

City of Fremont, Nebraska, is inviting you to a Zoom webinar.  
When: August 25, 2020 6:30 PM Central Time (US and Canada)  
Topic: August 25, 2020 City Council Meeting

### ZOOM Meeting Information

View Video Tutorials:

<https://support.zoom.us/hc/en-us/articles/201362193-How-Do-I-Join-A-Meeting->

Please click the link below to join the webinar:

<https://zoom.us/j/92092525121>

## Webinar ID: 920 9252 5121

Or iPhone one-tap :

US: +13462487799,,99094476640# or +16699009128,,99094476640#

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128

+1 346 248 7799

+1 301 715 8592

+1 312 626 6799

+1 646 558 8656

+1 253 215 8782

## Webinar ID: 920 9252 5121

International numbers available: <https://zoom.us/u/ac3jsnwxxkH>

**Please note: Zoom requires a name and an email address to participate via computer, tablet or smartphone. Please enter your first name and enter [attendee@fremontne.gov](mailto:attendee@fremontne.gov) as your email address.**

If you participate by telephone, no identification is required. To request to make a comment during a public hearing or public comment period, please **press \*9 to electronically raise your hand** allowing the Mayor to call on you. Once called upon you will be notified that you are unmuted. **Press \*6 to unmute your phone and press \*6 to mute your phone** when you are finished speaking, or wait to be muted by the host.



**CITY OF**  
**FREMONT**  
**NEBRASKA**

**REGULAR CITY COUNCIL MEETING**  
**August 25, 2020 - 7:00 PM**  
**Public Comment – 6:30 PM**  
**City Council Chambers 400 East Military, Fremont NE**

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**CITY COUNCIL REGULAR MEETING AGENDA**

**MEETING CALLED TO ORDER**

**ROLL CALL**

**MAYOR COMMENTS**

*(There will be no discussion from the Council or the public regarding comments made by the Mayor. Should anyone have questions regarding the comments, please contact the Mayor after the meeting)*

1. Motion to adopt current agenda for the August 25, 2020 Regular Meeting

**PUBLIC HEARINGS:**

2. Resolution 2020-167 of the City Council of the City of Fremont, Nebraska, to approve the Howard Court Preliminary Plat on property legally described as Lot 3, Morningside Industrial Park
3. Resolution 2020-168 of the City Council of the City of Fremont, Nebraska, to approve the Howard Court Final Plat on property legally described as Lot 3, Morningside Industrial Park
4. Resolution 2020-169 approving a Conditional Use Permit for the expansion of a non-standard use to allow the construction of a 92,070 square foot canopy and to allow the continuation of the existing non-standard setbacks and landscaping
5. Resolution 2020-170 approving a Conditional Use Permit for the expansion of a non-standard use to allow the construction of a 27,216 square foot canopy and to allow the continuation of the existing non-standard setbacks and landscaping

**CONSENT AGENDA:** All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately.

6. Motion to approve August 12, 2020 through August 25, 2020 claims and authorize checks to be drawn on the proper accounts
- [7.](#) Dispense with and approve August 11, 2020 City Council Meeting Minutes
- [8.](#) Motion to allow a fountain to be installed in the lake at Johnson Park
- [9.](#) Receive Traffic Committee Report and consider Resolution 2020-171 authorizing placement of stop sign at the intersection of Washington and South Union Streets
- [10.](#) Resolution 2020-172 authorizing the Mayor to sign the Motorola Flash Encryption Upgrade Quote
- [11.](#) Resolution 2020-173 awarding the contract to Dutton-Lainson Company for Purchase of Steel Transmission Structures

**UNFINISHED BUSINESS:** Requires individual associated action

- [12.](#) Ordinance 5540 for Change of Zone from R, Rural to GC, General Commercial on property generally located at the northwest intersection of Highway 77/275 and W. County Road S (final reading)
- [13.](#) Ordinance 5541 to revise government salary pay plan (second reading)
- [14.](#) Ordinance 5542 to revise utility salary pay plan (second reading)

**NEW BUSINESS:** Requires individual associated action

- [15.](#) Resolution 2020-174 approving ballot language for General Election question to issue negotiable bonds in the principal amount not to exceed Ten Million Three Hundred and Seventeen Dollars (\$10,317,000) for the purpose of constructing a Joint Law Enforcement Center
- [16.](#) Councilman Yerger Item - Animal Control – Citizen’s Advisory Board (ACCAB) monthly status report
- [17.](#) Motion to approve Letter of Support for North Bend Drainage District Cutoff Ditch
- [18.](#) Resolution 2020-175 authorizing the Mayor to execute an Interlocal Agreement committing the City to a share of the local match for a grant to the North Bend Drainage District for improvements to the North Bend Cutoff Ditch
- [19.](#) Motion to approve extension of medical & dental insurance plan administrative services with Blue Cross Blue Shield of Nebraska
- [20.](#) Motion to approve and confirm stop loss coverage with SunLife at \$200,000 Individual Stop Loss and \$50,000 Aggregate Stop Loss

**ADJOURNMENT**

Agenda posted at the Municipal Building on August 19, 2020 and online at [www.fremontne.gov](http://www.fremontne.gov). Agenda distributed to the Mayor and City Council on August 19, 2020. This meeting is preceded by publicized notice in the Fremont Tribune and the agenda, including notice of

study session, is displayed in the Municipal Building and is open to the public. The official current copy is available at City Hall, 400 East Military, City Clerk's Office. The City Council reserves the right to go into Executive Session at any time. A copy of the Open Meeting Law is posted in the City Council Chambers for review by the public. The City of Fremont reserves the right to adjust the order of items on this agenda.

EnterTextHere

**§2-109 Audience / Participant; Rules of Conduct.**

The following rules are established for audience members and participants at a Council meeting:

1. At the discretion of the presiding officer, any person may address the Council, on any agenda item; however, questions to City officials or staff, other speakers, or members of the audience are not permitted and will not be answered.
2. Any person wishing to address the Council shall first state their name and address.
3. Remarks shall be limited to five minutes unless extended or limited by the Presiding Officer or majority vote of the Council.
4. No person will be permitted to address the Council more than once during discussion of a particular agenda item. Rebuttal comments are not permitted.
5. Repetitive or cumulative remarks may be limited or excluded by the Presiding Officer or majority vote of the Council.
6. Profanity or raised voice is not permitted.
7. Applause, booing, or other indications of support or displeasure with a speaker are not permitted.
8. Any person violating these rules may be removed from the Council Chambers.

The following additional rules are established and applicable for public participants at an Open Public Comment Period or Study Session meeting:

9. At the direction of the presiding officer, Open Public Comment Period Speaker Topics will be limited to those not covered by a published agenda for any Study Session, or any regular City Council meeting.
10. A priority to speak at Open Public Comment Periods and Study Session shall be given to those speakers who reside within the City limits, or within the ETJ (Extra-Territorial Jurisdiction – a two (2) mile radius of the City limits) of Fremont, and then, as time allows, to those who do not.
11. Member of the public wishing to speak at a Study Session will be required to limit their comments to those that are directly related to the Publicly Noticed Study Session agenda topic(s).
12. Written letters addressed to the City Council will be accepted, as will comment cards that will be made available and collected from those who attend Open Public Comment Period and Study Session meetings who do not wish to speak publicly, but have an issue or concern that they believe the Council should be made aware of.

## STAFF REPORT

TO: Honorable Mayor and City Council  
FROM: Jennifer L. Dam, Planning Director  
DATE: August 25, 2020  
SUBJECT: Howard Court Subdivision Preliminary Plat

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**Recommendation:** Approve Resolution 2020-167 contingent upon showing sidewalks, revising the setbacks shown on the layout, and receiving grading and Municipal Separate Storm Sewer (MS4) permits prior to commencing grading.

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### **Background:**

This is a request for a Preliminary Plat consisting of 16 lots for commercial/light industrial development.

The Planning Commission held a public hearing on this item on August 17, 2020 and voted 9-0 to recommend approval.

The property is located at the northwest corner of Morningside Road and Howard Street. It is zoned LI, Light Industrial.

To the north are rail road tracks then property owned by Gavilon Grain that is zoned General Industrial. The property that is adjacent on the east at the southeast edge is developed with a house and is zoned LI, Light Industrial. The remaining property on the east is zoned GI, General Industrial. The property south of Morningside is zoned AR, Auto and UR, Urban Residential. It is developed with single family residential, a large vacant lot and multi-family residential. The property to the west is zoned R, rural and is developed with residential acreages.

The comprehensive plan designates the north side of Morningside for future industrial uses.

The proposed 16 lots are accessed by a 575 foot cul-de-sac. The cul-de-sac is shorter than the maximum 800 foot block length.

Section 11-713.02(A) states: "Subdivisions with 30 or more lots, or multifamily developments with 50 or more dwelling units, shall provide no less than two access points to/from existing streets." This commercial/industrial development does not meet those criteria.

Section 11-713.06 (B)(2) states cul-de-sacs are warranted when: "The cul-de-sac street serves no more than 20 lots, or is no more than 600 feet in length, whichever results in a shorter street segment." The cul-de-sac for this commercial/industrial

development meets this criteria.

The fire chief responded "I have no issues, no comments."

The police chief responded "It does not appear that we (the PD) would have any issues."

A traffic study would not typically be required for a subdivision of this size. Traffic studies are typically required only when traffic impacts might require road improvements or signalization improvements. During the hearing regarding the redevelopment project, however, a couple of council members requested the information. The developer has provided a trip generation study.

The trip generation study compared the trips to be expected from light industrial/commercial uses of 94,900 square feet to the trips generated from 300 residential units. 94,900 is the anticipated gross size of all buildings that could be constructed on the proposed lots once the setbacks and required parking areas are considered. The Deerfield residential development contains 166 apartments and 118 single family dwellings. An additional 58 single family and attached single family have been approved in Morningside Pointe for a total of 342 residential units on the south side of Morningside Road.

The trip generation calculations indicate that a general light industrial development would be expected to generate 471 daily trips. The 300 unit residential development(s) would generate 2,857 daily trips- 6 times as many as the light industrial development.

The traffic study stated: "Furthermore, estimated peak hour trips for the light industrial site were less than 100 total trips for both AM and PM periods, which is typically considered the threshold at which governmental agencies will require a traffic impact study."

The study concluded:

"Based on the trip generation analysis, the following is concluded:

1. Trip generation for the proposed light industrial commercial site is significantly less than a 300 single family unit residential subdivision.
2. Calculated AM and PM peak hour trips fall below the typical threshold where many governmental entities require a traffic impact study.
3. The number of access points needed to serve the expected trips to and from the proposed site will be less than those required for a 300-unit single-family residential subdivision."

The lots exceed the minimum lot size and lot width requirements in the LI zoning district.

The City Engineer is reviewing the grading and drainage study, as well as the infrastructure plans. Comments are attached.

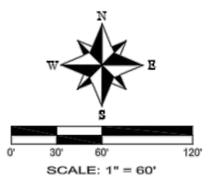
A "Type C" bufferyard, consisting of a 25 foot buffer with 3 trees and 10 shrubs (8 if there is a fence or berm) is required along the west side of the subdivision. The

bufferyard landscaping is typically installed at the time of building permits, before the certificate of occupancy is granted. That ensures that the plant materials are not damaged during the construction process.

The proposal meets the other requirements of 11-706 of the UDC.

A grading permit and MS4 permit are required prior to commencing grading.

**Fiscal Impact:** The proposal will add 16 commercial/industrial lots to the tax base once the TIF expires.



# UTILITY EASEMENTS REQUESTED BY FDU 07.14.20

## FINAL PLAT HOWARD COURT ADDITION



REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

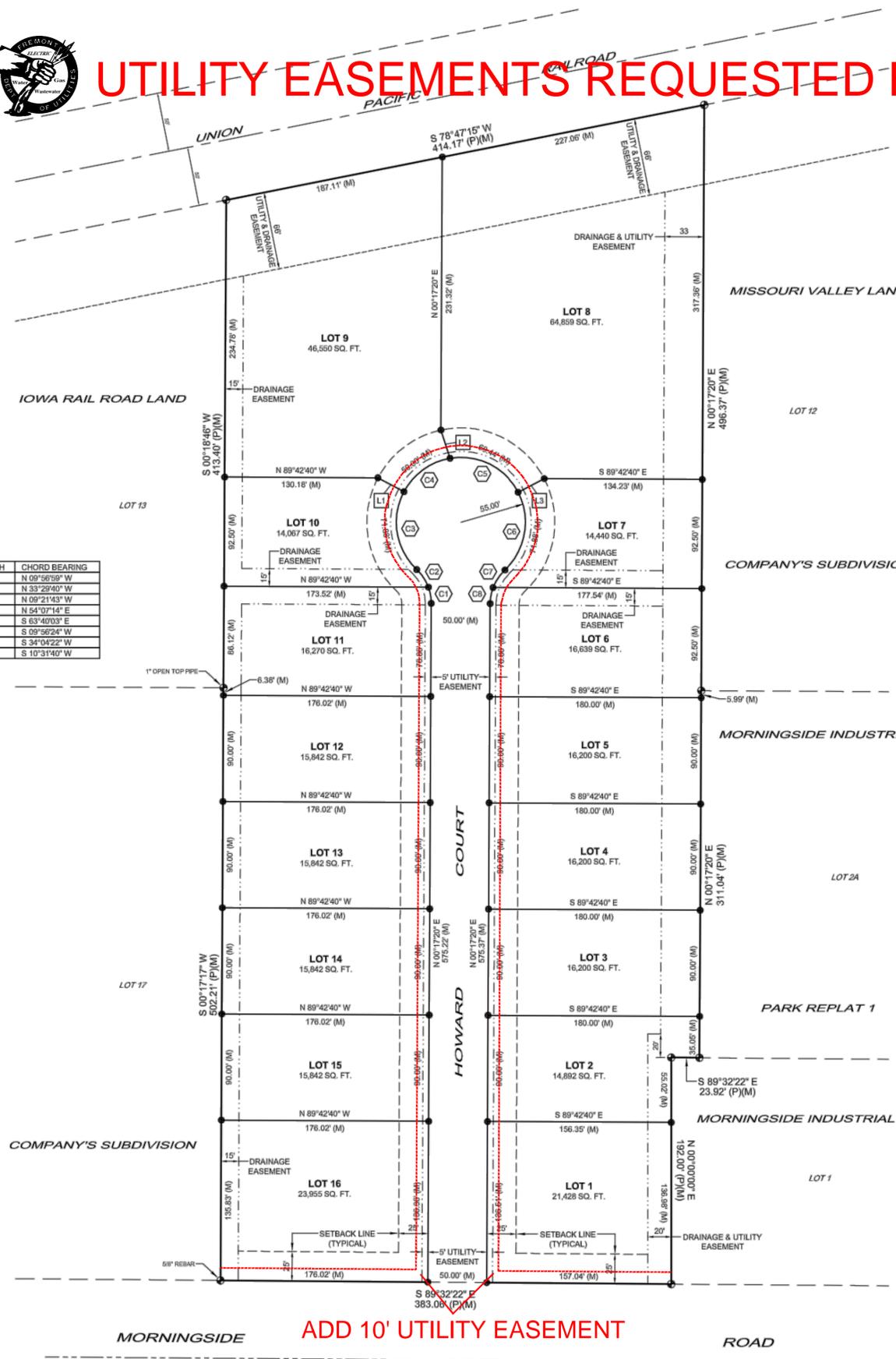
- LEGEND:**
- MONUMENT FOUND
  - MONUMENT SET
  - COMPUTED POSITION (NOT SET)
  - (M) MEASURED DISTANCE
  - (D) DEED DISTANCE
  - (P) PLAT DISTANCE - MORNINGSIDE INDUSTRIAL PARK
1. ALL BEARINGS ARE ASSUMED.  
2. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "LS 498, UNLESS NOTED OTHERWISE.  
3. ALL MONUMENTS SET ARE A 3/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "LS 498", UNLESS NOTED OTHERWISE.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 61°50'23" W	25.00' (M)
L2	N 17°50'23" W	25.17' (M)
L3	N 62°30'04" E	25.00' (M)

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	39.00' (M)	13.94' (M)	13.86' (M)	N 09°56'59" W
C2	39.00' (M)	18.11' (M)	17.95' (M)	N 33°29'40" W
C3	55.00' (M)	71.88' (M)	66.87' (M)	N 09°21'43" W
C4	55.00' (M)	50.00' (M)	48.30' (M)	N 54°07'14" E
C5	55.00' (M)	69.44' (M)	64.92' (M)	S 63°40'03" E
C6	55.00' (M)	71.88' (M)	66.87' (M)	S 09°56'24" W
C7	39.00' (M)	18.11' (M)	17.95' (M)	S 34°04'22" W
C8	39.00' (M)	13.94' (M)	13.86' (M)	S 10°31'40" W



**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS: THAT R D LEASING, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED AND REPLATTED INTO LOTS AND A STREET, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "HOWARD COURT ADDITION". SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE A STREET TO BE KNOWN AS "HOWARD COURT", AT THE LOCATION AND TO THE WIDTHS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERPETUAL EASEMENTS, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

RYAN S. HOOPS, MEMBER  
R D LEASING, LLC

DANIEL R. HOOPS, MEMBER  
R D LEASING, LLC

**PERIMETER DESCRIPTION:**  
All of Lot 3, Morningside Industrial Park, to the City of Fremont, Dodge County, Nebraska.

**NOTARY:**  
STATE OF NEBRASKA }  
COUNTY OF \_\_\_\_\_ } SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY RYAN S. HOOPS, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED THIS \_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY:**  
STATE OF NEBRASKA }  
COUNTY OF \_\_\_\_\_ } SS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DANIEL R. HOOPS, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED THIS \_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF FREMONT PLANNING COMMISSION APPROVAL:**  
THIS PLAT OF "HOWARD COURT ADDITION" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
CITY OF FREMONT PLANNING COMMISSION:

CHAIRPERSON \_\_\_\_\_

CITY OF FREMONT PLANNING DIRECTOR \_\_\_\_\_

**FREMONT CITY COUNCIL APPROVAL:**  
THIS PLAT OF "HOWARD COURT ADDITION" WAS APPROVED AND ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA,

THIS \_\_\_\_ DAY OF \_\_\_\_\_,

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "HOWARD COURT ADDITION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.



Issue No.	Date	Description	Issue No.	Date	Description	Issue No.	Date	Description
1	07/10/2020	Final Plat Submittal - Issue 1						

**APEX LAND SURVEYING, LLC**  
 Denny Martinez, RLS  
 125 N. Clamar Ave., Fremont, Nebraska 68025  
 (402) 720-9339 Office / Mobile  
 danm.surveying@gmail.com

**FINAL PLAT**  
**HOWARD COURT ADDITION**  
 A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
 SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
 CITY OF FREMONT, DODGE COUNTY, NEBRASKA

Client: R.D. Leasing, LLC  
 Project No.: 082-2017  
 Drawing File: 05-FR-Howard Court Addition-Final Plat.dwg  
 Issue No.: 1  
 Date: 07/10/2020  
 Scale: 1" = 60'  
 Sheet: 1 of 1

## Memo

To: Jennifer Dam  
Director of Planning  
From: David Goedecken, P.E.  
Director of Public Works/City Engineer  
Topic: Engineering Review  
Howard Court Addition, Public Improvement Submittals  
Dated: August 11, 2020

I have reviewed the submittals for this Addition. The plat is for the tract of land bordered by on Morningside Road near Howard Street. The Plans submitted were the, Grading Plans, Utility and Public Improvement Layouts, and Drainage Plans and Calculations. It is my understanding that Mr. Dodd has been in contact with the various DU departments for comments and input.

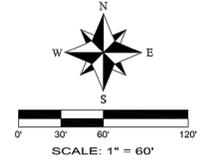
- The plat is located inside city limits.
- The interior streets in the development will be required to be paved in accordance of the UDC. The recommended width of streets will be 28 feet, as shown on the public improvement plans. There was a traffic study provided in the preliminary phases of the application, the study was reviewed and I concur with their recommendations.
- Storm sewer and drainage plans have been submitted and reviewed. Preliminary review indicates the proposed layout to be satisfactory to city policy and good engineering practice. Due to the flatness of the area they are proposing substantial site storage of drainage water. The runoff will be directed to the north ditch of Morningside Road. The Engineer's analysis of the drainage will require the City and County to regrade/clean the ditch bottom as there has been silting at the bottom which will hamper the free flow of water.

### Final Comments:

- The submittals received comply with the requirements of the UDC. The subdivision has been laid out by a Licensed Engineer and reviewed by City Staff in numerous departments. The submittal package exceeds the requirements of the UDC.

