Architecture Design Planning, LLC

Kali, one of two Managing Principal owners at Wilkins ADP, actively oversees many of Wilkins ADP civic based projects. While engaging in the decision-making responsibilities as the lead interior designer on her assignments, she also provides the management of document production, consultant coordination, and construction administration. Her top priority is ensuring that the client is presented with the best possible solutions for their projects.

- *PETERSON SENIOR ACTIVITY CENTER; KEARNEY, NE*
- *AURORA COOPERATIVE CORPORATE OFFICE; AURORA, NE*
- *CENTRAL COMMUNITY COLLEGE*
  > 5-YEAR MASTER PLAN
  > NEW KEARNEY CENTER MASTER PLAN
  > NEW KEARNEY CENTER, KEARNEY, NE
  > HALL STUDENT UNION, HASTINGS,NE
- *CENTRAL NEBRASKA VETERANS HOME; KEARNEY, NE*
- *HOLCOMB EVANGELICAL FREE CHURCH MULTIPURPOSE ROOM AND CLASSROOMS; HOLCOMB, NE*
- *KEARNEY PUBLIC LIBRARY ADDITION & RENOVATION; KEARNEY, NE*
- *MESSIAH LUTHERAN CHURCH PHASE 2 CLASSROOM AND MULTIPURPOSE ROOM ADDITION; AURORA, NE*
- *NEBRASKALAND NATIONAL BANK HEADQUARTERS; NORTH PLATTE, NE*
- *NEW KEARNEY HIGH SCHOOL; KEARNEY, NE*
- *NORTHEAST COMMUNITY COLLEGE STUDENT CENTER; NORFOLK, NE*
- *PARKVIEW BAPTIST CHURCH MASTER PLAN; LEXINGTON, NE*
- *R.Y.D.E. TRANSPORTATION FACILITY; KEARNEY, NE*
- *UNIVERSITY OF NEBRASKA AT KEARNEY*
  > MANTOR RANDALL ENTRANCE REMODEL; KEARNEY, NE
  > STUDENT UNION REMODEL PHASE 1; KEARNEY, NE

6 | KEY PERSONNEL

JOSH SILVERS, AIA, NCARB
ASSOCIATE PARTNER / ARCHITECT
Wilkins Architecture Design Planning, LLC

Mr. Silvers is a project architect, with an eye for creativity and a keen awareness of functionality. He effectively leads his teams with a collective and holistic approach to design. Joining Wilkins ADP in 2013, Josh continues to demonstrate his ability to balance unique and innovative ideas with sound functionality and detail by using advancements in technology as a means for sustainable building. His responsibilities include design, production, coordination of consultants and construction administration.

- *CENTRAL COMMUNITY COLLEGE WRESTLING ROOM ADDITION; COLUMBUS, NE*
- *COZAD COMMUNITY SCHOOLS HIGH SCHOOL & ELEMENTARY ADDITIONS & BOND PLANNING; COZAD, NE*
- *DILLER-ODELL HIGH SCHOOL GYM ADDITION, ODELL, NE*
- *ELM CREEK PUBLIC SCHOOLS, ADDITION & RENOVATION & BOND PLANNING; ELM CREEK, NE*
- *KEARNEY PUBLIC SCHOOLS - KEARNEY, NE*
  > KEARNEY HIGH SCHOOL
  > HORIZON MIDDLE SCHOOL ADDITION & RENOVATION
  > NORTHEAST ELEMENTARY ADDITION & RENOVATION
- *KEARNEY FAMILY YMCA ADDITION & RENOVATION, KEARNEY, NE*
- *MID-PLAINS COMMUNITY COLLEGE*
  > 10 YEAR MASTER PLAN
  > BROOKS HALL ADDITION & RENOVATION; MCCOOK, NE
- *SUMMERLAND PUBLIC SCHOOL & BOND PLANNING; EWING, NE*
- *UNIVERSITY OF NEBRASKA KEARNEY, FOOTBALL LOCKER ROOM RENOVATION; KEARNEY, NE*

TERESA FIBICH, NCIDQ, IIDA
INTERIOR DESIGNER
Wilkins Architecture Design Planning, LLC

Ms. Fibich brings a fresh set of design skills to each project she is given. Her duties as the interior designer include material selection, document production, consultant coordination, and contract administration. Teresa designs with full intention and excels at going the extra mile to make sure each detail, no matter how small, becomes reality.

- *ARAPAHOE PUBLIC LIBRARY ADDITION & RENOVATION; ARAPAHOE, NE*
- *ELM CREEK PUBLIC SCHOOLS, ADDITION & RENOVATION & BOND PLANNING; ELM CREEK, NE*
- *ELWOOD PUBLIC SCHOOLS ADDITION & RENOVATION, ELWOOD, NEBRASKA*
- *HERSHEY PUBLIC SCHOOLS ADDITION/RENOVATION & BOND PLANNING; HERSHEY, NE*
- *KEARNEY PUBLIC SCHOOLS - KEARNEY, NE*
  > KEARNEY HIGH SCHOOL CLASSROOM ADDITIONS
  > SUNRISE MIDDLE SCHOOL ADDITION & RENOVATION
  > TRANSPORTATION BUILDING OFFICE REMODEL
- *KEARNEY FAMILY YMCA ADDITION & RENOVATION, KEARNEY, NE*
- *LOOMIS PUBLIC SCHOOLS ELEMENTARY ADDITION; LOOMIS, NE*
- *OSCEOLA PUBLIC SCHOOLS ADDITION, OSCEOLA, NE*
- *SUMMERLAND PUBLIC SCHOOL & BOND PLANNING; EWING, NE*
- *WAUNETA-PALISADE PUBLIC SCHOOLS ADDITION & RENOVATION; WAUNETA, NE*
- *WILCOX-HILDRETH PUBLIC SCHOOLS PHASE 1 ADDITION & RENOVATION, WILCOX, NE*

6 | KEY PERSONNEL

CHRIS MILLER, M.S., P.E.
CIVIL ENGINEER
Miller & Associates

Mr. Miller is a Civil and Environmental Engineer for water, wastewater, and solid waste projects. He is responsible for project management, cost control, and environmental issues on projects. Mr. Miller has over 30 years of engineering experience. He has prepared numerous studies and managed the design and construction of a wide array of civil and environmental engineering projects. His professional experience includes the development of many innovative solutions for problems challenging many Nebraska communities, counties, and other governmental agencies.

Mr. Miller has assisted the City of Falls City with municipal and civil engineering needs since 2019. Since that time, Mr. Miller has assisted the City of Falls City with a number of projects including:

- *LIFT STATION STUDY - Mr. Miller and the Miller & Associates project team reviewed the existing lift station system, including background information on the City's wastewater, including reports, studies, and other documents, regarding the system's history, general age, condition, known problems, and operating data. In addition, the project team analyzed the lift station's current and future service area and project flow rates for the full developed service area. Mr. Miller provided the City with recommendations including a description of potential solutions, including an evaluation of alternatives for wastewater pumping systems to achieve and maintain City service for a 20-year period.*

- *PUMP STATION RECONSTRUCTION - Miller & Associates was hired by the City of Falls City to complete mechanical, electrical, and civil engineering design for a new submersible lift station, generator, and valve structure near the existing wet well lift station. This project included the demolition of the existing lift station wet well.*

- *INFLUENT PUMP STATION PUMP REPLACEMENT - Miller & Associates was hired to complete the replacement of three influent wastewater treatment facility pumps and the installation of a new flow measuring device.*

- *SANITARY SEWER INFLOW / INFILTRATION STUDY - The Miller & Associates project team was hired to review past sewer rehabilitation projects, including the review of closed circuit televising and the proposed project locations. The team prepared drawings and specifications for rehabilitation of sewer main, manholes, sewer abandonment, and associated work in areas with identified deficiencies. Mr. Miller and the project team, completed and prepared a general infiltration/ inflow desktop analysis and presented the findings to the City.*

6 | KEY PERSONNEL

CRAIG A. BENNETT, NPZA
SITE DEVELOPMENT SPECIALIST
Miller & Associates

Mr. Bennett has over 35 years of experience in the civil engineering and consulting field. He is responsible for completing master planning for small- and large-scale projects, and site design, and has years of experience completing planning tasks that include interpreting, modifying, and writing Zoning Regulations, as well as assisting with annexation and zoning changes for clients and land development projects.

Mr. Bennett is a seasoned speaker and assisted many communities and private developers with subdivision concept planning, layouts, and site selection. Projects he has been involved with range from single-family and multi-family residential subdivisions, park and recreational trails, and retail, commercial, and industrial developments.

- *YOUNES SITE DEVELOPMENT, CROWNE PLAZA – KEARNEY, NEBRASKA - Mr. Bennett served as the Project Manager for the civil design of the newest Younes property development. Kearney's Crowne Plaza Hotel consists of a 5-story building with amenities such as an indoor water park, conference center, and eating establishments. The project site sits on an approximately 12.2-acre parcel north of Talmadge Street and west of 6th Avenue. Civil design scope includes parking lot development, water, sanitary sewer, stormwater detention, and hardscapes.*

- *META / FACEBOOK DATA CENTER – PRIVATE, ALTOONA, IOWA - Mr. Bennett served as the Project Manager for the civil design of a large campus data center development. The 380-acre project began in 2012 and has spanned several phases with new design and construction still in progress. Before the design phase, Mr. Bennett served as a member of the site selection team. During design and construction phase services, Mr. Bennett's role included presenting in weekly design conference calls, on-site construction inspections, and preparation of punch lists for site commissioning documents.*

- *CENTRAL NEBRASKA VETERANS HOME SITE SELECTION AND SITE DEVELOPMENT – KEARNEY NEBRASKA - Mr. Bennett assisted the project team with completing the site assessment, survey, and civil site design for the new Central Nebraska Veterans' Home (CNVH) site and infrastructure improvements adjacent to the site.*

6 | KEY PERSONNEL

H. JASON COMBS, M.S., PH. D
COMMUNITY AND REGIONAL PLANNER
Miller & Associates

Dr. Combs recently joined Miller & Associates as a Community and Regional Planner, with over 30 years of experience in Geography and Resource Planning. He brings a wealth of knowledge and new insight into the planning field. Dr. Combs is responsible for researching, writing, and presenting Comprehensive Plans, Blight Studies, and Zoning and Subdivision Regulations for communities and counties throughout Nebraska.

