
Watch the meeting livestream at <https://www.youtube.com/@FallsCityNE/streams>

The City Council may vote to go into Closed Session on any agenda item as allowed by State Law.
ROUTINE BUSINESS

1. Open Meetings Act
2. Roll Call
3. Pledge of Allegiance
4. Mayors Report
5. City Administrators Report
6. Chief of Police Report

CONSENT AGENDA

1. Agenda Approval
2. Minutes Approval for June 15, 2026
3. Claims Approval for July 6, 2026
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

REGULAR BUSINESS

1. Discussion & Action – Public Hearing for Animal Permit – 1215 E. 17th Street, East 17th Street, and 1207 East 17th Street for two additional Equine and 2 Goats – Levi Jones
2. Discussion & Action – Animal Permit – 1215 E. 17th Street, East 17th Street, and 1207 East 17th Street for two additional Equine and 2 Goats – Levi Jones
3. Discussion & Action – Comprehensive Plan, Zoning Regulation and Subdivision Regulation proposal to update 2014 Plan for \$22,250 – Marvin Planning Consultants, Inc.
4. Discussion & Action – Health Insurance Renewal – Benefit Management Dan Duren
5. Discussion & Action – Request to buy two Wonder Pole Height Sticks – Council Person Leyden
6. Discussion & Action – First Reading of Ordinance 2026-100 to provide the rounding up or down to the nearest nickel
7. Discussion & Action – Resolution 2026-R113 to abate the nuisance at 1809 Chase Street

8. Discussion & Action – Sidewalk removal and replacement for amphitheater at 15th and Stone Street –
Chamber Director – Amber Holle
9. Discussion & Action – Resolution 2026-R112 to request placing on the ballot to allow KENO as a lottery -
Would Eye Bar – Brandon Brown
10. Discussion & Action – Request to block Stone Street on August 1, 2026, from 9am to Midnight for a customer
appreciation street dance – Would Eye Bar – Brandon Brown
11. Discussion & Action – SDL for customer appreciation street dance – Would Eye Bar – Brandon Brown
12. Discussion & Action -Request to change city code to allow alcohol sales to 2am to follow state regulations –
Brandon Brown

ADJOURNMENT

Gary Jorn, City Clerk

JUNE 15, 2026

A meeting of the City Council of the City of Falls City, Nebraska, was held in said City on the 15TH day of June 2026, at 6:00 o'clock P.M. Council met in Regular Session. Mayor Harkendorff called the meeting to order; Clerk Jorn recorded the minutes of the meeting. On roll call the following Council persons were present: Buckminster, Fouraker, Ferguson, K. Killingsworth, Leyden, Ruiz. Absent: F. Killingsworth, 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 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 shown hereafter 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.

STANDING REPORTS

Reports were given by Mayor, City Administrator, and Chief Baker.

AGENDA APPROVAL CONSENT RESOLUTION FOR JUNE 15, 2026

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 agenda for June 15, 2026 meeting is hereby approved. 2. *BE IT FURTHER RESOLVED BY* the Council that the minutes from the June 1, 2026 meeting is hereby approved. 3. *BE IT FURTHER RESOLVED BY* the Council that the claims for June 15, 2026 meeting is hereby approved. 4. *BE IT FURTHER RESOLVED BY* the Council that the Treasurer Report for May 2026 is hereby approved. 5. *BE IT FURTHER RESOLVED BY* the Council that the Consent Resolution for June 15, 2026 is hereby approved.

A motion was made by Council person K. Killingsworth and seconded by Council person Ferguson to approve the Consent Resolution as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden. Motion carried.

RESTRICT PARKING AT 17TH STREET AND FULTON AND NORTH OF 21ST STREET ON FULTON

Ron Kelley spoke. No motion was made.

REQUEST TO NOT REPLACE SIDEWALK AT 901 MORTON STREET

Bing Bindrum spoke. A motion was made by Council person Buckminster and seconded by Council person Ferguson to approve not replacing the sidewalk at 901 Morton Street. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden. Motion carried.

LETTER AGREEMENT AMENDMENT FOR TRANSMISSION LINE AND SUBSTATION PLANNING AND ENGINEERING FROM OLSSON

A motion was made by Council person Ferguson and seconded by Council person Fouraker to approve the amendment as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden.

Motion carried.

**MASTER AGREEMENT WORK ORDER FOR THE NEBRASKA PLANT FEEDER STRUCTURE REPLACEMENT
NOT TO EXCEED \$135,000**

A motion was made by Council person Ferguson and seconded by Council person Ruiz to approve the master work agreement not to exceed \$135,000 as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden. Motion carried.

**RESOLUTION 2026-R111 TO AMEND RESOLUTION 2026-R108 FOR DOWN PAYMENT ASSISTANCE FOR
HOUSE AT 1612 FULTON STREET**

A motion was made by Council person Kaster and seconded by Council person K. Killingsworth to approve Resolution 2026-R111 as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden. Motion carried.

**AUDIT OF WARTSILA ENGINE, AUXILIARY SYSTEMS, AND AUTOMATION OF PLANT AND ENGINE FOR
\$86,884.74 AS RECOMMENDED BY THE BOPW**

A motion was made by Council person Ferguson and seconded by Council person Fouraker to approve Wartsila audit of engine, auxiliary systems, and automation of plant and engine for \$86,884.74 as recommended by the BOPW. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden. Motion carried.

EXECUTIVE SESSION – PERSONNEL TO PROTECT THE NEEDLESS INJURY TO INDIVIDUALS

A motion was made by Council person Kaster and seconded by Council person Fouraker to recess into executive session for personnel to protect the needles injury to individuals at 6:28 pm. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden. Motion carried.

A motion was made by Council person Buckminster and seconded by Council person K. Killingsworth to reconvene into regular session at 7:14 pm. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Fouraker, Ferguson, Kaster, K. Killingsworth, Ruiz. "NAY" None. "Absent" F. Killingsworth, Leyden. Motion carried.

No motion was made.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:14 P.M.

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 Council on June 15, 2026; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least three copies of all reproducible material discussed at the meeting was available at the meeting for examination 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



City of Falls City, NE

Claims Report - 7.6.2026

By Fund

Payment Dates 6/17/2026 - 7/6/2026

Vendor Name	Description (Item)	Amount
Fund: 100 - General		
American National Bank	HSA	\$ 1,620.08
Quill Corporation	Office Supplies	\$ 134.80
Pro Serv	P 311M MICR Toner	\$ 528.00
Falls City Journal	Publications April 16, 2026 - May 20, 2026	\$ 244.08
Falls City Mercantile	Cleaning Supplies	\$ 120.08
Farm & City Supply	MIL Black Nitrile XLG Gove	\$ 19.99
Principal Life Insurance Company	Dental Ins	\$ 602.40
Principal Life Insurance Company	Vison Ins	\$ 103.67
Golden Shovel	GateKeeper Service Aug 2026-July 2027	\$ 3,059.10
Pro Serv	Contract Lease Charge/Overage Chage	\$ 2,958.53
TASC	Funded HRA 6/1/2026 - 6/30/2026	\$ 125.00
Systems and Software Inc	PM UB Suite, Sensus, Time Sheet, AR 10	\$ 13,625.00
General Petty Cash	Post Office - Stamps	\$ 624.00
Utility Department	Rural Housing	\$ 99.01
Utility Department	Old City Hall Lease Property	\$ 76.65
Utility Department	City Offices	\$ 1,390.64
AMERITAS BILLING	457 After Tax %	\$ 67.82
AMERITAS BILLING	457 Pre Tax Percentage	\$ 206.06
CWA Dues	CWA Union Dues	\$ 111.47
Principal Life Insurance Company	Dental Ins	\$ 602.40
Medica Insurance	Group Health	\$ 17,280.02
IBEW Local Union #1536	IBEW Union Dues	\$ 121.47
International Union of Operating Engineers	IUOE Union Dues	\$ 269.13
Dearborn Life Insurance Company	Life Insurance	\$ 258.71
Nebraska Child Support Payment Center	Child Support	\$ 141.93
Nebraska Child Support Payment Center	Nebraska Child Support 2	\$ 34.62
Nebraska Dept of Revenue	Garnishment	\$ 250.00
Principal Life Insurance Company	Vison Ins	\$ 103.67
Ameritas	Pension 457 Pre-Tax	\$ 150.00
Ameritas	Retirement 501a	\$ 11,788.46
Nebraska Department of Revenue	State W/H Tax	\$ 3,730.31
Department of the Treasury	Federal W/H	\$ 8,778.14
Department of the Treasury	Medicare Tax	\$ 3,637.12
Department of the Treasury	Social Security Tax	\$ 15,551.32
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$ 666.22
Falls City Economic and Development Growth Enterprise	Monthly Contribution (MOU-7.5.2023)	\$ 11,041.75
Falls City Main Street, Inc.	Monthly Contribution (MOU 7.17.2023)	\$ 2,500.00
Fund 100 - General Total:		\$ 102,621.65
Fund: 110 - Police		
Falls City Mercantile	Cleaning Supplies	\$ 102.56
Galls	Invoice # 034384843	\$ 64.39
Galls	Inv. # 034449720	\$ 92.60
Galls	Inv. # 034194134	\$ 64.39
Pro Serv	Contract Lease Charge/Overage Chage	\$ 445.83
Brad Griffin Consulting	U7 Pro Outdoor Triband	\$ 369.00
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$ 253.32
Fund 110 - Police Total:		\$ 1,392.09
Fund: 115 - Animal Control		
Omaha Public Power District	Service	\$ 60.04
Farm & City Supply	Respirator/Hooded Coverall	\$ 24.98
Farm & City Supply	Credit Return	\$ (24.98)
Utility Department	Animal Control	\$ 16.19
Fund 115 - Animal Control Total:		\$ 76.23
Fund: 120 - Fire		
Emergency Apparatus Maintenance Inc	Engine 31	\$ 849.26
Emergency Apparatus Maintenance Inc	Engine 32	\$ 975.12

Emergency Apparatus Maintenance Inc	Tower 1	\$	989.08
Feld Fire	Annual Service on SCBA Air Packs	\$	580.40
Richardson County Mutual Aid	Annual Page My Cell Cost Allocation	\$	176.68
Utility Department	Fire Station	\$	217.16
Utility Department	Ambulance Bldg	\$	102.42
Utility Department	Fire Station/Hydrants	\$	4,426.34
Utility Department	Fire Station/Hyd	\$	106.81
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	129.36
		Fund 120 - Fire Total:	\$ 8,552.63

Fund: 150 - Parks

Municipal Supply, Inc of Omaha	Piping Supplies/Materials	\$	566.81
Farm & City Supply	Ace Scoop Grain Poly #12	\$	31.99
Farm & City Supply	Silicone Lube 7.5oz	\$	8.99
Bing Bindrum	Cabin Deposit Refund	\$	50.00
Farm & City Supply	Water Jet Nozzle	\$	7.59
Meyer Home Center	Parks Dept - Service Call	\$	252.50
Falls City Mercantile	Cleaning Supplies	\$	113.57
Farm & City Supply	Tordon RTU 1qt	\$	23.99
Home Lumber Company	Lumber	\$	57.36
Farm & City Supply	Paint Supplies	\$	220.42
Farm & City Supply	WR RP CLIP FRG STL 3/16"	\$	1.59
Farm & City Supply	Supplies/Materials	\$	17.79
Farm & City Supply	HP Good Brush Flat 4"	\$	6.99
Falls City Mercantile	Merit Mini Jumbo Toilet Tissue	\$	50.91
Falls City Mercantile	Hand Soap/Urinal Mat	\$	58.71
Falls City Mercantile	Merit Mini Jumbo Toilet Tissue	\$	152.74
Falls City Mercantile	Clorox Disinfecting Wipes	\$	55.81
Utility Department	Dallas Jones Park- IRR Mtr	\$	6,331.30
Utility Department	Grandview Park	\$	141.63
Utility Department	Snack Shack-New	\$	705.12
Utility Department	Stanton Lake Camper Sites/Caretaker	\$	310.14
Utility Department	Snackshack -IRR	\$	119.95
Utility Department	Morhead Field/Irrigation	\$	164.22
Utility Department	Riding Club Site/City Usage	\$	83.89
Utility Department	Parks Dept New Shop	\$	160.37
Utility Department	4-H Barn	\$	42.24
Utility Department	SNC Field	\$	42.24
Utility Department	Hartman Field	\$	153.90
Utility Department	Stanton Lake Cabin	\$	65.61
Utility Department	Stanton Lake South Camper	\$	84.18
Utility Department	Stanton Lake Volleyball	\$	63.01
Utility Department	Legion Park	\$	48.35
Utility Department	F&M Bank	\$	178.58
Utility Department	Stanton Lake North Camper	\$	58.60
Utility Department	Snack Shack - Old-EL Only	\$	179.87
Utility Department	Dallas Jones Tennis Court	\$	49.51
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	100.44
		Fund 150 - Parks Total:	\$ 10,760.91

Fund: 151 - Auditorim

Engineered Controls	Service agreement Dec 1, 2025 to Nov 30. 2026	\$	3,710.00
Farm & City Supply	Battery Alkaline AA 16pk	\$	17.99
Darcy Kiekhaefer	Spin Class Instructor Fees	\$	195.00
Falls City Mercantile	Lysol(R) All Purpose Cleaner	\$	83.10
Utility Department	Prichard Auditorium	\$	3,506.93
		Fund 151 - Auditorim Total:	\$ 7,513.02

Fund: 152 - Aquatic Center

Froeschl Concrete Construction	concrete repair	\$	850.00
Falls City Mercantile	Concession Items: Dry Items	\$	1,901.93
Falls City Mercantile	Concession Items: Frozen Items	\$	1,638.68
Falls City Mercantile	Concession Items: Cooler Items	\$	31.44
Mahaska/Pepsi	Concessions Drinks	\$	1,219.88
CherryRoad Media	Glossy Mag 4 Col, Falls City Guide Full Pg	\$	450.00
Farm & City Supply	Pail 10qt, Dawn Dish Soap, Sponge hvydty	\$	27.34
Falls City Mercantile	Concessions Supplies Dry Items	\$	177.97
Acco Unlimited Corporation	ACCO 07-L	\$	941.60
Acco Unlimited Corporation	Granular Conditioner 100# PL	\$	363.78