# HOWARD COURT ADDITION GRADING, PAVING, WATER, SANITARY & STORM SEWER IMPROVEMENT PLANS

PREPARED FOR:  
R D LEASING, LLC



- LEGEND:**
- MONUMENT FOUND
  - MONUMENT SET
  - COMPUTED POSITION (NOT SET)
  - (M) MEASURED DISTANCE
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  - (P) PLAT DISTANCE - MORNINGSIDE INDUSTRIAL PARK
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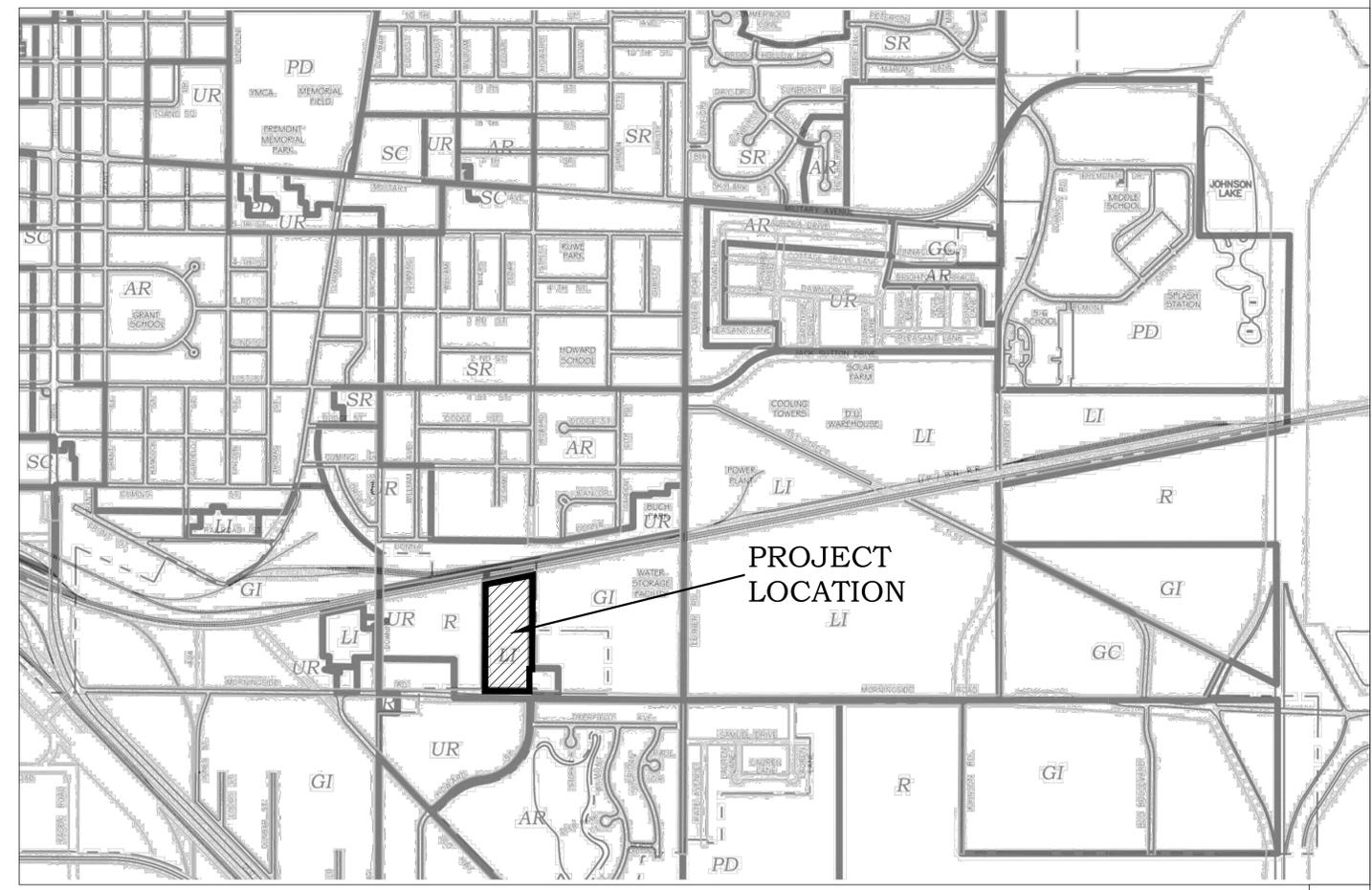
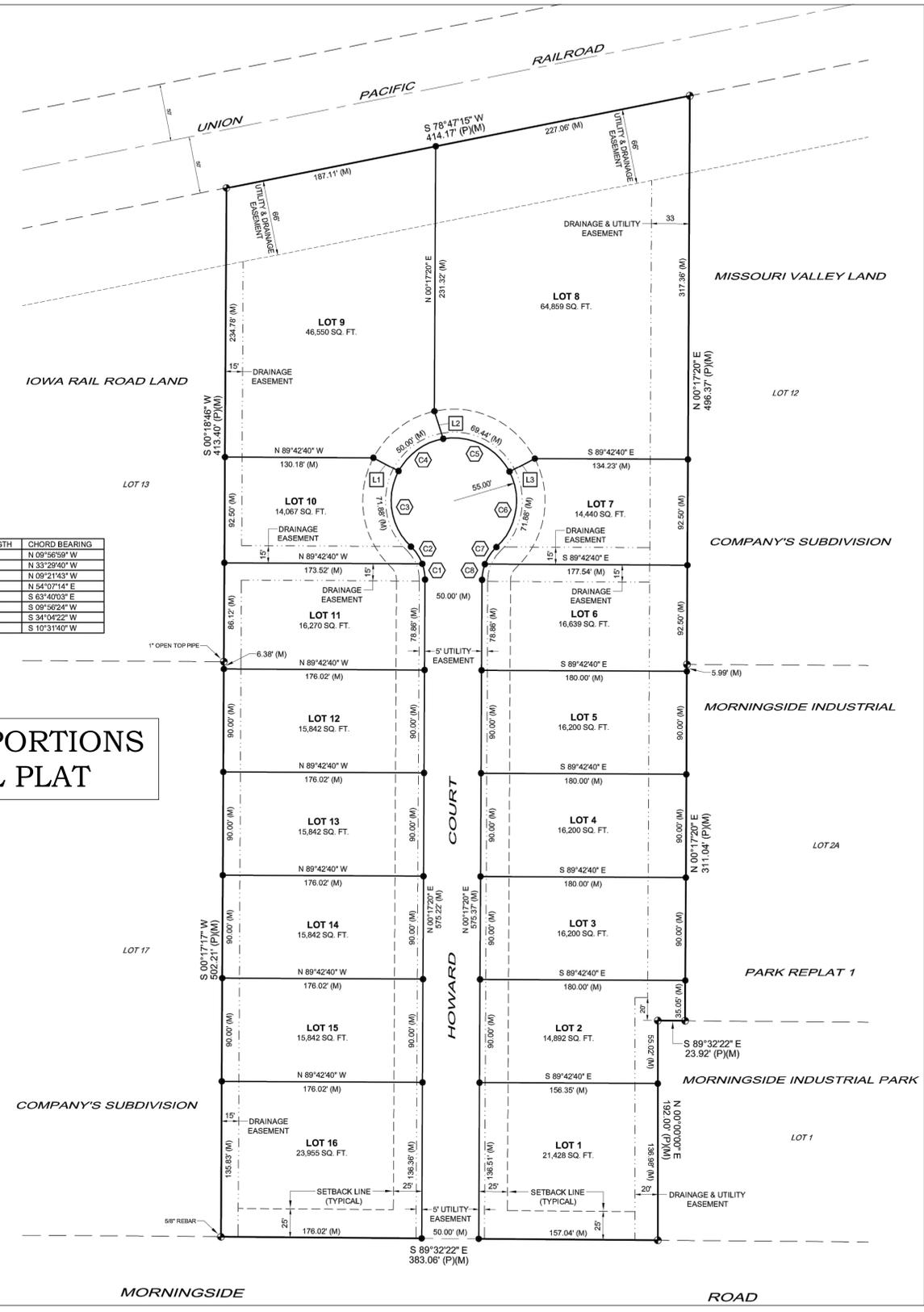
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RELEVANT PORTIONS  
OF FINAL PLAT



LOCATION MAP

**TABLE OF CONTENTS**

SHEET 1	COVER SHEET
SHEET 2	STANDARD DETAILS
SHEET 3	STREET AND DITCH GRADING PLAN
SHEET 4	OVERALL GRADING PLAN (NOT PART OF IMPROVEMENTS CONTRACT)
SHEET 5	PLAN AND PROFILE
SHEET 6	INTERSECTION AND CUL-DE-SAC DETAILS
SHEET 7	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
SHEETS 8-10	SWPPP DETAILS

NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS HOTLINE (1-800-331-5666) 24 HOURS PRIOR TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.

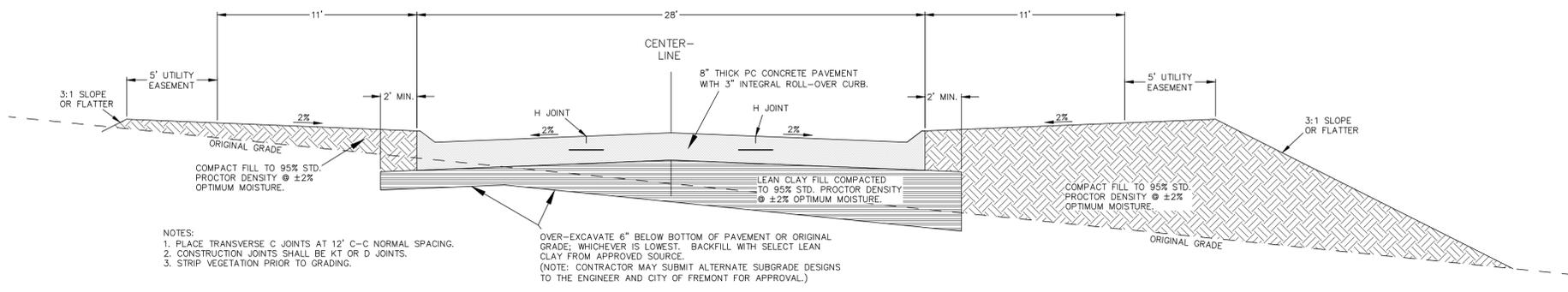


DRAFT — NOT FOR CONSTRUCTION

HOWARD COURT ADDITION  
TO THE CITY OF FREMONT  
DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN  
COVER SHEET

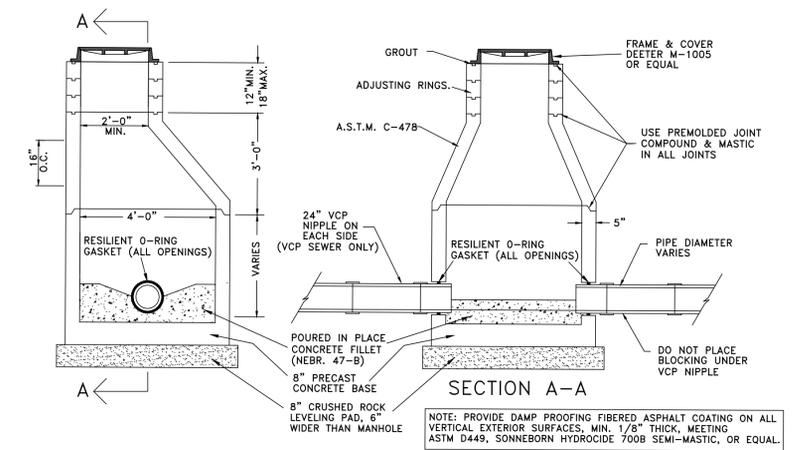
Email: Steve@doddengineering.net  
 P.O. Box 1855  
 Fremont, NE 68626-1855  
 Stephen W. Dodd, P.E. & L.S.  
 Ph: 402-720-5017  
**Dodd Engineering & Surveying LLC**



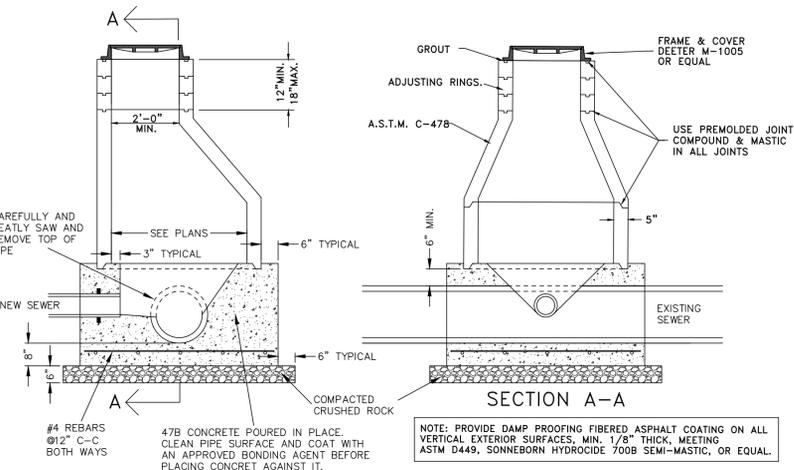
NOTES:  
 1. PLACE TRANSVERSE C JOINTS AT 12' C-C NORMAL SPACING.  
 2. CONSTRUCTION JOINTS SHALL BE HT OR D JOINTS.  
 3. STRIP VEGETATION PRIOR TO GRADING.

OVER-EXCAVATE 6" BELOW BOTTOM OF PAVEMENT OR ORIGINAL GRADE; WHICHEVER IS LOWEST. BACKFILL WITH SELECT LEAN CLAY FROM APPROVED SOURCE.  
 (NOTE: CONTRACTOR MAY SUBMIT ALTERNATE SUBGRADE DESIGNS TO THE ENGINEER AND CITY OF FREMONT FOR APPROVAL.)

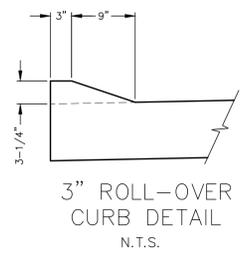
TYPICAL X-SECTION  
(NOT TO SCALE)



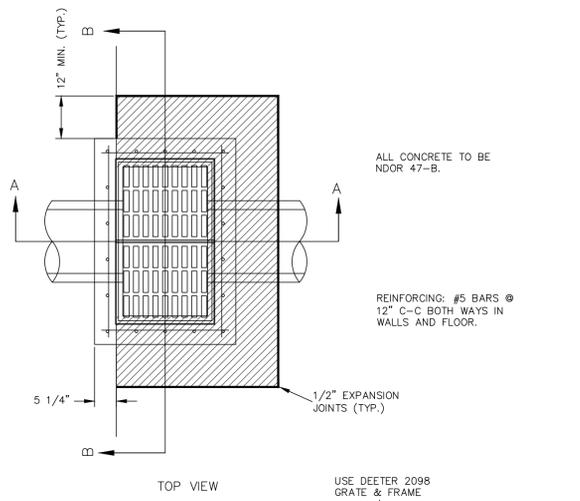
STANDARD SANITARY SEWER MANHOLE DETAIL  
NOT TO SCALE



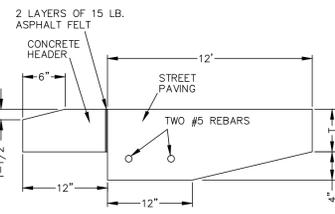
SANITARY SEWER MANHOLE FOR CONNECTING  
NEW SEWER TO EXISTING SEWER  
NOT TO SCALE



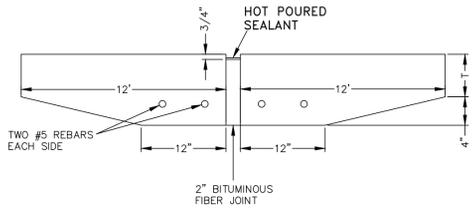
3" ROLL-OVER CURB DETAIL  
N.T.S.



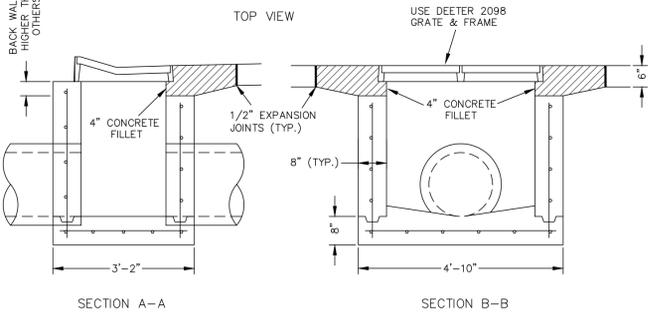
ALL CONCRETE TO BE NDOR 47-B.  
 REINFORCING: #5 BARS @ 12" C-C BOTH WAYS IN WALLS AND FLOOR.  
 1/2" EXPANSION JOINTS (TYP.)



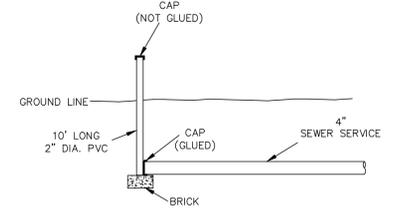
CONCRETE HEADER  
N.T.S.



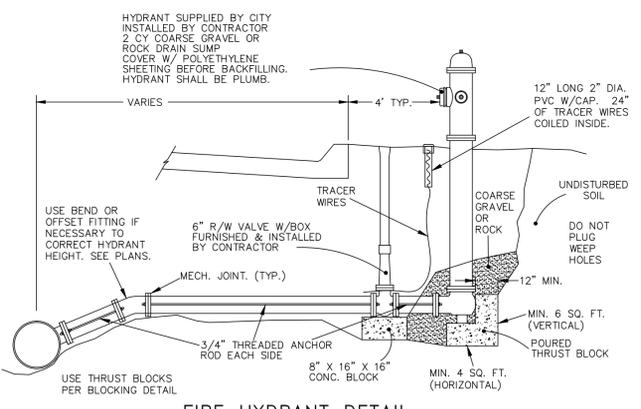
TYPICAL EXPANSION JOINT



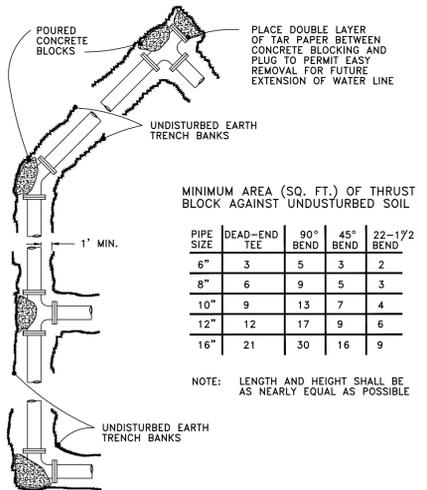
SLOPED CURB INLET  
NOT TO SCALE



TYPICAL END OF SEWER SERVICE



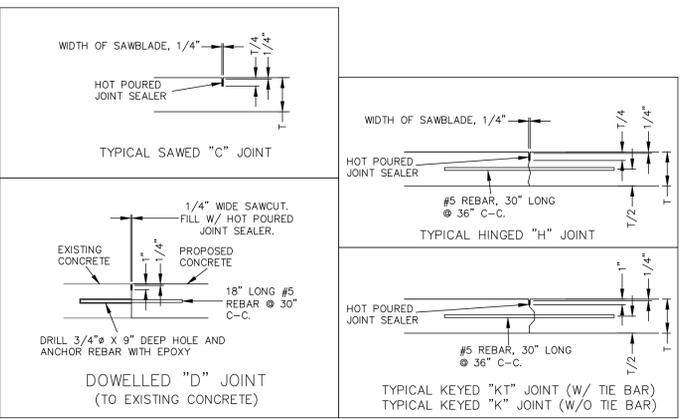
FIRE HYDRANT DETAIL  
NOTE: DETAIL ALSO APPLIES WHEN STREET IS LOCATED ON OPPOSITE SIDE OF HYDRANT FROM MAIN.