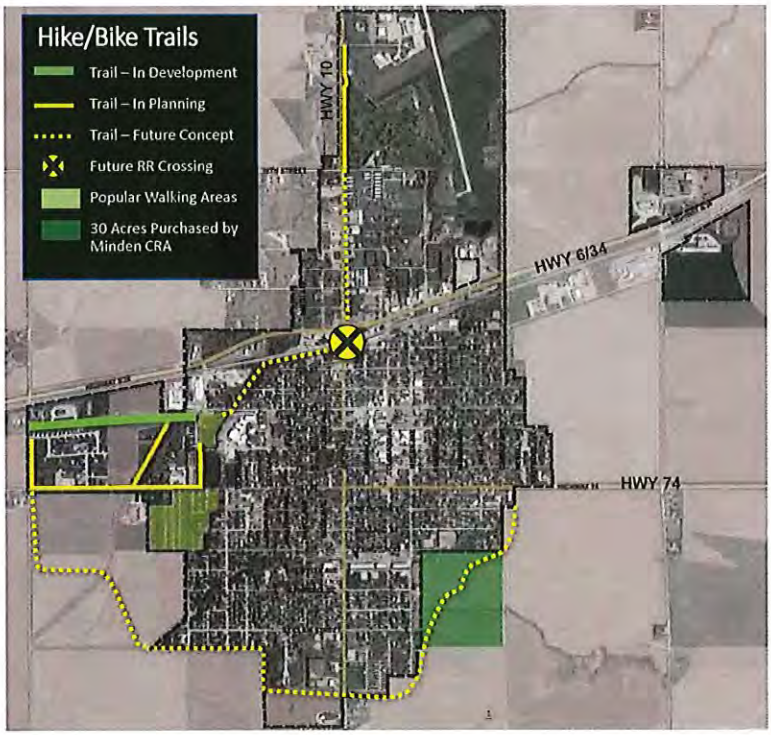
Dr. Combs will play an integral role in facilitating Steering Group Discussions, Council meeting, and all other forms of public input for planning projects completed by Miller & Associates.

- *2023 BLIGHT AND SUBSTANDARD STUDY – BRADSHAW, NEBRASKA - Dr. Combs served as the Project Lead for the Village of Bradshaw's 2023 Blight & Substandard Study Project. This study was conducted for the entire Village of Bradshaw. This project consisted of the project team conducting a site visit, collecting data from primary and secondary sources, and providing a blight and substandard determination based on the findings. Dr. Combs developed a blight and substandard report, including working with the project team to create the maps for the study.*

- *MCCOOK BLIGHT AND SUBSTANDARD STUDY – MCCOOK, NEBRASKA - Dr. Combs served as the Project Lead for the City of McCook's 2023 Blight & Substandard Study Project, located in the southwest Industrial Area, along Ravenswood Drive. This project consisted of the project team conducting a site visit, collecting data from primary and secondary sources, and providing a blight and substandard determination & substandard report based on the findings.*

- *MINDEN COMPREHENSIVE PLAN AND CONNECTIVITY MASTER PLAN – MINDEN, NEBRASKA - Dr. Combs served on the project team for the City of Minden's Comprehensive Plan and Connectivity Master Plan project. The Project Team along with the City of Minden conducted three town hall meetings and an online and hard copy public input survey. Miller & Associates collected data and analyzed existing conditions, including exploring potential hike/bike routes, and community wayfinding needs. The team developed options for wayfinding and entryway improvements.*

- *Dr. Combs has completed consulting jobs with the Kansas Department of Tourism, the Regional Council of Governments in Maryville, Missouri, the Delta Bridge Foundation in Arkansas, the Missouri State Historical Society, the Nebraska State Historical Society, the City of North Platte, Nebraska, and the Platte Institute for Economic Research. In addition to grants and contracts, Dr. Combs has published several journal articles with themes dealing with accessibility, demographics, marketing, and transportation.*



PROPOSAL FOR PROFESSIONAL SERVICES

CITY OF FALLS CITY, NE

Recreation Center Feasibility Study

May 24, 2023

ALLEY POYNER MACCHIETTO ARCHITECTURE + olsson

ALLEY POYNER
MACCHIETTO
ARCHITECTURE + olsson

May 24, 2023

Anthony Nussbaum
City Administrator
2307 Barada Street
Falls City, NE 68355

RE: Proposal for Professional Services for Recreation Center Feasibility Study

Mr. Nussbaum and Members of the Selection Committee,

A recreation center makes a strong impression on a community. Falls City's vision for a recreation center has the potential to be a transformative project for your community. We understand the impact this type of facility has on the vibrancy of its community and the health of its residents. A comprehensive wellness center will be an incredible asset to the Falls City community, giving residents of all ages and abilities a place to be active and maintain a healthy lifestyle while engaging with their neighbors.

Alley Poyner Macchietto Architecture (APMA) has been working with several communities across the Midwest, primarily in Nebraska and Iowa, to plan for and design community centers and recreational facilities. We've partnered with Olsson to bring Falls City a team you can trust. APMA and Olsson have a long history of working together on community-driven projects.

- **WE PUT YOUR COMMUNITY FIRST.** Our team believes in centering every project around the individuals and communities that benefit from the space. Our collaborative and engaging process will allow the community to share their ideas and thoughts about this project. We will be there every step of the way, expertly guiding the process, facilitating public outreach efforts, and providing answers to your questions. These activities give shape to your vision, allowing you to make decisions with confidence.
- **WE HAVE PASSION FOR YOUR PROJECT.** APMA's diverse portfolio of work includes everything from fitness centers and swimming pools, to libraries and community centers. We selected team members who worked on some of these recent projects, including The CREW Center in Woodbine, Iowa and the Papillion Landing Community Recreation Center and Field House in Papillion, Nebraska. We have a passion for this type of work. While we have recent, relevant experience to reflect upon, each project and community is different so we will work with you to develop a tailored approach that's right for Falls City.
- **WE'RE ALREADY WORKING WITH YOU.** The Olsson team has worked with the City of Falls City over the last few years on various municipal improvement projects, from the Prichard Auditorium Parking Lot improvements to the 33rd Street Reconstruction. We've also been working with Falls City EDGE to develop an industrial comprehensive diligence and master plan. Olsson staff is excited to continue working with you through this comprehensive plan project.

Our team is committed to being your trusted partner, being good stewards of your resources, and listening to the needs and aspirations of your key stakeholders. We would be thrilled to embark on this journey with you and thank you for the opportunity to share our team's capabilities.

Best regards,

Alley Poyner Macchietto Architecture

Jay Palu, Partner
jpalu@alleypoyner.com
402-341-1544

Olsson

David Carey
dcarey2@olsson.com
402-337-5390

3.1 Project Team

ALLEY POYNER MACCHIETTO ARCHITECTURE

Alley Poyner Macchietto Architecture (APMA) has more than three decades of experience producing award-winning design in a collaborative and creative environment. We believe that planning and design are about creating inspirational spaces that build community, serve their users, and last a lifetime.

As one of the region's larger studios of architects, interior designers, and construction administration specialists, we serve a range of clients and design solutions that align with their functional, budgetary, and aspirational objectives. Our firm prides itself on our commitment to community; be it through the work we do with non-profit organizations that serve the most at-risk, or through our dedication to promoting diversity in our workplace and in our industry.

Our work includes a wide range of project types, including community spaces, cultural centers, libraries, hospitality spaces, educational institutions, museums and galleries, residential buildings, and workspaces. Each of our commissions receives the same joyfulness and design rigor.

THE RIGHT EXPERIENCE

Spaces and places that promote a healthy self are a highly specialized type of design, and one that we excel at. APMA has worked with clients to create outdoor pools, ball fields, indoor gyms, and training centers as well as many clinics, medical office buildings, and medical education buildings. We understand the impact good design can have on a community.

OUR DEDICATION

Put People First. Advance Design. Build Community.

36

YEARS IN BUSINESS

APMA was founded in 1987 and remains a first-generation firm.

11

INTERIOR DESIGNERS

The largest commercial interior design practice in the region.

68

TEAM MEMBERS

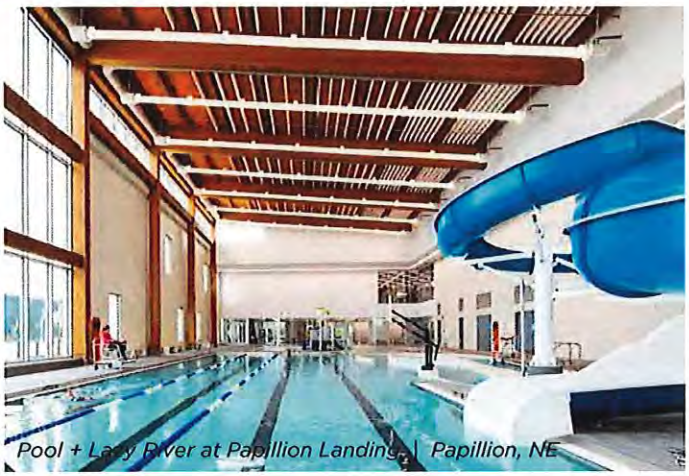
Including architects, interior designers, construction administrators, marketing specialists, and administrative support.

OLSSON

Olsson is a nationally recognized, employee-owned planning and design firm with a rich history of engineering possibilities. Founded in 1956 on the very mindset that drives the firm today, Olsson is here to improve communities by making them more sustainable, better connected, and more efficient. Simply put, Olsson's team members work to leave the world better than they found it.

Olsson can perform professional services nationwide. Though the firm's philosophy hasn't changed since John E. Olsson opened their doors, Olsson has certainly evolved, adding dozens of offices and employees across nine states and remote locations. Olsson has nearly 2,000 professionals firm-wide offering a comprehensive list of services involving planning and design, engineering, field services, environmental, and technology.