Acco Unlimited Corporation	ACCO Liquid Chlorinating Solution	\$	1,914.00
Farm & City Supply	Screws/Qck Link Stnlss Stl 3/8"	\$	53.67
Falls City Mercantile	Concession Items - Frozen Items	\$	815.50
Falls City Mercantile	Cleaning Supplies	\$	193.77
Farm & City Supply	Wire Rope/Cable/Sleeve	\$	26.53
Nebraska State Fire Marshal - Fuels Division	Annual Boiler Certificate	\$	36.00
Falls City Mercantile	Concession Items: Dry & Frozen	\$	57.65
Utility Department	Aquatic Center	\$	12,348.14
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	158.27
Fund: 170 - Library			
Ingram	Books/Periodicals	\$	1,073.40
ACCO Brands USA LLC	Ultima 65 EZ 1.5 mil 27in x 500ft	\$	142.94
Amazon Capital Services	BrightRow 50pk DVD Cases Bulk Standard 14mm	\$	40.99
Kawres	Brother TN-660 Toner Cartridge	\$	79.00
Jones Air Conditioning	Labor -Air Filter Changes & Maintenance	\$	416.25
Pro Serv	Contract Base Charge	\$	143.75
Pro Serv	Contract Overage Charge	\$	362.00
Biblionix	Annual Subscription	\$	2,860.00
Utility Department	Library & Arts Center	\$	3,009.90
Richard Gilkerson	June 2026 - 16 hours	\$	240.00
Library Petty Cash	June 2026 Library Petty Cash	\$	260.70
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	173.36
Fund 170 - Library Total:		\$	8,802.29
Fund: 180 - Cemetery			
Falls City Journal	Publications April 16, 2026 - May 20, 2026	\$	216.13
Ramaker & Associates Inc	CIMS Cloud Light System Support 8/6/2026-8/06/2027	\$	750.75
Ramaker & Associates Inc	Burial Search Hosting 8/06/2026 - 8/06/2027	\$	500.00
Farm & City Supply	Carburetor/Freight	\$	64.00
Bruna Implement Company	Hose Assembly/Switch	\$	61.08
Home Lumber Company	7/16 x 4x 9 Smart Panel - 8" OC	\$	26.00
Utility Department	Cemetery	\$	144.85
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	100.15
Fund 180 - Cemetery Total:		\$	1,862.96
Fund: 190 - Streets			
Home Lumber Company	Deck Screws	\$	54.95
Home Lumber Company	U-Mix Bag Concrete	\$	53.45
Farm & City Supply	Supplies	\$	67.16
159 Lumber & Rentals	Lumber	\$	85.64
159 Lumber & Rentals	Umix Concrete Mix 60lb	\$	75.30
True Ag & Turf, LLC	PTO Shaft 1000-1	\$	426.95
MacQueen Euipment	Elgin Pelican NP-Shop Supplies	\$	509.98
MacQueen Euipment	Elgin Pelican NP - Parts	\$	5,625.91
MacQueen Euipment	Elgin Pelican NP-Labor	\$	6,792.37
Utility Department	Street Dept	\$	311.24
Utility Department	Street Lights	\$	6,030.37
Utility Department	Dist 56 Stop Sign	\$	42.49
Utility Department	Dist 56 SS Stop Sign	\$	43.40
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	51.03
Fund 190 - Streets Total:		\$	20,170.24
Fund: 195 - Mechanic Shop			
Falls City Auto Supply	Oil Filter	\$	9.66
Moridge Mfg. Inc.	Parts	\$	70.59
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	1.03
Fund 195 - Mechanic Shop Total:		\$	81.28
Fund: 205 - Dispatching			
Language Line Services Inc	OTP Interpretation	\$	1.77
Lumen	Service	\$	3,183.70
Southeast Nebraska Communications, Inc.	Telephone/Internet	\$	718.89
Fund 205 - Dispatching Total:		\$	3,904.36
Fund: 206 - NG911-PSAP			
Brad Griffin Consulting	KVM - Keyboard Video Monitor for Voice Recorder	\$	159.00
Brad Griffin Consulting	Rack Mount-Eaton 1500VA	\$	1,279.00
Brad Griffin Consulting	Onsite instal	\$	625.00
Fund 206 - NG911-PSAP Total:		\$	2,063.00

Fund: 245 - Rural Workforce Housing Fund

SEND	Draw #3 606 Morehead Court	\$	30,000.00
GOLDSMITH ABSTRACT & TITLE COMPANY	Down Payment Assistance -1612 Fulton St.	\$	25,000.00
		Fund 245 - Rural Workforce Housing Fund Total:	\$ 55,000.00

Fund: 600 - Electric

American National Bank	HSA	\$	3,348.57
Berwick CO-OP Oil Company	Super Lube 518 40 wt (55 gal drum)	\$	1,564.20
Berwick CO-OP Oil Company	ULSD #1/2 BLENDED DIESEL FUEL	\$	17,262.02
North American Electric Reliability Corp	2026 2nd Qtr Assesment	\$	982.90
Quill Corportation	Office Supplies	\$	157.21
Blackburn Manufacturing Company	red marking paint solvent based inverted tip (E169	\$	435.08
Percival Culligan Water	DI Bottled Water, 50lb Salt	\$	19.50
McMaster-Carr	Rail Mount - Power Supply/Power Cord	\$	106.99
True Ag & Turf, LLC	Freight	\$	108.36
Border States	BUR-WO MD6 DIE Insert	\$	58.63
Farm & City Supply	Supplies/Tools	\$	42.98
Nebraska Commercial Equipment LLC	DrillTite SureFlow Clay	\$	37.62
Nebraska Commercial Equipment LLC	DrillRite PolyRite 1 gal	\$	20.73
Nebraska Commercial Equipment LLC	HDD Misc. Equipment	\$	29.56
Nebraska Commercial Equipment LLC	HDD Misc. Equipment	\$	36.01
Nebraska Commercial Equipment LLC	Drill Fluid	\$	40.31
One Call Concepts, Inc	May 2026 Locates	\$	54.82
Falls City Journal	Publications BOPW Minutes	\$	42.11
Wiltse Electric	1123 Lane St - Service repair	\$	489.93
Farm & City Supply	Crevice Tool 1-7/8"	\$	16.11
Farm & City Supply	M18 GRS GN Crdls 14oz	\$	321.43
Hullman's Ford Lincoln, Inc.	Oil - Engine	\$	102.30
Falls City Auto Supply	Filters	\$	80.13
Farm & City Supply	Supplies	\$	11.60
Farm & City Supply	Gas Can No-Spill 5 Gal	\$	48.36
Farm & City Supply	Bolts, Nuts, Washers Gr 8	\$	7.73
N & N	Roll-Offs 25yrd	\$	2,600.00
N & N	Roll-Offs 16yrd	\$	295.00
Farm & City Supply	Instant Savings	\$	(14.00)
Farm & City Supply	Supplies/Materials	\$	661.95
Farm & City Supply	60# Bag Umix Concrete	\$	13.95
Mid-America Testing & Supply, LLC	Safety Equipment Testing	\$	368.76
Farm & City Supply	Supplies	\$	224.19
HHS Services, LLC	Legal Services	\$	3,762.50
Nebraska Dept of Revenue	May 2026 Nebraska Local SalesTax Return	\$	23,281.73
Nebraska Dept of Revenue	Use Tax Return May 2026	\$	34.25
Harold K Scholz, Co	GG9 Bus lockout trip even analysis	\$	2,400.00
Harold K Scholz, Co	Troubleshoot Engine #7	\$	2,770.00
McMaster-Carr	Supplies/Parts	\$	597.25
Farm & City Supply	Supplies	\$	39.71
Wesco Distribution	SMU-20 fuses 80A slow #712080	\$	2,118.83
Merz Ink	11x9in printed/cut decals	\$	84.00
Jeo Consulting Group Inc	On-call GIS services Project 231725.00	\$	285.75
Border States	3" washer 3/4" J1079 (E1121)	\$	28.92
Wesco Distribution	1002 VNTCFLT 10 GA 2 COND	\$	767.55
Falls City Auto Supply	Parts	\$	25.78
Border States	F320487	\$	2,250.94
AMOT CONTROLS CORPORATION	assy element 97F-8D #5832X097	\$	7,520.00
AMOT CONTROLS CORPORATION	gasket Vellumoid #5849	\$	126.00
AMOT CONTROLS CORPORATION	o-ring Buna N #556	\$	121.00
AMOT CONTROLS CORPORATION	O-ring Buna N #707	\$	7.00
AMOT CONTROLS CORPORATION	o-ring Buna N/black 44X3.35 #1919	\$	17.00
Principal Life Insurance Company	Dental Ins	\$	555.05
Principal Life Insurance Company	Vison Ins	\$	84.21
Wesco Distribution	1807 VNTC 18 GA 7 COND	\$	72.03
Wesco Distribution	1803 VNTC 18 GA 3 COND	\$	141.04
Wesco Distribution	1204 VNTC 12 GA 4 COND	\$	176.30
Wesco Distribution	1212 VNTC 12 GA 12 COND	\$	941.70
Wesco Distribution	1004 VNTC 10 GA 4 COND	\$	997.60
Amazon Capital Services	3 Pack Screen Protector for Samsung Galaxy Tab	\$	8.99
Golden Shovel	GateKeeper Service Aug 2026-July 2027	\$	1,835.45

Husker Electric Supply	Eaton panel board	\$	3,546.43
Husker Electric Supply	6" adjustable wrench Klein D507-6 (E1663.1)	\$	55.45
Cintas Corporation No 2	Supplies/Uniforms	\$	760.71
Border States	8' braceless PUPU EZE MT TB220009603X2 crossarm (E	\$	827.16
Border States	Fuse, 2.5 AMP 250V-FLM 2 1/2 (E361)	\$	28.70
Border States	carriage bolt 3/8" x 6" (E1077)	\$	29.58
Border States	sawzall blades Lennox 614R (E1692)	\$	96.64
TASC	Funded HRA	\$	75.00
Systems and Software Inc	PM UB Suite, Sensus, Time Sheet, AR 10	\$	8,175.00
Schweitzer Engineering Laboratories	P/N C662#0102	\$	226.44
Utility Department Petty Cash	Drawer Shortage	\$	1.00
Utility Department Petty Cash	Post Office - Certified Mail	\$	41.92
Utility Department Petty Cash	Stamps	\$	374.40
Olsson Associates	Engine 7 Jacket Water Cool	\$	7,932.67
Schweitzer Engineering Laboratories	RTAC	\$	1,650.00
Border States	Ripley PIT-1T tool	\$	312.54
Utility Department	Inventory Bldg-61	\$	581.58
Utility Department	Plant Water/HI-Low-62	\$	643.54
Utility Department	Station Power-62	\$	3,279.28
Utility Department	Power Plant-62	\$	1,439.04
Utility Department	Power Plant Water Dept-62	\$	4,179.29
Utility Department	Station Power-62	\$	7,349.57
Utility Department	Power Plant Unit #9-62	\$	5,009.70
AMERITAS BILLING	457 After Tax %	\$	251.68
AMERITAS BILLING	457 Pre Tax Percentage	\$	82.87
CWA Dues	CWA Union Dues	\$	256.84
Principal Life Insurance Company	Dental Ins	\$	451.46
Medica Insurance	Group Health	\$	16,416.32
IBEW Local Union #1536	IBEW Union Dues	\$	420.01
Dearborn Life Insurance Company	Life Insurance	\$	207.00
Principal Life Insurance Company	Vison Ins	\$	75.43
Ameritas	Pension 457 Pre-Tax	\$	1,918.26
Ameritas	Retirement 501a	\$	13,387.02
Department of the Treasury	Medicare Tax	\$	2,995.18
Department of the Treasury	Social Security Tax	\$	12,807.08
Nebraska Department of Revenue	State W/H Tax	\$	3,689.22
Department of the Treasury	Federal W/H	\$	10,172.88
Southeast Nebraska Communications, Inc.	Telephone/Internet Service	\$	638.77

Fund 600 - Electric Total: \$ 191,011.28

Fund: 610 - Water

Home Lumber Company	Supplies/Materials	\$	72.76
Home Lumber Company	Lumber	\$	60.63
Mississippi Lime Co	Fuel Surcharge	\$	418.35
Mississippi Lime Co	Flat Charge	\$	774.72
Mississippi Lime Co	1/2" Bulk Quicklime	\$	10,042.49
LINDE GAS & EQUIPMENT INC	monthly co2 telemetry	\$	121.33
LINDE GAS & EQUIPMENT INC	monthly co2 tank rent	\$	1,698.55
LINDE GAS & EQUIPMENT INC	monthly co2 safety fee	\$	34.76
Concrete Industries, Inc	Concrete	\$	3,327.19
Concrete Industries, Inc	Fuel Surcharge	\$	26.46
Concrete Industries, Inc	Screened Limestone Bulk	\$	149.86
Blackburn Manufacturing Company	blue Buried Water Line flags 4x5 21"L 100/bundle (	\$	347.98
Blackburn Manufacturing Company	blue marking paint Inverted solvent based (W825)	\$	435.08
Farm & City Supply	Supplies/Materials	\$	7.26
Rieschick Drilling Co. Inc.	Hole Plug -50# Bag	\$	15.75
Farm & City Supply	Supplies/Materials	\$	1,279.07
One Call Concepts, Inc	May 2026 Locates	\$	63.94
Falls City Journal	Publications - Hydrant Flushing	\$	183.00
Falls City Journal	Publications BOPW Minutes	\$	5.62
League Association of Risk Management	Auto Liability	\$	66.33
League Association of Risk Management	Physical Damage	\$	58.42
Midwest Laboratories, Inc	W3A plus Arsenic Test	\$	124.20
Farm & City Supply	WD40 Smart Straw 12oz	\$	10.74
True Ag & Turf, LLC	Fitting Coupler	\$	224.46
Nebraska Dept of Revenue	Use Tax Return May 2026	\$	23.10
Nebraska Dept of Revenue	May 2026 Nebraska Local SalesTax Return	\$	1,433.97

Municipal Supply, Inc of Omaha	4"x18" Anchor Coupling	\$	232.20
Municipal Supply, Inc of Omaha	3/4" x 4 1/2" T-head Core Blue	\$	100.09
Municipal Supply, Inc of Omaha	20" MJ solid plug	\$	1,133.94
Municipal Supply, Inc of Omaha	20" MJ gasket	\$	40.31
Municipal Supply, Inc of Omaha	3/4" ball valve I-I LFFBV-3C (W928)	\$	24.14
Municipal Supply, Inc of Omaha	2" x all thread brass nipple (W967.1)	\$	29.57
Municipal Supply, Inc of Omaha	2" x 6" brass nipple (W967)	\$	67.27
Municipal Supply, Inc of Omaha	2" ball valve brass LFFBV-3C (W932)	\$	72.04
Municipal Supply, Inc of Omaha	4" MJ BOLT ACCESS PK (W1710)	\$	358.79
Municipal Supply, Inc of Omaha	1" ball valve I-I LFFBV-3C (W929)	\$	12.07
Municipal Supply, Inc of Omaha	4" MJ gland pack (W1830)	\$	281.65
Municipal Supply, Inc of Omaha	6" MJ gland pack (W1831)	\$	381.41
Jeo Consulting Group Inc	On-call GIS services Project 231725.00	\$	38.10
Edwards Chemicals	Chemicals	\$	697.50
Edwards Chemicals	Carboy Refund	\$	(80.00)
Edwards Chemicals	Fuel Surcharge	\$	9.00
Edwards Chemicals	Recondition Fee	\$	48.00
Edwards Chemicals	Chlorine Gas Cylinder	\$	400.00
Edwards Chemicals	Fluoride Drum	\$	697.00
Golden Shovel	GateKeeper Service Aug 2026-July 2027	\$	734.18
Core & Main LP	2" 5' bury stop box MINN EMS-50-57 (W1613)	\$	410.06
LINDE GAS & EQUIPMENT INC	CO2 Tank inspection	\$	838.73
Core & Main LP	2" water meter OMNI R2 100 CF 17" LL 100cft (W981	\$	1,065.41
Core & Main LP	3/4" CTS poly insert Ford #51 (W917)	\$	23.54
Core & Main LP	Meter pit 3/4" Mueller 203CS1548RBBNN (W970)	\$	1,099.01
Core & Main LP	1 1/4" stop box plug FORD PL (W852.1)	\$	83.85
TASC	Funded HRA	\$	10.00
Systems and Software Inc	PM UB Suite, Sensus, Time Sheet, AR 10	\$	1,090.00
Kawres	TP-Link EAP610 Outdoor AX1800 Wireless Access	\$	134.38
Utility Department Petty Cash	Title/WA Dist. Trailer	\$	235.00
Municipal Supply, Inc of Omaha	1 1/4" stop box repair lid with set screws (W852.2	\$	450.96
Municipal Supply, Inc of Omaha	6 Uni-Flange for PVC (RED - UFR 1500-6-I) (W1471)	\$	214.20
Grainger	Solenoid Valve	\$	275.46
Utility Department	Rulo Water- Collector Well	\$	9,596.43
Utility Department	Water Tower	\$	246.35
Utility Department	Rulo Water Plant North Well	\$	246.03
Southeast Nebraska Communications, Inc.	Telephone/Internet Service	\$	363.90
Fund 610 - Water Total:		\$	42,666.59