MINIMUM AREA (SQ. FT.) OF THRUST BLOCK AGAINST UNDISTURBED SOIL

PIPE SIZE	DEAD-END TEE	90° BEND	45° BEND	22-1/2° BEND
6"	3	5	3	2
8"	6	9	5	3
10"	9	13	7	4
12"	12	17	9	6
16"	21	30	16	9

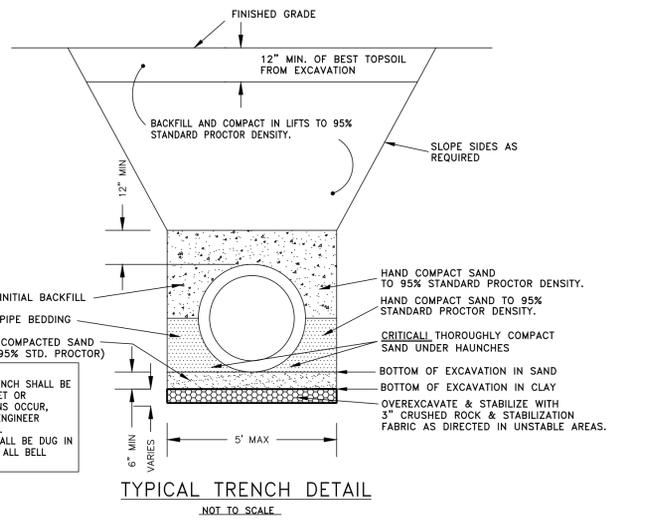
NOTE: LENGTH AND HEIGHT SHALL BE AS NEARLY EQUAL AS POSSIBLE



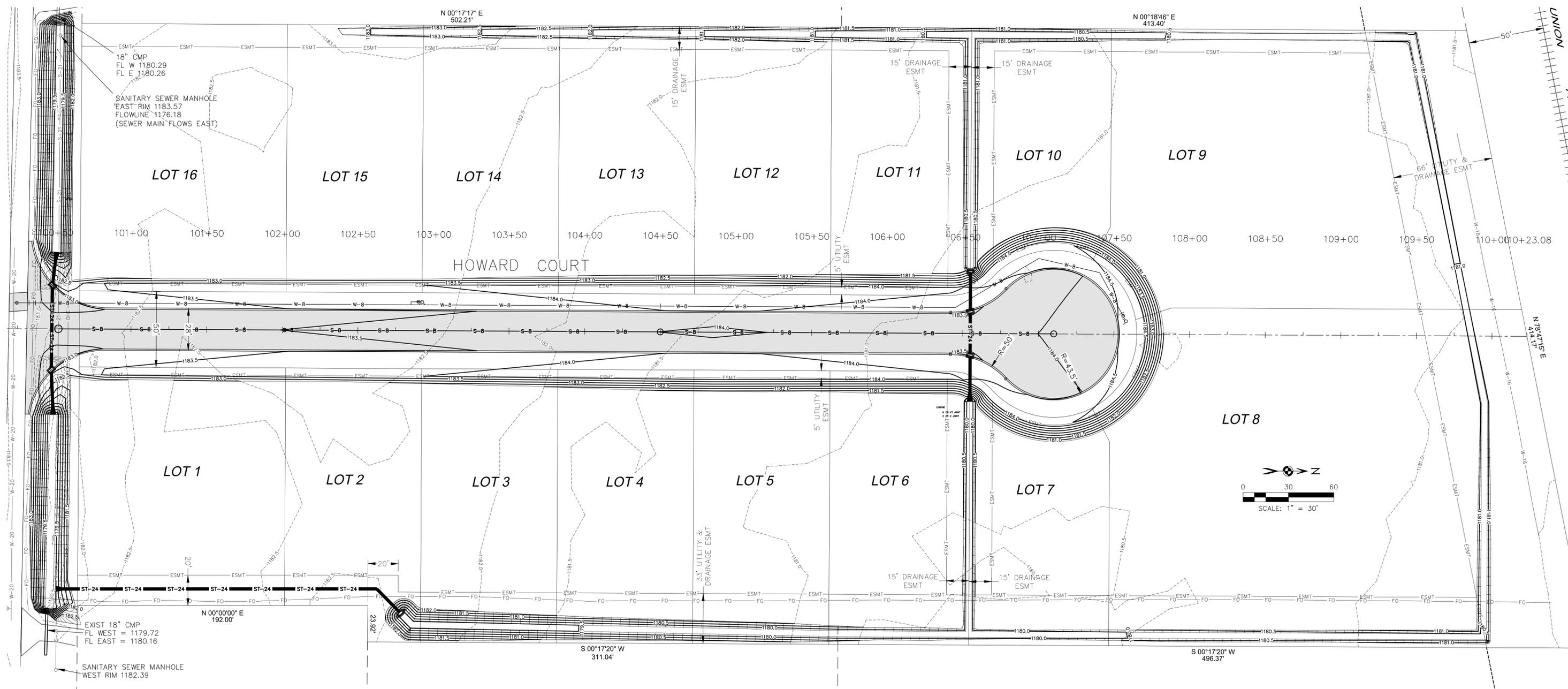
DRAFT

**CALL BEFORE YOU DIG**  
 Diggers Hotline of Nebraska  
 Statewide  
**1-800-331-5666**  
 Metro Omaha  
**334-3565**

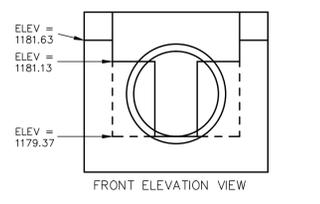
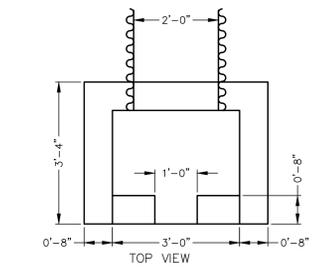
NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS HOTLINE (1-800-331-5666) 24 HOURS PRIOR TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.



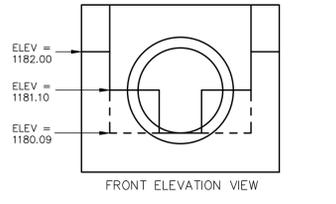
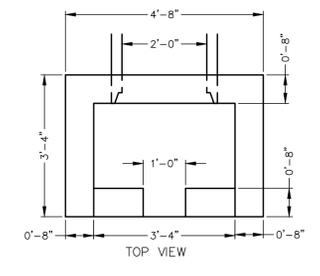
TYPICAL TRENCH DETAIL  
NOT TO SCALE



**WEIR STRUCTURE NOTES:**  
 1. STRUCTURES SHALL BE CAST IN PLACE. CONCRETE SHALL BE NDOT 47B.  
 2. REINFORCE WALLS AND FOOTINGS WITH MATS OF #4 REBARS, 8" C-C BOTH WAYS. MATS SHALL BE CENTERED AND EXTEND TO WITHIN 3" OF EDGES. THERE SHALL BE REBARS ON ALL SIDES OF PIPES.  
 3. OVEREXCAVATE AND INSTALL 12" OF CRUSHED ROCK BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY UNDER STRUCTURE. PAD SHALL EXTEND 12" BEYOND OUTSIDE OF FOOTINGS.



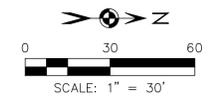
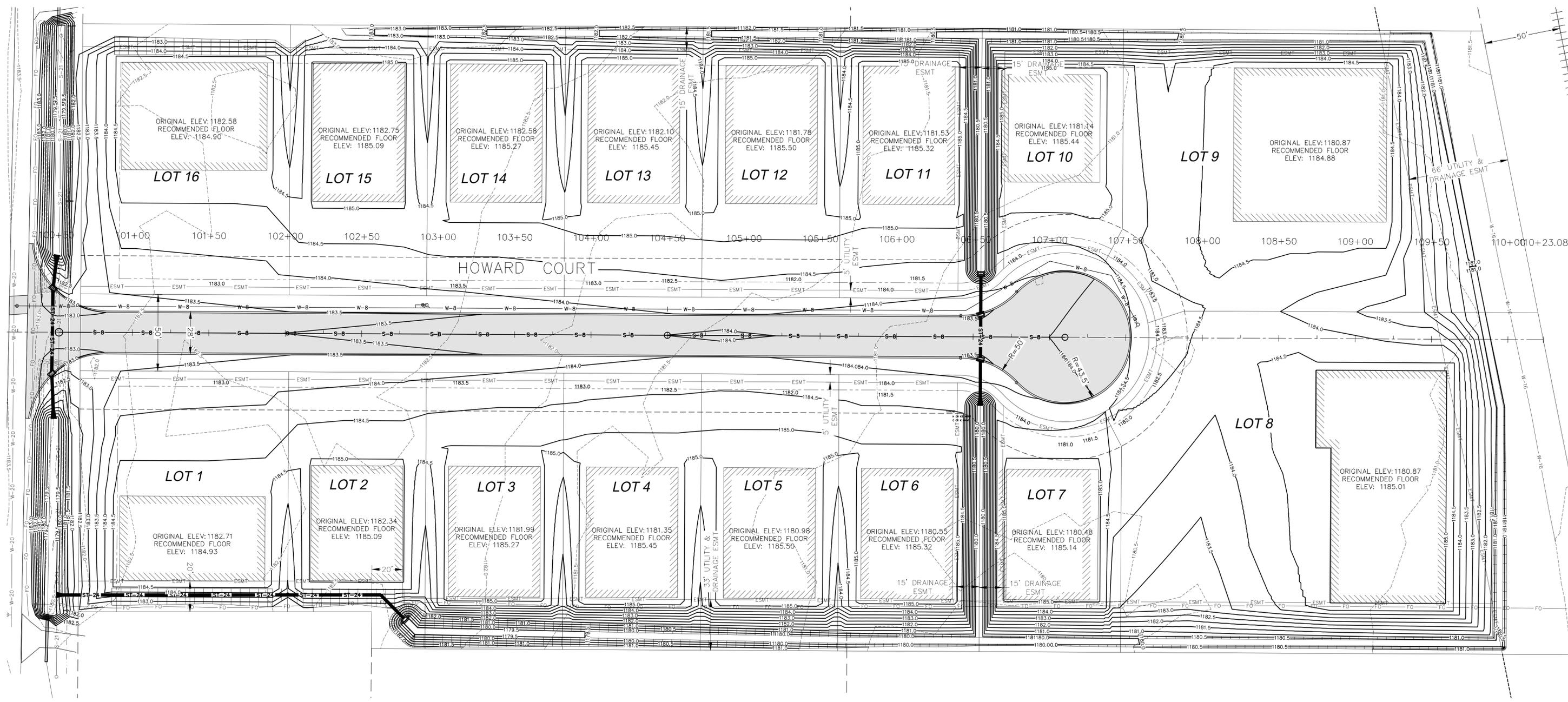
**WEIR STRUCTURE 1.3**  
 SCALE: 1" = 2'-0"



**WEIR STRUCTURE 3.4**  
 SCALE: 1" = 2'-0"

**GRADING LEGEND**  
 --- 1181.0 --- ORIGINAL CONTOUR  
 --- 1181.5 --- FINAL CONTOUR

DRAFT

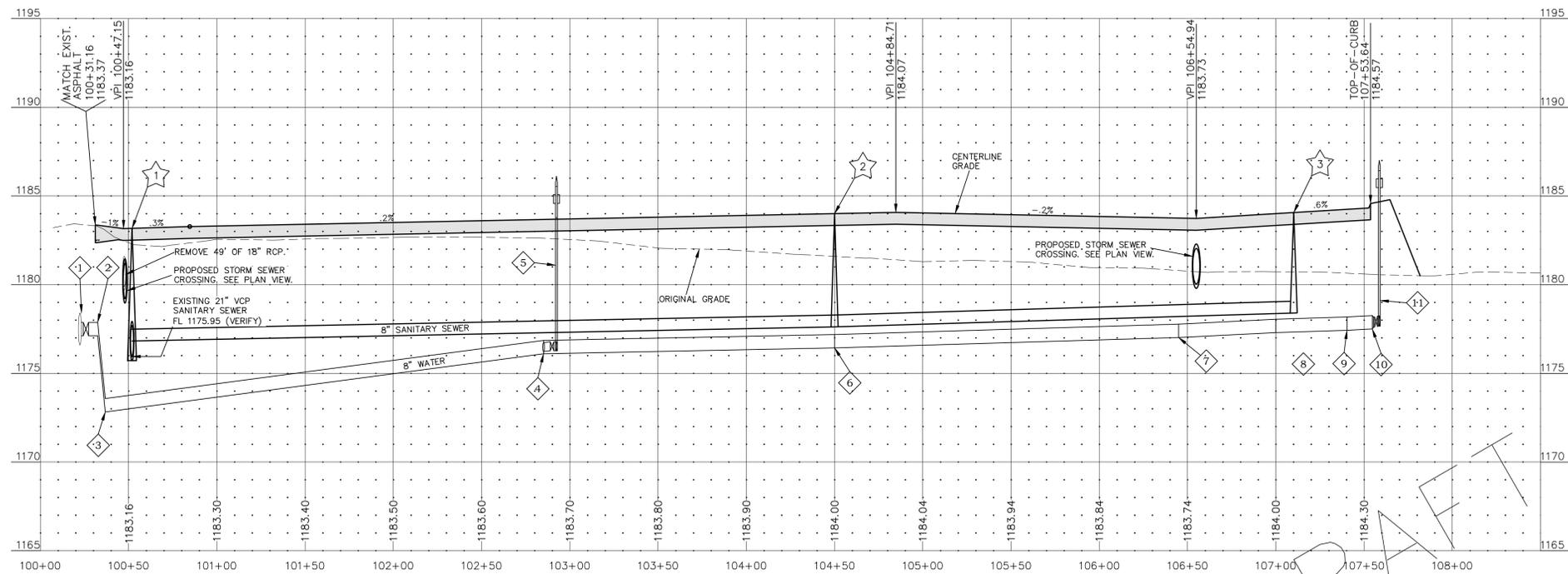
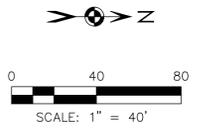
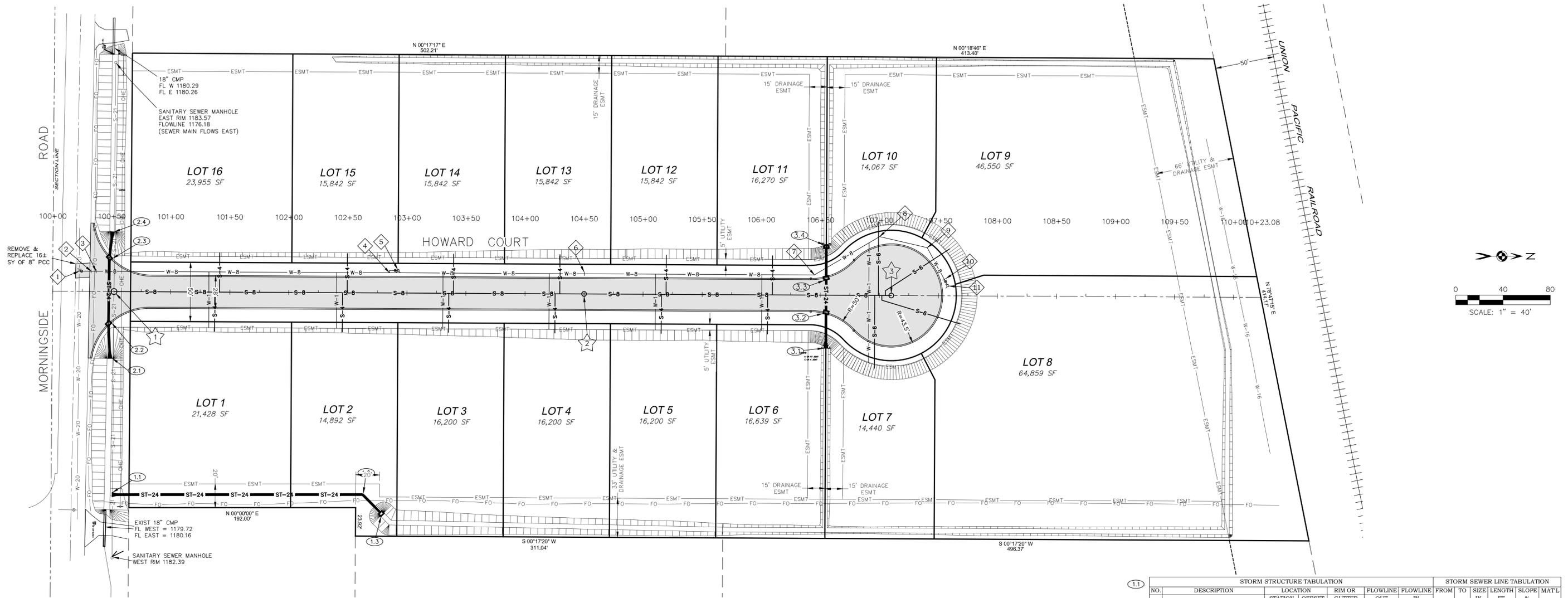


OVERALL GRADING PLAN NOTES:  
 1. THIS PLAN IS A COMPANION DOCUMENT TO THE DRAINAGE STUDY. CALCULATIONS WERE BASED ON THE DRAINAGE SCHEME AS SHOWN.  
 2. THE DRAINAGE FROM THIS SUBDIVISION OUTLETS INTO THE NORTH MORNINGSIDE ROAD DITCH, WHICH IS IN NEED OF IMPROVEMENT, WHETHER OR NOT THIS SUBDIVISION IS BUILT. IN ORDER FOR THE DRAINAGE TO WORK, THE FLOWLINE NEEDS TO BE LOWERED 1.2' AT THE EAST LINE OF THIS SUBDIVISION, REGRADED AT 0.10% TO THE CULVERT UNDER LUTHER ROAD AND LARGER CULVERTS INSTALLED UNDER ALL DRIVEWAYS.  
 3. IT IS INTENDED THAT THE STREET GRADING, DITCHES AND SHOULDERS BE DONE FIRST. INDIVIDUAL LOTS SHALL SUBSEQUENTLY BE GRADED BY INDIVIDUAL OWNERS AS REQUIRED FOR LOT DEVELOPMENT AND BUILDING CONSTRUCTION.  
 4. LOTS SHALL DRAIN AS SHOWN HEREON. THE BUILDING PADS FOR THE INDIVIDUAL LOTS ARE CONCEPTUAL AND MAY BE ALTERED. THE BUILDING FLOOR ELEVATIONS SHOWN ARE RECOMMENDED, BUT MAY BE ALTERED WITHOUT SUBSTANTIALLY CHANGING THE LOT DRAINAGE SCHEME. THE MINIMUM FINISHED FLOOR ELEVATION SHALL NOT BE LOWER THAN THE STREET CURB.  
 5. LOT GRADING SHALL BE IN CONCERT WITH THE OVERALL SUBDIVISION DRAINAGE DESIGN. IN NO CASE SHALL ANY LOT GRADING BLOCK DRAINAGE WAYS OR IMPEDE THE DRAINAGE OF OTHER LOTS.

GRADING LEGEND  
 --- 1181.0 --- ORIGINAL CONTOUR  
 --- 1181.5 --- FINAL CONTOUR

DRAFT

NOTE: INFORMATION ON THIS SHEET IS PRIMARILY FOR BUILDERS AND LOT OWNERS. IT IS NOT PART OF THE IMPROVEMENTS CONTRACT.



11

STORM STRUCTURE TABULATION										STORM SEWER LINE TABULATION			
NO.	DESCRIPTION	LOCATION STATION	OFFSET	RIM OR GUTTER	FLOWLINE OUT	FLOWLINE IN	FROM	TO	SIZE	LENGTH	SLOPE	MAT'L	
									IN.	FT.	%		
1.1	24" HDPE FLARED END	100+51.04	R-171.12		1179.11	1179.11							
1.2	BUILD 24" X 45" HDPE BEND	102+63.35	R-170.05		1179.34	1179.34	1.1	1.2	24	208.31	0.11	HDPE	
1.3	BUILD WIER STRUCTURE 1.3	102+79.26	R-186.00		1179.36	1179.36	1.2	1.3	24	22.53	0.11	HDPE	
2.1	24" RCP FLARED END SECTION	100+48.78	R-56.46		1179.15	NA							
2.2	BUILD SLOPED CURB INLET	100+47.40	R-26.99	1182.78	1179.18	1179.18	2.1	2.2	24	29.50	0.10	RCP	
2.3	BUILD SLOPED CURB INLET	100+47.94	L-28.61	1182.76	1179.24	1179.24	2.2	2.3	24	55.60	0.10	RCP	
2.4	24" RCP FLARED END SECTION	100+50.48	L-50.46		1179.26	1179.26	2.3	2.4	24	22.00	0.10	RCP	
3.1	24" RCP FLARED END SECTION	106+54.94	R-44.87		1179.98	1179.99							
3.2	BUILD SLOPED CURB INLET	106+54.94	R-14.52	1183.44	1180.02	1180.02	3.1	3.2	24	24.36	0.13	RCP	
3.3	BUILD SLOPED CURB INLET	106+54.94	L-14.52	1183.44	1180.06	1180.06	3.2	3.3	24	29.04	0.13	RCP	
3.4	BUILD WIER STRUCTURE 3.4	106+54.94	L-44.87		1180.09	1180.09	3.3	3.4	24	26.36	0.13	RCP	

NOTES:  
 1. PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURES AND TO FLARED END CONNECTION POINTS.  
 2. HDPE FLARED END SECTIONS ARE ASSUMED TO BE 4' IN LENGTH BUT MAY VARY. FIELD ADJUST IF NECESSARY.  
 3. RCP FLARED END SECTIONS ARE 6' IN LENGTH.  
 4. LOCATION POINTS FOR FLARED END SECTIONS ARE AT THE CENTER POINT OF THE WIDEST END.  
 5. LOCATION POINTS FOR INLETS, MANHOLES & STRUCTURES ARE THE CENTER POINT.  
 6. LINE 2.2 TO 2.3 REQUIRES 49' OF 18" RCP TO BE REMOVED.