Group Fitness Room at Happy Hollow Club | Omaha, NE



Pool + Lazy River at Papillion Landing | Papillion, NE

The CREW Center | Woodbine, IA

PROJECT TEAM

For your project, we have assembled a team of design professionals whose experience, passion, and expertise match your needs, goals, and project aspirations. *Resumes are included on the following pages.*

AVAILABILITY OF TEAM MEMBERS

APMA's staff of 68 talented design professionals provides a deep bench from which to pull additional team members as needed throughout your project. Our focus on client service and proven ability to manage workloads allows us to provide our clients with optimal staff scheduling for each new project. Additionally, we pride ourselves on keeping a team together throughout a project. We may add staff over the course of the project to assist with the workload, but the core staff will not change. If awarded this project, we will schedule time for these team members to focus on your project.

CONSULTANTS

In addition to APMA and Olsson, we've included Building Cost Consultants on our team for cost estimating services. BCC has a proven history spanning over 30 years of providing comprehensive construction budgets at all phases of the project. BCC provides estimates for a variety of project types and clients across the United States, including decades of experience working with design teams to accurately estimate project costs.

CORE STUDY TEAM

Jay Palu
APMA
Project Lead

David Carey
Olsson
Project Manager & Electrical Design

Megan Lutz
APMA
Building Planning & Urban Design

CORE TEAM + ENGINEERING (AS NEEDED) SUPPORT

Brian Schuele
Olsson
QA / QC

Taylor Grieve
APMA
Building Planning & Urban Design Support

Chris Jansen
APMA
Historic Building Expert

Caitlin Benton
APMA
Researcher/Historian

Eric Granzow
Olsson
Mechanical Design

Steve Nass
Olsson
Structural Design

Brian Emmerich
Olsson
Civil Design

Jason Perreault
Olsson
Landscape Architecture

ADDITIONAL IN-HOUSE RESOURCES - AS NEEDED

Andy Palu
APMA
Constructability and Budget Review

Eric Westman
APMA
IBC and Life Safety Code Review

Stacy Roach
Olsson
Public Engagement (if needed)

Loucinda Bauer
APMA
Graphic Design (if needed)

CONSULTANTS

BUILDING COST CONSULTANTS (BCC)

Cost Estimating

JAY PALU, AIA, NCARB | PARTNER
Alley Poyner Macchietto Architecture

Project Lead

Jay is a licensed architect with over two decades of experience working on an array of project types, including collegiate and civic sports venues, higher education facilities, hospitality, affordable housing developments, and commercial offices. Bringing his previous experience with local and national athletic projects completed for municipalities, universities, and professional sports organizations, Jay continues to work on recreation projects at APMA. Additionally, he has been an active team member on the Highlander Neighborhood redevelopment projects, beginning with the master planning and continuing through to the most recent projects including Nobility Point, Burdette & Wade, and Kennedy East.

REGISTRATION
- Registered Architect: NE, IA, CA, SD, SC, AZ, TX
- NCARB Certification

EDUCATION
- Master of Architecture, University of California-Berkeley
- Bachelor of Science in Architecture, University of Nebraska at Lincoln

RELEVANT EXPERIENCE
- Papillion Landing Community Recreation Center and Field House; Papillion, NE
- Nebraska Multisport Complex; LaVista, NE
- Trufit/Aspen Athletic Clubs, multiple locations in NE, KS, MO, CO, and TX
- Happy Hollow Country Club Athletic Facility; Omaha, NE
- Duncan Field; Hastings, NE
- Werner Park, Papillion NE *
- UFCU Disch-Falk Field Renovation – University of Texas Baseball; Austin, TX*
- Olsen Field at Blue Bell Park, renovation study and master plan, Texas AM University; Texas Station, TX*
- Pinnacle Bank Arena; Lincoln, NE *
- Athletic Master Plan and Concept Design for soccer and weight room facilities, Grace University; Omaha, NE

**work completed prior to joining APMA*

Papillion Landing Community & Recreation Center | Papillion, NE

DAVID CAREY, PE, LC | TECHNICAL LEADER
Olsson

Olsson Project Manager / Electrical Engineer

David has experience performing electrical engineering on a variety of projects, including new and existing education facilities, commercial and mixed-use developments, and sports and athletics facilities. David's experience spans the entire lifespan of a construction project, including preliminary load studies; lighting, power, and low-voltage systems design and specifications; and construction administration.

REGISTRATION
- Registered Professional Engineer: NE, IA, SD

EDUCATION
- Master of Architectural Engineering, University of Nebraska-Lincoln
- Bachelor of Science, Architectural Engineering, University of Nebraska-Omaha

RELEVANT EXPERIENCE
- Lincoln Youth Sports Complex; Lincoln, NE (in progress)
- Madonna Rehabilitation Hospital; Omaha, NE*
- John Breslow Ice Hockey Center; Lincoln, NE*
- Beveridge Magnet Middle School Addition & Renovation; Omaha, NE*
- Adams Central Elementary School; Hastings, NE*
- DC West Elementary School; Valley, NE*
- Elkhorn North High School; Omaha, NE*
- Werner Park / USL Soccer Addition and Field Modification Project; Papillion, NE*
- Gretna East High School; Gretna, NE (opens Fall 2023)*
- Boys Town Education Center; Boys Town, NE (opens Fall 2023)*

**work completed prior to joining Olsson*

Lincoln Youth Sports Complex | Lincoln, NE

MEGAN LUTZ, AIA, NCARB | PARTNER
Alley Poyner Macchietto Architecture
Building Planning and Urban Design

Megan has developed a comprehensive knowledge of all aspects of the design process, from master planning through building construction. She draws from a range of project and research experiences that inform her user-driven design and community engagement approach. Megan will oversee your project from beginning to end, providing expertise, guidance, and leadership and as a Western Nebraska native, she is particularly excited to help realize a catalytic project for the City of North Platte.

REGISTRATION
- Registered Architect: NE
- LEED Accredited Professional
- National Council of Architectural Registration Boards (NCARB) Certified

EDUCATION
- Master of Architecture, University of Nebraska at Lincoln
- Bachelor of Science in Design, University of Nebraska at Lincoln
- Fulbright Scholar, Denmark

RELEVANT EXPERIENCE
- Papillion Landing Community & Recreation Center; Papillion, NE
- The CREW (Community, Recreation, Education & Wellness) Center; Woodbine, IA
- Woodbine IGNITE STEM Center, Woodbine, IA
- Duncan Field; Hastings NE
- Werner Park; Papillion, NE *
- Pinnacle Bank Arena; Lincoln, NE *
- Bowling Green Stadium, KY*
- Disch-Falk Field, UT Austin*

**work completed prior to joining APMA*

Papillion Landing Community & Recreation Center | Papillion, NE

TAYLOR GRIEVE
Alley Poyner Macchietto Architecture
Building Planning and Urban Design Support

Taylor brings architectural experience encompassing design, planning and programming, and site development to APMA. She is keen to see the details in every project while balancing the big picture, budget, and schedule. Taylor is a natural leader bringing discipline, teamwork, management, and leadership skills to every project.

EDUCATION
- Bachelor of Architectural, Illinois Institute of Technology

RELEVANT EXPERIENCE
- Nebraska Multisport Complex; LaVista, NE
- Outdoor Spaces + Lied Lodge Interior renovations, Arbor Day Farm; Nebraska City, NE
- Potter Block Renovation, Hotel Garber; Red Cloud, NE
- Springfield Elementary School, Springfield Platteview Community Schools; Springfield, NE

Outdoor Spaces at Arbor Day Farm | Nebraska City, NE

CHRIS JANSEN, ASSOC. AIA
Alley Poyner Macchietto Architecture
Historic Building Expert

With a background in history, Chris' love of historic structures brought her to the architecture field. Her documentation and analysis of historic structures across the region has allowed Chris to study how buildings are shaped and reshaped by changing cultural currents, usage and shifting values. Her experience ranges from designing a Crime Scene Investigation unit in a historic building to the composition of National Register Nominations for individual buildings and districts. This understanding of building fabric and how/why it was woven allows Chris to incorporate sensitive design and a conscientious approach for each project embarked upon.

EDUCATION
- Master of Architecture, Minor in History and Preservation, University of Illinois
- Bachelor of Science in Architectural Studies, University of Nebraska at Lincoln

RELEVANT EXPERIENCE
- 530 West Broadway; Council Bluffs, IA
- 12 Scott Street; Council Bluffs, IA
- Ashton Building Renovation; Omaha, NE
- Hoff Family Arts and Culture Center, McCormick Harvesting Machine Company Building renovation; Council Bluffs, IA
- Potter Block Renovation, Hotel Garber; Red Cloud, NE
- Beatrice Public Library Renovation; Beatrice, NE
- City of Geneva Downtown Planning & Revitalization; Geneva, NE
- Depot in the Park, City of Blair Public Works; Blair, NE
- Douglas County Offices, Fitzgerald Home Building Renovation; Omaha, NE
- Ponca Tribe of Nebraska Existing Conditions Survey; Niobrara, NE

Hoff Family Arts and Culture Center | Council Bluffs, IA

CAITLIN BENTON
Alley Poyner Macchietto Architecture
Researcher/Historian

Caitlin's primary role at APMA is delving into the history of old buildings and neighborhoods, assessing their current condition, and helping to envision their purpose moving forward. Since joining APMA in 2013, she has written National Register nominations, prepared historic tax credit applications, and undertaken reconnaissance-level surveys in cities and towns throughout Nebraska and Iowa. A critical thinker with a concise writing style and a passion for research, Caitlin is an integral part of our historic team.