Fund: 620 - Gas

Utility Consultants, Inc	Random Non DOT Drug Testing Inv 39247	\$	150.00
Concrete Industries, Inc	Concrete	\$	640.75
Concrete Industries, Inc	MINH CHARGE	\$	75.00
Concrete Industries, Inc	Fuel Surcharge	\$	10.95
Blackburn Manufacturing Company	paint - yellow inverted solvent based (G4558)	\$	699.98
Blackburn Manufacturing Company	buried gas line flags w/screenprint #18364 (G4574.	\$	109.42
Nebraska Commercial Equipment LLC	HDD Misc. Equipment	\$	65.59
Nebraska Commercial Equipment LLC	DrillTite SureFlow Clay	\$	37.63
Nebraska Commercial Equipment LLC	DrillRite PolyRite 1 gal	\$	20.72
Nebraska Commercial Equipment LLC	Drill Fluid	\$	40.32
Southern Cathodic Protection Company	grant services - 2026 PHMSA NDISM grants	\$	11,710.00
Utility Consultants, Inc	Pre-Employment Drug Testing inv 39419	\$	1,000.00
One Call Concepts, Inc	May 2026 Locates	\$	47.56
Farm & City Supply	Couple Flex 4"x4" Clay	\$	27.93
Falls City Journal	Publications BOPW Minutes	\$	16.85
Dutton-Lainson Co	#12 wire CU-clad HF-CCS-PE30 500' (G4713)	\$	59.13
PEFA, INC	PEFA natural gas charge 4340 units	\$	7,764.26
Farm & City Supply	60# Bag Umix Concrete	\$	12.98
Nebraska Dept of Revenue	May 2026 Nebraska Local SalesTax Return	\$	6,565.48
Scheitel Feed & Seed	5 Way Fescue	\$	80.00
Border States	Plug 1" 20LT Blk (G4280)	\$	24.62
Jeo Consulting Group Inc	On-call GIS services Project 231725.00	\$	114.30
Border States	Nipple 1" x 9 1/2" Blk (G4040.1)	\$	39.24
Golden Shovel	GateKeeper Service Aug 2026-July 2027	\$	244.73
Dutton-Lainson Co	#12 wire CU-clad HF-CCS-PE30 500' (G4713)	\$	74.65
Border States	Riser 1" x 1" CTS anodless 36Vx24H 360003644 (G473	\$	4,558.00
TASC	Funded HRA	\$	30.00

Systems and Software Inc	PM UB Suite, Sensus, Time Sheet, AR 10	\$	3,270.00
Utility Department Petty Cash	Stamps	\$	149.76
Utility Department	Gas Dept Office	\$	322.47
Utility Department	Gas Pipe Bldg	\$	67.93
Utility Department	Gas W 14th St	\$	70.03
Utility Department	Gas S Fulton St	\$	121.05
Utility Department	Gas W 21st	\$	74.68
Utility Department	Gas N Mclean St.	\$	74.34
Southeast Nebraska Communications, Inc.	Telephone/Internet Service	\$	52.06

Fund 620 - Gas Total: \$ **38,422.41**

Fund: 630 - Wastewater

Brown County Transfer	Sludge Ticket	\$	463.00
Farmers Repair & Machine Shop	Angle Iron/Flat Iron	\$	189.38
Miller & Associates	Falls City Private Lift Stations - Design	\$	5,170.00
Farm & City Supply	Supplies/Materials	\$	37.12
One Call Concepts, Inc	May 2026 Locates	\$	1.41
Falls City Journal	Publications BOPW Minutes	\$	5.62
Midwest Laboratories, Inc	Supply Order	\$	30.00
Farm & City Supply	Weedstop Conc 32oz	\$	9.99
Nebraska Generator Service LLC	6/6/26 Troubleshoot & Est. repair ATS	\$	2,201.75
RS Electric Utility Services	B-0803 Bypass Contactor replacement on 2/18/26	\$	5,900.44
Armbruster Motor Co	Service Vehicle - 2012 Chevrolet Silverado 3500HD	\$	284.54
Nebraska Dept of Revenue	Use Tax Return May 2026	\$	57.77
Nebraska Dept of Revenue	May 2026 Nebraska Local SalesTax Return	\$	6,245.42
Jeo Consulting Group Inc	On-call GIS services Project 231725.00	\$	38.10
Core & Main LP	C86-55NL	\$	95.18
Core & Main LP	1 1/2 stiffner	\$	6.00
Golden Shovel	GateKeeper Service Aug 2026-July 2027	\$	244.74
Armbruster Motor Co	RO # 302878	\$	2,697.87
Falls City Auto Supply	Battery Exchange	\$	179.37
TASC	Funded HRA	\$	10.00
Systems and Software Inc	PM UB Suite, Sensus, Time Sheet, AR 10	\$	1,090.00
Percival Culligan Water	DI Bottled Water	\$	9.75
Utility Department Petty Cash	Stamps	\$	99.84
Utility Department	Waste Water Treatment Plant	\$	12,874.30
Utility Department	Lift Station	\$	78.57
Southeast Nebraska Communications, Inc.	Telephone/Internet Service	\$	104.28

Fund 630 - Wastewater Total: \$ **38,124.44**

Fund: 800 - Airport

Sapps Bros, Inc. Lincoln	ULSD #2 Dyed Winter	\$	697.62
Stateline Propane Service Inc	Finance Charges	\$	5.20
Stateline Propane Service Inc	Propane	\$	171.97
Falls City Sanitation Service	April 2026 Service	\$	65.00
Falls City Sanitation Service	May 2026 Service	\$	65.00
Bosselman Pump & Pantry Inc	May 2026 Fuel	\$	75.28
Farm & City Supply	Flag Cotton 4x6'	\$	47.99
Utility Department	Utility Service: Airport Lights	\$	625.99
Bradley Ahern	Airport Manager Agreement	\$	2,838.00
Dawn Bennett	Airport Secretery Agreement	\$	150.00
Southeast Nebraska Communications, Inc.	Telephone/Internet Service	\$	213.23

Fund 800 - Airport Total: \$ **4,955.28**

Fund: 998 - Utilities - Pooled Cash

Payroll - Utilities - Pooled Cash	Payroll 6.26.2026	\$	71,889.81
Fund 998 - Utilities - Pooled Cash Total:		\$	71,889.81

Fund: 999 - General Government - Pooled Cash

Payroll - General Fund - Pooled Cash	Payroll 6.26.2026	\$	96,022.25
Fund 999 - General Government - Pooled Cash Total:		\$	96,022.25

Consent Resolution

July 6, 2026

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 agenda for July 6, 2026 meeting is hereby approved.
2. *BE IT FURTHER RESOLVED BY* the Council that the minutes from the June 15, 2026 is hereby approved.
3. *BE IT FURTHER RESOLVED BY* the Council that the claims for July 6, 2026 is hereby approved.
5. *BE IT FURTHER RESOLVED BY* the Council that the Consent Resolution for July 6, 2026 is hereby approved.

Dear City Council Members,

I am applying for three updated animal permits, each including a new request of two female goats. My intent with this portion of the permits is to possess no more than two goats total and rotate them between these three locations to assist with weed control in my pastures.

The current permits that I have for these properties are for equines. Currently, the 1215 E. 17th St. property is permitted for six equines and the other two are each permitted for four equines. To more efficiently utilize rotational grazing during seasons when the grass is growing quickly, I am requesting two additional equines at each of these properties as well.

Thank you,

Levi Jones

1215 E 17th St

Falls City, NE 68355

402.801.0509

A handwritten signature in blue ink, appearing to read "Levi Jones", with a long horizontal flourish extending to the right.

FALLS CITY, NEBRASKA PROPOSAL

COMPREHENSIVE PLAN
ZONING REGULATIONS
SUBDIVISION REGULATIONS



Marvin Planning Consultants, Inc.

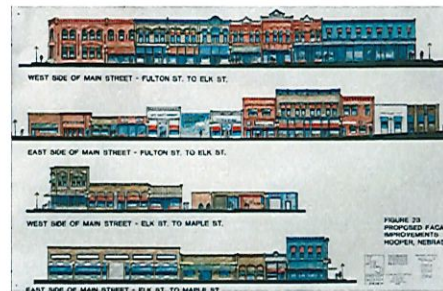
Marvin Planning Consultants is a community planning firm organized for the purpose of providing cost-effective, common sense, yet innovative planning solutions to communities and counties. Keith Marvin AICP brings nearly 30 years of consulting experience in community and regional planning with communities similar to Falls City, Nebraska. MPC includes a staff of five community planners, including Keith Marvin AICP. Keith has been working in counties and communities in the Midwest since 1992. This experience includes nearly 250 communities and counties in 9 states

Know More About the Work That We Do in **PLANNING AND ZONING**

-  Comprehensive Plan
-  Zoning Ordinances
-  Subdivision Regulations
-  Downtown Studies
-  Housing Studies
-  Blight and Substandard Studies
-  Annexation Plans
-  Economic Studies
-  Planning Commissioner Training
-  Zoning Assistance
-  Historic Preservation Studies
-  Facilitation
-  Expert Witness



STUDIO THREE
ARCHITECTS
1000 S. 10TH ST. SUITE 100
LINCOLN, NE 68502
402.441.1111
www.studiothree.com



Our Guarantee

Our community and county planning and zoning services are amendable to entities of all sizes nationwide. We have a highly-experienced team that is ready to assist you with high-quality service and results with any given project.

The Marvin Planning Consultants, Inc. team believes in building long-lasting working relationships with our clients. We believe in maintaining open communication with our clients even after the project is over.

This allows us to provide a more holistic and personal level of service which in turn has given us a high-rate of repeat clients.

Office Location

P.O. Box 410
David City, NE 68632
P: 402.367.5031
C: 402.606.6405
kmarvin@marvinplanning.com

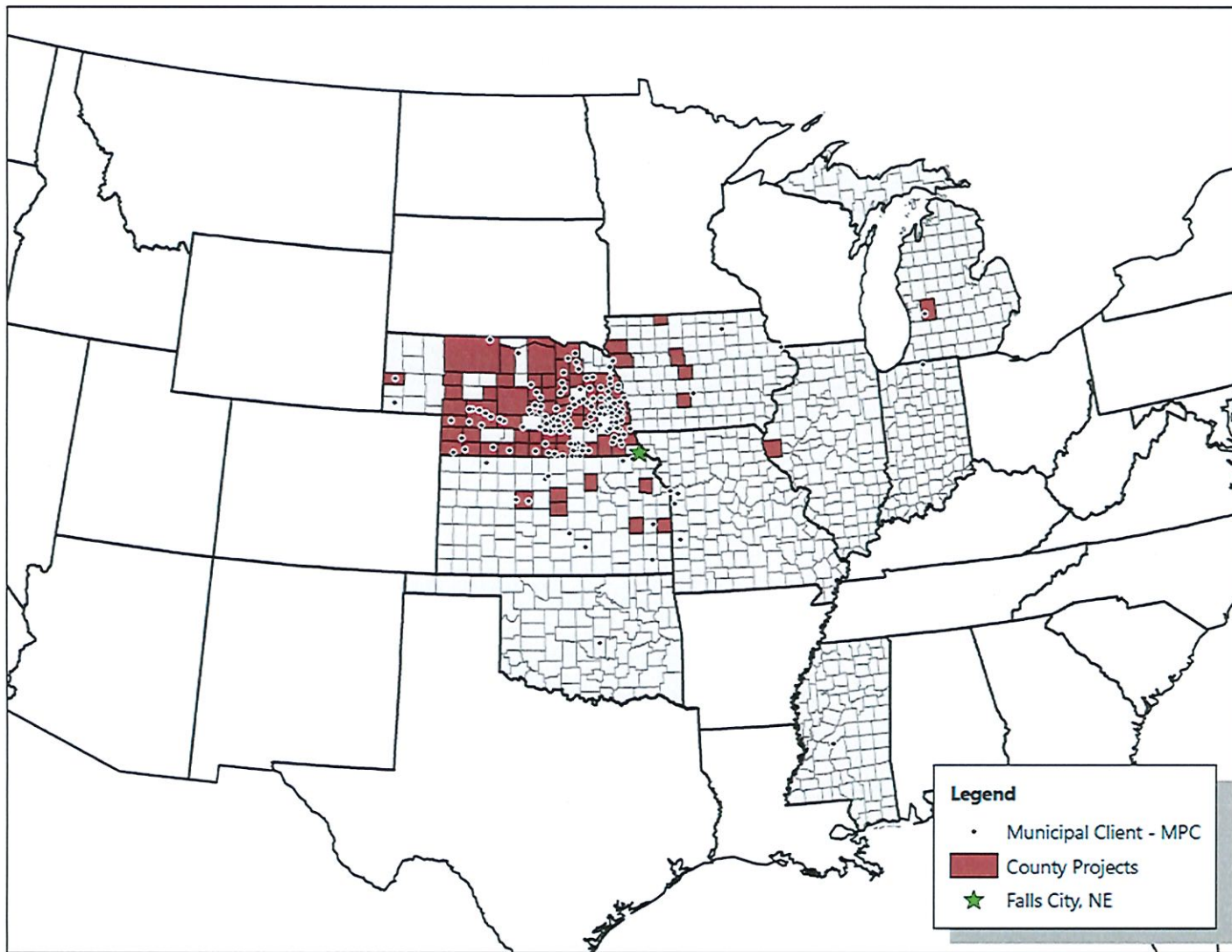
Corporate Organization

Sub-Chapter s Corporation

Company Founded

June 2009 as a sole-
proprietorship

Company incorporated in
August 2015



Regional and State Awards



Burwell, NE
Comprehensive Plan
2025 Vernon Deines Merrit Award
Outstanding Small Town Or Rural Plan -
Small Jurisdiction



Burwell, NE
Comprehensive Plan
2025 Daniel Burnham Award for a
Comprehensive Plan



Ellis County, KS
Comprehensive Plan
2022 Award of Merit Comprehensive Plan -
Small Jurisdiction



Hamilton County, NE
Comprehensive Plan
2020 Best Practices



North Platte/Lincoln County
Housing Needs Assessment
2019 Best Practices



Cozad, NE
Comprehensive Plan
2017 Daniel Burnham Award for a
Comprehensive Plan



Grand Island, NE
Downtown Revitalization Plan
2017 Implementation



Dubuque, IA
Unified Development Code
2010 Best Practices



Gretna, NE
Comprehensive Plan
2010 Best Practices



Woodbury County, IA
Comprehensive Plan
2003 Outstanding Planning Award



La Vista, NE
Zoning Regulations
2002 NPZA Community
Development Award

Nebraska Communities MPC Has Worked With

Albion, NE - Comprehensive Plan/Zoning Regulations*
Alda, NE - Comprehensive Plan/Zoning Regulations
Alexandria, NE - Comprehensive Plan
Alvo, NE - Comprehensive Plan
Ashton, NE - Zoning Regulations
Bartley, NE - Comprehensive Plan
Bassett, NE - Comprehensive Plan/Zoning Regulations*
Beaver City, NE - Comprehensive Plan*
Beaver Crossing, NE - Comprehensive Plan/Zoning Regulations*
Bellwood, NE - Comprehensive Plan/Zoning Regulations
Belvidere, NE - Comprehensive Plan
Benkelman, NE - Comprehensive Plan/Zoning Regulations
Bennet, NE - Comprehensive Plan/Zoning Regulations
Bennington, NE - Comprehensive Plan/Zoning Regulations*
Bladen, NE - Comprehensive Plan
Bloomfield, NE - Comprehensive Plan
Bruning, NE - Comprehensive Plan
Burwell, NE - Comprehensive Plan/Zoning Regulations
Cairo, NE - Comprehensive Plan/Zoning Regulations*
Carleton, NE - Comprehensive Plan
Cedar Bluffs, NE - Comprehensive Plan/Zoning Regulations*
Cedar Creek, NE - Comprehensive Plan/Zoning Regulations*
Cedar Rapids, NE - Comprehensive Plan/Zoning Regulations
Ceresco, NE - Comprehensive Plan/Zoning Regulations*
Chapman, NE - Comprehensive Plan
Chester, NE - Comprehensive Plan
Clarks, NE - Comprehensive Plan/Zoning Regulations
Clarkson, NE - Comprehensive Plan/Zoning Regulations*
Columbus, NE - Blight Study
Cozad, NE - Comprehensive Plan/Zoning Regulations
Crab Orchard, NE - Comprehensive Plan/Zoning Regulations*
Creighton, NE - Comprehensive Plan/Zoning Regulations*
David City, NE - Zoning Regulations/Housing Study
Deshler, NE - Comprehensive Plan/Zoning Regulations
Doniphan, NE - Comprehensive Plan/Zoning Regulations
Dorchester, NE - Comprehensive Plan/Zoning Regulations
Duncan, NE - Comprehensive Plan/Zoning Regulations*
Dwight, NE - Comprehensive Plan/Zoning Regulations*
Eagle, NE - Comprehensive Plan/Zoning Regulations*
Elk Creek, NE - Comprehensive Plan/Zoning Regulations*
Elm Creek, NE - Comprehensive Plan/Zoning Regulations
Elmwood, NE - Comprehensive Plan/Zoning Regulations*
Fairbury, NE - Comprehensive Plan/Zoning Regulations