1

TABULATION OF WATER MAIN FITTINGS & HYDRANTS										TABULATION OF WATER PIPES													
#	STATION	OFFSET	TOP OF PIPE ELEV.	20" X 8" T&SV	8" X 45" BEND	8" X 22.5" BEND	DEFLECT JOINT - 3"	8" X 6" SWIVEL TEE	8" X 90° BEND	8" X 6" REDUCER	6" R/W VALVE	INSTALL HYDRANT	HYDRANT BURY DEPTH	SEE NOTE #	FROM	TO	8" DIP	6" DIP	SLOPE	TAPS	CURB STOPS	1" WATER SERVICE	
1	0+22.42	17.00'	1177.87											1	1	2	10.07		0.00%			1.0	
2	0+32.49	17.00'	1177.87											2	3	4.29			100.00%			1.0	
3	0+36.78	17.00'	1173.58											3	4	248.34			1.32%	2	2	94.0	
4	102+85.13	17.00'	1176.86											4	5		7.31		0.64%				
5	102+92.44	19.00'	1176.78											5	6	164.87			0.30%	2	2	94.0	
6	104+50.00	17.00'	1177.27											6	7	194.94			0.30%	2	2	94.0	
7	106+44.94	17.00'	1177.86											7	8	63.98			0.30%				
8	107+00.00	49.57'	1178.05											8	9	41.35			0.30%	1	1	101.2	
9	107+40.34	49.34'	1178.18											9	10	30.45			0.30%				
10	107+55.00	13.79'	1178.27											10	11	107.88	8.53'		1.00%				
11	107+57.88	8.53'	1178.24											11									
TOTALS				1	4	1	1	1	1	1	1	1	2				758.29	13.31			7	7	385.2

NOTES:  
 1. ASSUMED TOP OF EXISTING 20" WATER MAIN = 1178.38. VERIFY.  
 2. SLOPE LENGTH = 6.07

☆

SANITARY MANHOLE/ STRUCTURE TABULATION					SANITARY SEWER LINE TABULATION						
NO.	LOCATION	RIM ELEV.	FLOWLINE DEPTH		FROM	TO	SIZE	LENGTH	SLOPE	NO. OF 4" WYES	SERVICES
1	0.00' LT STA 100 + 51.94	1183.17	1176.49	6.68							
2	0.00' LT STA 104 + 50.00	1184.00	1177.29	6.71	1	2	8"	398.1	0.20%	8	264.0
3	0.00' LT STA 107 + 10.14	1184.06	1178.07	5.99	2	3	8"	260.1	0.30%	8	397.4
TOTALS				19.39				658.2		16	661.4

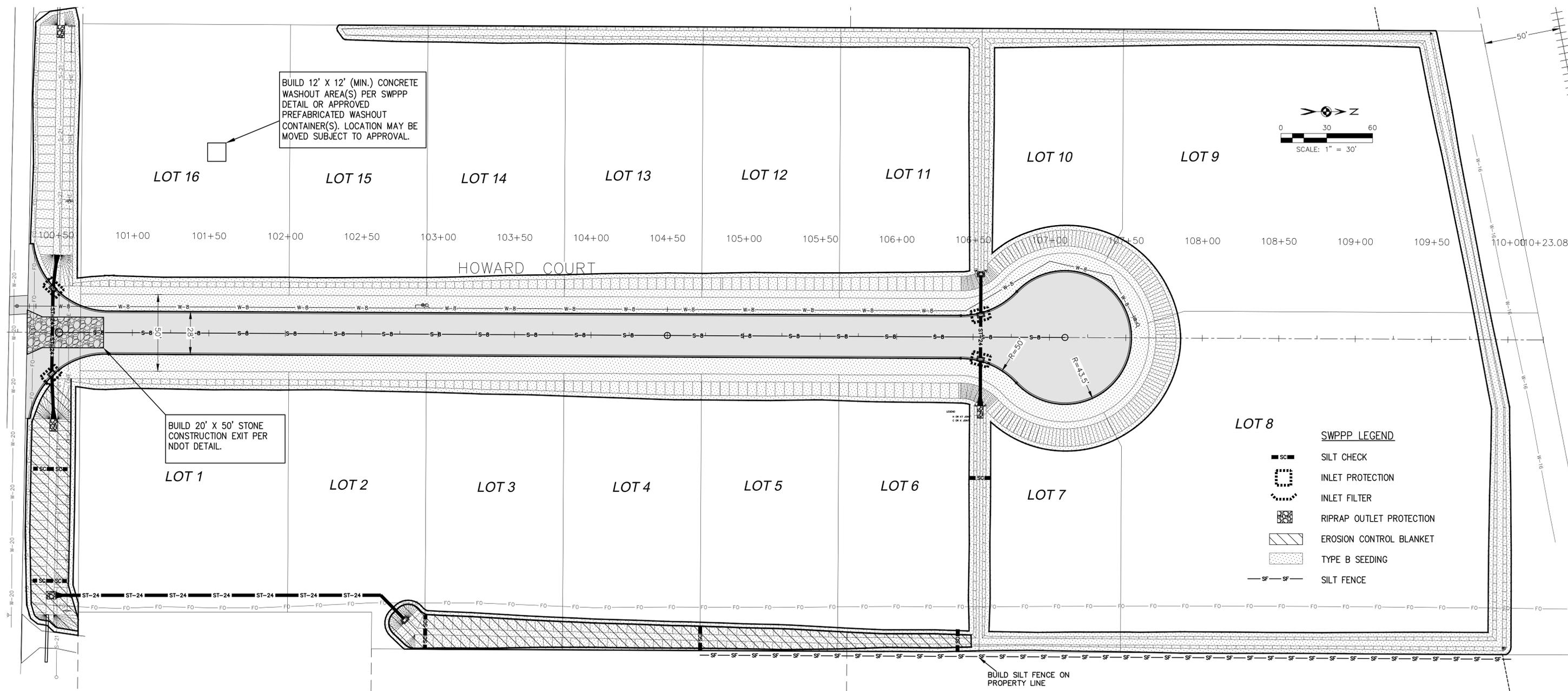
NOTES:  
 1. MANHOLE 1 - BUILD OVER 21" DIA. CLAY SEWER - FL = 1175.95 (VERIFY)  
 2. FLOWLINES AND DISTANCES ARE TO CENTER OF MANHOLES.

HOWARD COURT ADDITION  
 TO THE CITY OF FREMONT  
 DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN  
**PLAN AND PROFILE**

Email: Steve@doddengineering.net  
 432 E. Military Avenue  
 P.O. Box 1855  
 Fremont, NE 68220-1855  
**Dodd Engineering & Surveying LLC**  
 Stephen W. Dodd, P.E. & L.S. Ph. 402-720-5017

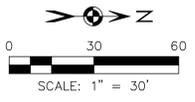




BUILD 12' X 12' (MIN.) CONCRETE WASHOUT AREA(S) PER SWPPP DETAIL OR APPROVED PREFABRICATED WASHOUT CONTAINER(S). LOCATION MAY BE MOVED SUBJECT TO APPROVAL.

BUILD 20' X 50' STONE CONSTRUCTION EXIT PER NDOT DETAIL.

BUILD SILT FENCE ON PROPERTY LINE



- SWPPP LEGEND**
- SILT CHECK
  - INLET PROTECTION
  - INLET FILTER
  - RIPRAP OUTLET PROTECTION
  - EROSION CONTROL BLANKET
  - TYPE B SEEDING
  - SILT FENCE

**SCHEDULE OF SWPPP ACTIVITIES:**

ACTIVITY	SCHEDULE
INSTALL AND MAINTAIN SILT FENCE AND/OR SILT CHECKS AS SHOWN ON PLANS WHEN APPROPRIATE FOR PHASE OF CONSTRUCTION	FROM COMMENCEMENT TO COMPLETION
COLLECT TRASH AND LITTER FROM WORK AREAS AND PLACE IN COVERED DUMPSTERS.	FROM COMMENCEMENT TO COMPLETION
KEEP VEHICLE AND EQUIPMENT FUELING, CLEANING, AND MAINTENANCE AREAS FREE OF SPILLS, LEAKS, OR ANY OTHER DELETERIOUS MATERIAL.	FROM COMMENCEMENT TO COMPLETION
KEEP MATERIALS THAT ARE POTENTIAL STORMWATER CONTAMINANTS STORED INSIDE OR UNDER COVER.	FROM COMMENCEMENT TO COMPLETION
INSTALL CONSTRUCTION EXIT	AT COMMENCEMENT OF CONSTRUCTION.
INSTALL INLET PROTECTION	INSTALL FILTER SOCKS AT EXISTING INLETS AT COMMENCEMENT OF CONSTRUCTION. INSTALL INLET PROTECTION AT NEW INLETS AS SOON AS WALLS ARE POURED. INSTALL FILTER SOCKS ON NEW STREET INLETS AS SOON AS STREET IS PAVED.
INSTALL DITCH CHECKS	INSTALL AS SOON AS DITCH IS GRADED. RE-INSTALL WITH STABILIZATION BLANKET
INSTALL CONCRETE WASHOUT AREA	AT COMMENCEMENT OF ANY READY-MIXED CONCRETE PLACEMENT.
TEMPORARY SEEDING AND MULCHING	WHenever work is scheduled to cease in an area for more than 30 days.
PERMANENT SEEDING, MULCHING, SOIL STABILIZATION BLANKET OR SODDING	WITHIN 30 DAYS OF COMPLETION OF FINAL GRADING.
REMOVAL OF BMP'S	CONSTRUCTION ENTRANCE AND FILTER SOCKS ON EXISTING INLETS SHALL BE REMOVED AFTER ALL GRADING, UTILITY AND PAVING IS COMPLETED. THE REMAINING BMP'S MAY BE REMOVED WHEN 90% OF FINAL SEEDING IS ESTABLISHED.
BMP'S TO BE LEFT IN PLACE	REAR YARD AND FIELD INLET PROTECTION SHALL BE LEFT IN PLACE TO BE REMOVED BY OTHERS LATER AS LOTS ARE DEVELOPED.

**SPECIAL PROVISIONS FOR STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**

**REFERENCE DOCUMENTS**  
 1. Plan sheets prepared by Dodd Engineering & Surveying LLC.  
 2. Omaha Regional Stormwater Design Manual (ORSDM) This may be downloaded from the following website: [http://www.papipartnership.org/downloads/stormwater\\_design\\_manual.pdf](http://www.papipartnership.org/downloads/stormwater_design_manual.pdf)  
 3. NDOT Standard Plans and Special Plans

**GENERAL**  
 A Notice of Intent shall be filed by the Owner prior to commencement of construction. Regular inspections will be conducted by the Owner or his representative at 2 week intervals and after 1/2" or greater storm events. All other provisions with regard to the City of Fremont's blanket NPDES shall apply. Activities, facilities and schedule shall be as per Plan sheets prepared by Dodd Engineering & Surveying LLC. The Contractor is responsible for all activities, installation, maintenance and removal of facilities and adherence to the provisions of the NPDES permit.  
 Portions of the ORSDM and NDOT Standard Plans and Special Plans are included herein for convenience. However, those portions of the ORSDM not included apply as well.

**TABLE OF CONTENTS**

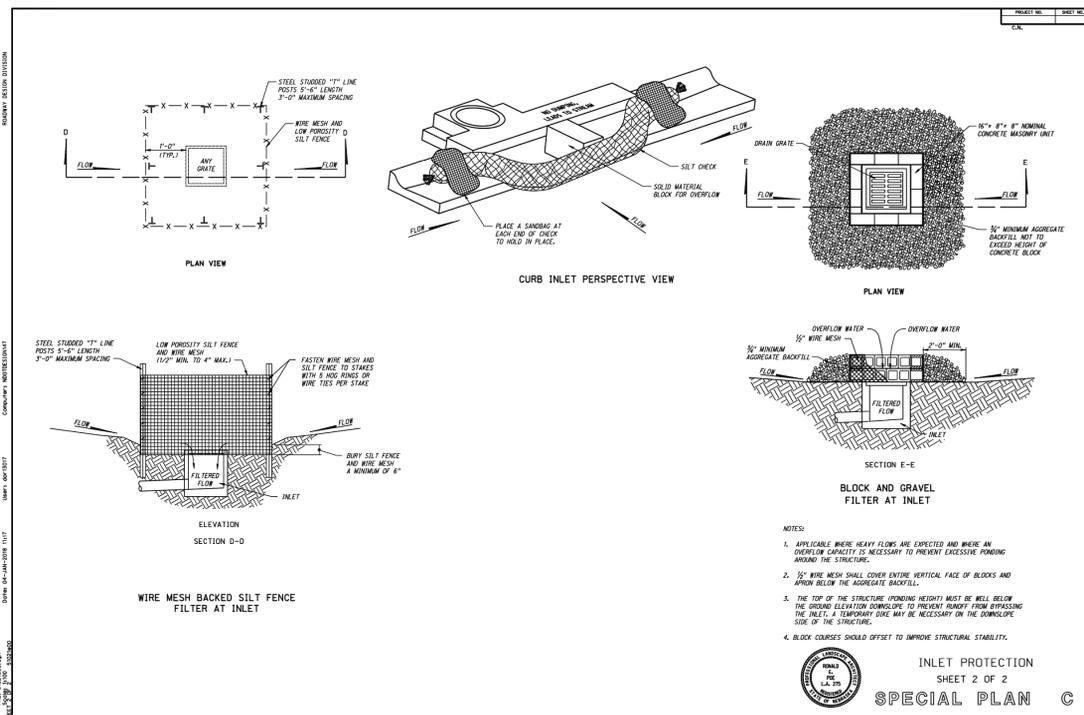
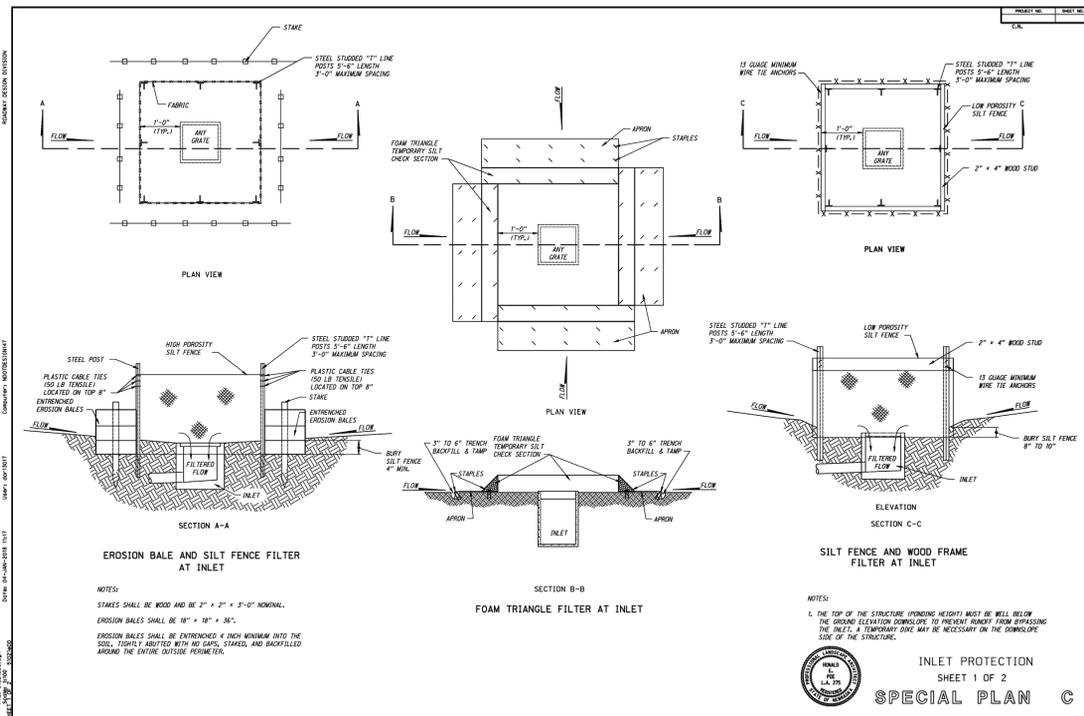
Concrete Washout & Const. Ent.	NDOT Special Plan C (Concrete Washout & Const. Ent.)
Silt Fence	NDOT Std Plan 502
Inlet Protection	NDOT Special Plan C -Inlet Protection
Temporary Seeding	9-128 to 9-129
Permanent Seeding	9-130 to 9-134
Mulching	9-140 to 9-142
Soil Stabilization Blankets & Matting	9-143 to 9-146 NDOT Std Plan 501-R6
Silt Checks	NDOR Special Plan C (Silt Checks All Types)

HOWARD COURT ADDITION  
 TO THE CITY OF FREMONT  
 DODGE COUNTY, NEBRASKA

IMPROVEMENTS PLAN  
 STORM WATER POLLUTION PROTECTION PLAN (SWPPP)

DRAFT

Email: [Stevie@doddengineering.net](mailto:Stevie@doddengineering.net)  
 432 E. Military Avenue  
 Fremont, NE 68026-1855  
**Dodd Engineering & Surveying LLC**  
 Stephen W. Dodd, P.E. & L.S. Ph. 402-726-5017



Erosion and Sediment Control

**9.5.20 TEMPORARY SEEDING**

**STANDARD AND SPECIFICATION**

**Definition:** The establishment of a temporary vegetative cover on disturbed areas by seeding with appropriate rapidly growing annual plants.

**Purpose:** To reduce erosion and sedimentation by stabilizing disturbed areas that will not be brought to final grade for a period of thirty days or more, reduce damage from sediment and runoff to downstream or off-site areas, and to provide protection to bare soils exposed during construction until permanent vegetation or other erosion control measures can be established.

**Conditions Where Practice Applies:**

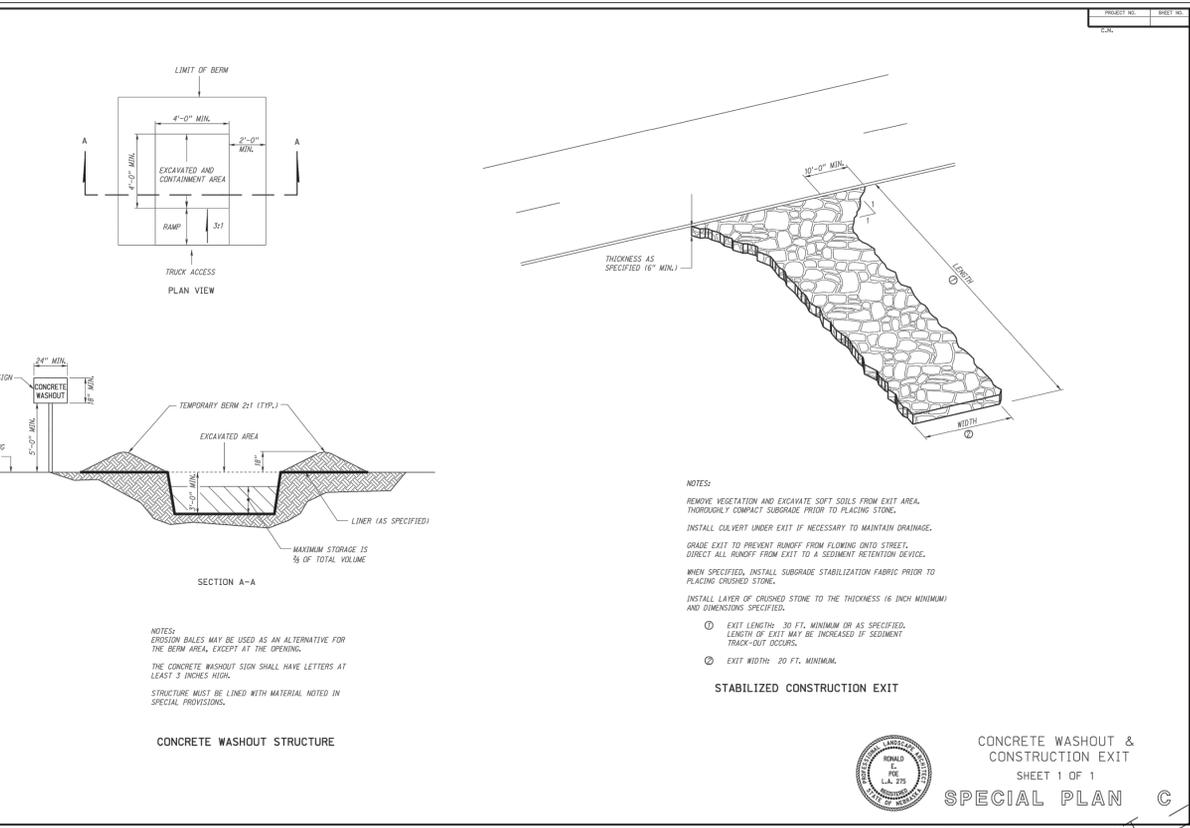
Where exposed soil surfaces are not to be fine-graded for periods longer than 14 days. Such areas include denuded areas, soil stockpiles, dikes, dams, sides of sediment basins, temporary roadbanks, etc. A permanent vegetative cover shall be applied to areas that will be left dormant for a period of more than 1 year.

**Construction Specifications:**

- Prior to seeding, install all necessary erosion control practices such as dikes, waterways, and basins.
- Provide proper shaping of the area to be seeded in a manner such that seeded preparation and seeding operations can be carried out.
- Seeded Preparation:
  - If the area has been recently loosened or disturbed, no further roughening is required. When the area is compacted, crusted or hardened, the soil surface shall be loosened by disking, raking, harrowing, or other acceptable means. Seeded preparation should not be undertaken when excessively wet conditions exist. Seeded shall be prepared to a depth of approximately 3 inches.
  - If the soil being seeded is fertile topsoil (see Std. & Spec. 9.5.19, Topsoiling), fertilizer is not required. However, if subsoil is to be seeded, it will most likely be deficient in nutrients required for seed germination and growth. 450 lbs./acre of 10-20-20 fertilizer should be used, and it is essential that this fertilizer be incorporated into the top 2-4 inches of soil during seeded preparation. Soils which are highly acidic should be limited.
- Seeding:
  - Certified seed shall be used on all temporary seedings. Select plants appropriate to the season and site conditions from those listed in the accompanying table.