EDUCATION
- Master of Arts, Historic Preservation Planning, Cornell University
- Bachelor of Arts, History, Loyola University

RELEVANT EXPERIENCE
- Ponca Tribe of Nebraska Existing Conditions Survey; Niobrara, NE
- Saline County Reconnaissance Survey; Saline County, NE
- North Omaha Reconnaissance Survey Update; Omaha, NE
- Red Oak Downtown Historic District National Register Nomination; Red Oak, IA
- Red Oak Intensive Level Survey; Red Oak, IA
- City of Plattsmouth Intensive Level Survey, Phases 2 and 3; Plattsmouth, NE
- Potter Block Renovation, Hotel Garber; Red Cloud, NE
- El Museo Latino Renovation; Omaha, NE
- Crete Commercial Historic District Nomination; Crete, NE

Ponca Tribe of Nebraska Existing Conditions Survey | Niobrara, NE

ANDY PALU
Alley Poyner Macchietto Architecture
Constructability and Budget Review

With 11 years of on-the-job construction experience, Andy brings essential first-hand knowledge when managing the construction of our projects. His extensive resume of varying project types includes single and multifamily housing; nursing homes; hospitals; churches; and retail spaces. As a former job site superintendent with Brester Construction, he is adept at overseeing entire projects, managing day-to-day operations on the job site, coordinating schedules with supplies and subcontractors, maintaining the owner's schedule, and quality control.

EDUCATION

- Associate Degree in Applied Science, Minor in Building Construction Technology, Southeast Community College

RELEVANT EXPERIENCE

- The Union for Contemporary Art; Omaha, NE
- Miller Park Pavilion Conceptual Design; Omaha, NE
- Film Streams, Dundee Theater renovation; Omaha, NE
- Educational Wing Addition, Glad Tidings Church; Omaha, NE
- Heart Ministry Center, addition and renovation; Omaha, NE
- Schramm Park Treehouse Classroom and Interactive Stream; Gretna, NE
- Omaha Public Schools; Omaha, NE
  - » Sunny Slope Elementary School, addition and renovation
  - » Pinewood Elementary School, addition and renovation
  - » Lewis & Clark Middle School, addition and renovation
- Potter Block renovation, Hotel Garber; Red Cloud, NE

Heart Ministry Center | Omaha NE

ERIC WESTMAN, AIA | PARTNER
Alley Poyner Macchietto Architecture
IBC and Life Safety Code Review

A solution-focused architect, Eric brings an exceptional knowledge of the technical aspects of design to every project. As APMA's resident building code expert, he ensures that function and style blend seamlessly. Eric's experience with renovations of historic buildings as well as new construction projects give him the ability to take a pragmatic and holistic view to maximize every space and budget. He is adept at coordinating the design team effort, creating construction documents, and making sure projects stay on schedule. Eric builds a strong connection with his clients and is a trusted leader and mentor to his colleagues.

REGISTRATION
- Registered Architect: NE

EDUCATION
- Bachelor of Science in Architecture, University of Kansas

RELEVANT EXPERIENCE
- Ringgold Recreation Center Master Plan; Mount Ayr, IA (in progress)
- Taylor County Health and Recreation Center; Bedford, IA (in progress)
- DiVentures; Omaha, NE
- Kirn Pool Rehab; Council Bluffs, IA
- Pinnacle Fitness Club; Omaha, NE
- Norris Alley Plaza; McCook, NE
- Heart Ministry Center; Omaha, NE
- Omaha Public Schools; Omaha, NE
  - » South High School, Fine and Performing Arts Addition
  - » Pinewood Elementary School, addition and renovation
  - » Lewis & Clark Middle School, addition and renovation
  - » Sunny Slope Elementary, addition and renovation

Lewis and Clark Middle School | Omaha NE

ERIC GRANZOW, PE, FPE, CEM, HFDP, LEED AP | TECHNICAL LEADER

Olsson

Mechanical Engineer

Eric is a seasoned mechanical and fire protection engineer. Known for his high-quality design, he has decades of experience working to make projects more sustainable and better for the environment. Eric specializes in energy efficiency and audits on healthcare projects and brings a wealth of knowledge to his clients. Eric has used is expertise in a wide variety of markets and has helped to lead numerous projects while keeping efficiency in mind.

REGISTRATION

- Professional Mechanical Engineer: FL, IA, IL, NE, SD, VA, WI
- Licensed Fire Protection Engineer: FL, IA, IL, NE, SD, VA, WI

EDUCATION

- Bachelor of Mechanical Engineering, Milwaukee School of Engineering
- Bachelor of Management Systems, Milwaukee School of Engineering

RELEVANT EXPERIENCE

- Springfield and Admin Building Studies; Springfield, NE (Complete)
- Hastings College McCormick and Fuhr Hall Studies; Hastings, NE (Complete)
- Boys and Girls Club of Wisconsin, Oshkosh, WI (Complete)
- Community Medical Center Addition and Renovation, Falls City, NE (Complete)*
- St. Edward Community Center, St. Edward, NE (Complete)*
- Lakin Community Center, Malvern, IA
- Sioux Falls Federal Credit Union Study, Sioux Falls, SD (Complete)*
- Siena Francis House Baright Men's Shelter Study, Omaha, NE (Complete)*
- Genesis Health Clubs Westroads, Omaha, NE (Complete)*

**work completed prior to joining Olsson*

Springfield Platteview New Elementary School | Springfield, NE

STEVEN NASS, PE, SE | TECHNICAL LEADER

Olsson

Structural Engineer

Steve specializes in structural engineering design for educational, commercial, healthcare, institutional, multi-family residential, industrial, and governmental projects. He is well versed in structural design for steel, concrete, masonry, and wood systems.

REGISTRATION

- Registered Professional Engineer: AZ, CO, GA, IN, KS, MD, MN, NV, NM, SC, TN, TX, WY
- Registered Structural Engineer: NE

EDUCATION

- Master of Architectural Engineering, University of Nebraska-Omaha
- Bachelor of Arts, Architectural Engineering, University of Nebraska-Omaha

RELEVANT EXPERIENCE

- University of Nebraska Bob Devaney Sports Center Renovation; Lincoln, NE (in progress)
- Pennway Point Ferris Wheel; Kansas City, MO
- Creighton Preparatory School Belltower; Omaha, NE*
- University of Nebraska-Lincoln Morrill Hall Renovation; Lincoln, NE*
- Memorial Community Hospital, Cottonwood Clinic; Tekamah, NE*
- Methodist Physician's Clinic Jennie Edmundson Medical Plaza; Council Bluffs, IA*
- Methodist Physician's Clinic Elkhorn Location, Omaha, NE*

**work completed prior to joining Olsson*

Bob Devaney Sports Center Renovation | Lincoln, NE

BRIAN EMMERICH, PE | PROJECT ENGINEER
Olsson

Civil Engineer

Brian has several years of experience in site planning and design as a civil engineer and project manager. He has worked on a variety of land development projects in multiple jurisdictions, including procuring entitlements and zoning, designing grading, infrastructure, and drainage, and stormwater management design. Brian puts a strong emphasis on exceeding client expectations and delivering a quality product no matter the scale of the project.

REGISTRATION
- Registered Professional Engineer: NE

EDUCATION
- Bachelor of Science in Civil Engineering, University of Nebraska-Lincoln

RELEVANT EXPERIENCE
- Nebraska Multisport Complex; La Vista, NE (in progress)
- Arbor Day Farm, Lied Lodge & Conference Center Outdoor Experience Civil Design and Topographic Survey Lead Engineer; Nebraska City, NE
- Gretna Public Schools, High School Stadium Expansion; Gretna, NE*
- Bennington Public Schools, High School Gym Addition; Bennington, NE*
- Bennington Public Schools, High School Stadium and Parking Lot Renovation; Bennington, NE*
- School District 145, Waverly High School Track Renovation; Waverly, NE*
- School District 145, Waverly High School Tennis Complex; Waverly, NE*
- School District 145, Waverly Intermediate Playground and Parking Lot Renovation; Waverly, NE*

**work completed prior to joining Olsson*

Arbor Day Farm-Lied Lodge and Conference Center | Nebraska City, NE

JASON PERREAULT, PLA | ASSOCIATE LANDSCAPE ARCHITECT
Olsson

Landscape Architecture

Jason is a landscape architect who collaborates with our civil engineers on public and private land development and landscape architecture projects throughout the Midwest. He is detail-oriented and well-versed in project management for a variety of projects for both public and private clients. Jason has past experience working with graphic design, bringing projects to life through his illustrations. He has collaborated with civil engineers and architects to mesh site designs perfectly with their environments to accomplish his clients' goals. His designs are colorful and animated, making it simple to show clients their vision prior to final design and construction.

REGISTRATION
- Professional Landscape Architect: NE

EDUCATION
- Bachelor of Landscape Architecture, Iowa State University

RELEVANT EXPERIENCE
- Kiddie Academy 204th and Pacific Streets New Location; Omaha, NE
- Springfield Platteview New Elementary School; Springfield, NE
- Happy Hollow Country Club Site Design; Omaha, NE
- Habitat for Humanity Bluestem Prairie; Omaha, NE

Springfield Platteview Elementary School | Springfield, NE

STACEY ROACH | PUBLIC ENGAGEMENT SPECIALIST
Olsson

Public Engagement

Stacey leads public engagement services at Olsson. She manages Olsson's Nebraska Department of Transportation (NDOT) Public Involvement and Strategic Communications On-Call contract, including public involvement efforts at both the state and municipal levels. Stacey's experience includes planning and facilitating multi-stakeholder meetings, gathering stakeholder input, and building consensus. She has experience coordinating project meetings and meeting materials; creating and executing programmatic and project-related strategic communication plans using websites; managing social media and media relations; and developing and coordinating printed and digital communications. Stacey is known for her keen attention to detail, her ability to create and follow a plan of action and is energized by building and maintaining relationships with communities and their stakeholders.