Fairmont, NE - Comprehensive Plan/Zoning Regulations*
Falls City, NE - Comprehensive Plan, Housing Study
Fort Calhoun, NE - Comprehensive Plan/Zoning Regulations
Franklin, NE - Comprehensive Plan
Fremont, NE - Blight Study
Genoa, NE - Comprehensive Plan/Zoning Regulations
Gilead, NE - Comprehensive Plan
Giltner, NE - Comprehensive Plan
Gothenburg, NE - Downtown Study
Grand Island, NE - Comprehensive Plan/Zoning Regulations/
Blight Studies
Grant, NE - Comprehensive Plan*
Gretna, NE - Annexation/Zoning Regulations
Guide Rock, NE - Comprehensive Plan/Zoning Regulations*
Hampton, NE - Comprehensive Plan/Zoning Regulations*
Harvard, NE - Annexation
Hastings, NE - Comprehensive Plan/Downtown Study
Hazard, NE - Comprehensive Plan
Hebron, NE - Comprehensive Plan/Zoning Regulations
Henderson, NE - Comprehensive Plan/Zoning Regulations
Herman, NE - Comprehensive Plan/Zoning Regulations*
Hershey, NE - Comprehensive Plan/Zoning Regulations
Hickman, NE - Comprehensive Plan/Zoning Regulations
Hooper, NE - Comprehensive Plan/Zoning Regulations*
Hubbell, NE - Comprehensive Plan
Humphrey, NE - Comprehensive Plan/Zoning Regulations
Ithaca, NE - Comprehensive Plan/Zoning Regulations*
Juniata, NE - Comprehensive Plan/Zoning Regulations*
Kenesaw, NE - Comprehensive Plan/Zoning Regulations*
Kimball, NE - Comprehensive Plan/Zoning Regulations
La Vista, NE - Zoning Regulations*
Litchfield, NE - Zoning Regulations
Louisville, NE - Comprehensive Plan/Zoning Regulations*
Loup City, NE - Comprehensive Plan/Zoning Regulations
/Housing Study
Lyons, NE - Comprehensive Plan/Zoning Regulations*
Marquette, NE - Comprehensive Plan
Mead, NE - Comprehensive Plan/Zoning Regulations
Memphis, NE - Comprehensive Plan/Zoning Regulations*
Milford, NE - Comprehensive Plan/Zoning Regulations*
Neligh, NE - Comprehensive Plan/Blight Studies
North Bend, NE - Comprehensive Plan/Zoning Regulations*
North Platte, NE - Comprehensive Plan/Zoning Regulations

Oakland, NE - Comprehensive Plan/Zoning Regulations*
Osmond, NE - Comprehensive Plan/Zoning Regulations
Palmer, NE - Comprehensive Plan/Zoning Regulations
Palmyra, NE - Comprehensive Plan/Zoning Regulations*
Petersburg, NE - Comprehensive Plan/Zoning Regulations
Pierce, NE - Comprehensive Plan/Zoning Regulations*
Pilger, NE - Comprehensive Plan/Zoning Regulations
Red Cloud, NE - Downtown Study
Rockville, NE - Zoning Regulations
Schuyler, NE - Blight Study
Scottsbluff, NE - Comprehensive Plan
Sergeant Bluff, NE - Comprehensive Plan/Zoning Regulations
Silver Creek, NE - Comprehensive Plan/Zoning Regulations
Snyder, NE - Comprehensive Plan/Zoning Regulations*
South Bend, NE - Comprehensive Plan/Zoning Regulations*
Sterling, NE - Comprehensive Plan/Zoning Regulations
Stockham, NE - Comprehensive Plan/Zoning Regulations
Stratton, NE - Comprehensive Plan/Zoning Regulations*
Superior, NE - Comprehensive Plan/Zoning Regulations*
Sutton, NE - Blight Study
Syracuse, NE - Comprehensive Plan/Zoning Regulations*
Tecumseh, NE - Comprehensive Plan/Zoning Regulations*
Tekamah, NE - Comprehensive Plan/Zoning Regulations*
Unadilla, NE - Comprehensive Plan/Zoning Regulations*
Valentine, NE - Blight Study*
Valley, NE - Comprehensive Plan/Zoning Regulations
Valparaiso, NE - Comprehensive Plan/Zoning Regulations*
Wahoo, NE - Comprehensive Plan/Zoning Regulations*
Weeping Water, NE - Comprehensive Plan/Zoning Regulations
Weston, NE - Comprehensive Plan/Zoning Regulations*
Wood River, NE - Comprehensive Plan/Zoning Regulations*

*Worked while with another firm
Red Text - Repeat clients

KEITH MARVIN

President/Project Manager

Total Experience: 31 years



CONTACT

P : 402.606.6405
M : kmarvin@marvinplanning.com
W : www.marvinplanning.com
A : P.O. Box 410
David City, NE 68632

EDUCATION

Masters of Community/Regional
Planning
-University of Nebraska-Lincoln
Bachelor's of Science in Architectural
Science
-University of Nebraska-Lincoln
Professional Certifications
-American Institute of Certified Planners

HONORS AND AWARDS

Mitsuo Kawamoto Excellence in Planning
Awards
- Nebraska Planning and Zoning
Association 2006
Alden Aust Distinguished Leadership Award
-NE APA 2022
Carol Swayne Award for Excellence in
Planning by a Planning Commissioner
-Nebraska Planning and Zoning Association
2022

Keith has been involved professionally in community planning since 1992. His experience includes all facets of planning, including public participation, land use, historic preservation, and economic development. Keith has been involved with projects in communities and counties ranging from 48 people to over 400,000. His experience includes the states of Nebraska, Kansas, Iowa, Missouri, Indiana, Michigan, Mississippi and Illinois.

Keith believes the best plans and regulations are those developed through a partnership between the consulting team and the city. Plans must be supported locally by the residents and staff in order for them to be truly implemented. Implementing the community's vision is the only way a plan is ever successful.

MEMBERSHIP

American Planning Association
• National
• Nebraska Chapter
• Iowa Chapter
• Kansas Chapter
• Oklahoma Chapter
• Small Town and Rural Planning
Division (Chair)
• County Planning Division
• Sustainability Division
• Housing Community Development
Division
• Private Practice Division
American Institute of Certified Planners
(AICP)
Nebraska Planning and Zoning
Association
Former Chapter President
David City, NE Planning Commission
(Previous)
David City, NE City Council Member

RELEVANT PROJECT EXPERIENCE

- Falls City, NE - Comprehensive Plan/Zoning Regulations
- Falls City, NE - Blight Study
- Falls City, NE - Housing Study
- Franklin, NE - Comprehensive Plan/Zoning Regulations
- Elm Creek, NE - Comprehensive Plan/Zoning Regulations
- Alda, NE - Comprehensive Plan/Zoning Regulations
- Doniphan, NE - Comprehensive Plan/Zoning Regulations
- Antelope County, NE - Comprehensive Plan/Zoning Regulations
- Henderson, NE - Comprehensive Plan/Zoning Regulations
- Humphrey, NE - Comprehensive Plan/Zoning Regulations
- Dorchester, NE - Comprehensive Plan/Zoning Regulations
- Hershey, NE - Comprehensive Plan/Zoning Regulations
- Bellwood, NE - Comprehensive Plan/Zoning Regulations
- Wisner, NE - Comprehensive Plan/Zoning Regulations
- Bennet, NE - Comprehensive Plan/Zoning Regulations
- Hickman, NE - Comprehensive Plan/Zoning Regulations
- Seneca, KS - Comprehensive Plan/Zoning Regulation
- Downs, KS - Comprehensive Plan/Zoning Regulation
- Osborne, KS - Comprehensive Plan/Zoning Regulation
- Garnett, KS - Comprehensive Plan/Zoning Regulations
- Nevada, MO - Comprehensive Plan
- Holt County, NE - Comprehensive Plan/Zoning Regulations

STACEY GROSHONG

Senior Community Planner/Design
Total Experience: 16 years



CONTACT

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EDUCATION

Masters of Community/Regional Planning
-University of Nebraska-Lincoln

Masters of Architecture
-University of Nebraska-Lincoln

Bachelors of Science in Design-Architecture,
Emphasis is Landscape Architecture
-University of Nebraska-Lincoln

Professional Certifications
-LEED Associated Professional

HONORS AND AWARDS

NPZA's 2020 Loretta Ludemann Award
APA Chapter President's Council 2020
Leadership Award
Tau Sigma Delta Bronze Medal
APA Nebraska's Outstanding Student Award

Stacey is an experienced community planner with extensive expertise in Urban Design and Historic Preservation. She spent over a decade in an urban planning department—reviewing public and private development proposals, administering Historic Preservation programs, and developing and implementing long range plans. She has a deep understanding of the codes, regulations, and funding mechanisms available to encourage quality site and building design. Stacey believes that placemaking is essential for fostering community pride and togetherness in all communities.

MEMBERSHIP

American Planning Association

- National
- Nebraska Chapter (former Vice President and Professional Development Officer)

Nebraska Planning and Zoning Association (Conference Coordinator)

Nebraska Historic Preservation Board (Board Member)

Preservation Association of Lincoln (Board Member)

RELEVANT PROJECT EXPERIENCE

- Furnas County, NE - Comprehensive Plan/Zoning Regulations
- North Platte, NE - Comprehensive Plan
- Greeley County, NE - Comprehensive Plan
- Logan County, NE - Comprehensive Plan
- Lincoln-Lancaster County, NE - PlanForward 2050 Comprehensive Plan*
- Lincoln, NE - Cornhusker Area Blight Study
- Lincoln, NE - South Haymarket Neighborhood Plan*
- Lincoln, NE - reFORM Zoning Amendments/Commercial Design Standards*
- Bennet & Hallam, NE - Lighter, Quicker, Cheaper projects*
- Polk County, NE - Comprehensive Plan
- Lincoln, NE - Eastridge Historic District, National Register designation*
- Lincoln, NE - Wesleyan Hospital, Local landmark and National Register designation, Tax Credit rehabilitation*
- Lincoln, NE - Strode (Willys Knight) Building, Local landmark and National Register designation, Tax Credit rehabilitation*
- Lincoln, NE - Luckey/Pelican House, Local landmark designation*
- Lancaster County, NE - Burgess House, Local landmark designation*
- Lincoln, NE - Amel H. Koop House, National Register designation*

*worked on while another employer

MASON HERRMAN

Community Planner
Total Experience: 4 years



CONTACT

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David City, NE 68632

EDUCATION

Masters Regional and Community
Planning
-Kansas State University

Mason graduated with his Masters in Regional Community Planning from Kansas State University in 2019. Mason will assist on all aspects of the project including GIS mapping and community engagement. Mason also has experience working with multiple funding agencies including the Community Development Block Grant program and is recently certified through the Department of Economic Development.

MEMBERSHIP

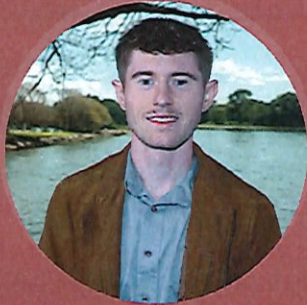
American Planning Association
National
• Nebraska Chapter

RELEVANT PROJECT EXPERIENCE

- Long Pine, NE -Comprehensive Plan
- Hickman, NE - Comprehensive Plan/Zoning Regulations
- Bennet, NE - Comprehensive Plan/Zoning Regulations
- Weeping Water, NE - Comprehensive Plan/Zoning Updates
- Antelope County, NE - Comprehensive Plan/Zoning Regulations
- Osborne, KS - Comprehensive Plan/Zoning Regulations
- Downs, KS - Comprehensive Plan/Zoning Regulations
- Ellis, KS - Comprehensive Plan/Zoning Regulations
- Garnett, KS - Comprehensive Plan/Zoning Regulations
- Nevada, MO - Comprehensive Plan
- Sabetha, KS - Zoning Updates

CAYCE CHANDLER

Community Planner
Total Experience: 1 years



CONTACT

E : cchandler@marvinplanning.com
W : www.m Marvinplanning.com
A : P.O. Box 410
David City, NE 68632

EDUCATION

B.S. City/Urban, Community and Regional
Planning
-Arizona State University

Cayce Chandler is a community planner at Marvin Planning Consultants where he helps communities across Nebraska and the surrounding states develop and implement comprehensive, zoning, and strategic plans that promote sustainable growth and strong local character. He earned his bachelor's degree in urban planning at Arizona State University where his studies emphasized land use, transportation, and urban design. Before joining MPC he served as an administrative executive assistant at Milford Real Estate and a magazine coordinator at Milford Omaha leading editorial coordination, GIS-based research, and community development storytelling across the Omaha metro.

RELEVANT PROJECT EXPERIENCE

- Boelus, NE - Comprehensive Plan
- Cotesfield, NE - Comprehensive Plan
- Cushing, NE - Comprehensive Plan
- Dannebrog, NE - Comprehensive Plan
- Elba, NE - Comprehensive Plan
- Farwell, NE - Comprehensive Plan
- Shawnee, OK - Housing Study
- Howard County, NE - Comprehensive Plan
- Lincoln County, NE - Housing Study
- North Platte, NE - Housing Study
- Richardson County, NE - Comprehensive Plan
- Falls City, NE - Housing Study
- Sherman County, NE - Comprehensive Plan
- Deuel County, NE - Comprehensive Plan
- Keith County, NE - Comprehensive Plan
- York County, NE - Comprehensive Plan
- Logan County, NE - Comprehensive Plan
- Polk County, NE - Comprehensive Plan
- Greeley County, NE - Comprehensive Plan
- Lincoln County, NE - Comprehensive Plan

RYAN BEAVER

Community Planner
Total Experience: 1 years



CONTACT

M: rbeaver@marvinplanning.com
W : www.marinplanning.com
A : P.O. Box 410
David City, NE 68632

EDUCATION

B.S. Urban and Regional Planning
-Texas A&M University

Ryan Beaver is a Community Planner at Marvin Planning Consultants. He attended Texas A&M University and graduated with a bachelor's degree in Urban & Regional Planning. He learned urban design concepts, geographic information systems, and development practices. Ryan took an interest in consulting after working with consultants in a planning internship with the City of Magnolia within the Greater Houston area, in which he was able to review development proposals and become familiar with city development codes.

RELEVANT PROJECT EXPERIENCE

- Long Pine, NE - Comprehensive Plan
- Doniphan, NE - Comprehensive Plan/Zoning Regulations
- Alda, NE - Comprehensive Plan/Zoning Regulations
- Wisner, NE - Comprehensive Plan/Zoning Regulations
- Fremont, NE - Blight Study
- Grand Island, NE - Area 42 - Blight Study
- Grand Island, NE - Area 43 - Blight Study
- North Platte, NE - Rails to River Blight Study
- Coffey County, KS - Comprehensive P
- Nevada, MO - Comprehensive Plan
- Garnett, KS - Comprehensive Plan
- Keya Paha County, NE - Comprehensive Plan
- Arcadia, NE - Comprehensive Plan
- Elyria, NE - Comprehensive Plan

Project Approach

Project Understanding and Approach

Our team strongly believes extensive community engagement allows the better opportunities for solid community feedback will result in a plan meeting the community needs. Comprehensive Plans guide decision makers and the public regarding solid policy decisions during the planning period.

The Comprehensive Plan is a vision presented in text, graphics and tables representing the desires of the City and its residents for the future.

Community engagement, along with an understanding of the dynamics occurring in the Falls City provides a means to develop a plan that fosters growth.

A Comprehensive Plan outline proposed by our team for to Falls City is as follows:

- Introduction
- Community Engagement Process
- Population
- Housing and Neighborhood Development and Redevelopment
- Community Economics and Economic Development
- Parks, Recreation, and Open Space
- Community Facilities, including parks and recreation, and communications and utilities
- Public Safety
- Communications, Utilities and Energy
- Hazards
- Land Use, Community Character, and Urban Design
- Transportation
- Implementation

Planned growth will make Falls City more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

The comprehensive plan is the basis for all other planning documents and tools in a community. It is critical to leading and guiding the policies and vision of the future.