Time of Year	Species	Seeding Rate
March 15 – May 15	Spring Oats	2 bu./AC.
	Barley	2 bu./AC.
	Perennial Ryegrass	30-40 lbs./AC.
	Orchard Grass	20-25 lbs./AC.

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Erosion and Sediment Control

May 16 – July 15	Grain Sorghum (drilled)	10-20 lbs./AC.
	Forage Sorghum (drilled)	10-20 lbs./AC.
	Hybrid Sundangrass	20-30 lbs./AC.
July 16 – October 15	Spring Oats	2 bu./AC.
	Barley	2 bu./AC.
August 16 – October 15	Winter Wheat	1.5 bu./AC.
	Winter Rye	1.5 bu./AC.
October 15 – March 15	No Planting, use mulches	1.5 bu./AC.

Other seedings may be used as recommended by qualified agronomists or soil conservationists.

- Seed should be evenly applied with a cyclone spreader, drill, cultipacker seeder, or hydroseeder. Small grains shall be planted no more than 1-1/2 inches deep and grasses no more than 1/2 inch deep.
- When seedings are made on critical sites or adverse soil conditions, mulch material will be applied immediately after seeding. Seedings made during optimum seeding dates and with favorable soils on very flat areas may not need to be mulched. Mulching shall be done in accordance with Std. & Spec. 9.5.23, Mulching.

**Maintenance:**  
 Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified. Control weeds by mowing.

Omaha Regional Stormwater Design Manual 9 - 129

**CALL BEFORE YOU DIG**  
 Statewide  
 DIGGER HOTLINE  
 NEBRASKA  
 1-800-331-5666  
 Metro Omaha  
 334-3565

NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.

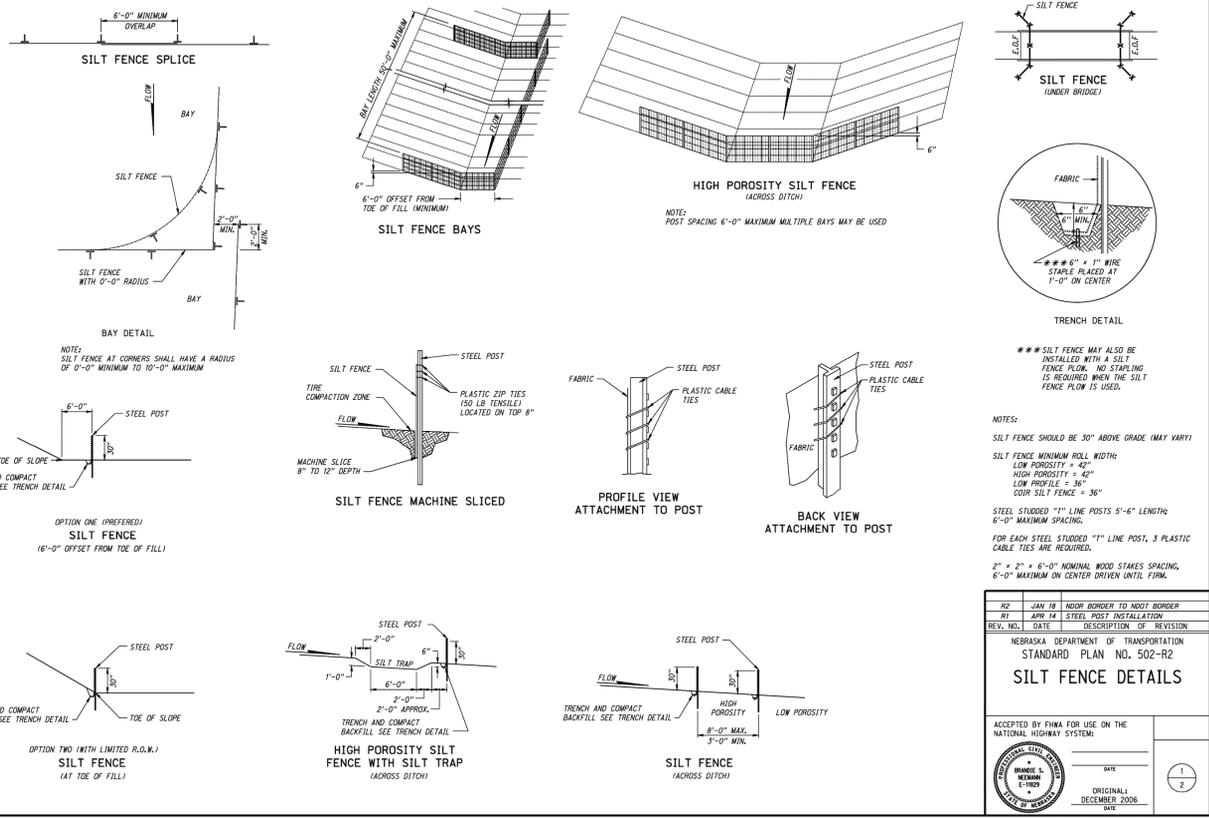
HOWARD COURT ADDITION  
TO THE CITY OF FREMONT  
DODGE COUNTY, NEBRASKA

STORM WATER POLLUTION PROTECTION PLAN (SWPPP) DETAILS

DRAFT - NOT FOR CONSTRUCTION.

Email: Steve@doddengineering.net  
 432 E. Military Avenue  
 Fremont, NE 68206-1855  
 Phone: 402-720-5017  
 Dodd Engineering & Surveying LLC  
 Stephen W. Dodd, P.E. & L.S.

DATE: 15-MAY-2008 16:45  
 USER: JWP/STP  
 COMPANY: NOTIFICATIONS  
 PROJECT: NOTIFICATIONS  
 SHEET: 15-MAY-2008 16:45  
 DATE: 15-MAY-2008 16:45  
 USER: JWP/STP  
 COMPANY: NOTIFICATIONS  
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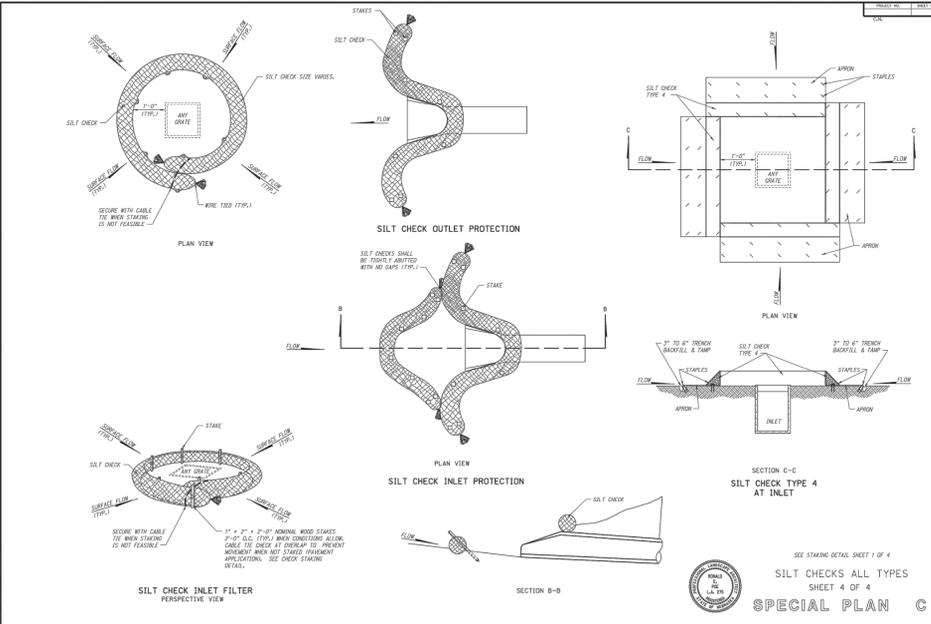
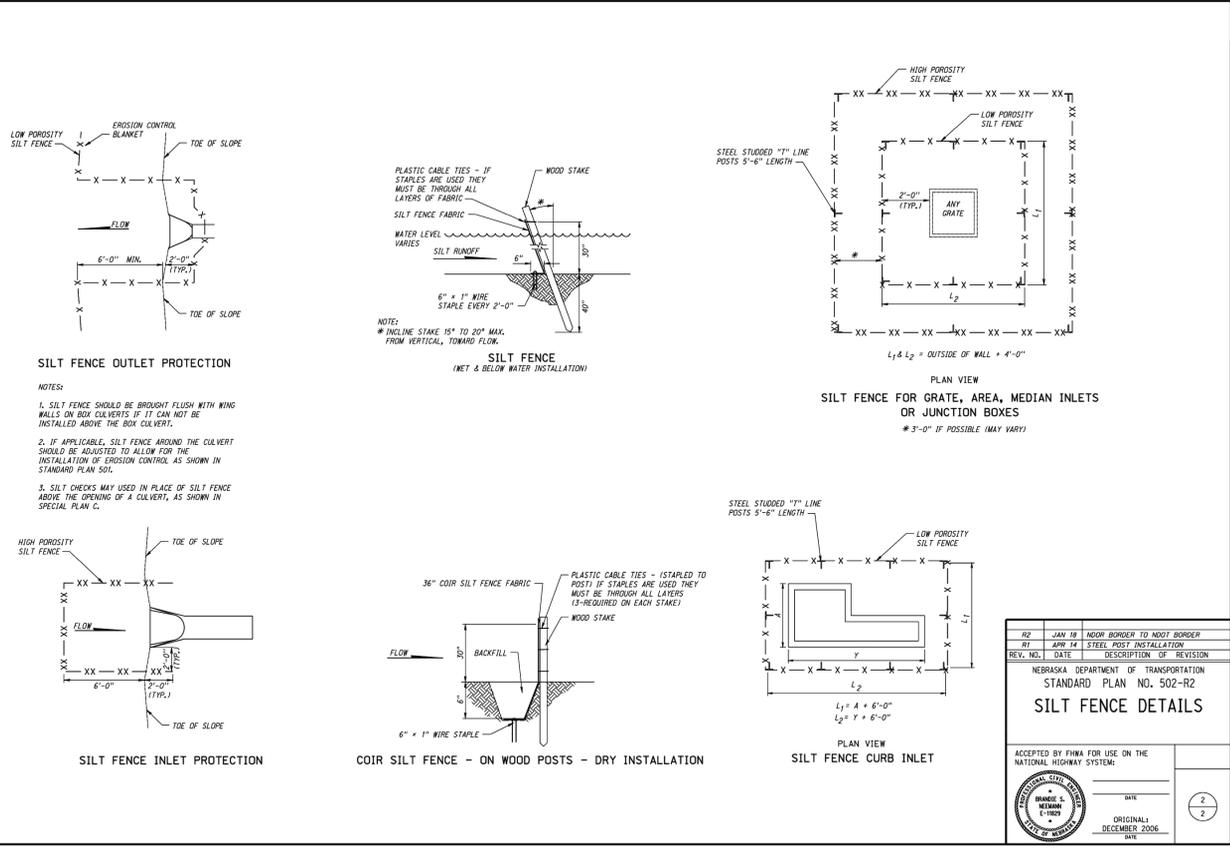
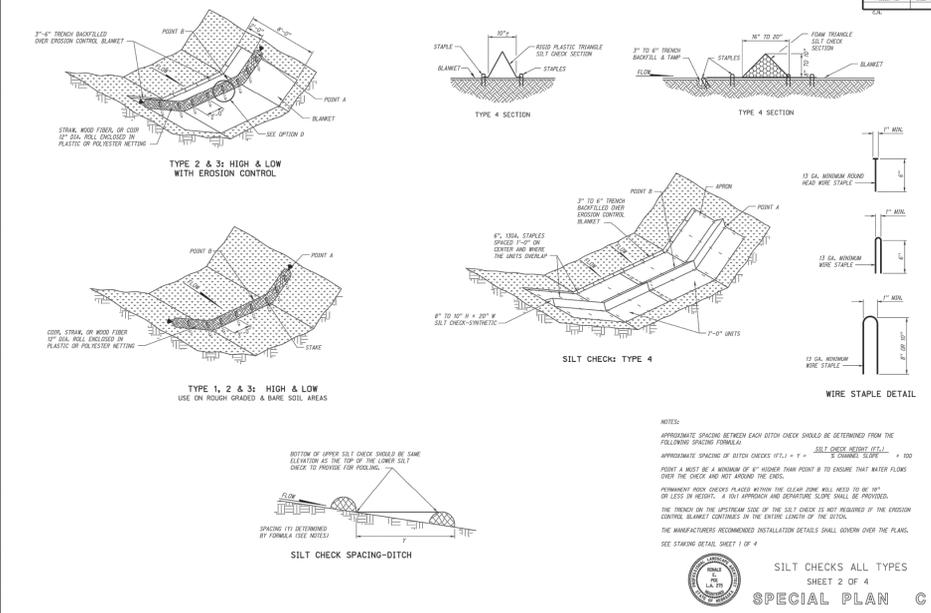
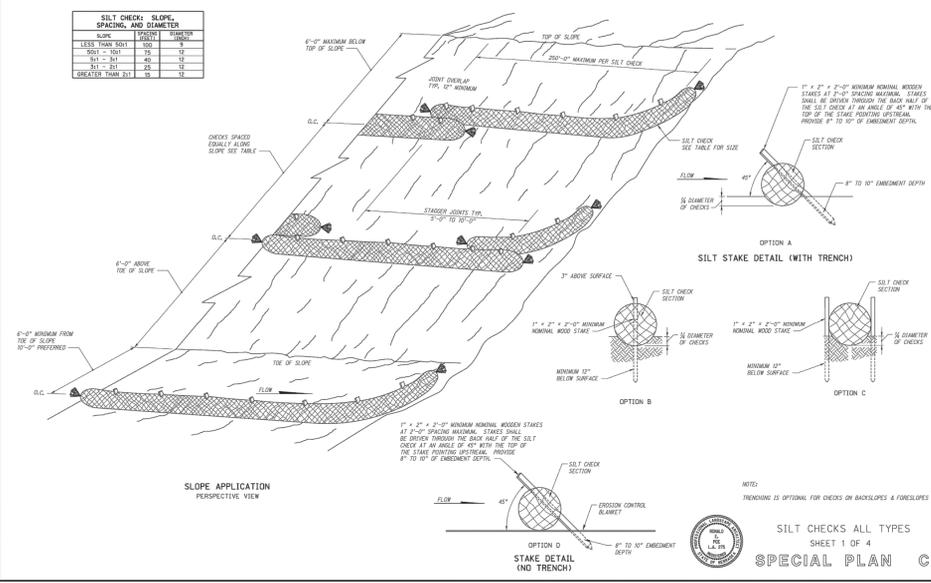


REV. NO.	DATE	DESCRIPTION OF REVISION
R2	JAN 18	NDOP BORDER TO NDOT BORDER
R1	APR 14	STEEL POST INSTALLATION

NEBRASKA DEPARTMENT OF TRANSPORTATION  
STANDARD PLAN NO. 502-R2  
**SILT FENCE DETAILS**

ACCEPTED BY FHWA FOR USE ON THE NATIONAL HIGHWAY SYSTEM:

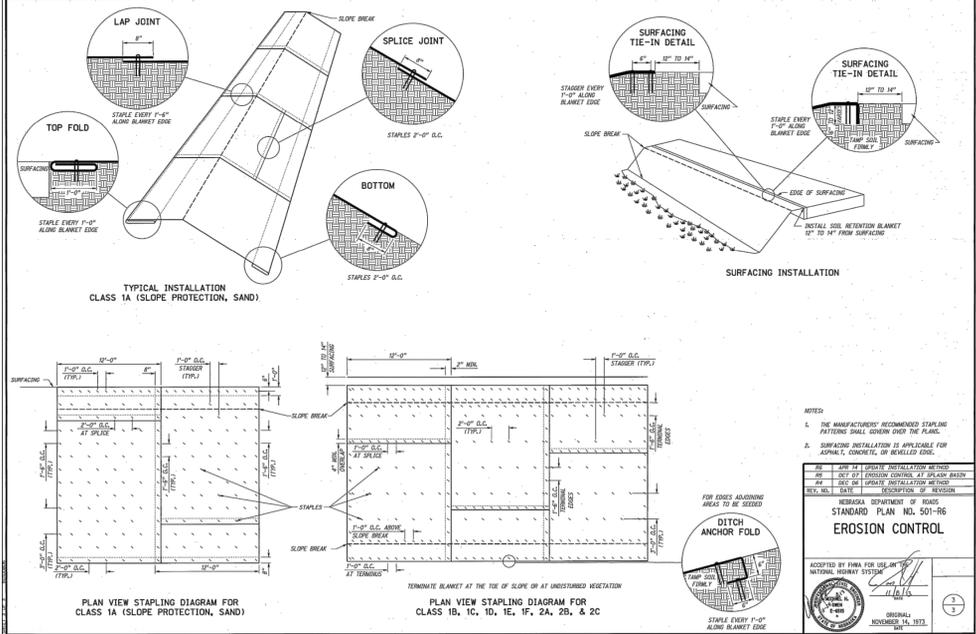
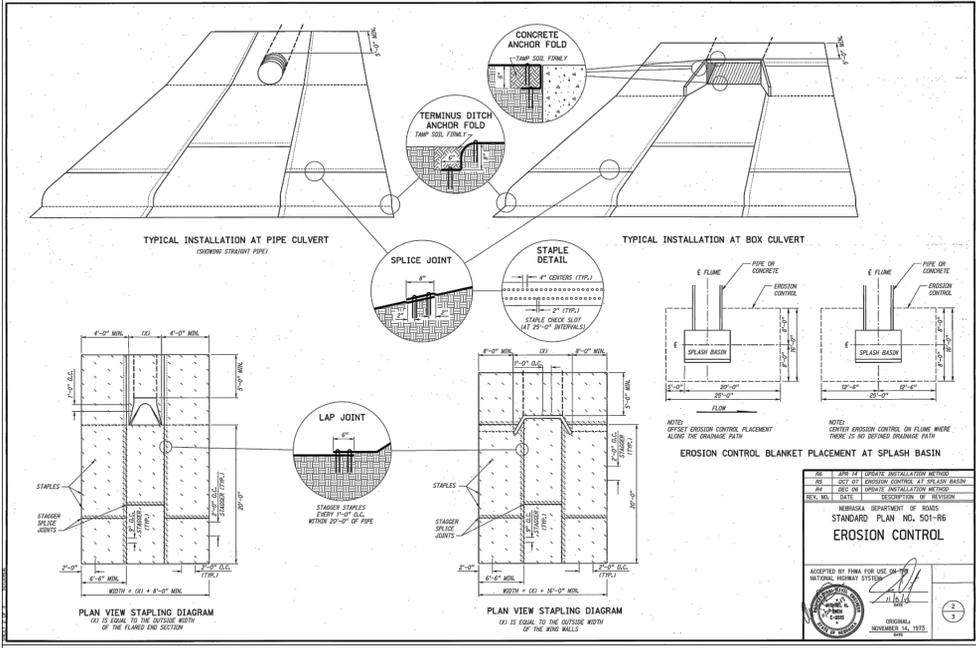
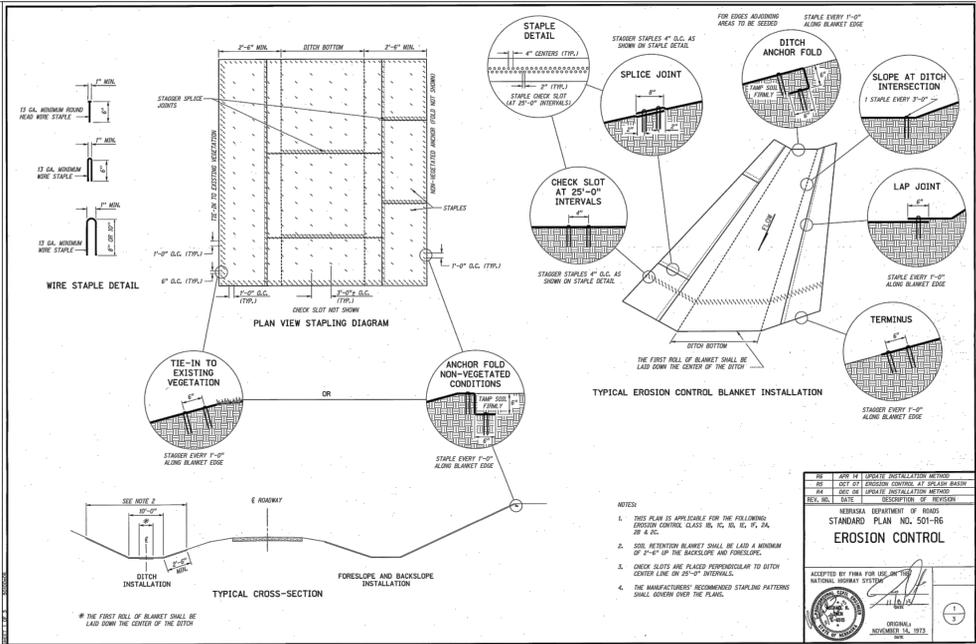
DATE: ORIGINAL: DECEMBER 2006



DRAFT - NOT FOR CONSTRUCTION.