REGISTRATION
- International Association for Public Participation (IAP2), Planning and Techniques for Effective Public Participation Certificate

EDUCATION
- Bachelor of Science in Education & Human Sciences, University of Nebraska-Lincoln

RELEVANT EXPERIENCE
- Eagle Civic Center Study; Eagle, NE
- Nebraska Game & Parks Fort Kearney State Historical Park; Kearney, NE
- Lincoln Parks & Recreation Rock Island to Jamaica North Connector Trail; Lincoln, NE
- City of Lincoln South Haymarket Park Design Public Involvement; Lincoln, NE
- Lincoln Parks & Recreation South Haymarket Park and Plaza Draft Master Plan; Lincoln, NE
- City of Lincoln Trago Park Playground/ Sprayground and Interpretive Signage Design Public Involvement; Lincoln, NE*

**work completed prior to joining Olsson*

Downtown Lincoln Public Meeting | Lincoln, NE

BRIAN SCHUELE, PE | TECHNICAL LEADER
Olsson

Quality Assurance / Quality Control

Brian has more than twelve years of experience in civil engineering, serving as a design engineer and project manager. His project management experience includes a wide variety of federal, municipal educational, recreational, commercial, and mixed-use projects. Brian also has five years of experience as a financial professional. That background enables him to provide his clients with an understanding of the financial and economic issues that impact development.

REGISTRATION
- Professional Engineer: NE

EDUCATION
- Bachelor of Science in Civil Engineering, University of Nebraska-Lincoln

RELEVANT EXPERIENCE
- Falls City Street Study; Falls City, NE
- Falls City Prichard Auditorium Parking Lot; Falls City, NE
- Nebraska Game and Parks Commission Outdoor Venture Park; Lincoln, NE
- National Park Service, Cuyahoga Valley National Park Parking Lots and Visitor Center; Brecksville, OH
- Ralston Sports and Entertainment Complex; Ralston, NE

Ralston Arena and Sports Complex | Ralston, NE

DENNIS SIEH, CPE
Building Cost Consultants
Cost Estimator

Dennis has more than 40 years of experience in the construction industry, primarily in cost estimating. His estimating experience includes conceptual and competitive bid estimating on a wide variety of project types. His strength lies in his ability to understand all aspects of construction for a wide variety of project types. This has led to BCC's development of a unique comprehensive cost estimating system which allows for estimating that is tailored specifically to each project and leading to more accurate cost analysis and projection.

REGISTRATION
- Certified Professional Cost Estimator

EDUCATION
- Associate of Applied Arts in Building Construction Technology, Southeast Community College

RELEVANT EXPERIENCE
- Richardson County Historical Museum; Falls City, NE
- Beatrice YMCA Addition & Renovation; Beatrice, NE
- Norfolk Public Library Feasibility Study & Renovation; Norfolk, NE
- Fremont YMCA, New Addition - Options 1 & 2; Fremont, NE
- Blair Family YMCA, New Building and Deduct Alternate; Blair, NE
- Montclair Community Center, Addition and Renovation; Omaha, NE
- State Museum at Morrill Hall Renovation; Lincoln, NE
- Omaha Public Schools and Omaha Public Library, Saddlebrook School, Library, and Recreation Center; Omaha, NE
- YMCA, New Building; Council Bluffs, IA
- City of Omaha Facilities Management, Adams Park Community Center ADA Compliance Renovation; Omaha, NE
- St. Joseph Multipurpose Athletic Center, New Building; St. Joseph, MO

Norfolk Public Library Renovation + Addition | Norfolk, NE

3.2 Past Performance

EXPERIENCE

We have a long history of creating beautiful, functional and durable community, educational, and athletic spaces in our region, including The CREW Center in Woodbine (IA), Papillion Landing Community and Recreation Center (NE), the Council Bluffs Stadium and Athletic Complex (IA), libraries throughout the region, and more.

We believe each project deserves a unique approach in response to its community, its users, and its site. We emphasize significant involvement in the planning phase - from the owners, the design team, and the community - to achieve this response.

We've worked on a variety of projects with features relevant to the Falls City Recreation Center project. On the following pages we provide further information on our most relevant projects that show the depth of our experience.

Wellness & Recreation Experience

- Athlete's Training Center; Papillion, NE
- Aspen / True Fit Athletic Centers; Nebraska, Kansas, Missouri, Colorado, and Texas
- Christensen Field; Fremont, NE
- Diventures SCUBA and Swim Center; Omaha, NE
- Downtown YMCA; Omaha, NE
- Duncan Field; Hastings, NE
- Elmwood Park Pool Study; Omaha, NE
- Fairbury Aquatics Center; Fairbury, NE
- Kirn Pool Rehab; Council Bluffs, IA
- Happy Hollow Country Club; Omaha, NE
- Marian High School Athletic Annex; Omaha, NE
- Marian High School Outdoor Athletic Facilities Renovation; Omaha, NE
- Miller Park Family Aquatic Center; Omaha, NE
- Nebraska Multisport Complex; Omaha, NE (in progress)
- Papio Bay Aquatic Center; Papillion, NE
- Papillion Landing Community Recreation Center, Field House, and Sports Complex; Papillion, NE
- Pinnacle Fitness Club; Omaha, NE
- Pool at The Breakers Apartments; Omaha, NE
- Pool at The Highline Apartments; Omaha, NE
- Pool at The Wire Apartments; Omaha, NE
- Red Oak High School Gymnasium; Red Oak, IA
- Ringgold Recreation Center Master Plan; Mount Ayr; IA (in progress)
- Swanson Elementary School Gymnasium; Omaha, NE
- Taylor County Health & Recreation Center Master Plan; Bedford, IA (in progress)
- The CREW Center; Woodbine, IA
- Westmont Elementary Gymnasium; Springfield, NE
- Woodbine High School Weight and Wrestling Room Renovation; Woodbine, IA

Norfolk Public Library Renovation + Addition | Norfolk, NE

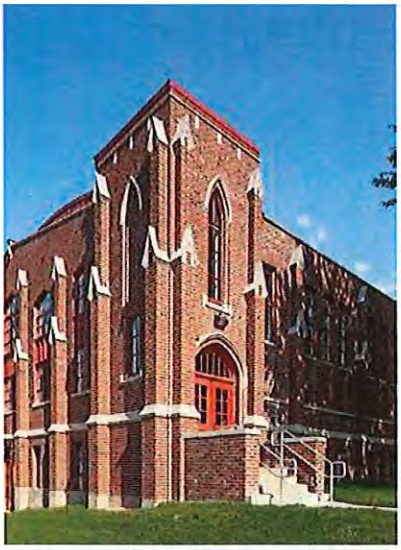
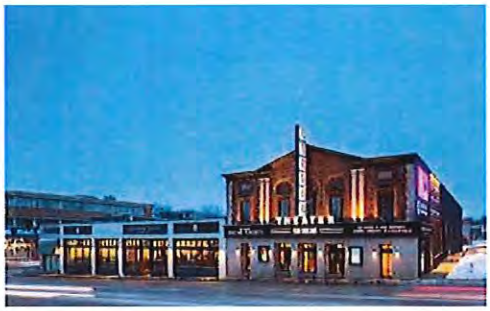
EXPERIENCE EVALUATING EXISTING FACILITIES

Planning services are integral to projects we work on everyday. Our team has provided these services for a variety of public and private sector entities including education institutions, churches, performing arts centers, and corporate headquarters. Notably, APMA completed a Space Needs Assessment for the City of Norfolk for their proposed new library. The Feasibility Study created from the team's efforts helped Norfolk pass a 1/2 cent sales tax increase which funded the expansion and renovation of the library. Impressed with the design team's work in the planning phase, the City of Norfolk hired APMA again for the design and construction of the library project nearly a year later. The team worked with the City and key project stakeholders to reevaluate the program, ensuring it still aligned with the goals of the library before construction began.

The nature of our extensive renovation and redevelopment work means our team members conduct building evaluations on a daily basis. Understanding the building's physical condition, including any deficiencies or potential hazards, as well as code compliance, site factors and zoning, and historic or cultural significance, helps owners and the design team determine potential future uses. We assemble this information into a final report that outlines the opportunities, constraints, risks, and recommendations for the project. This report serves as a valuable guide for decision-making, enabling clients to make informed choices about whether to proceed with the project and how to approach its design and implementation.

EXPERTS IN COMPLEX RENOVATIONS

APMA is well-known for our work with complex renovations - turning outdated spaces into inviting places always with an eye on tight budgets. Our thoughtful and pragmatic approach to renovation and adaptive reuse projects puts a focus on what makes the most sense from a budgetary, functional, and forward-thinking perspective. A solution-focused team, we explore multiple options in partnership with our clients, ultimately landing on an approach you - and your stakeholders - will feel confident with. We consistently deliver complicated renovation projects on time and on budget due to our innovative and cost-effective ways of solving programmatic, code, budget, and accessibility challenges.

With a diverse portfolio of work - including higher education facilities, arts and cultural spaces, offices, mixed-use developments, PK-12 facilities, restaurants, medical clinics, and housing - we have helped breathe new life into buildings of all sizes, conditions, and with a wide range of past uses. This unique experience is what truly sets our team apart and allows APMA to bring a fresh approach to each assignment. For example, our large portfolio of hospitality projects means that we know how to create warm, inviting spaces where people want to linger. This experience is important to community facilities like the proposed Recreation Center where well-designed and welcoming, inclusive spaces impact the overall guest experience while helping organizations support their missions.