Community Engagement

Community engagement is critical to the entire project. The engagement process provides insight to where the community wishes to be in 10 to 20 years. The pages following this section outlines the different engagement techniques used in the process. In addition, it will discuss major highlights resulting from the various techniques. Community engagement will lead to the development of the long range goals, objectives and/or policies for the community.

Demographic/Socioeconomic Analysis Population

Population examines the community's current conditions from the perspective of population; past populations, population by ethnicity, population change based upon natural and migration patterns, and population projections based upon past trends, migration patterns, and any targeted growth levels.

Housing and Neighborhood Development and Redevelopment

Housing is similar to population except it is focused on key housing trends and needs. We will examine future housing needs in a general capacity. Significant data will be gathered from the current housing needs assessment.

Economic and Community Development Plan

The planning team will undertake an employment and economic development analysis which examines employment and jobs trends. This study will look at the current share of jobs by sector existing in Falls City, along with the jobs actually held by Falls City residents and their commuting habits. We will also forecast future employment scenarios based on third-party data and focus group interviews.

These data will serve as the background for an actionable economic development strategy including future employment projects, as well as future land use recommendations enabling Falls City to accommodate the anticipated growth in a thoughtful and economically sustainable manner.

In addition, MPC will develop economic development strategies and techniques along with future goals/objectives/policies.

Community Facilities Chapter

This looks at key facilities such as City Hall and museums, etc. This chapter will also contain any goals/objectives/policies identified for public facilities. This Chapter will have its own set of goals and policies.

Communication/Utilities/Energy

This component examines and documents the different means for communication within Falls City (newspaper, television, etc.). In addition, this chapter is where our team will sit down with the public utilities and City Engineer to discuss existing conditions, planned upgrades, and needed improvements. This will aid significantly in helping to determine future growth areas of the community.

Parks and Recreation

Parks and recreation requires close collaboration with all stakeholders to identify goals and policies for park and recreational planning fulfilling the unique needs of the community. Throughout the analysis of the parks and recreation we will facilitate several meetings with key stakeholders (in association with other meetings), including City staff, board members, advisory committees and residents. In Falls City, we will utilize the Comprehensive Plan update's public engagement activities to explore stakeholder thoughts and needs on recreational opportunities. It is important all stakeholders are engaged to reflect a true community-based comprehensive plan.

Public Safety

This chapter looks at law enforcement at the City and county level including facilities and locations; plus it will also examine fire and rescue facilities and station locations within Falls City. It will also include information on Emergency Management and any other similar public safety component.

Project Approach

Hazards

Hazards component of the plan will simply be a reiteration of key goals and policies from the most recent Hazard Mitigation Plan (HMP) in which the City was involved. As decision makers look to the comprehensive plan for guidance in the future, they may or may not be aware of or think of the HMP. This allows the key policies and projects from the HMP to become apart of the overall planning process. Note: Since most HMPs are updated every five-years, this material will need to be amended in order to stay current.

Land Use, Community Character, and Urban Design Plan Existing Land Use

The first critical step in any long-range land use section is having a solid knowledge of the existing uses throughout the community. Falls City has a vastly diversified land use pattern between the many commercial, agricultural based uses and residential structures throughout the community. Understanding past development patterns are critical to understanding the community's history and growth patterns.

Future Land Use Plan and Strategy/Managed Growth

Future and long-range land uses are what is desired; however, managed growth is based on solid principles and guidelines; the key in the implementation of the strategies.

Within the land use portion of the comprehensive plan, the team will examine future redevelopment and infill potential.

The land use component will provide an evaluation of zoning opportunities to address identified housing needs including, affordable housing options, increases in density, new concepts for smaller homes and building lots, options for "Missing Middle" Housing and any other housing types for developing quality workforce housing.

Annexation

The annexation component is fairly standard. State statutes require the community to identify any Sanitary Improvement Districts within the extraterritorial jurisdiction, as well as any properties subject to annexation at the time of the plan creation.

Transportation

Transportation examines the existing network for cars, pedestrians, transit, and bicycles. In addition, any nearby air and rail services.

During the transportation analysis, our team will also examine the future growth of Falls City. As a result, concepts for updating the existing and future network will be examined and discussed.

Through the land use and transportation analysis, the team will also look at future land use policies to ensure newer developments are designed to be:

- Walkable
- Identify existing street classifications
- Identify future street classifications and extensions
- Create proper alignment policies for future arterials to connect into other systems
- Develop any necessary corridor design standards for signs, structures, etc.

Other issues may emerge during the process. Again, key goals/objectives/policies are a part of this analysis.

Implementation

Implementation is critical to the eventual enactment of the plan. Implementation includes all of the goals/objectives/policies developed for Falls City; plus, the zoning and subdivision regulations will be updated in order to bring the plan to fruition.

Zoning and Subdivision Regulations

The most important tool to implementing a comprehensive plan is the zoning and subdivision regulations. MPC's team will work very closely with staff to modify those parts of the regulations needing help. Our approach is one that focuses hard on creating a user-friendly document for both staff and the general public.

User-friendly brings key things together including graphics (drawings and photographs) to illustrate specific portions of the regulations including the definitions. Other keys is to minimize, where possible, the wordiness of the regulations without relaxing the desired enforcement needed in the community.



Proposed Scope of Services

Task 1: Plan Kick-off

Process:

- Develop a public participation plan with City staff, designate a steering committee members
- Conduct Planning 101 meeting
- Development of Issues Map and participation.
- Develop proposed meeting schedule
- Develop project website
- Develop the base maps
- Conduct kick-off meeting to discuss project

Outcome:

1. Proposed meeting schedule.
2. A total of one meeting with City staff to develop schedule.
3. Website developed
4. Social media pages established
5. Project teasers and educational material for websites
6. A total of one public workshop meeting including Planning 101.
7. Establish online public engagement strategy and tools.

Task 2: Community Engagement

Process:

- **One Town Hall Meetings** to establish preliminary input for the development of goals, objectives, and policies.
- Conduct up to **4 focus group** meetings with groups/organizations determined by planning team and the City.
- Develop other necessary project surveys through SurveyMonkey or Mindmixer including a youth survey.
- Prepare a summary report of key issues and strategies for the City's acceptance and modify as directed.

Outcome:

1. Surveys discussion and questions completed.
2. Completed Town Hall meeting
3. Completed Focus Group Meetings
4. Completed Special Interviews
5. Completed Issues Mapping exercise.

Task 3: Community Profile

Process:

- Prepare population characteristics including:
 - Up-To-Date Historic Data
 - Age Cohort Analysis
 - Migration Analysis
 - Population Trends
 - Population Projections
- Basic Housing Analysis
 - Examine age of housing units
 - Examine substandard housing
 - Examine cost of housing
 - Apply housing needs assessment study
- Economic Analysis
 - Household and Per Capita Income
 - Employment by Industry
 - Economic gap analysis
 - Economic Trends
- Survey and evaluate existing and proposed City facilities, including:
 - Parks and recreation
 - Life safety (law enforcement, fire protection, emergency services, response rings/rates for fire and rescue)
 - Education facilities
 - Public facilities
 - Historic facilities
- Survey and evaluate existing communications/energy, including:
 - Identify existing communications types and assets in the community
 - Identify existing water and sewer systems
 - Identify key areas in need of improvement within the water and sewer systems
 - Identify key areas where service extensions may occur in order to support future community expansion.
- Evaluate key Hazards and Hazard policies from the existing Hazard Mitigation Plan for the Falls City.
- Survey and prepare existing land uses and physical features information for the following use types:
 - Agricultural
 - Residential
 - Commercial
 - Industrial
 - Public and Quasi-Public
 - Parks and Open Spaces

- Evaluate transportation facilities including:
 - Existing road systems and classifications
 - Projected road system needs.
 - Existing highway system
 - Existing trails system (locally and regionally)

Outcome:

1. Data supporting the individual chapters such as Population, Housing, Economics, Community Facilities, etc.
2. Survey of existing land uses and facilities throughout Falls City .
3. Document conditions by location and type of base maps.
4. Strategic Analysis Report including population, economic and land use trends and projections.
5. Evaluation of existing community facilities/recommendations for future needs in Falls City .
6. A total of two meeting with planning commission and Steering Committee.

Task 4: Draft Comprehensive Plan

Process:

- Completion of the various chapters including any recommendations, goals, objectives, and/or policies.
- Development of a future land use plan including maps (utilizing ArcGIS) addressing specific issues such as, but not limited to:
 - Growth management policies and priority growth areas
 - Commercial development cores and nodes
 - Historic Preservation
 - Community Character and Urban Design
 - Housing and Neighborhoods
 - Economic Development Chapter as discussed in outline
 - Parks, Open spaces and trails
- Develop Hazards Chapter.
- Develop Annexation Chapter.
- Develop new transportation plan based upon:
 - Public input collected during Falls City Vision Phase
 - Plans being considered by the City, County, and State
 - Observations of the planning team

Outcome:

1. Completed growth management plan
2. Completed future land use plan
3. Completed transportation plan.
4. A total of **two public workshop meetings** with Steering Committee

Proposed Scope of Services

Task 5: Plan Implementation/Zoning Regulations

Process:

- Review draft of Falls City Action Plan - Implementation program for Comprehensive Plan.
- Identify key persons in the community who will need to be involved in the implementation of the Falls City Comprehensive Plan.
- Research and identify specific funding sources that can aid in the implementation of the Falls City Comprehensive Plan.
- Zoning ordinances.
- Conduct analysis of the regulations and standards guiding development in the City of Falls City.
- Analyze and inventory the City of Falls City's existing development patterns to identify opportunities for revising the existing zoning regulations as well as other key sections such as sign regulations.
- Develop outline of specific issues (positive and negative) identified within the existing regulations.
- Evaluate past Zoning Board of Adjustment and Planning Commission cases to determine opportunities for revisions to the future regulations.
- Conduct analysis of all other existing development elements such as sign regulations, parking and landscaping and others.
- Meet with City staff to discuss specific findings of the research and analysis.
- Meet with Steering Committee to present and discuss outline.
- Develop report of research and findings.

Outcome:

1. Compile existing documents, regulations and standards regarding the zoning and subdivision regulations.
2. Completed background research/analysis of existing regulations.
3. Completed outline of findings.
4. Completed report of research findings.
5. One meeting with City staff members.
6. One meeting with Steering Committee.

Phase II: Construction of new Regulations

- Use findings from Phase I to begin development of new zoning ordinance.
- Develop a working outline for this phase of the project with input from the Steering Committee listing the pertinent sections and scope of their coverage.
- Develop drafts of specific sections of the new regulations, including graphics and illustrations, based on analysis.
- Meet with Steering Committee to review and discuss specifics of drafts.
- Develop new zoning map to reflect new districts and district layouts.
- Meet with Steering Committee to present and review draft regulations

Support Falls City

- Provide technical support to City officials and staff through telephone and email consultation and brief reports during plan process.
- Review development plans submitted to the City during the planning process for consistency with the Plan
- Provide technical support after completion and adoption of the plan, by telephone.
- Attend meetings as needed at established hourly rates.



Fall City, Nebraska

Comprehensive Plan/ Zoning Regulations/ Zoning Assistance



The Falls City Comprehensive Plan and Zoning Update was started in the summer of 2012 and was a partnership between Falls City EDGE and the City of Falls City.

The planning team included Marvin Planning Consultants, Olsson Associates and MindMixer. The updates were the first full updates in nearly 20 years. The team was selected based upon their community planning background and experience as well as their understanding of economic development.

Falls City is located in the extreme southeast corner of Nebraska and is in close proximity to Iowa, Missouri, and Kansas. Their location aids in their ability to act as a minor retail trade area; however, the community's proximity to St. Joseph, Kansas City, Lincoln, and Omaha actually creates a large leakage on the local economy.

Items to Address:

There were several issues that the new plan and regulations needed to address:

- Strongly based around economic development strategies and policies
- The regulations brought up to date and include a number of approaches and items that were not present when the existing regulations were put in place
- Strongly reflect the community's involvement in historic preservation and Nebraska Main Street
- Look seriously at redevelopment and growth strategies for the community.



Fall City, Nebraska

Housing Needs Assessment

Project Location Link:

https://issuu.com/kmarvin/docs/fall_s_city_housing_study_100620_use



The City of Falls City began updating their local housing needs assessment which needed an update by late 2019. The process was, unfortunately, slowed by the onset of COVID-19. The project was completed in the Spring of 2021.

The client team solicited a proposal from MPC/CPI and the team was awarded the project. MPC has had an ongoing working relationship with the City and the economic development group EDGE. The completed project provides the community with data and projected housing needs in a manner that will provide interested parties a means to address their critical housing issues.

The MPC team, as part of the project, spent time both in person and via Zoom discussing housing needs with key groups such as: builders, realtors, major employers, and others. The project consisted of an on-line survey via SurveyMonkey which generated 207 responses from across the community.

Key issues heard during the interviews and from the survey include:

- Need for better affordable housing
- Rental properties too expensive for the quality
- Have jobs but no where for new employees to live
- And many more.

Key team members on this project were Keith Marvin AICP and Aaron Sorrell AICP.



Elm Creek, Nebraska

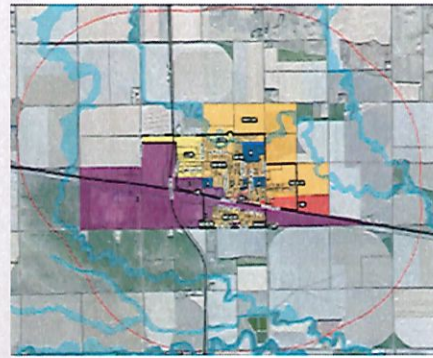
Comprehensive Plan/ Zoning Regulations

Client Contact Person:

Sharon Hueftle
Executive Director
SCEDD
308.455.4771
sharonh@scedd.us

Project Completed:

July 2019



The Elm Creek Comprehensive Plan was a joint effort between Marvin Planning Consultants (MPC) and South Central Economic Development District (SCEDD). The project started as strictly a SCEDD project; however, with a key staff members departure, the agency began working with MPC.

The project included a Comprehensive Plan, Zoning and Subdivision Regulations, as well as a Blight Study and Housing Study. SCEDD assisted MPC with the Comprehensive Plan by reformatting some of the completed material and then adding additional material as directed by MPC. SCEDD also was in charge of the Housing Study portion of the project. MPC was in charge of directing the formatting and additional material for the Comprehensive Plan, the Zoning and Subdivision Regulations, and the Blighted and Substandard Study.

Items to Address:

There are several issues the new plan and regulations needed to be addressed:

- Future land uses for a smaller but growing community.
- Develop an up to date Zoning Regulations which took into account issues like: Adult Entertainment, Commercial and private wind generation, and more.
- Provide the community with solid data in order to make the correct decisions for community growth.



Franklin, Nebraska

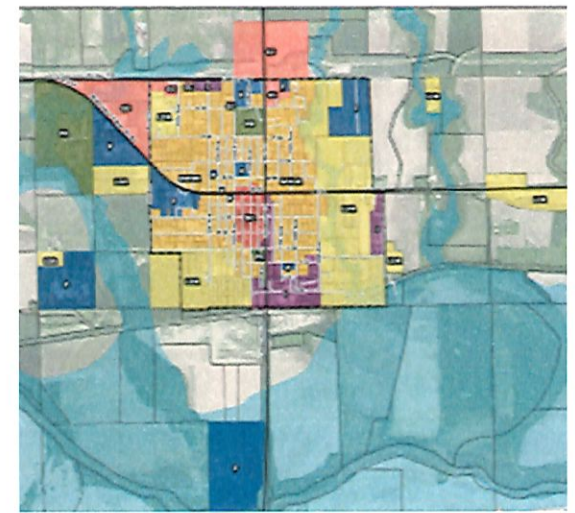
Comprehensive Plan/ Zoning Regulations

Client Contact Person:

Sharon Hueftle
Executive Director
SCEDD
308.455.4771
sharonh@scedd.us

Project Completed:

April 2019



The Franklin Comprehensive Plan was a joint effort between Marvin Planning Consultants (MPC) and South Central Economic Development District (SCEDD). The project started as strictly a SCEDD project; however, with a key staff members departure, the agency began working with MPC.