**CALL BEFORE YOU DIG**  
Statewide  
DIGGERS HOTLINE of NEBRASKA  
1-800-331-5666  
Metro Omaha  
334-3565

NOTE: UTILITY LOCATIONS ARE INCOMPLETE AND APPROXIMATE AND MAY NOT BE RELIED ON FOR CONSTRUCTION. NOTIFY DIGGERS HOTLINE (1-800-331-5666) 24 HOURS PRIOR TO ANY CONSTRUCTION. DODD ENGINEERING & SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UNDERGROUND UTILITY OR STRUCTURE.



**CALL BEFORE YOU DIG**

DIGGERS HOTLINE  
NEBRASKA

Statewide  
**1-800-331-5666**  
Metro Omaha  
**334-3565**

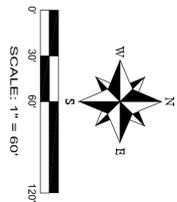
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HOWARD COURT ADDITION  
TO THE CITY OF FREMONT  
DODGE COUNTY, NEBRASKA

STORM WATER POLLUTION PROTECTION PLAN (SWPPP)

DRAFT - NOT FOR CONSTRUCTION.

Dodd Engineering & Surveying LLC  
432 E. Military Avenue  
Fremont, NE 68026-1855  
Email: Steve@doddengineering.net  
Ph: 402-720-5017

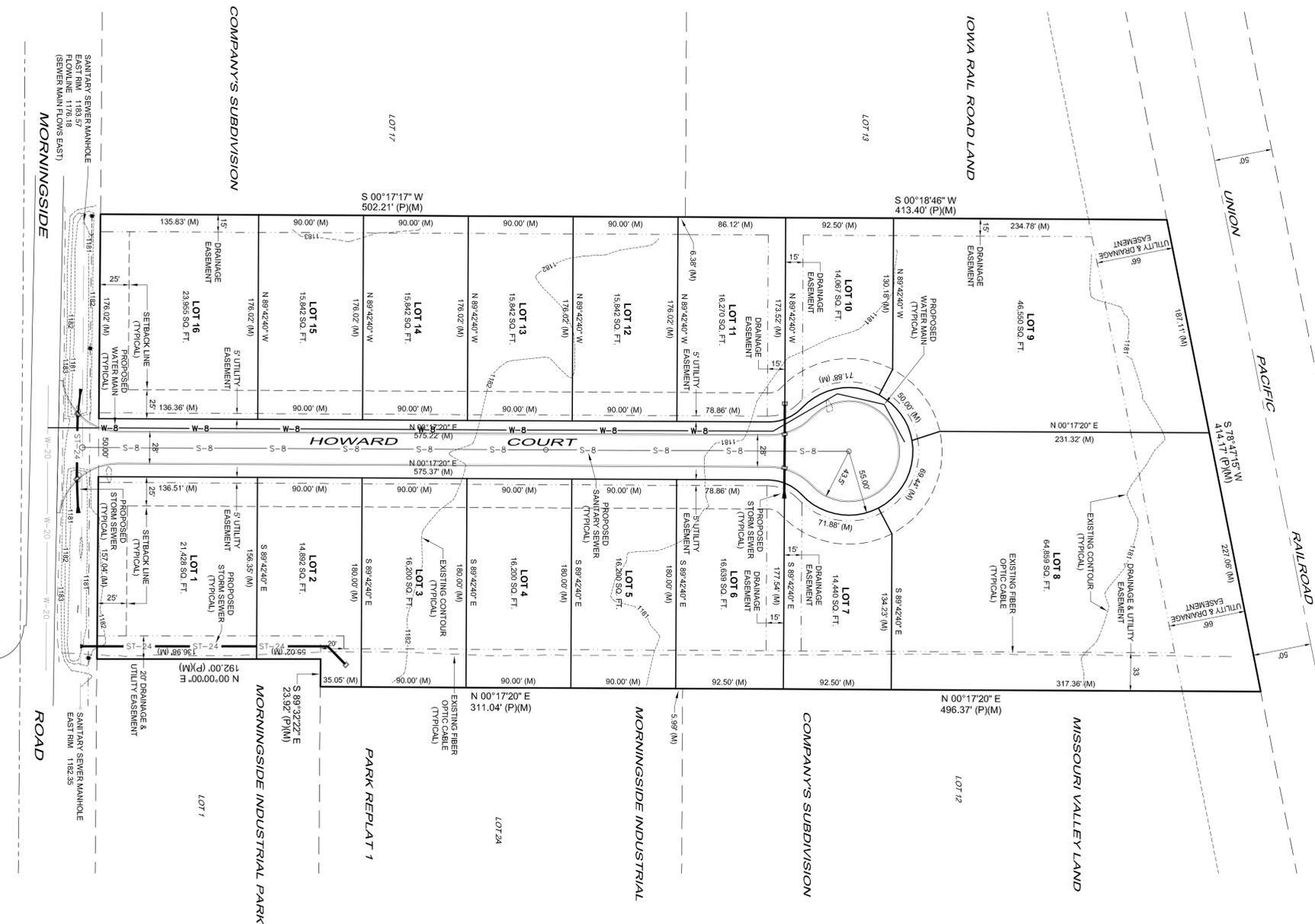


**PRELIMINARY PLAT**  
**HOWARD COURT ADDITION**

A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

**PERIMETER DESCRIPTION:**  
All of Lot 3, Morningside Industrial Park, to the City of Fremont, Dodge County, Nebraska.

- 11-403 ZONING:**  
Light Industrial (LI)
- 11-603.01.02 BUILDING SETBACKS (L):**  
25' Front  
25' Street-Side  
15' Side  
20' Rear



Issue No.	Date	Description	Issue No.	Date	Description
1	07/10/2020	Preliminary Plat Submittal - Issue 1			

Client:	R.D. Leasing, LLC	Sheet:	
Date:	07/10/2020	Project No.:	082-2017
Scale:	1" = 60'	Drawing File:	05-FR-Howard Court Addition-Final Plat.dwg
Sheet:	1 of 1	Issue No.:	1

**PRELIMINARY PLAT**  
**HOWARD COURT ADDITION**

A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

**APEX**  
**LAND SURVEYING, LLC**  
Danny Martinez, RLS  
125 N. Clarmer Ave., Fremont, Nebraska 68025  
(402) 720-9339 Office / Mobile  
danm.surveying@gmail.com



# TECHNICAL MEMORANDUM

To: Jennifer Dam, Director of Planning, City of Fremont  
 From: Patrick Byrd, PE, PTOE  
 CC: Steve Dodd, PE  
 Date: July 24, 2020  
 Subject: Trip Generation Analysis for Light Industrial Development (Morningside Road)

The following technical memorandum details a trip generation study for a proposed light industrial development to be located on the northside of Morningside Road and just west of Howard Road. This new development is proposed to access Morningside Road via one new cul-de-sac access road (Howard Court). A vicinity map indicating the proposed site has been provided as Attachment 1 for your information. Calculated trips to and from the sight will be compared to calculated trip generation for a 300 single family unit development like the Deerfield residential development currently in the later stages of development on the southeast quadrant of the Morningside Road/Howard Road intersection.

The proposed light industrial development is to be comprised of several individual parcels identified exclusively to be light industrial commercial use. Building gross floor area for all parcels has been conservatively estimated to total 94,900 SF. The *ITE Trip Generation Manual 10<sup>th</sup> Edition* (Land Use 110 Light Industrial ) was used to estimate for trips to and from the site for Daily, AM Peak, and Peak scenarios (See Attachment A). For comparative purposes, trips were also calculated for a 300-unit residential development (See Attachment B). It should be noted that trips were generated for the peak hour of adjacent roadway, which is typical for traffic impact analyses. All calculated entering and exiting trips are summarized in Table 1.

*Table 1 Trip Generation Calculations*

ITE Land Use Code	Usage	Size	AM Trip Generation		PM Trip Generation		Daily Trips	AM Directional Distribution		PM Directional Distribution		AM Trips			PM Trips		
			Unit	Rate	Unit	Rate		In	Out	In	Out	Total	Inbound	Outbound	Total	Inbound	Outbound
<b>Proposed Site Along Morningside Drive</b>																	
110	General Light Industrial	94,900 SF	1,000 SF	0.70	1,000 SF	0.63	471	88%	12%	13%	87%	66	58	8	60	8	52
<b>Total:</b>												154	134	19	139	22	117
<b>Example Development Along Morningside Drive</b>																	
210	Single-Family Detached Housing	300 Units	1 Unit	0.74	1 Unit	0.99	2857	25%	75%	63%	37%	222	56	167	297	187	110
<b>Net Increase of Residential Land Use:</b>												156			237		
<b>% Increase of Residential Land:</b>												234.2%			396.8%		

As indicated, trips generated for a 300-unit residential development significantly exceed those expected for the proposed light industrial site by more than six times for daily trips, three times for AM peak hour trips, and



nearly five times for PM peak hour trips. Furthermore, estimated peak hour trips for the light industrial site were less than 100 total trips for both AM and PM periods, which is typically considered the threshold at which governmental agencies will require a traffic impact study.

Based on the trip generation analysis, the following is concluded:

1. Trip generation for the proposed light industrial commercial site is significantly less than a 300 single family unit residential subdivision.
2. Calculated AM and PM peak hour trips fall below the typical threshold where many governmental entities require a traffic impact study.
3. The number of access points needed to serve the expected trips to and from the proposed site will be less than those required for a 300-unit single-family residential subdivision.

If there are any questions regarding this analysis, please call me at 402-9643968 or email me at [pbyrd@jeo.com](mailto:pbyrd@jeo.com).

Attachments:

Attachment 1 Vicinity Map

Attachment 2 Trip Generation for Proposed Light Industrial Site

Attachment 3 Trip Generation for a 300-Unit Residential Subdivision

**Attachment 1**

**Vicinity Map**

DRAFT

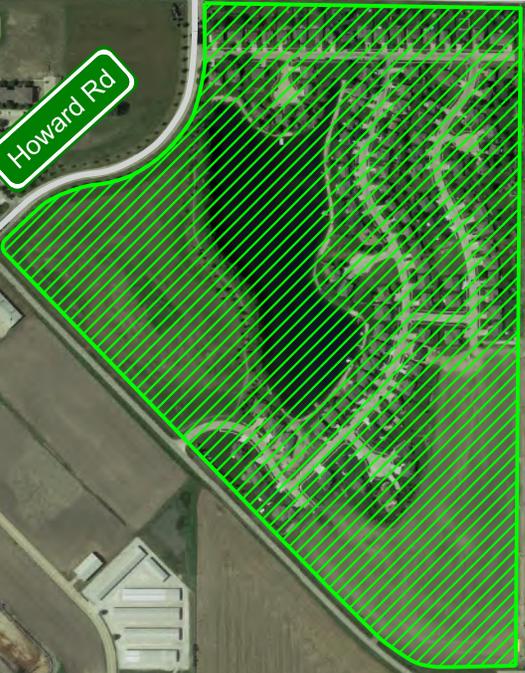


275

Morningside Rd

Howard Ct

Howard Rd



**Legend:**

-  Howard Court Site Development Area
-  Example Development Area

**Attachment 2**

**Trip Generation for Proposed Light Industrial Site**

DRAFT

# General Light Industrial (110)

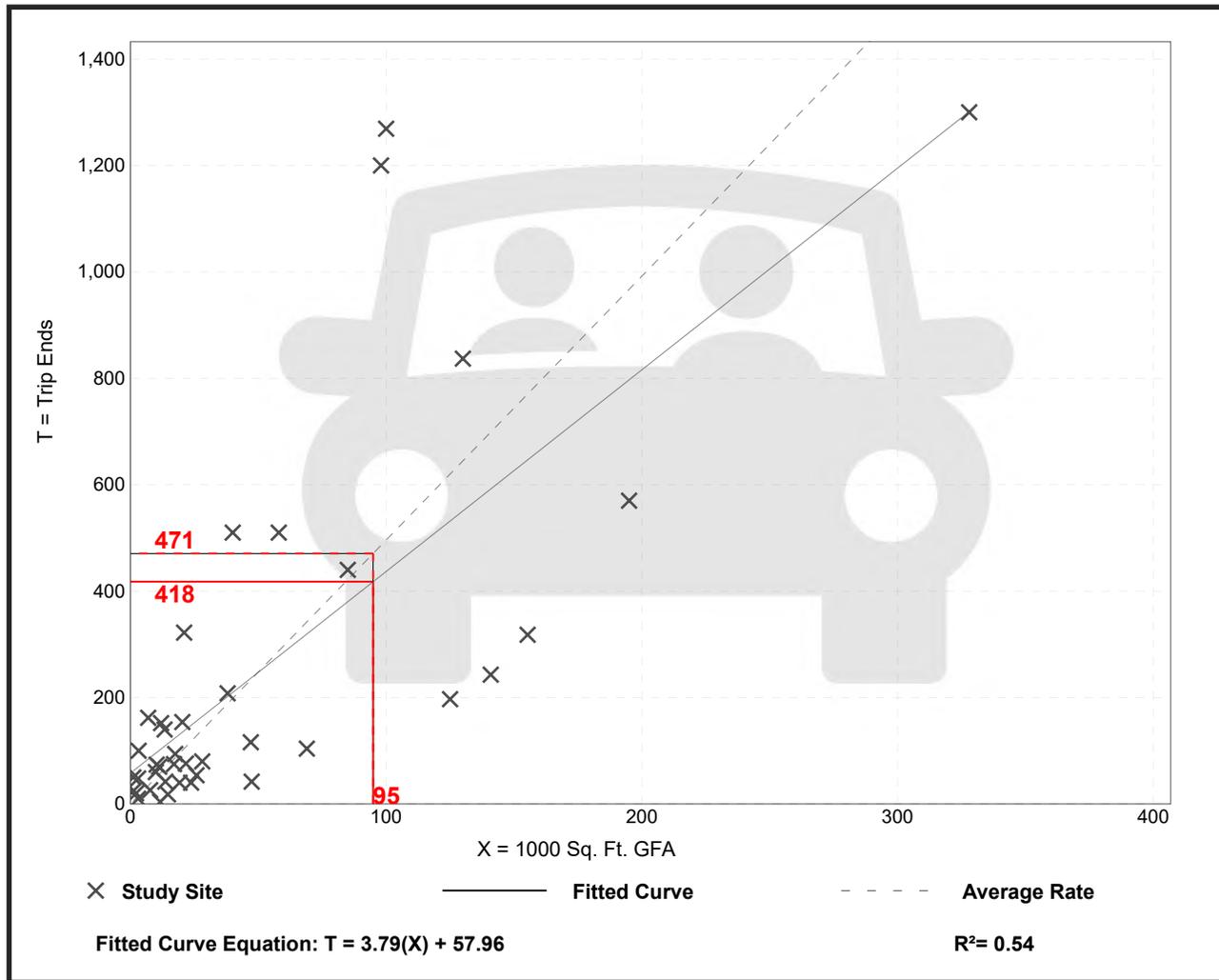
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 40  
Avg. 1000 Sq. Ft. GFA: 49  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

## Data Plot and Equation



*Trip Gen Manual, 10th Edition* • Institute of Transportation Engineers

# General Light Industrial (110)

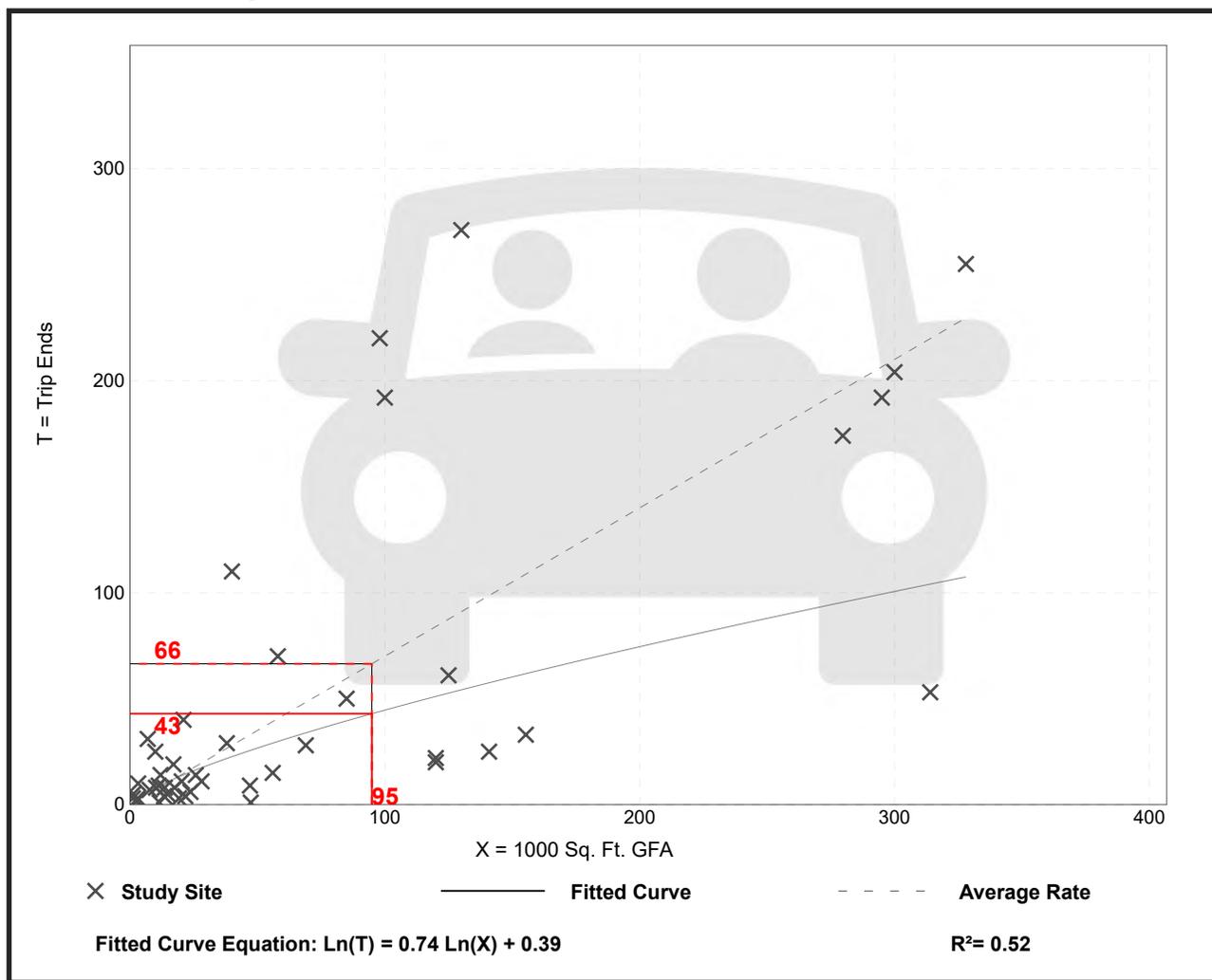
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 45  
 Avg. 1000 Sq. Ft. GFA: 73  
 Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