Renovation + Adaptive Reuse Experience

- 1892 Building Renovation; Council Bluffs, IA
- 200 Block E. Coolbaugh St.; Red Oak, IA
- 3 Point Lofts; Council Bluffs, IA
- Anheuser-Busch Office Building; Omaha, NE
- Antiquarium; Omaha, NE
- Benson Theatre Renovation; Omaha, NE
- Brandeis Building Renovation; Omaha, NE
- Carnegie Library Renovation - UP Railroad Museum; Council Bluffs, IA
- Clarinda Carnegie Art Museum; Clarinda, IA
- Downtown Residence Inn by Marriott, Omaha Federal Building Renovation; Omaha, NE
- Film Streams, Dundee Theater Renovation; Omaha, NE
- Dundee Dinner Theater Renovation; Omaha, NE
- Farrell Block Redevelopment; Hastings, NE
- Farnam Building Renovation; Omaha, NE
- Federal Trust Building; Lincoln, NE
- Harte Block - 5001 Underwood; Omaha, NE
- Harvester Artspace Lofts; Council Bluffs, IA
- Hastings Train Station Conversion; Hastings, NE
- Highline, Northern Natural Gas Renovation; Omaha, NE
- Hoff Family Arts & Culture Center; Council Bluffs, IA
- Hughes-Irons Motor Company; Council Bluffs, IA
- Immaculate Conception School Renovation
- Joslyn Lofts; Omaha, NE
- Kutak Rock Headquarters - The Omaha Building Renovation; Omaha, NE
- Nebraska History Museum; Lincoln, NE
- The Junction, Ottawa Block; Omaha, NE
- The Union for Contemporary Art; Omaha, NE

Papillion Landing Community Recreation Center & Field House

Papillion, Nebraska

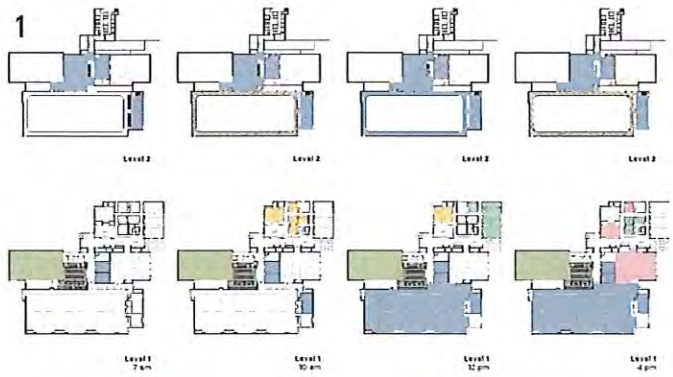
In 2014 the City of Papillion hired APMA to complete a master plan for City Park, the town's central park and host to numerous community-wide activities, including Papillion Days. The City was interested in expanding the park significantly to the west and incorporating a new community and recreation center, as well as a large field house to host Papillion's numerous community sport organizations.

Following the completion of a preliminary master plan, the design team conducted extensive stakeholder meetings and listening sessions to create a building that reflects the small-town values of Papillion while recognizing and accommodating their city's growth and the community's needs. The resulting design emphasizes inclusion of all community members while encouraging interaction between different groups, such as seniors and youth. The lobby is designed to cater to everything from morning coffees to afternoon book clubs. The community center's uses overlap with recreation center activities. Maximizing the city's investment, the building is designed to adapt to the community's changing needs throughout the day, the week, and the seasons.

Though at a larger scale, the Papillion Landing project, and its design process, has a number of similarities with the proposed Falls City Recreation Center project. Here are a few we'd like to share:

JOURNEY MAPPING (1)
To identify how and when the facility would be used, and how we could design the building to accommodate as many community members as possible, we utilized a journey mapping exercise where we imagined its daily use by seven groups: teens, seniors, families, rec members, aquatics users, adult learners, and tournament attendees. By diagramming how the users would interact with the building and how their uses would overlap throughout the day and year, we were able to build consensus as well as start to create personal ownership within the stakeholder groups.

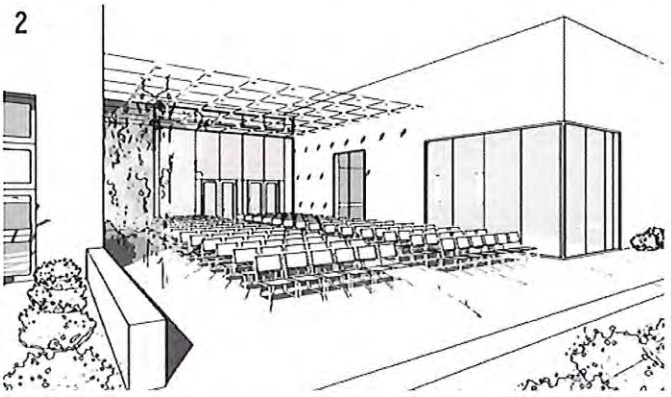
1



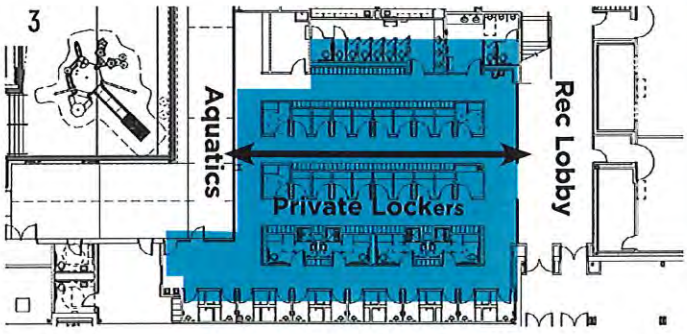
EXTERIOR SPACES (2)
We've created a series of outdoor "rooms" around the building, which softens the entry experience and allows for programming and casual gatherings to extend outside.

CHANGING ROOMS (3)
This facility and Papillion as a whole are incredibly family-focused and as such, we worked to design a unique changing room that accommodates families, young children and seniors alike. Industry-wide, changing and bathing facilities have evolved to prioritize privacy, so we developed a concept that consists entirely of individual changing spaces, the first of its kind in Nebraska. This prioritizes the comfort of all user types and abilities, as well as providing flexibility for changing needs throughout the day's programming, the year's seasons, and the facility's future.

2



3



3

The CREW (Community, Recreation, Education & Wellness) Center

Woodbine, Iowa

APMA worked with the City of Woodbine, Iowa and key funders to master plan and design the new CREW Center, a community and recreation center in the heart of the town. The 56,000 SF facility features a modern lodge aesthetic, with gabled roof, and an exterior envelope of warmer, precast concrete complemented by brick and metal panels. The building boasts several elements, most notably a daycare wing, STEAM and shop classroom spaces, an aquatics facility (featuring water slides, lazy river, and children's water play station), a gymnasium and fitness facility featuring a track, and additional community spaces designed for hosting events, and congregating with friends and neighbors. The entry offers expansive views through large glass corners that look into the first-floor lobby and second-floor track, while a large plaza with two stone terraces open up to the neighboring high school football field, making the ideal viewing spot for fans. Wood and stone elements throughout the space add to the cozy, lodge feel.

Phase Two of the project, currently under construction, consists of a dedicated STEM Building featuring 45,000 SF of educational learning labs, community gathering spaces, business office incubator, and industrial technology shops.

Happy Hollow Club

Omaha, Nebraska

After designing the extensive renovation of the main clubhouse, the firm was hired to design a new activities center adjacent to the building. The goal of the project was to create a dynamic new facility that would attract families and new members to the more than 100-year-old country club. Taking cues from the architecture of the historic 1924 clubhouse, the activities building wraps around the existing outdoor swimming pool and includes locker rooms (accessible from the pool deck), a lifeguard office, storage and pool mechanical systems. The building also features indoor and outdoor dining areas and kitchen, two golf simulators, an artificial putting green, large fitness studio and weight room, and a new pro shop. Oversized windows flood the space with natural light and offer sweeping views of the surrounding golf course and pool area. The material palette was selected to complement the historic building while providing a subtle juxtaposition between the rich history and vibrant future of the club.

Ringgold County Health & Recreation Center - Master Plan

Mount Ayr, Iowa

APMA is currently working with Ringgold County stakeholders on a Masterplan and Pre-Design for a new health and recreation center. Program needs include CTE / STEM education classrooms, recreation center spaces including gym(s), indoor track, wellness rooms, weight rooms / workout centers, locker rooms, multipurpose rooms, as well as indoor and outdoor pool options.

Trufit / Aspen Athletic Clubs

Various Locations in NE, CO, KS, MO, TX

APMA has designed fifteen Trufit/Aspen Athletic Clubs as the fitness center expands through Nebraska, Kansas, Missouri, Colorado, and Texas. The Clubs feature upscale locker rooms, open circuit/cardio training areas equipped with the most up-to-date equipment, fitness classrooms, and kids play area. While each location has a unique set of space requirements and constraints based on local programs, the design team's recreation and sport facility expertise helps to create efficient configurations while ensuring Trufit's identity is consistent throughout each individual club.

While one of the projects in Texas was a new build, all of the others were renovations with the majority being adaptive reuse projects. The scopes ranged from interior remodels of closed athletic clubs to full conversion of former retail buildings - the most extreme being closed big box retail, consumer electronics and grocery store buildings. The lessons our team learned on economically reusing and rethinking space while meeting the standards of our national athletic club client, continue to inform our recreation and athletic club practice.

One of the first Clubs completed by APMA, the 32,000 SF Lincoln location was an adaptive reuse of a former Circuit City store. The renovated space features upscale locker rooms, steam rooms, three exercise studios, spin room, functional training, huge kids club with educational programs, and state of the art weight and cardio equipment.