The project included a Comprehensive Plan, Zoning and Subdivision Regulations, as well as a Blight Study and Housing Study. SCEDD assisted MPC with the Comprehensive Plan by reformatting some of the completed material and then adding additional material as directed by MPC. SCEDD also was in charge of the Housing Study portion of the project. MPC was in charge of directing the formatting and additional material for the Comprehensive Plan, the Zoning and Subdivision Regulations, and the Blighted and Substandard Study.

Items to Address:

There are several issues the new plan and regulations needed to be addressed:

- Future land uses for a smaller but growing community.
- Develop an up to date Zoning Regulations which took into account issues like: Adult Entertainment, Commercial and private wind generation, and more.
- Provide the community with solid data in order to make the correct decisions for community growth.



Hickman, Nebraska

Comprehensive Plan/ Zoning Regulations



Client Contact Person:

Heidi Hoagland
Planning and Zoning
Administrator
402.792.2212 ext. 2
heidih@hickman.ne.gov

Project Completed:

2024

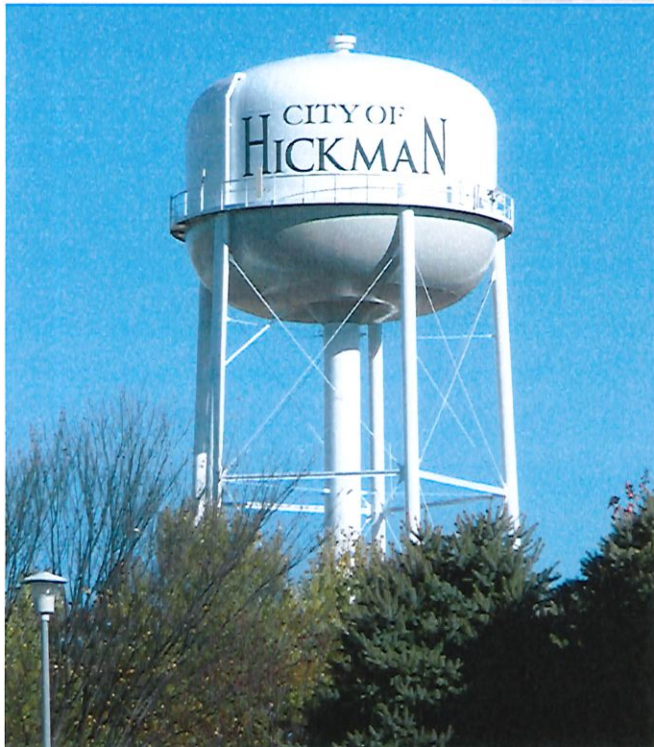
MPC was contracted in 2022 to assist Hickman with an update to their comprehensive plan and zoning regulations. Hickman is one of the fastest growing communities in Nebraska and is located south of the capital city of Lincoln. The rapid growth in Hickman created needs to update their already progressive design guidelines and development standards.

Keith Marvin had worked closely with Hickman during his employment with another firm. Therefore, Keith and the firm were very familiar with the community and the growth pressures faced by their location. In addition, Hickman sits three miles east of US Highway 77 which connects Lincoln and Beatrice.

Another factor facing Hickman was acreage developments between the community and the city of Lincoln. As Hickman continued growing north towards Lincoln, these developments would be a barrier to logical and proper growth.

Key issues:

- Rapid growth
- Proximity to Lincoln
- Proximity to US Highway 77
- Construction of the new south Beltway around Lincoln
- Desire for quality design and construction standards within the community
- Addressing rural development of the edges



Bennet, Nebraska

Comprehensive Plan/ Zoning and Subdivision Ordinance Regulations

Client Contact Person:

Michele Lincoln
City Clerk
685 Monroe Street
Bennet, NE 68317
402.782.3300
cityclerk@cityofbennet.com

Project Completed:

March 2023



Bennet is located just south of Nebraska Highway 2 just east of Lincoln. It is in one of the major growth corridors of the Lincoln Metropolitan Area. Their location played a major role in the land use and zoning changes being seen in the community.

The "Village" of Bennet contracted with Marvin Planning Consultants to update their Zoning and Subdivision Regulations in 2021. The current regulations were in need of being updated regarding procedures, uses, and other issues. However, the other critical item; Bennet was transitioning from a Village to a city of the Second Class which required certain changes to the regulations including the Board of Adjustment.

In addition to updating the City's Zoning Regulations, MPC later rewrote the comprehensive plan for the community. The new plan provided the foundation for future growth as the Lincoln/Lancaster County Metro continues to grow South and East

Items to Address:

- Changing from a Village form of government to a city of the Second Class
- Updating key issues such as solar and wind energy regulations
- Updating the adult entertainment regulations
- Updating the residential land uses including accommodating "missing middle" housing
- Updating cellular tower regulations



Clarks, Nebraska

Comprehensive Plan/ Zoning Regulations

Client Contact Person:

Kari Podliska
Village Clerk
308.548.2412
clerk@villageofclarks.com

Project Completed:

2024



The Village of Clarks sits on US Highway 30 near the intersection with Nebraska Highway 92 in Merrick County. The village in recent years has taken a more proactive approach to cleaning up the community, adding housing, and generating positive population growth in the community. The community sits almost midway between the cities of Columbus and Grand Island.

MPC was hired to assist with this endeavor. The village and MPC worked to define short- and long-term goals and policies for the future of the community. In addition, MPC worked to update the community's zoning and subdivision regulations.

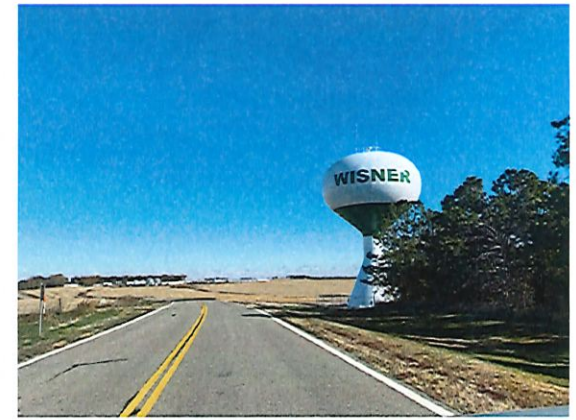
The community has continued to be proactive even after the plan was finished by applying for and receiving a grant for new workforce housing. The community has, at this point, completed two new dwelling units and cleaned up several dilapidated properties to enhance the community.

Key issues:

- Midway between Columbus and Grand Island
- Generating a plan which matches the proactive attitude of the community
- Location along US Highway 30

Wisner, Nebraska

Comprehensive Plan/ Zoning Regulation



Client Contact Person: Stephanie James
City Clerk
402.529.6616
citywisnersteph@gmail.com

Project Completed: In Progress -
Expected Completion
2026

The city of Wisner sits along US Highway 275 in Cuming County. Wisner and Cuming County have some of the largest cattle operations in Nebraska and typically need a comprehensive plan and zoning regulations that are sensitive to this major economic contributor to the area. In addition, the NDOT is in the process of expanding US Highway 275 from a two-lane highway to a four-lane highway between Norfolk and Fremont and on to Omaha.

MPC was hired to assist with this endeavor. The city and MPC worked to define short- and long-term goals and policies for the future of the community. In addition, MPC worked to update the community's zoning and subdivision regulations.

Key issues:

- Livestock confinements
- Proximity to Fremont and Norfolk
- Future highway 275 expansion and upgrades



Proposed Fee Breakdown

Comprehensive Plan

Project Kick-off and Organization	Normal Fee	Discount due to Richardson County work Now/Previous	New Fee
Total Fee:	\$ 4,000	\$ 0.00	\$ 4,000
Community Profile			
Total Fee:	\$ 9,000	\$ 3,000	\$ 6,000
Envision			
Total Fee:	\$ 8,000	\$ 0.00	\$ 8,000
Draft Comprehensive Plan			
Total Fee:	\$ 9,000	\$ 2,000	\$ 7,000
Implementation			
Total Fee:	\$ 4,000	\$ 0.00	\$ 4,000
Comprehensive Plan			
Total Fee:	\$34,000	\$ 5,000	\$29,000
Total Time Frame: 12 months			
Zoning Regulations			
Total Fee:	\$15,500	\$ 0.00	\$15,500
Total:	\$49,500	\$ 5,000	\$44,500

The overall fee will be modified and adjusted based upon the final negotiated Scope of Services. Our Team would welcome the opportunity to discuss the Scope of Services and Proposed Fees further. The fees are inclusive of all expenses including mileage, lodging, etc.

CITY OF FALLS CITY

Prepared by

Benefit Management, Inc

August-2026

An Exclusive Service of OCI Insurance & Financial Services

CITY OF FALLS CITY

MEDICAL SUMMARY

Effective: 8/1/2026

Effective: 8/1/2026

Proposal Type	CURRENT		CURRENT		CURRENT	
Carrier	MEDICA		MEDICA		MEDICA	
Note						
Plan Name	\$1,000 80% (\$0/\$100)		HSA - Aggregate		HSA - Embedded	
Option Type			HSA \$2,500 80%		HSA \$3,500 80%	
Network	In Network		In Network		In Network	
Deductible - EE	\$1,000		\$2,500		\$3,500	
Deductible - Family	\$2,000		\$5,000		\$7,000	
Coinsurance	80%		80%		80%	
Out of Pocket Max	\$3,500		\$3,675		\$5,500	
Out of Pocket Max - Family	\$7,000		\$7,350		\$11,000	
Physician/Specialist Copay	\$0/\$100		Ded then 20%		Ded then 20%	
Copay Note						
Standard Telehealth Copay	\$0		Ded then 20%		Ded then 20%	
Urgent Care Copay	\$0		Ded then 20%		Ded then 20%	
Emergency Room Copay	Ded then 20%		Ded then 20%		Ded then 20%	
X-Ray/Lab	Ded then 20%/\$0		Ded then 20%		Ded then 20%	
Major Diagnostic (MRI,CT,etc.)	Ded then 20%		Ded then 20%		Ded then 20%	
Prescriptions(Rx)	\$12/\$50/\$90		Ded then 20%/20%/40%		Ded then 20%/20%/40%	
Specialty Rx	20% to \$200/40%		Ded then 20% to \$200/40%		Ded then 20% to \$200/40%	
Rx Notes	Preventive Drug Benefit		Preventive Drug Benefit		Preventive Drug Benefit	
Provider Network	Medica Choice National		Medica Choice National		Medica Choice National	
Employee	8	\$1,017.60	2	\$898.59	12	\$824.05
Employee + Spouse	2	\$2,085.88	0	\$1,841.92	5	\$1,689.13
Employee + Child(ren)	1	\$1,780.68	0	\$1,572.42	8	\$1,441.98
Employee + Family	2	\$2,951.14	3	\$2,605.99	5	\$2,389.81
Employee Total	\$13,228.80		\$4,492.95		\$24,721.50	
Dependent Total	\$6,766.72		\$5,122.20		\$17,097.64	
Combined Monthly Total					\$71,429.81	
% Variance						

Rates and benefits are illustrative only and represent only a brief summary of the plan highlights. Final rates will be determined from effective date, actual enrollment and/or health conditions.

*Please refer to the benefit summary for more specific details regarding this benefit.

^Please refer to the carrier proposal and/or benefit summary for more specific details.

CITY OF FALLS CITY

MEDICAL SUMMARY

Effective: 8/1/2026

Proposal Type	RENEWAL		RENEWAL		RENEWAL	
Carrier	MEDICA		MEDICA		MEDICA	
Note			HSA - Aggregate		HSA - Embedded	
Plan Name	\$1,000 80% (\$0/\$100)		HSA \$2,500 80%		HSA \$3,500 80%	
Option Type						
Network	In Network		In Network		In Network	
Deductible - EE	\$1,000		\$2,500		\$3,500	
Deductible - Family	\$2,000		\$5,000		\$7,000	
Coinsurance	80%		80%		80%	
Out of Pocket Max	\$3,500		\$3,675		\$5,500	
Out of Pocket Max - Family	\$7,000		\$7,350		\$11,000	
Physician/Specialist Copay	\$0/\$100		Ded then 20%		Ded then 20%	
Copay Note						
Standard Telehealth Copay	\$0		Ded then 20%		Ded then 20%	
Urgent Care Copay	\$0		Ded then 20%		Ded then 20%	
Emergency Room Copay	Ded then 20%		Ded then 20%		Ded then 20%	
X-Ray/Lab	Ded then 20%/\$0		Ded then 20%		Ded then 20%	
Major Diagnostic (MRI,CT,etc.)	Ded then 20%		Ded then 20%		Ded then 20%	
Prescriptions(Rx)	\$12/\$50/\$90		Ded then 20%/20%/40%		Ded then 20%/20%/40%	
Specialty Rx	20% to \$200/40%		Ded then 20% to \$200/40%		Ded then 20% to \$200/40%	
Rx Notes	Preventive Drug Benefit		Preventive Drug Benefit		Preventive Drug Benefit	
Provider Network	Medica Choice National		Medica Choice National		Medica Choice National	
Employee	8	\$1,060.85	2	\$982.93	12	\$930.28
Employee + Spouse	2	\$2,174.51	0	\$2,014.80	5	\$1,906.87
Employee + Child(ren)	1	\$1,856.34	0	\$1,720.00	8	\$1,627.86
Employee + Family	2	\$3,076.53	3	\$2,850.58	5	\$2,697.88
Employee Total		\$13,791.05		\$4,914.65		\$27,908.40
Dependent Total		\$7,054.17		\$5,602.95		\$19,301.59
Combined Monthly Total						\$78,572.81
% Variance						10.00%

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^Please refer to the carrier proposal and/or benefit summary for more specific details.

CITY OF FALLS CITY

MEDICAL SUMMARY

Effective: 8/1/2026

Effective: 8/1/2026

Proposal Type	PROPOSED		PROPOSED			
Carrier	MEDICA		MEDICA			
Note						
Plan Name	HSA \$7,000 100%		HSA \$8,500 100%			
Option Type						
Network	In Network		In Network			
Deductible - EE	\$7,000		\$8,500			
Deductible - Family	\$14,000		\$17,000			
Coinsurance	100%		100%			
Out of Pocket Max	\$7,000		\$8,500			
Out of Pocket Max - Family	\$14,000		\$17,000			
Physician/Specialist Copay	Ded then 0%		Ded then 0%			
Copay Note						
Standard Telehealth Copay	Ded then 0%		Ded then 0%			
Urgent Care Copay	Ded then 0%		Ded then 0%			
Emergency Room Copay	Ded then 0%		Ded then 0%			
X-Ray/Lab	Ded then 0%		Ded then 0%			
Major Diagnostic (MRI,CT,etc.)	Ded then 0%		Ded then 0%			
Prescriptions(Rx)	Ded then 0%		Ded then 0%			
Specialty Rx	Ded then 0%		Ded then 0%			
Rx Notes	<u>Preventive Drug Benefit</u>		<u>Preventive Drug Benefit</u>			
Provider Network	<u>Medica Choice National</u>		<u>Medica Choice National</u>			
Employee	25	\$878.50	25	\$878.50		
Employee + Spouse	7	\$1,800.75	7	\$1,800.75		
Employee + Child(ren)	7	\$1,537.27	7	\$1,537.27		
Employee + Family	10	\$2,547.73	10	\$2,547.73		
Employee Total	\$43,046.50		\$43,046.50			
Dependent Total	\$27,759.44		\$27,759.44			
Combined Monthly Total	\$70,805.94		\$70,805.94			
% Variance	-0.87%		-0.87%			

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^Please refer to the carrier proposal and/or benefit summary for more specific details.