## Data Plot and Equation



*Trip Gen Manual, 10th Edition* • Institute of Transportation Engineers

# General Light Industrial (110)

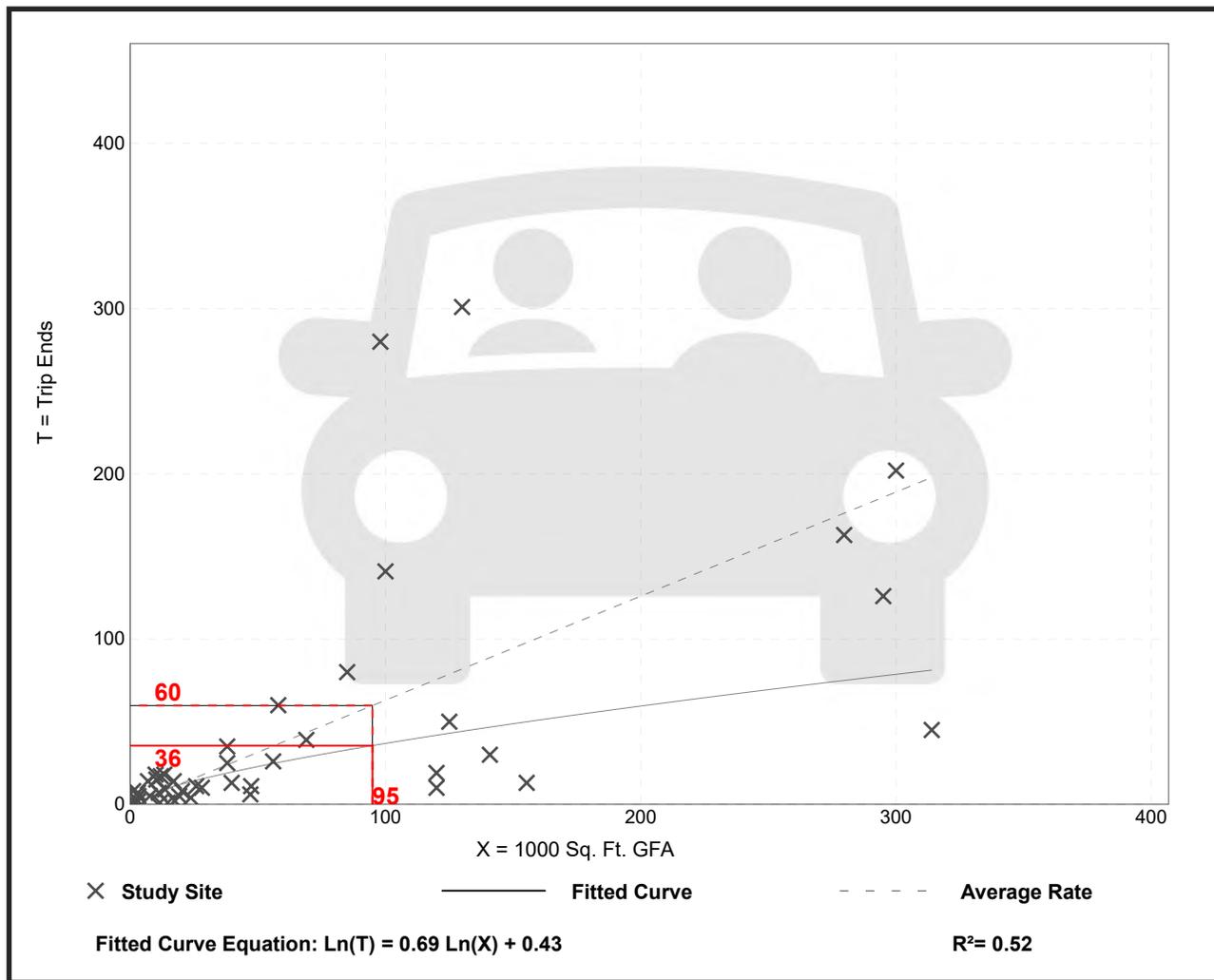
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 44  
 Avg. 1000 Sq. Ft. GFA: 67  
 Directional Distribution: 13% entering, 87% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

## Data Plot and Equation



*Trip Gen Manual, 10th Edition* • Institute of Transportation Engineers

**Attachment 3**

**Trip Generation for 300-Unit Residential Subdivision**

DRAFT

# Single-Family Detached Housing (210)

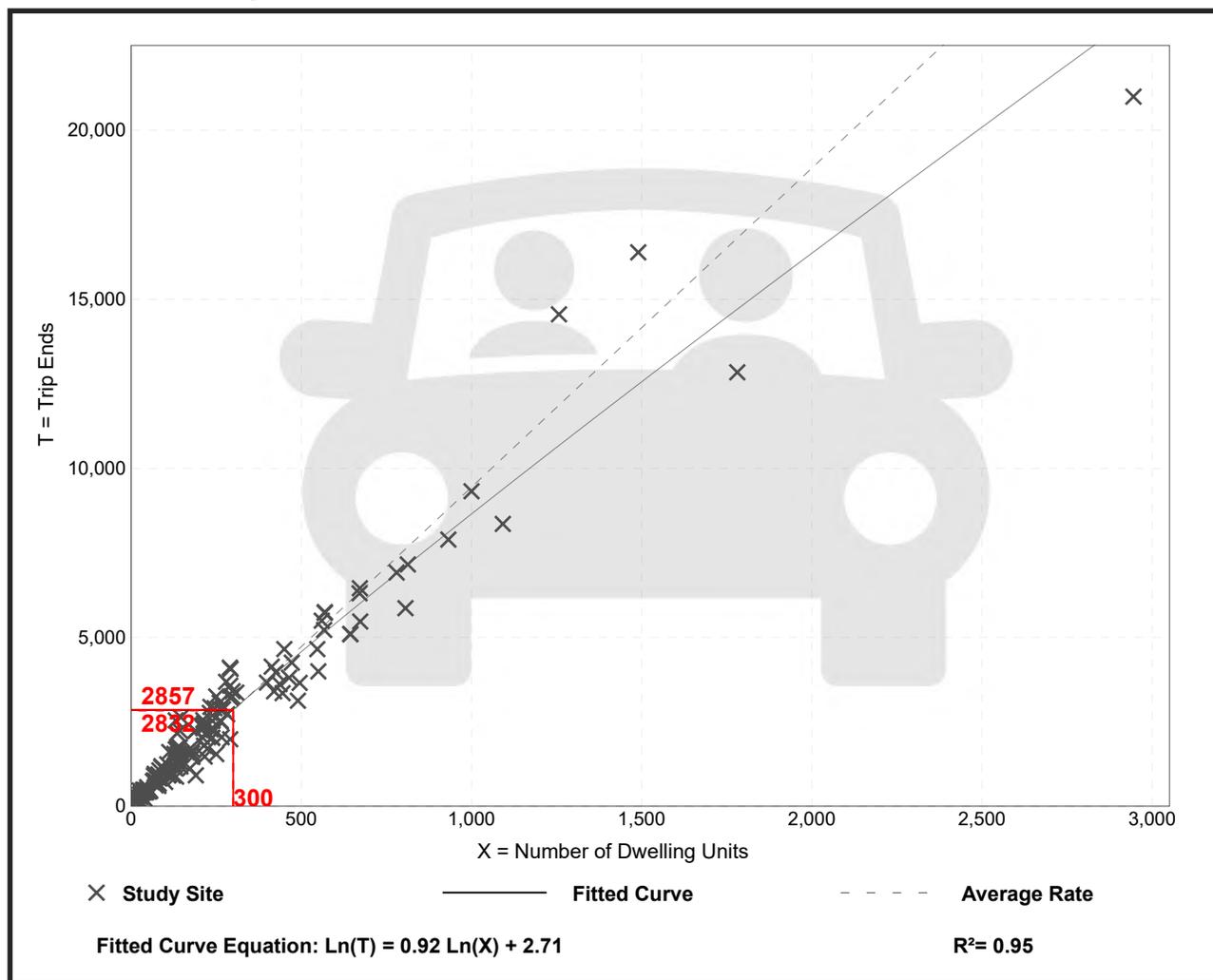
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

## Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

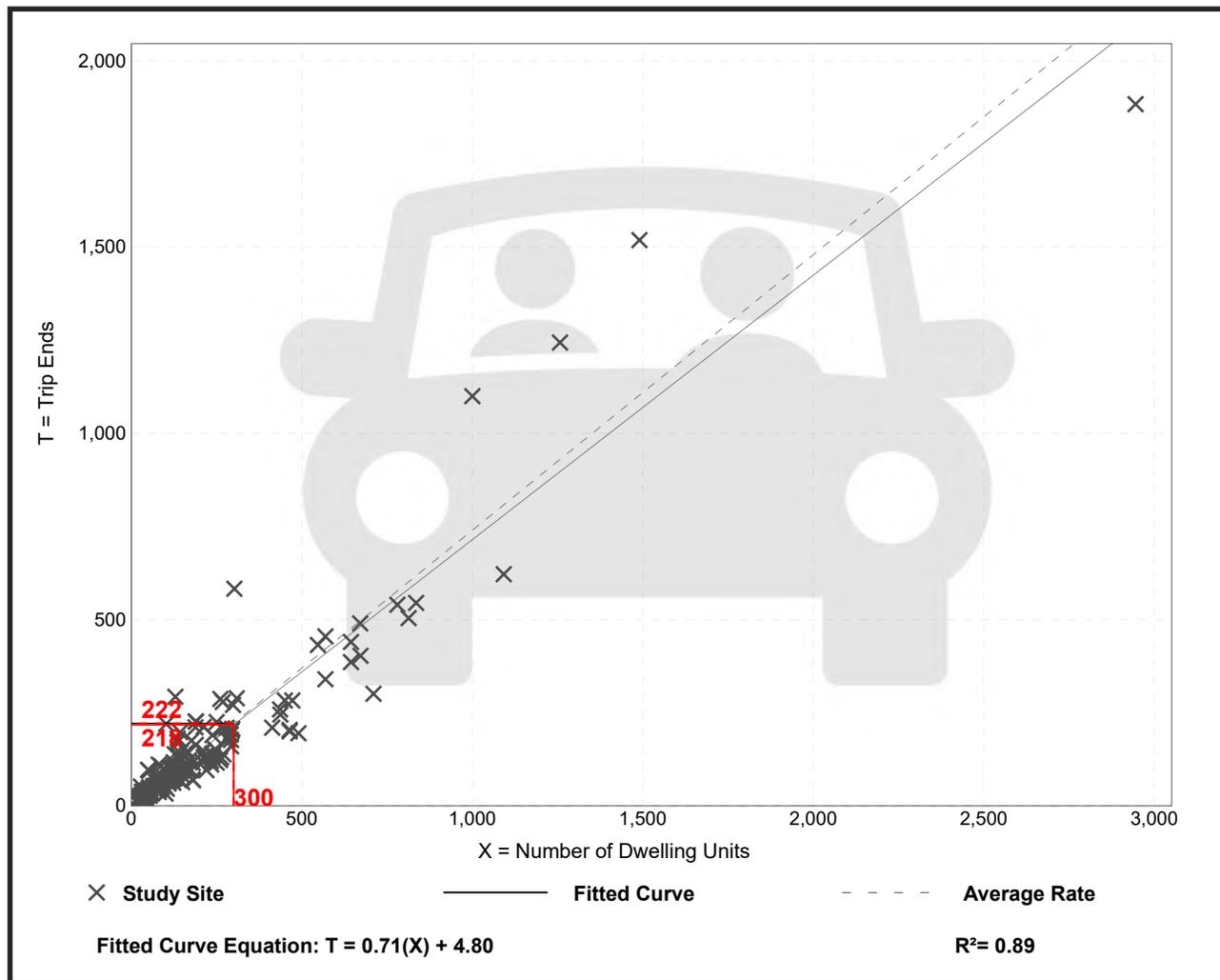
**Setting/Location: General Urban/Suburban**

Number of Studies: 173  
 Avg. Num. of Dwelling Units: 219  
 Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

## Data Plot and Equation



*Trip Gen Manual, 10th Edition* • Institute of Transportation Engineers

# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

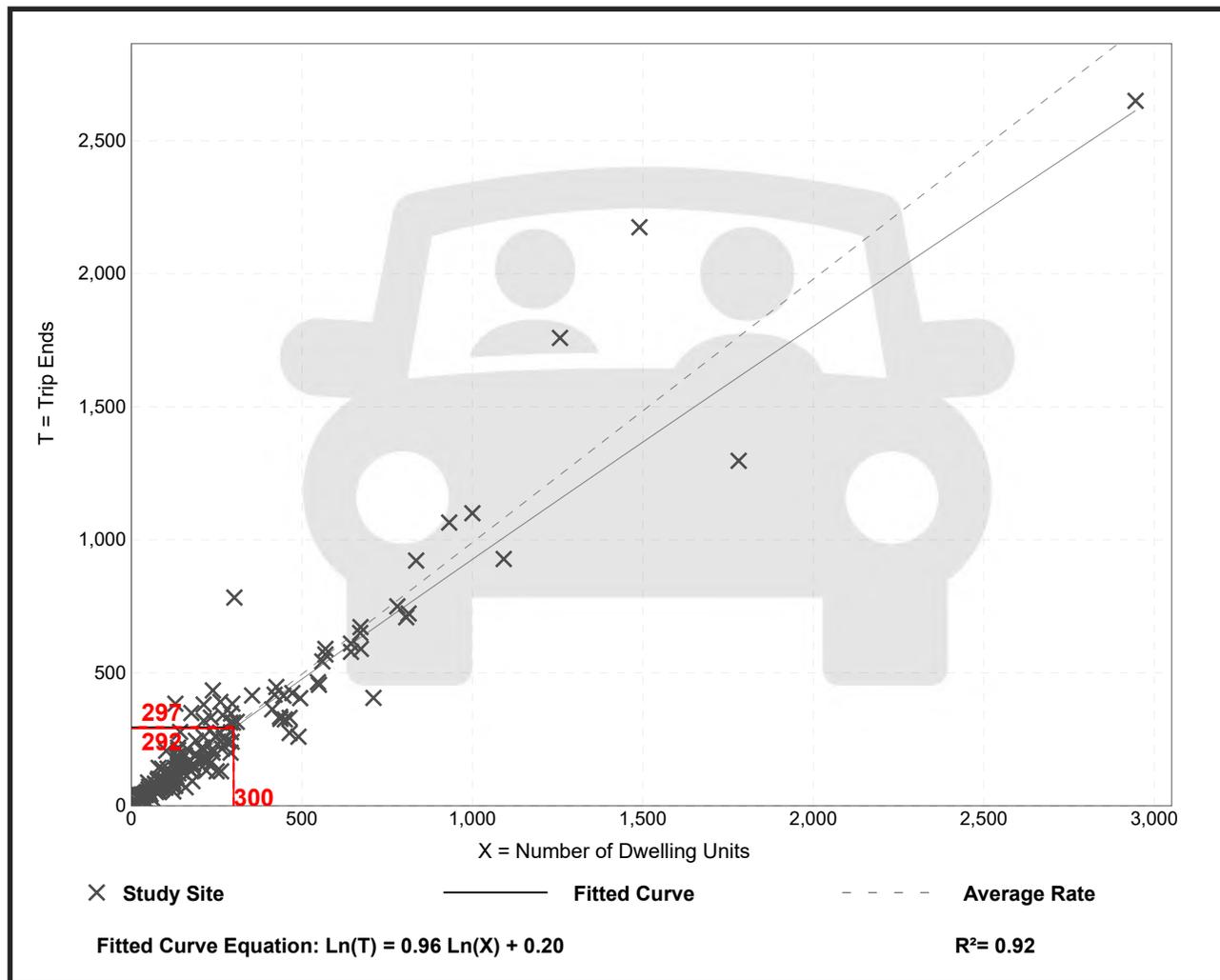
**Setting/Location: General Urban/Suburban**

Number of Studies: 190  
 Avg. Num. of Dwelling Units: 242  
 Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

## Data Plot and Equation



*Trip Gen Manual, 10th Edition* • Institute of Transportation Engineers

**RESOLUTION NO. 2020-167**

**A Resolution of the City Council of the City of Fremont, Nebraska, to approve the Howard Court Preliminary Plat on property legally described as Lot 3, Morningside Industrial Park.**

**WHEREAS**, the property is zoned LI, Light Industrial; and,

**WHEREAS**, public hearings on the proposed Preliminary Plat and Final Plat were held by the Planning Commission on August 17, 2020, and subsequently by the City Council on August 25, 2020; and,

**WHEREAS**, this request is consistent with the requirements of the UDC,

**NOW, THEREFORE BE IT RESOLVED** the Mayor and City Council of the City of Fremont approves the Howard Court Final Plat subject to the approval of a subdivision agreement, showing sidewalks on the final plat, showing the requested easements on the final plat and obtaining a MS4 permit prior to grading.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2020.

---

Scott Getzschman, Mayor

ATTEST:

---

Tyler Ficken, City Clerk

## STAFF REPORT

TO: Honorable Mayor and City Council  
FROM: Jennifer L. Dam, Planning Director  
DATE: August 25, 2020  
SUBJECT: Howard Court Subdivision Final Plat

---

**Recommendation:** Approve Resolution 2020-168 contingent upon approval of the subdivision agreement, showing sidewalks, revising the setbacks to show the landscape buffer area on the west side of the layout, and receiving grading and Municipal Separate Storm Sewer (MS4) permits prior to commencing grading.

---

**Background:**

The Planning Commission held a public hearing on this item on August 17, 2020 and voted 9-0 to recommend approval.

The proposed final plat is consistent with the preliminary plat. The following comments are essentially the same as those for the Preliminary Plat.

The property is located at the northwest corner of Morningside Road and Howard Street. It is zoned LI, Light Industrial.

To the north are railroad tracks then property owned by Gavilon Grain that is zoned General Industrial. The property that is adjacent on the east at the southeast edge is developed with a house and is zoned LI, Light Industrial. The remaining property on the east is zoned GI, General Industrial. The property south of Morningside is zoned AR, Auto and UR, Urban Residential. It is developed with single family residential, a large vacant lot and multi-family residential. The property to the west is zoned R, rural and is developed with residential acreages.

The comprehensive plan designates the north side of Morningside for future industrial uses.

The lots exceed the minimum lot size and lot width requirements in the LI zoning district.

A "Type C" bufferyard, consisting of a 25-foot buffer with 3 trees and 10 shrubs (8 if there is a fence or berm) is required along the west side of the subdivision. The bufferyard landscaping is typically installed at the time of building permits, before the certificate of occupancy is granted. That ensures that the plant materials are not damaged during the construction process.

The proposal meets the other requirements of 11-706 of the UDC.

A grading permit and MS4 permit are required prior to commencing grading.

**Fiscal Impact:** The proposal will add 16 commercial/industrial lots to the tax base once the TIF expires.



0' 30' 60' 120'  
SCALE: 1" = 60'

**LEGEND:**

- MONUMENT FOUND
- COMPUTED POSITION (NOT SET)
- (M) BEER DISTANCE
- (P) PLAT DISTANCE - MORNINGSIDE INDUSTRIAL PARK

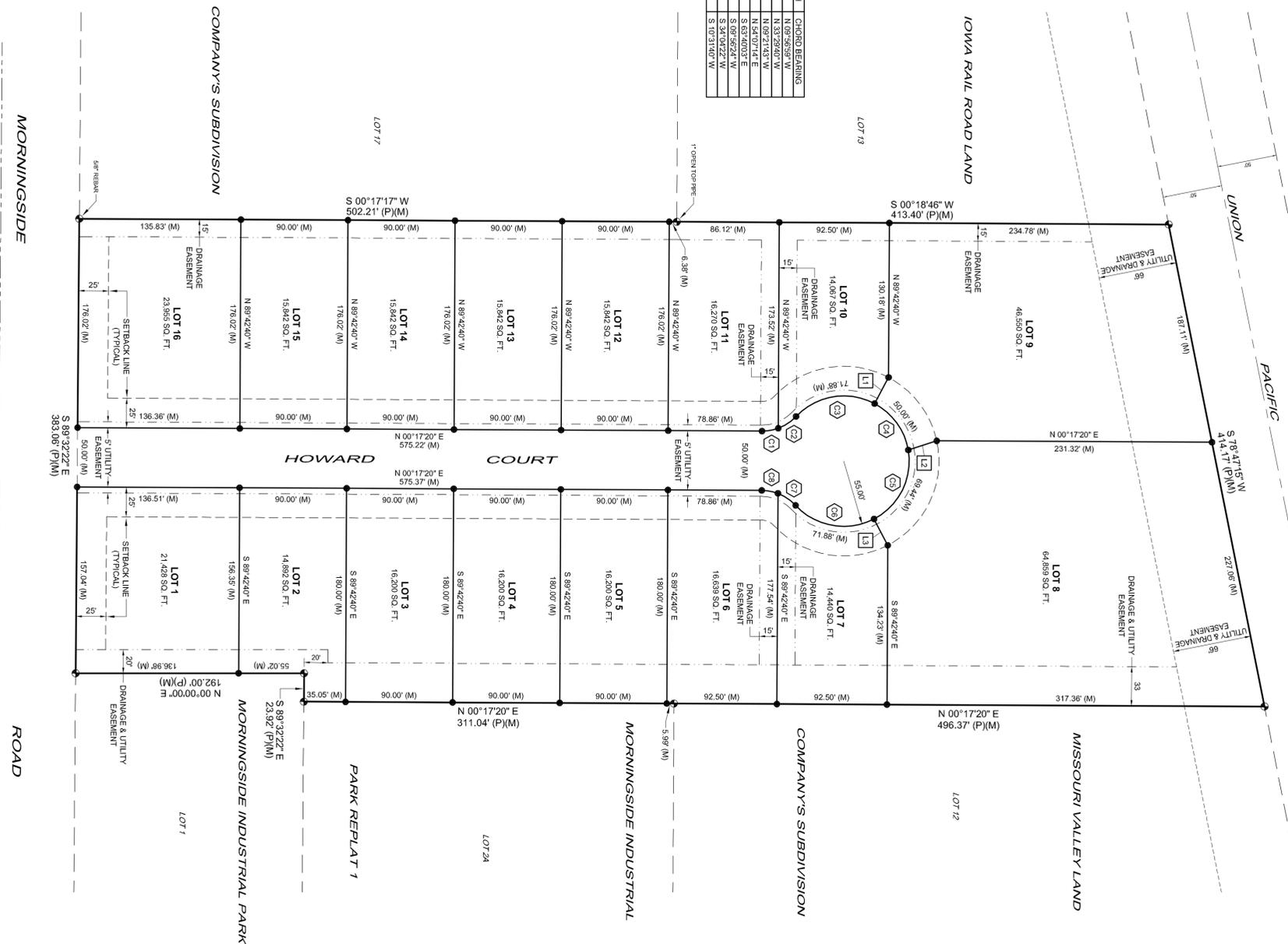
1. ALL BEERINGS ARE ASSUMED
2. ALL MONUMENTS ARE ASSUMED A 3/4" BEAR WITH A PLASTIC CAP
3. ALL MONUMENTS SET ARE A 3/4" X 24" BEAR WITH A PLASTIC CAP
4. ALL MONUMENTS SET ARE A 3/4" X 24" BEAR WITH A PLASTIC CAP

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 61°52'23" W	25.07' (M)
L2	N 17°59'23" W	25.17' (M)
L3	N 82°39'04" E	25.07' (M)

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	39.00' (M)	13.94' (M)	13.86' (M)	N 09°42'40" W
C2	29.00' (M)	18.11' (M)	17.95' (M)	N 33°28'40" W
C3	55.00' (M)	50.00' (M)	48.97' (M)	N 54°07'14" E
C4	55.00' (M)	68.44' (M)	64.82' (M)	S 63°40'03" E
C5	55.00' (M)	71.88' (M)	66.87' (M)	S 09°56'24" W
C6	39.00' (M)	18.11' (M)	17.95' (M)	S 34°04'22" W
C7	39.00' (M)	13.94' (M)	13.86' (M)	S 10°31'40" W



**FINAL PLAT**  
**HOWARD COURT ADDITION**

A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT R.D. LEASING, LLC BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED BY THE PLAT HEREIN, HAS HEREBY DEDICATED TO THE PUBLIC FOR PERPETUAL PUBLIC USE A STREET TO BE KNOWN AS "HOWARD COURT" AT THE LOCATION AND TO THE WIDTHS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERPETUAL EASEMENTS, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ADJUTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES, NO PERMANENT BUILDINGS OR REMAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

RYAN S. HOOPS, MEMBER  
R.D. LEASING, LLC  
  
DANIEL R. HOOPS, MEMBER  
R.D. LEASING, LLC

**PERIMETER DESCRIPTION:**  
All of Lot 3, Morningside Industrial Park, to the City of Fremont, Dodge County, Nebraska.

**CITY OF FREMONT PLANNING COMMISSION APPROVAL:**

THIS PLAT OF "HOWARD COURT ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

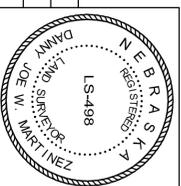
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
CITY OF FREMONT PLANNING COMMISSION:  
  
CHAIRPERSON \_\_\_\_\_  
CITY OF FREMONT PLANNING DIRECTOR \_\_\_\_\_

**FREMONT CITY COUNCIL APPROVAL:**

THIS PLAT OF "HOWARD COURT ADDITION" WAS APPROVED AND ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT HOWARD COURT ADDITION HAS BEEN SUBMITTED TO THE CITY OF FREMONT, NEBRASKA, AND THAT THE CITY OF FREMONT HAS BEEN ADVISED OF THE SUBMISSION OF THIS PLAT. ALL MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.