**Some locations, including the Lincoln Club pictured here, are now operating as Genesis Health Clubs.*

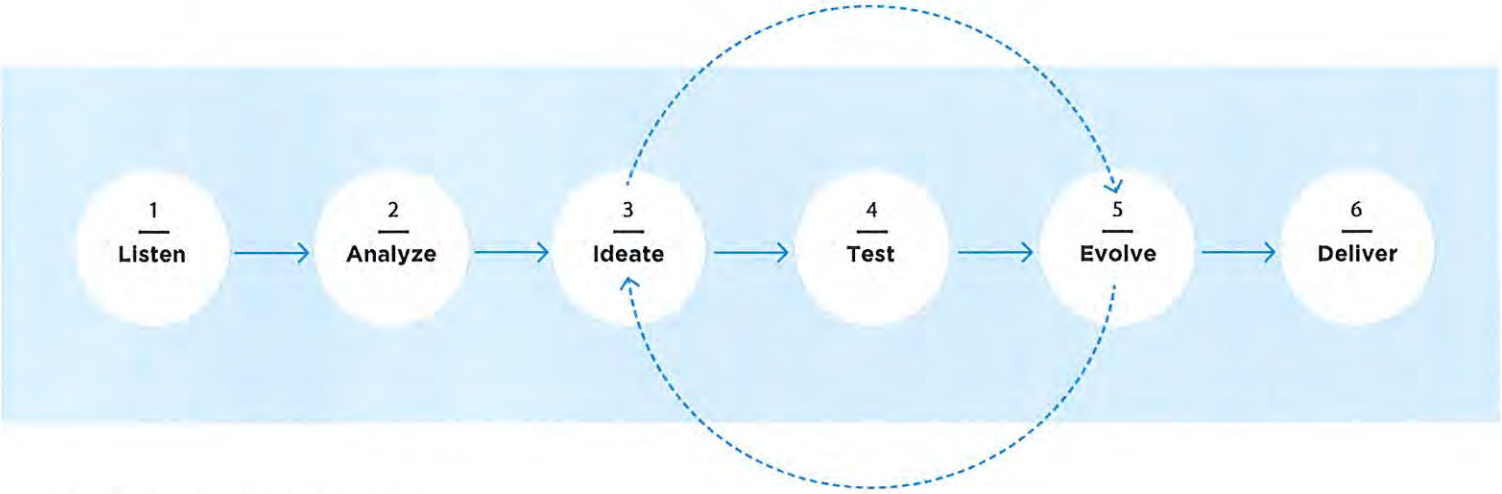
3.3 Understanding of the Project / Project Approach

The APMA + Olsson team is committed to helping communities realize the potential of their existing downtowns as enduring places that foster community pride and boost economic health. Our team's extensive, unparalleled experience with adaptive reuse and historic renovation projects makes us uniquely qualified for your project. We often find ourselves in the role of advising a community on the cost benefits of inserting new uses into an existing historic structure verses starting with a clean site. We take pride in providing quality information so your community can make informed decisions of which direction to proceed with. We also fully recognize that what is right for Falls City on this project is going to be different than what is right for Hastings or Red Oak or even Falls City 20 years ago. If you select a route that includes adaptive reuse of a building with historic construction methods, we are ready to support you in enhancing the best qualities of the existing structures. If our analysis helps you determine that a clean site with new construction is the best way to achieve your goals, we are ready to guide that project with equal enthusiasm and provide design solutions that will bring new character to the site that compliments the best qualities of the adjacent Prichard Auditorium.

When starting to apply our design philosophy to the information observed on your potential site and included in your RFQ materials, we can lean on experience gained in a variety of recent studies by our team. We see a number of alternative approaches that could be success in creating a community recreation and gathering space. We see the value the historic Prichard Auditorium provides to the community and can visualize a process to discover if additional resources could help maximize the building's contribution. We also see the two blocks north of Prichard Auditorium (and the streets) as opportunities for your community to plan improvements that could be partially housed in renovated buildings, on current Park property or some combination of new construction and renovation. Exploring options with you, fully supported by our understanding of the related budget impacts, will lead to an efficient and informed process that gives you confidence in the direction you ultimately choose to pursue.

On the following pages we share our process, in addition to some Design Thinking. The Design Thinking is the result of our internal process to dig into your project deep enough to build our design team. It also illustrates a piece of our process we'd delve into for the early listening / discovery phase with your team. We always start by listening to you. Coming to those listening sessions prepared is what helps ensure we

finish the conceptual study with the most creative outcomes that have the best chance of unifying your community behind the vision your team is preparing to share. These concepts represent the different ideas of how to tackle your project. The solution we would arrive at following our proposed approach, including engaging with your key stakeholders, would most likely be somewhere in between these ideas.



PROJECT APPROACH

Our team's planning process - from neighborhoods and campuses, to individual building plans - always includes a strategic analysis and evaluation of how to work within existing sites and structures. On a project like the Recreation Center Feasibility Study, our approach will allow for an in-depth assessment of both the challenges and the opportunities presented with an eye toward recommendations that are constructible, durable and sustainable, and that meet Falls City's standards for quality design.

Collaboration is the hallmark of APMA's creative design process. Our experience shows that the more engaged people are in the planning process, the more successful the plan will be. Feeling a personal sense of ownership of the project increases willingness to support the project with time and treasure.

Our team is committed to being active and analytical listeners and believes there is a place for each member of your community to participate in the planning process. Collaboration between our team and your project stakeholders will result in more creative concepts that reflect Falls City's identity today and in the future.

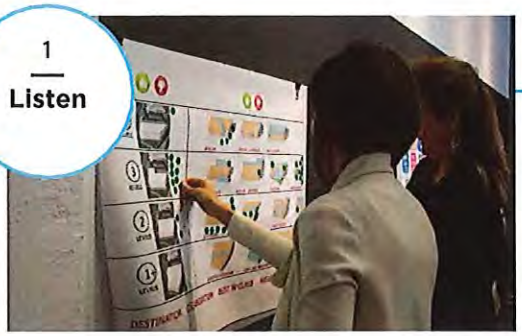
Listed here are the key steps we anticipate completing during this study effort:

"I WAS IMPRESSED BY THE THOROUGHNESS, RESPONSIVENESS, AND MINDFULNESS THAT LED TO THE FAIRLY COMPREHENSIVE PROGRAM INFORMATION THAT INCLUDED CONSIDERATION OF LOOK, NEEDS, SIZE, COST, AND REALITY."

BROOKE HAY, PE
ASSISTANT DIRECTOR

Commenting on APMA's work on the Program Study for UNL's College of Music and Dance

1
Listen



We start every project by listening; to your steering committee, stakeholders, and citizens. We'll unearth aspirations and priorities for the assignment in order to better understand Falls City's guiding principals, strategic priorities, and how you define success.

2
Analyze

The success of a project can be measured in a number of ways; from something as big as the driving concept, to small (but important) details like signage and wayfinding. We'll work hard to understand the needs and hopes from both a macro and micro level.

3
Ideate

We'll take all we've learned from your steering committee and stakeholders, as well as the analysis of your existing assets and begin to develop an initial draft document for review with the core team.

4
Test

We test our ideas to make sure we've gotten them right. *Have we accounted for all the necessary uses? Does the proposed phasing make sense? Do we need to plan for additional acquisitions? Is access easy to find yet safe and secure? Are the recommendations efficient and flexible for growth?*

5
Evolve

Through conversations with your key stakeholders, we will further develop the plan, confirming our concepts and ideas, and further solidifying the various components and framework.

6
Deliver

At the end of the planning effort, we deliver documentation that helps define the project scope, quality, and budget. The report will aid in generating enthusiasm around the possibilities while providing a clear playbook for future endeavors.

DESIGN THINKING

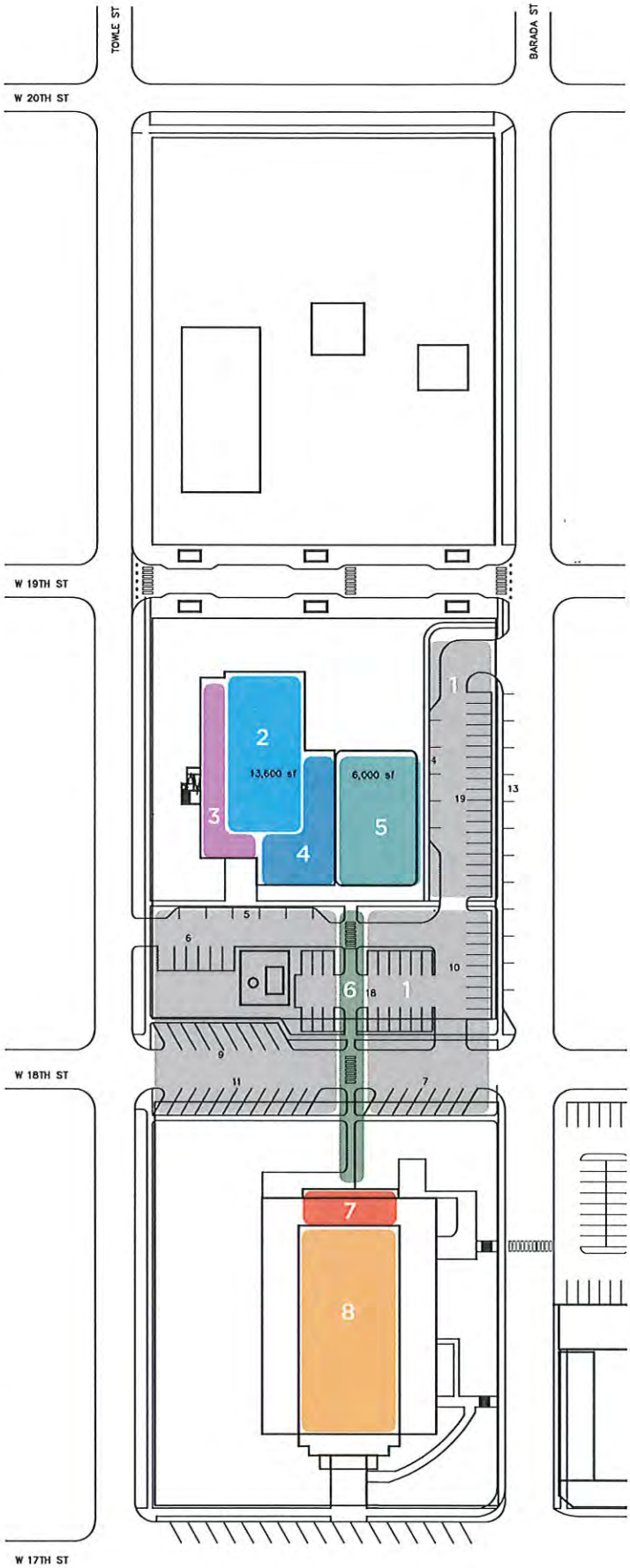
Concept: A Light Touch

Beginning our design process by listening, we'll work with stakeholders to gather information about wants and needs in the community. We balance those against the budget to create a program of spaces. This "light touch" concept offers an economical solution that addresses many of the needs described in the RFQ while keeping an eye towards the budget.

Renovation of the existing fire house and Prichard Auditorium in order to repurpose those facilities to reflect desired usage would be a budget friendly solution. A new building for a childcare center could be added to accommodate the modern needs of early learning environments. Shared parking and new entrances established between the buildings would create a stronger connection between the community buildings.