CITY OF FALLS CITY

MEDICAL SUMMARY

Effective: 8/1/2026

Proposal Type	PROPOSED		PROPOSED		PROPOSED	
Carrier	UHC		UHC		UHC	
Note						
Plan Name	<u>EU26 (Open Access) Rx plan: D17</u>		<u>EU2U (Open Access HSA) Rx plan</u>		<u>EU2M (Open Access HSA) Rx plan</u>	
Option Type			<u>3G</u>		<u>3G</u>	
Network	In Network		In Network		In Network	
Deductible - EE	\$1,000		\$2,500		\$3,500	
Deductible - Family	\$2,000		\$5,000		\$7,000	
Coinsurance	80%		80%		80%	
Out of Pocket Max	\$4,000		\$6,500		\$6,350	
Out of Pocket Max - Family	\$8,000		\$7,150		\$12,700	
Physician/Specialist Copay	\$0/\$100		Ded then 20%		Ded then 20%	
Copay Note						
Standard Telehealth Copay						
Urgent Care Copay	\$50		Ded then 20%		Ded then 20%	
Emergency Room Copay	Ded then 20%		Ded then 20%		Ded then 20%	
X-Ray/Lab	Ded then 20%		Ded then 20%		Ded then 20%	
Major Diagnostic (MRI,CT,etc.)	Ded then 20%		Ded then 20%		Ded then 20%	
Prescriptions(Rx)	\$10/\$45/\$90/\$200		Ded then \$10/\$35/\$60		Ded then \$10/\$35/\$60	
Specialty Rx	\$10/\$45/\$90/\$200		Ded then \$10/\$35/\$60		Ded then \$10/\$35/\$60	
Rx Notes	Advantage-NTL		<u>Advantage-NTL</u>		Advantage-NTL	
Provider Network	Choice Plus		Choice Plus		Choice Plus	
Employee	8	\$1,064.03	2	\$855.26	12	\$783.40
Employee + Spouse	2	\$2,181.26	0	\$1,753.28	5	\$1,605.97
Employee + Child(ren)	1	\$1,862.05	0	\$1,496.71	8	\$1,370.95
Employee + Family	2	\$3,085.69	3	\$2,480.25	5	\$2,271.86
Employee Total		\$13,832.39		\$4,276.30		\$23,502.00
Dependent Total		\$7,075.80		\$4,874.97		\$16,255.55
Combined Monthly Total						\$69,817.01
% Variance						-2.26%

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*Please refer to the benefit summary for more specific details regarding this benefit.

^Please refer to the carrier proposal and/or benefit summary for more specific details.

Prepared by: Benefit Management, Inc

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CITY OF FALLS CITY

MEDICAL SUMMARY

Effective: 8/1/2026

Proposal Type	PROPOSED		PROPOSED		PROPOSED	
Carrier	BCBSNE		BCBSNE		BCBSNE	
Note			HSA - Aggregate		HSA - Embedded	
Plan Name	<u>BlueFreedom - Option 20 w/Rx1</u>		<u>BlueFreedom - Option 54 HSA</u>		<u>BlueFreedom - Option 58 HSA</u>	
Option Type						
Network	In Network		In Network		In Network	
Deductible - EE	\$1,000		\$2,500		\$3,500	
Deductible - Family	\$2,000		\$5,000		\$7,000	
Coinsurance	80%		80%		80%	
Out of Pocket Max	\$3,000		\$3,675		\$5,500	
Out of Pocket Max - Family	\$6,000		\$7,350		\$11,000	
Physician/Specialist Copay	\$25/\$40		Ded then 20%		Ded then 20%	
Copay Note						
Standard Telehealth Copay	\$10		Ded then 20%		Ded then 20%	
Urgent Care Copay	\$50		Ded then 20%		Ded then 20%	
Emergency Room Copay	Ded then 20%		Ded then 20%		Ded then 20%	
X-Ray/Lab	Ded then 20%		Ded then 20%		Ded then 20%	
Major Diagnostic (MRI,CT,etc.)	Ded then 20%		Ded then 20%		Ded then 20%	
Prescriptions(Rx)	\$10/\$30/\$50		Ded then 20%		Ded then 20%	
Specialty Rx	\$100		Ded then 20%		Ded then 20%	
Rx Notes	Option 1					
Provider Network	<u>Network BLUE</u>		<u>Network BLUE</u>		<u>Network BLUE</u>	
Employee	8	\$1,166.20	2	\$1,047.90	12	\$971.15
Employee + Spouse	2	\$2,390.70	0	\$2,148.19	5	\$1,990.85
Employee + Child(ren)	1	\$2,040.84	0	\$1,833.82	8	\$1,699.51
Employee + Family	2	\$3,381.97	3	\$3,038.90	5	\$2,816.33
Employee Total		\$15,160.60		\$5,239.50		\$29,134.50
Dependent Total		\$7,755.18		\$5,973.00		\$20,151.28
Combined Monthly Total						\$83,414.06
% Variance						16.78%

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^Please refer to the carrier proposal and/or benefit summary for more specific details.

Prepared by: Benefit Management, Inc

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CITY OF FALLS CITY

MEDICAL SUMMARY

Effective: 8/1/2026

Proposal Type	PROPOSED	PROPOSED		
Carrier	BCBSNE	BCBSNE		
Note	HSA - Embedded	HSA - Embedded		
Plan Name	BlueFreedom - Option 66 HSA	BlueFreedom - Option 73 HSA		
Option Type				
Network	In Network	In Network		
Deductible - EE	\$7,000	\$6,500		
Deductible - Family	\$14,000	\$13,000		
Coinsurance	100%	80%		
Out of Pocket Max	\$7,000	\$7,050		
Out of Pocket Max - Family	\$14,000	\$14,100		
Physician/Specialist Copay	Ded then 0%	Ded then 20%		
Copay Note				
Standard Telehealth Copay	Ded then 0%	Ded then 20%		
Urgent Care Copay	Ded then 0%	Ded then 20%		
Emergency Room Copay	Ded then 0%	Ded then 20%		
X-Ray/Lab	Ded then 0%	Ded then 20%		
Major Diagnostic (MRI,CT,etc.)	Ded then 0%	Ded then 20%		
Prescriptions(Rx)	Ded then 0%	Ded then 20%		
Specialty Rx	Ded then 0%	Ded then 20%		
Rx Notes				
Provider Network	Network BLUE	Network BLUE		
Employee	25 \$865.94	25 \$828.81		
Employee + Spouse	7 \$1,775.17	7 \$1,699.07		
Employee + Child(ren)	7 \$1,515.39	7 \$1,450.42		
Employee + Family	10 \$2,511.22	10 \$2,403.56		
Employee Total	\$42,431.06	\$40,611.69		
Dependent Total	\$27,363.56	\$26,190.59		
Combined Monthly Total	\$69,794.62	\$66,802.28		
% Variance	-2.29%	-6.48%		

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Prepared by: Benefit Management, Inc

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CITY OF FALLS CITY

MEDICAL SUMMARY

Effective: 8/1/2026

Proposal Type	PROPOSED		PROPOSED		PROPOSED	
Carrier	BCBSNE		BCBSNE		BCBSNE	
Note						
Plan Name	LIGHT ASSOC PPO OPT 1		LIGHT ASSOC HSA OPT 1		LIGHT ASSOC HSA OPT 3	
Option Type						
Network	In Network		In Network		In Network	
Deductible - EE	\$1,000		\$2,500		\$4,500	
Deductible - Family	\$2,000		\$5,000		\$9,000	
Coinsurance	80%		80%		80%	
Out of Pocket Max	\$4,000		\$3,675		\$6,500	
Out of Pocket Max - Family	\$8,000		\$7,350		\$13,000	
Physician/Specialist Copay	\$30/\$45		Ded then 20%		Ded then 20%	
Copay Note						
Standard Telehealth Copay	\$10		Ded then 20%		Ded then 20%	
Urgent Care Copay	\$60		Ded then 20%		Ded then 20%	
Emergency Room Copay	Ded then 20%		Ded then 20%		Ded then 20%	
X-Ray/Lab	Ded then 20%		Ded then 20%		Ded then 20%	
Major Diagnostic (MRI,CT,etc.)	Ded then 20%		Ded then 20%		Ded then 20%	
Prescriptions(Rx)	\$15/\$45/\$80		Ded then 20%		Ded then 20%	
Specialty Rx	\$300~		Ded then 20%~		Ded then 20%~	
Rx Notes			~Designated Rx, SBC has addt'l info		~Designated Rx, SBC has addt'l info	
Provider Network	Network BLUE		Network BLUE		Network BLUE	
Employee	8	\$1,107.23	2	\$930.27	12	\$848.36
Employee + Spouse	2	\$2,269.82	0	\$1,907.05	5	\$1,739.14
Employee + Child(ren)	1	\$1,937.65	0	\$1,627.97	8	\$1,484.63
Employee + Family	2	\$3,210.97	3	\$2,697.78	5	\$2,460.24
Employee Total		\$14,393.99		\$4,651.35		\$25,450.80
Dependent Total		\$7,363.08		\$5,302.53		\$17,603.46
Combined Monthly Total						\$74,765.21
% Variance						4.67%

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^Please refer to the carrier proposal and/or benefit summary for more specific details.

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

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

REQUEST FOR FUTURE AGENDA ITEM OR ADMINISTRATIVE ACTION



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: 6/16/26 Phone No: _____

Name: Derrick Leyden Email: d.leyden@fallscityne.us

Address: 701 E 14th St

Description of Topic & Desired Resolution:

Request for the city to purchase 2 Wonder Pole height
sticks, 2 receiver mounts, and 2 front mount receiver
hitches for vehicles. This will assist with a more
efficient code enforcement of tree height on roads.
Total cost estimated at \$1,300-\$1,500.

Signature of Requester: _____

For City Use only

Received by: _____ Date: _____

Action Taken: _____



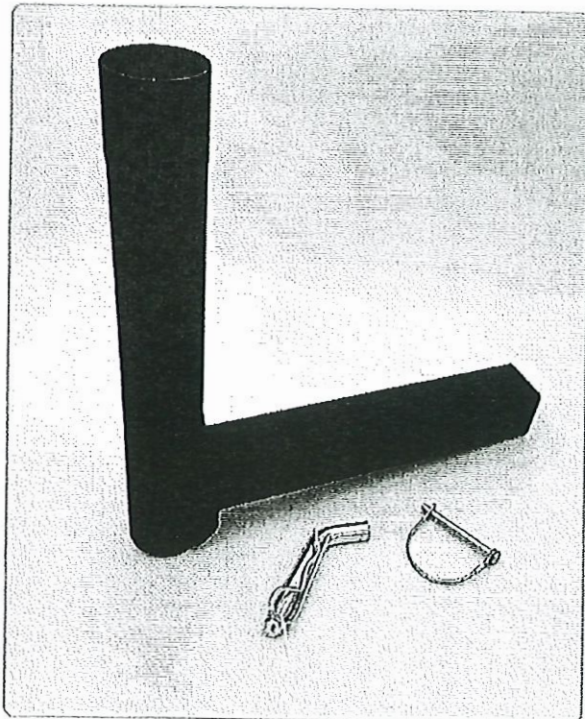
Wonder Pole®

"A Thousand Uses"

SITE MENU 

Receiver Mount

[Home / Shop](#)



[Home / Shop](#)

Receiver Mount

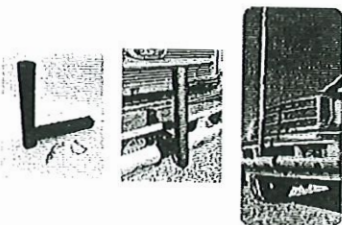
\$99.00



Model Number: receiver-2

****For use with Wonder Pole 621 & 630 Pro****

2" Solid Steel Mount
Powder Coated Black
Swedged Top Pole Protection



-

1

+

ADD TO CART

Your Price: \$99.00



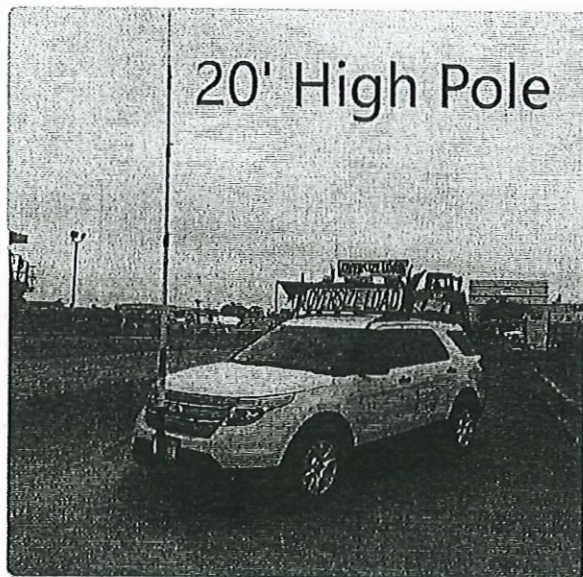
Wonder Pole®

"A Thousand Uses"

SITE MENU

High Pole 621Pro Set

Home / Shop



Home / Shop

High Pole 621Pro Set

\$259.00

Model Number: highpole-621pro

Set Includes:

- (1) Wonder Pole® 621Pro
- (1) High Pole Tip Adapter Mount
- (2) 46" High Pole Tips (*Your Choice of Strikers Rods or Flex Alerts*)
- (1) Security Clamps (Stainless steel)
- (1) Shock Pad (Prevents pole fractures)

*Vehicle mount purchased separately

Made in the USA!

Wonder Pole®



High Pole Color:





ORDINANCE NO. 2026-100

AN ORDINANCE OF THE CITY OF FALLS CITY, NEBRASKA, TO ADD §1-925 TO THE MUNICIPAL CODE OF THE CITY OF FALLS CITY, NEBRASKA PROVIDING FOR THE ROUNDING UP OR DOWN, TO THE NEAREST NICKEL, ANY CASH TRANSACTION CONDUCTED WITH THE CITY DUE TO THE DISCONTINUANCE OF THE PENNY; REPEALING MUNICIPAL CODE SECTIONS, ORDINANCES, AND RESOLUTIONS IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the United States has discontinued the manufacturing of pennies, and the duration of their continued circulation remains uncertain;

WHEREAS the Nebraska Legislature passed LB 838, approved by the Governor of the State of Nebraska on April 17, 2026, which provides for the discretionary rounding up or down, to the nearest nickel, cash transactions with customers;

WHEREAS it is therefore appropriate and necessary for the City to adopt provisions like those included within LB 838;

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

Section 1: Chapter 1, Article 9, §1-925 be added to the Municipal Code of the City of Falls City Nebraska to read as follows:

§1-925 FISCAL MANAGEMENT; ROUNDING OF CASH TRANSACTION TO NEAREST FIVE CENTS.

1. In any case in which a customer's total cash transaction amount with the City, including any taxes, fees, surcharges, assessments, and other governmental charges, or the final cash amount paid out or returned to a customer ends with one, two, six, or seven as the final digit of the number of cents for the transaction, the City will round down such number of cents to the nearest number of cents divisible by five.
2. In any case in which a customer's total cash transaction amount with the City, including any taxes, fees, surcharges, assessments, and other governmental charges, or the final cash amount paid out or returned to a customer ends with three, four, eight, or nine as the final

digit of the number of cents for the transaction, the City will round up such number of cents to the nearest number of cents divisible by five.

3. Rounding pursuant to this Ordinance shall be applied solely to the final settled cash amount paid by, paid out to, or returned to a customer. Rounding under this Ordinance shall not alter (i) the sales price of any good or service; (ii) the amount of any tax calculated or imposed under state or local law; and (iii) any regulatory fee, government-imposed fee, surcharge, assessment, or other charge required by law.

Section 2. Any Municipal Code section, ordinance, or resolution in conflict herewith is hereby repealed.

Section 3. If any section, clause, provision or part of any section, clause, or provision of this Ordinance or the application thereof to any person or circumstance is held unconstitutional, such invalidity or unconstitutionality shall not affect the validity or application of any other section, provision, or part of this Ordinance.

Section 4. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this ____ day of _____ 2026.

CITY OF FALLS CITY, NEBRASKA,

Mark Harkendorff, Mayor

ATTEST:

Gary Jorn, City Clerk



RESOLUTION NO: 2026-R113

AUTHORIZING CITY TO ABATE NUISANCE AT 1809 CHASE STREET

WHEREAS, the property at 1809 Chase Street received citations for nuisance on September 15, 2025 and February 23, 2026; and

WHEREAS, letters were mailed to the home at 1809 Chase on:

April 1, 2024;

September 16, 2024;

October 11, 2024;

December 31, 2025;

February 13, 2026; and

March 9, 2026 requesting the property be brought into compliance with the City code;

and

WHEREAS, there have multiple complaints regarding the violation of City code related to the property; and

WHEREAS, no action has been taken to remove the nuisance materials, including, but not limited to old tires, multiple pieces of metal, parts of machinery no longer usable, scrap metals, wagons and trailers filled with miscellaneous items.

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 nuisance materials be removed.
2. That upon obtaining a judgment and the owners failing to comply, the City Administration may take such action as is necessary to abate said nuisance and collect the cost thereof.

Passed and approved this ____ day of July, 2026.

CITY OF FALLS CITY, NEBRASKA

BY: _____
Mark Harkendorff, Mayor

Attested:

Gary Jorn, City Clerk



Stone Street Amphitheater & Park Project

The Stone Street Amphitheater & Park began as a community-driven vision during the 2023 listening sessions held as part of Falls City's application to become a Nebraska Certified Creative District. One of the strongest themes expressed by residents was the desire for a downtown gathering space that could host performances, community events, library programming, and provide green space for residents and visitors.

Since that time, the Falls City Creative District and Falls City Chamber & Main Street have worked diligently to advance the project through planning, public input, design revisions, and grant applications. Over the past several years, we have pursued numerous funding opportunities to ensure the project could move forward with minimal local tax impact.

To date, the project has secured:

- The donation of the project property from Granada Enterprises.
- A significant private contribution from the Stalder Foundation.
- Three grant awards, including the Nebraska Arts Council Creative District Development Grant, Nebraska Civic & Community Center Financing Fund, and the National Endowment for the Arts

These funds will allow us to construct the core amphitheater and green space, and much needed sidewalk renovations surround the park. We are also working on renovation plans for the Mini Park which include a concrete walking path to connect the park to the city parking lot to the west, children's interactive musical play equipment, new picnic style seating and public restrooms using local contractors when available.

We have also met with Trevor Campbell regarding the City's assistance with the project. The City has agreed to complete the demolition and removal of the existing sidewalks and curbs, as well as haul away the concrete debris. This in-kind contribution significantly reduces project costs and demonstrates the City's commitment to the success of the amphitheater. We sincerely appreciate the City's willingness to provide labor, equipment, and expertise to help move this community project forward.

As the project progresses, we anticipate conducting local fundraising, if necessary, for additional amenities such as picnic tables, benches, decorative lighting, and to complete remaining features of both the amphitheater and adjacent mini park.

At this time, we are requesting City Council approval of the sidewalk and amphitheater/green space construction bids prepared by A Masterpiece Design and approval to use the CCCFF grant funds awarded to the city to pay for the sidewalk renovations and remaining balance of the park project up to the grant amount of \$265,000. Upon your approval, we anticipate the project to begin with sidewalk tear out this week with construction to begin immediately following. A Masterpiece Design's work should wrap up by early October, weather pending.

This project represents years of community planning, collaboration, and successful grant writing and will become a lasting community asset for residents and visitors alike.

Thank you for your consideration and partnership!

The Creative District Team

Christina Wertenberger, Rita Seid, Sara Eickhoff, Jessica Fischer, Ivy Campbell and Amber Holle

A Masterpiece Design, Inc.

19086 Y st.
Omaha, NE 68135

Owner: Michael Tipton 402-990-0205

6-30-26

Falls City
Greenspace Project

Project 2026 Concrete installation / curb and gutter

Qty. 1500 block / City Greenspace Area West & South Curb

Install 260' of curb \$ 24,895.00

New curb per engineer specs. 6" curb

Install approx. 3,000 sq. ft. concrete

Ramp down from existing concrete to transition to

New concrete height per city spec.

Crushed rock base / 4,000 psi concrete

Light broom finish \$ 38,875.00

ADA warning pads - truncated domes \$ 1,500.00

Footings for 2 light poles \$ 3,500.00

Handi cap ramp / with pad

Per specs \$ 6,500.00

Grading needed after concrete tear out / additional excavation – move dirt east on lot

Excavation pushed to east / dirt work after tear-out

Additional excavation for concrete forms for new walk and curb
\$ 8,850.00

Misc. clean up of construction trash/ concrete/ brick

Debris after completion of concrete work \$ 1,500.00

Equipment to site / per diem \$ 6,500.00

Total: \$ 92,120.00

Payment terms: Deposit of \$50,000 at signing of contract 20% at end of full week of construction and balance within 15 days of completion and inspection by city.

Of proposal: Work to be started within one week of city demo completion.

Concrete installation carries a 2-year warranty.

City representative

Date

A Masterpiece Design, Inc.
19086 Y st.
Omaha, NE 68135

1-19-26

**Falls City
Greenspace Project**

Estimator: Mike 402-990-0205

Project 2026: Budget numbers

Qty.

Grade existing site / removal of debris / veg. Diposal from site	\$ 8,500.00
Soil Amendments / topsoil / compost Grading level / soil mixture	\$ 8,900.00
Sprinkler installation / control box / Hooking to water source provided by city	\$ 10,895.00
Seeding / Straw matting site on completion	\$ 8,900.00
Concrete walks / circle per plan / crushed rock Base 4,000 psi concrete	\$ 29,500.00
Stamp and stain – Roman slate – colors to be Determined- sealer over the top after completion	\$ 24,900.00
Free standing walls – corners of park per design	\$ 8,550.00
Lighting / up-light trees / sculpture pads Landscapes – LED / transformer – city to provide Outlet source 110V	\$ 9,500.00
Free Standing Benches – on middle area same Block colors as on corners and base of stage 8' each	\$ 7,900.00
Landscape plants / beds corners per plan Approx.. 100 plants / beds / preen / mulch	\$ 17,857.00
3 picnic table pads per plan east property	\$ 10,950.00

Block base / elevated / stage / concrete service
Roof structure – 20x16 feet, 28 inch stage height
picture is concept – modify as needed
Materials and labor \$ 65,000.00

12 trees per plan – mature 2.5” cal. (10-15’tall)
Mulch rings \$ 6,500.00

Electrical conduit / to features / outlets / light fixtures
On stage as needed / budget \$ 15,000.00

Pots for entry ways – to be determined – budget \$ 1,800.00

Delivery materials / plants / trees – block etc. \$ 8,900.00

Screen posts / Trees between / decorative screens
Set posts / concrete base / screen alley approx. 20
Screens installed 4’ x 6’ screens \$ 14,950.00

Approx. budget number: \$ 244,950.00

Payment terms: 50% down / 25% groundwork completed / concrete walk
Pads / installed – 15% when 75% complete and 10% balance due on completion.

1 year warranty 1 time replacement on all plant materials

Amphitheater Park Project Funding				
Source	Total Amount	Amount Received to Date	Entity Paid	
Stalder Foundation	\$200,000	\$100,000	Main Street	
Nebraska Arts Council Grant	\$100,000	\$100,000	Main Street	
National Endowments for the Arts	\$30,000	-	Main Street	
CCCFF Grant	\$265,000	\$132,500	City of FC	
Total	\$595,000	\$332,500		
Ampitheater Park Project Expenses				
Item	Bid or Approx. Estimate	Actual	Amount Paid to Date	Company Paid
Sidewalk Concrete Work	\$92,120			
Greenspace & Amphitheater	\$244,950		\$50,000	A Masterpiece Design
Electrical Work				
Water Work	\$2,000			
A/V Equipment	\$12,600			
Amenities (benches, trash, etc)				
2 Light Poles	\$10,000			
Sculptures	\$100,000			
Mini Park Bathrooms				
Mini Park Concrete				
Mink Park Seating				
Mini Park Play Equipment	\$30,000			
Total	\$491,670			



RESOLUTION NO. 2026-R112

WHEREAS, a city lottery is a permitted source of revenue under the Nebraska County and City Lottery Act, provided it is first approved by a majority of registered voters of the city casting ballots on the issue at an election called for such purpose; and

WHEREAS, the Mayor and City Council of the City of Falls City, Nebraska have determined that there is an interest in the creation of a city lottery for the City of Falls City, Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FALLS CITY, NEBRASKA, that an election upon the issue of whether the City of Falls City should establish and conduct a city lottery is hereby called, said election to be held at the 2026 General Election and held on the 3rd day of November, 2026, and to be presented in the following form:

“Should the City of Falls City, Nebraska, establish and conduct a lottery as permitted under the Nebraska County and City Lottery Act for community betterment purposes as defined in law?”

PASSED AND APPROVED this 6 day of July, 2026.

CITY OF FALLS CITY, NEBRASKA,

Mark Harkendorff, Mayor

ATTEST:

Gary Jorn, City Clerk

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 ADMINISTRATIVE ACTION



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: 6-24-26

Phone No: 402-363-9641

Name: BRANDON BROWN

Email: WOULDEYEBARGRILL@GMAIL

Address: 1821 STONE ST

Description of Topic & Desired Resolution:

ASK TO CLOSE OFF 18TH TO 19TH ON STONE
FOR STREET DANCE/CUSTOMER APPRECIATION ON
AUGUST 1ST FROM 9AM TO SET UP TO
12 MIDNIGHT

Signature of Requester: Brandon Brown

For City Use only:	
Received by:	Date:
Action Taken:	

SDL - LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

157476 License # WOULD EYE SPORTS BAR & GRILL Licensee Name/Non-Profit Organization

Event location name: STONE STREET

Event address/location: 18TH TO 19TH AND STONE

Event Type: STREET DANCE

Event date(s): AUGUST 1ST

Event start time(s): 11AM

Event end time(s): 12AM

Indoor area to be licensed in length & width: N/A X N/A

Outdoor area to be licensed in length & width: 150' X 60' (Must submit a diagram)

Estimated number of attendees: 200

Alternate dates/times: NONE

Alternate location name/location: NONE

Type of alcohol to be served: Beer X Wine X Distilled Spirits X

Event contact name: BRANDON BROWN Event contact phone number: 402-363-9641

Event contact Email: WOULDEYE BARGRILL@GMAIL.COM

*Signature Authorized Representative: Brandon Brown

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – OUTDOOR AREA DIAGRAM

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

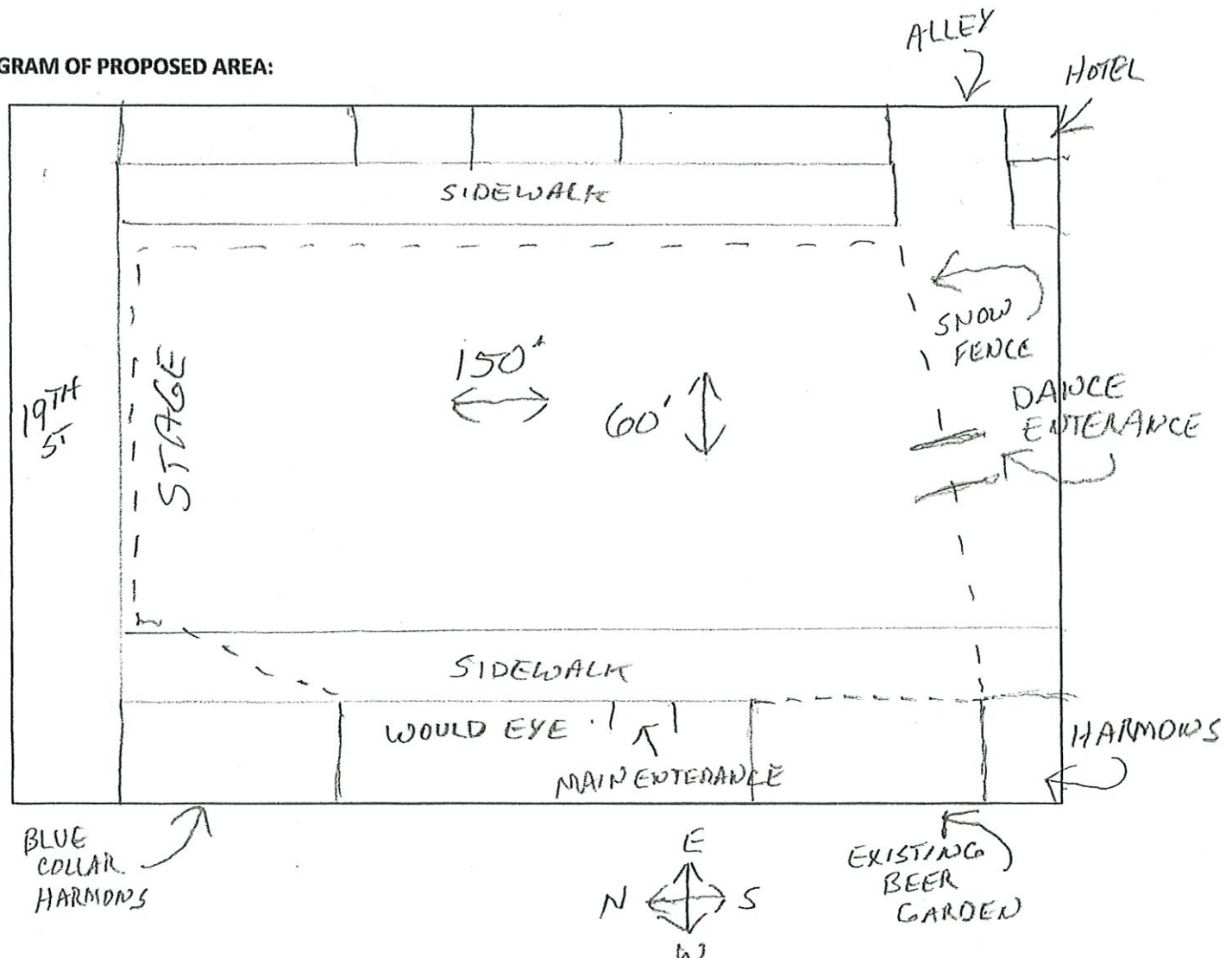
EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: ENTRANCE WILL HAVE EMPLOYEE CHECKING
I.D.'S - ALL AREAS PATROLLED BY STAFF DURING EVENT

DIAGRAM OF PROPOSED AREA:



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 ADMINISTRATIVE ACTION



CITY CLERK

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

Date: 6-24-26 Phone No: 402-363-9641

Name: BRANDON BROWN Email: WOULDEVEBARGRILL@GMAIL

Address: 1821 STONE ST

Description of Topic & Desired Resolution:

ASK COUNCIL TO APPROVE 2AM BAR
CLOSING TIME PER STATE REGULATIONS

Signature of Requester:

For City Use only:

Received by:

Date:

Action Taken:

\$10-316 ALCOHOLIC BEVERAGES; HOURS OF SALE. For the purposes of this section, "on sale" shall be defined as alcoholic beverages sold at retail by the drink for consumption on the premises of the licensed establishment. "Off sale" shall be defined as alcoholic beverages sold at retail in the original container for consumption off the premises of the licensed establishment.

It shall be unlawful for any licensed person or persons or their agents to sell any alcoholic beverages within the Municipality except during the hours provided herein:

\$10-316 Business Regulations \$10-317

HOURS OF SALE

Alcoholic Liquors (except beer and wine)

Monday thru Friday

Off Sale6:00 A.M. to 12:00 Midnight

On Sale6:00 A.M. to 12:00 Midnight

Saturday

Off Sale6:00 A.M. to 12:00 Midnight
& 12:00 Midnight to 1:00 A.M. On Sale6:00 A.M.
to 12:00 Midnight & 12:00 Midnight to 1:00 A.M.

Sundays

Off Sale12:00 Noon to 12:00 Midnight

& 12:00 Midnight to 1:00 A.M.

On Sale12:00 Noon to 12:00 Midnight

& 12:00 Midnight to 1:00 A.M.

Beer and Wine

Monday thru Friday

Off Sale6:00 A.M. to 12:00 Midnight

On Sale6:00 A.M. to 12:00 Midnight

Saturday & Sundays

Off Sale6:00 A.M. to 12:00 Midnight

& 12:00 Midnight to 1:00 A.M.

On Sale6:00 A.M. to 12:00 Midnight

& 12:00 Midnight to 1:00 A.M.

Provided that in addition to the above hours, a licensee may

sell alcoholic liquors on January 1 of each year between the hour of twelve o'clock (12:00) Midnight and one o'clock (1:00) A.M.

No person or persons shall consume any alcoholic beverages on licensed premises for a period of time longer than fifteen (15) minutes after the time fixed herein for stopping the sale of alcoholic beverages on the said premises.

Nothing in this section shall be construed to prohibit licensed premises from being open for business on days and hours during which the sale or dispensing of alcoholic beverages is prohibited by this section. (Ref. 53-179 RS Neb.) (Amended by Ord. 96-124)