Stage could be used for group fitness (7)

Consider cosmetic upgrades to Prichard Auditorium, such as ceiling, paint (8)



Key

1. Added parking and drop-off.
2. Remodel barrel vaulted space to Aquatics building. Add skylights, new paint and graphics.
3. Remodel to new Locker Room.
4. Remodel to new Support functions.
5. New Childcare facility.
6. New pedestrian walk between facilities.
7. Remodel stage for group fitness, such as yoga, dance, etc.
8. Light remodel of arena ceilings, lighting.

Concept: Expansive Master Plan

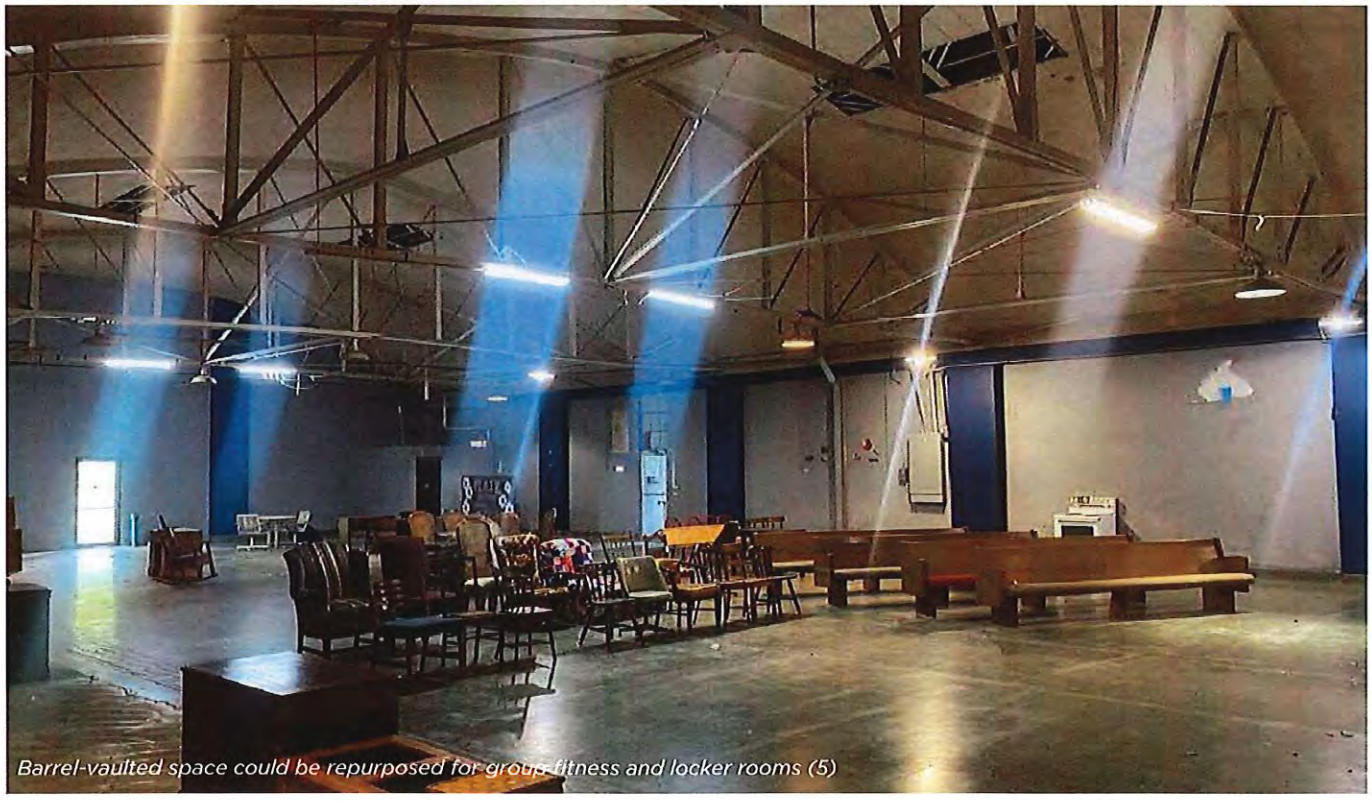
If budget allows, we can imagine new state-of-the-art facilities - a childcare wing with a separate drop off, a fitness and aquatics center with tall ceilings and plenty of natural light, and an entry atrium that links new buildings and creates a visual connection to Prichard and a newly renovated park to the north.

In this concept, streets and parking are amended to create a community space spanning three blocks. New hardscapes serve dual purpose as parking or outdoor gathering spaces for festivals and events.

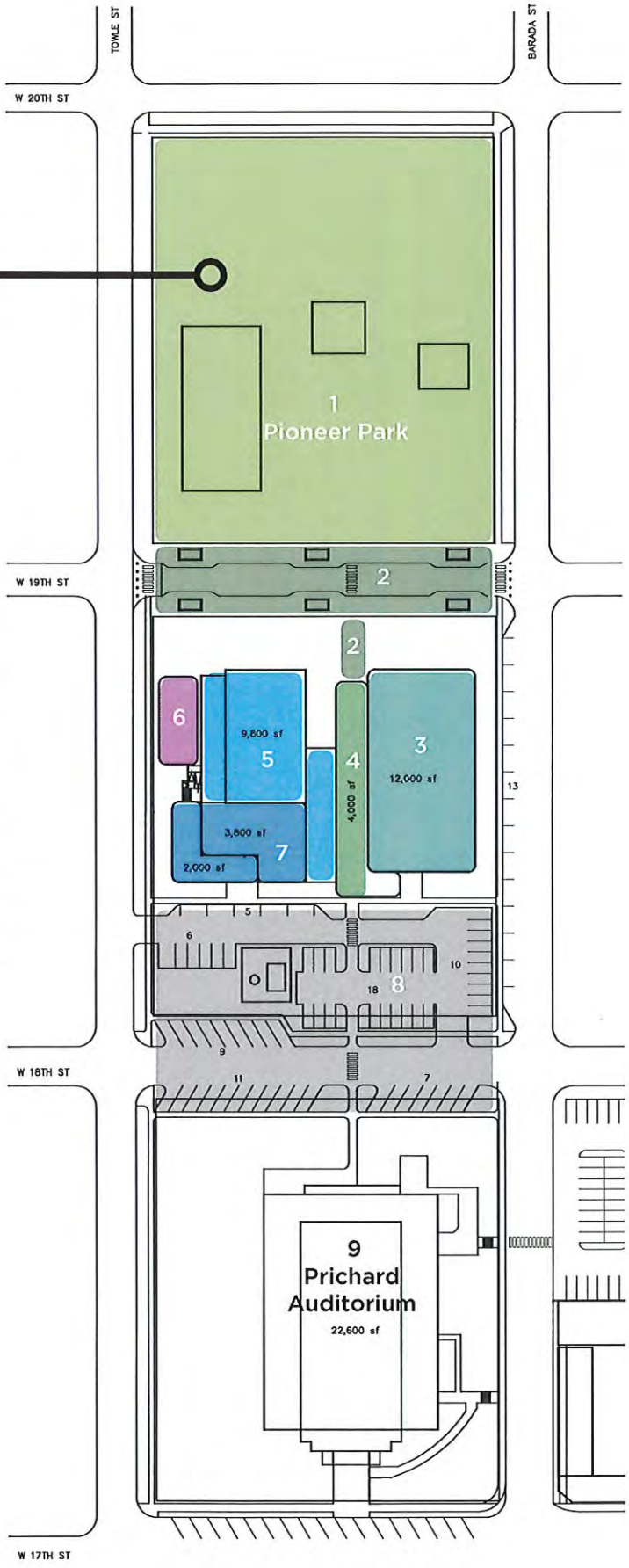
The final solution may fall somewhere between these two solutions, and we have the skills and experience to take community and stakeholder input and help you realize a solution that will have lasting impact on the city.

Auxiliary spaces could be demolished for new buildings with taller ceilings and more natural light

Truck garage could be demolished to make room for new program



Barrel-vaulted space could be repurposed for group fitness and locker rooms (5)



Key

1. Refresh park with new equipment, contoured terrain, and water feature.
2. Raised "woonerf" street serves as safe pedestrian link between facilities and park.
3. New Aquatics building.
4. New facility entrance - atrium and lounge space.
5. Remodel existing building for new group fitness and locker rooms.
6. New Childcare drop-off.
7. New Childcare building.
8. Add parking and pedestrian pathways.
9. Deferred maintenance at Prichard Auditorium.

ALLEY POYNER
MACCHIETTO
ARCHITECTURE

+

olsson

RESOLUTION

AUTHORIZING CITY TO ABATE NUISANCE AT
1215 CHASE STREET

WHEREAS, the property at 1215 Chase Street is unsightly and a menace to the public health or safety of the people of the City of Falls City, Nebraska and is an attractive nuisance which may prove detrimental to children as of June 5, 2023; and

WHEREAS, on or about March 7, 2023, a letter requesting the owner to bring the property into compliance with the City Code including the International Property Maintenance Code was mailed to the property owner's address, 1215 Chase Street, Falls City, Nebraska 68355 as listed in January and July 2022 citations for maintaining a nuisance; and

WHEREAS, the property remains unsightly and a menace to public health; and

WHEREAS, trash and litter continue to accumulate in the yard and on the front porch; and

WHEREAS, there are unregistered, wrecked or junked vehicles remaining on the property for greater than thirty (30) days; and

WHEREAS, the backyard shed is dilapidated and not sufficient

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Falls City, Nebraska:

1. That the City's Attorney is authorized to bring a civil action to abate said nuisance, including the request that the yard be brought into compliance with City Code and International Property Maintenance Code.

2. That the unregistered vehicles be registered as required by law or removed from the property.

3. That upon obtaining a judgment and the owner failing to comply, the City Administration may take such action as is necessary to abate said nuisances and collect the cost thereof.

Passed and approved this _____ day of _____, 2023.

CITY OF FALLS CITY, NEBRASKA

BY: _____
Mark Harkendorff, Mayor

Attested:

_____
Anthony Nussbaum, City Administrator