Issue No.	Date	Description	Issue No.	Date	Description
1	07/10/2020	Final Plat Submittal - Issue 1			



Client:	R.D. Leasing, LLC	Sheet:	
Date:	07/10/2020	Project No.:	082-2017
Scale:	1" = 60'	Drawing File:	05-FR-Howard Court Addition-Final Plat.dwg
Sheet:	1 of 1	Issue No.:	1

**FINAL PLAT**  
**HOWARD COURT ADDITION**  
A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

**APEX**  
**LAND SURVEYING, LLC**  
Danny Martinez, RLS  
125 N. Clamar Ave., Fremont, Nebraska 68025  
(402) 720-9339 Office / Mobile  
danm.surveying@gmail.com

## Memo

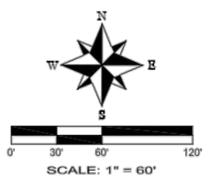
To: Jennifer Dam  
Director of Planning  
From: David Goedecken, P.E.  
Director of Public Works/City Engineer  
Topic: Engineering Review  
Howard Court Addition, Public Improvement Submittals  
Dated: August 11, 2020

I have reviewed the submittals for this Addition. The plat is for the tract of land bordered by on Morningside Road near Howard Street. The Plans submitted were the, Grading Plans, Utility and Public Improvement Layouts, and Drainage Plans and Calculations. It is my understanding that Mr. Dodd has been in contact with the various DU departments for comments and input.

- The plat is located inside city limits.
- The interior streets in the development will be required to be paved in accordance of the UDC. The recommended width of streets will be 28 feet, as shown on the public improvement plans. There was a traffic study provided in the preliminary phases of the application, the study was reviewed and I concur with their recommendations.
- Storm sewer and drainage plans have been submitted and reviewed. Preliminary review indicates the proposed layout to be satisfactory to city policy and good engineering practice. Due to the flatness of the area they are proposing substantial site storage of drainage water. The runoff will be directed to the north ditch of Morningside Road. The Engineer's analysis of the drainage will require the City and County to regrade/clean the ditch bottom as there has been silting at the bottom which will hamper the free flow of water.

### Final Comments:

- The submittals received comply with the requirements of the UDC. The subdivision has been laid out by a Licensed Engineer and reviewed by City Staff in numerous departments. The submittal package exceeds the requirements of the UDC.



# UTILITY EASEMENTS REQUESTED BY FDU 07.14.20

## FINAL PLAT HOWARD COURT ADDITION



REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

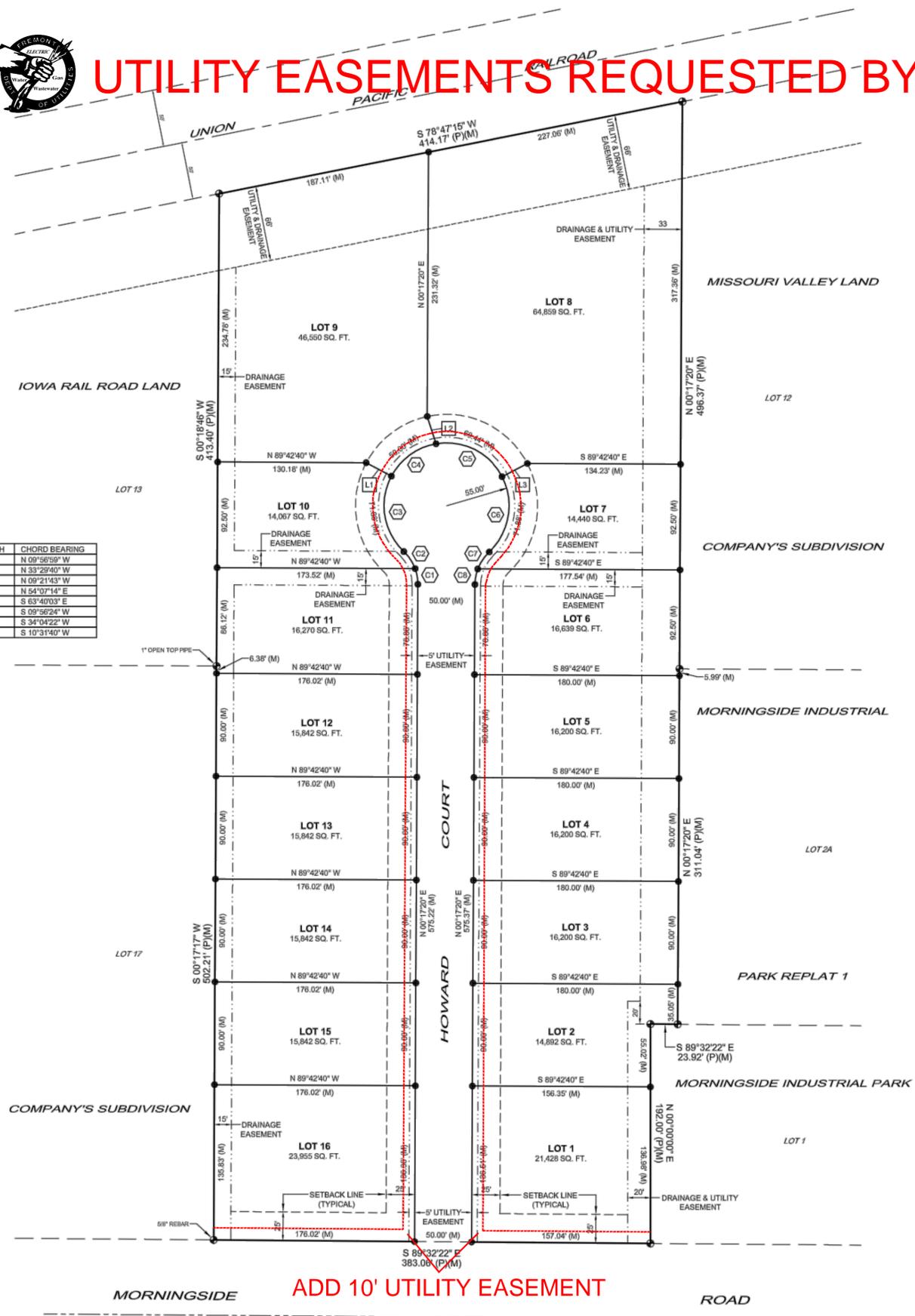
- LEGEND:**
- MONUMENT FOUND
  - MONUMENT SET
  - COMPUTED POSITION (NOT SET)
  - (M) MEASURED DISTANCE
  - (D) DEED DISTANCE
  - (P) PLAT DISTANCE - MORNINGSIDE INDUSTRIAL PARK
1. ALL BEARINGS ARE ASSUMED.  
2. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "LS 498, UNLESS NOTED OTHERWISE.  
3. ALL MONUMENTS SET ARE A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "LS 498, UNLESS NOTED OTHERWISE.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 61°50'23" W	25.00' (M)
L2	N 17°50'23" W	25.17' (M)
L3	N 62°30'04" E	25.00' (M)

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	39.00' (M)	13.94' (M)	13.86' (M)	N 09°56'59" W
C2	39.00' (M)	18.11' (M)	17.95' (M)	N 33°29'40" W
C3	55.00' (M)	71.88' (M)	66.87' (M)	N 09°21'43" W
C4	55.00' (M)	50.00' (M)	48.30' (M)	N 54°07'14" E
C5	55.00' (M)	69.44' (M)	64.92' (M)	S 63°40'03" E
C6	55.00' (M)	71.88' (M)	66.87' (M)	S 09°56'24" W
C7	39.00' (M)	18.11' (M)	17.95' (M)	S 34°04'22" W
C8	39.00' (M)	13.94' (M)	13.86' (M)	S 10°31'40" W



**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS: THAT R D LEASING, LLC, BEING THE OWNER AND PROPRIETOR OF THE PROPERTY DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED AND REPLATTED INTO LOTS AND A STREET, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "HOWARD COURT ADDITION". SAID OWNER HEREBY DEDICATES TO THE PUBLIC FOR PERPETUAL PUBLIC USE A STREET TO BE KNOWN AS "HOWARD COURT", AT THE LOCATION AND TO THE WIDTHS SHOWN ON THIS PLAT. SAID OWNER FURTHER GRANTS PERPETUAL EASEMENTS, AT THE LOCATIONS AND TO THE WIDTHS SHOWN ON THIS PLAT, TO THE CITY OF FREMONT, ANY PUBLIC OR PRIVATE UTILITY COMPANY, AND FOR THE USE OF ABUTTING PROPERTY OWNERS, FOR THE SOLE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY LINES AND PIPES AND DRAINAGE FACILITIES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. SAID OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

RYAN S. HOOPS, MEMBER  
R D LEASING, LLC

DANIEL R. HOOPS, MEMBER  
R D LEASING, LLC

**NOTARY:**  
STATE OF NEBRASKA }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY RYAN S. HOOPS, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED THIS \_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY:**  
STATE OF NEBRASKA }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DANIEL R. HOOPS, AND WHO HEREBY ACKNOWLEDGES THE SIGNING OF SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED THIS \_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**PERIMETER DESCRIPTION:**  
All of Lot 3, Morningside Industrial Park, to the City of Fremont, Dodge County, Nebraska.

**CITY OF FREMONT PLANNING COMMISSION APPROVAL:**  
THIS PLAT OF "HOWARD COURT ADDITION" HAS BEEN SUBMITTED TO, AND APPROVED BY THE CITY OF FREMONT PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE CITY COUNCIL OF FREMONT, NEBRASKA, WITH THE RECOMMENDATION THAT THIS PLAT BE APPROVED AS PROPOSED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
CITY OF FREMONT PLANNING COMMISSION:

CHAIRPERSON \_\_\_\_\_

CITY OF FREMONT PLANNING DIRECTOR \_\_\_\_\_

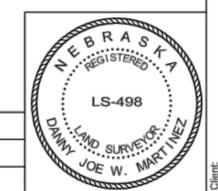
**FREMONT CITY COUNCIL APPROVAL:**  
THIS PLAT OF "HOWARD COURT ADDITION" WAS APPROVED AND ACCEPTED BY THE FREMONT CITY COUNCIL, DODGE COUNTY, NEBRASKA,

THIS \_\_\_\_ DAY OF \_\_\_\_\_,

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
I, DANNY JOE W. MARTINEZ, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "HOWARD COURT ADDITION" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND OR ESTABLISHED AT ALL LOCATIONS SHOWN ON THIS PLAT.



ADD 10' UTILITY EASEMENT

Issue No.	Date	Description	Issue No.	Date	Description	Issue No.	Date	Description
1	07/10/2020	Final Plat Submittal - Issue 1						

FINAL PLAT  
HOWARD COURT ADDITION

APEX  
LAND SURVEYING, LLC

Denny Martinez, RLS  
125 N. Clamar Ave., Fremont, Nebraska 68025  
(402) 720-9339 Office / Mobile  
dennm.surveying@gmail.com

A REPLAT OF LOT 3, MORNINGSIDE INDUSTRIAL PARK  
SECTION 24, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M.  
CITY OF FREMONT, DODGE COUNTY, NEBRASKA

Client: R.D. Leasing, LLC  
Project: 082-2017  
Drawing File: 05-FR-Howard Court Addition-Final Plat.dwg  
Issue No.: 1 of 1

**RESOLUTION NO. 2020-168**

**A Resolution of the City Council of the City of Fremont, Nebraska, to approve the Howard Court Final Plat on property legally described as Lot 3, Morningside Industrial Park.**

**WHEREAS**, the property is zoned LI, Light Industrial; and,

**WHEREAS**, the City Council has approved the Howard Court Preliminary Plat; and,

**WHEREAS**, this request is consistent with the approved Preliminary Plat; and,

**WHEREAS**, public hearings on the proposed Preliminary Plat and Final Plat were held by the Planning Commission on August 17, 2020, and subsequently by the City Council on August 25, 2020; and,

**NOW, THEREFORE BE IT RESOLVED** the Mayor and City Council of the City of Fremont approves the Howard Court Final Plat subject to the approval of a subdivision agreement, showing sidewalks on the final plat, showing the requested easements on the final plat and obtaining a MS4 permit prior to grading.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2020.

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Tyler Ficken, City Clerk

# Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Jennifer L. Dam, AICP, Planning Director  
**DATE:** August 25, 2020  
**SUBJECT:** Request to expand non-standard use at 2405 N. Luther

---

**Recommendation:** Approve Resolution 2020-169

---

## Background:

This is a request to expand a non-standard use by allowing a canopy structure to be constructed to cover the cars on display in the sales parking lot at Sid Dillon Chevrolet. There are two requests as the parcels for the dealership are under two different Limited Liability ownerships. This request is for the northern lot, for a 92,070 square foot canopy.

Sid Dillon has constructed similar canopy structures to cover their auto inventory in Lincoln and in Blair. The purpose of the canopy is to reduce the risk of hail damage to the vehicles and to provide a better shopping environment for their customers.

The current parking lot is non-standard with respect to setbacks and landscaping. The proposed structure will be within the required setbacks. The applicant is requesting that the existing conditions with regard to parking and landscaping be allowed to continue.

The proposed structure can be considered an extension of the structure of the parking lot.

The property is zoned GC, General Commercial. Auto sales are a permitted use in the GC zoning district.

The property is developed with 100 percent impervious surface. The proposed expansion will not increase the amount of impervious coverage. The drainage is designed to predominately flow to the grassy area and detention cell to the west, which is under the same ownership as this parcel.

11-324-04 allows the granting of a Conditional Use Permit to expand a non-standard use provided that a decrease in the minimum requirements would not adversely affect the surrounding area and that the decrease is necessary to allow the structure to be enlarged, extended, structurally altered, converted, or reconstructed.

- This will not adversely impact the surrounding area.

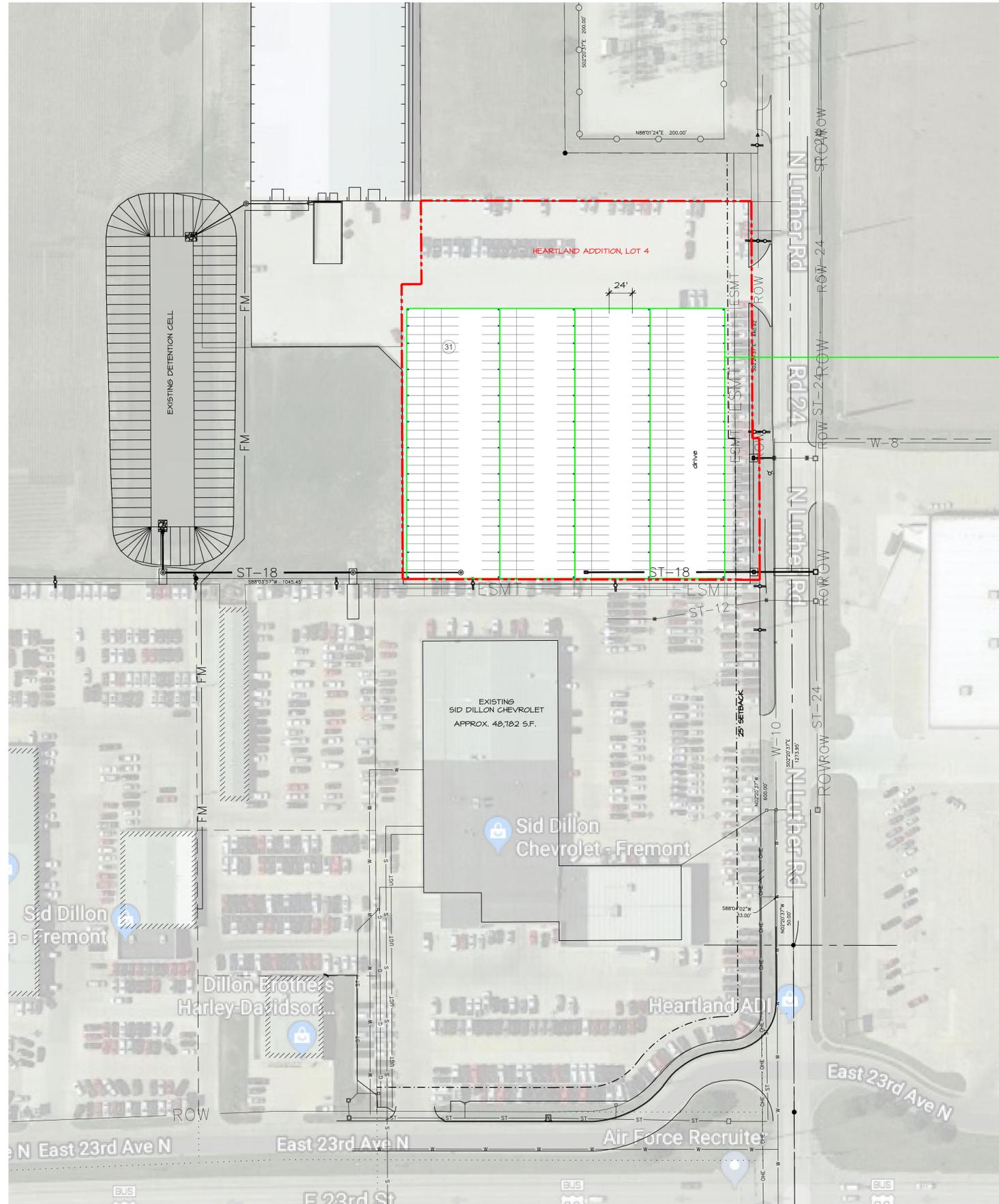
11-324-04 requires specific consideration of the effects on adjacent property, safety, traffic, or city utility service needs, the density of land use zoning for the subject property and adjacent property and the economic impact for the city.

- The proposal will not negatively impact adjacent property, safety, traffic or service needs. The proposal is not impacting the density of land use. The proposed canopy will provide an economic benefit to the applicant and will increase the City's tax base.

The criteria established for approval in 11-316-05(B) are addressed below:

- The proposed expansion will not undermine an adopted plan.
- The proposed expansion is compatible with the surrounding land uses.
- The conditional use will not use a disproportionate share of public services.

The Planning Commission reviewed this item on August 17, 2020 and voted 8-0 with 1 abstention to recommend approval.



PROPOSED CANOPY  
 330'x279'  
 92,070 S.F.

REVISIONS

DATE

NO.

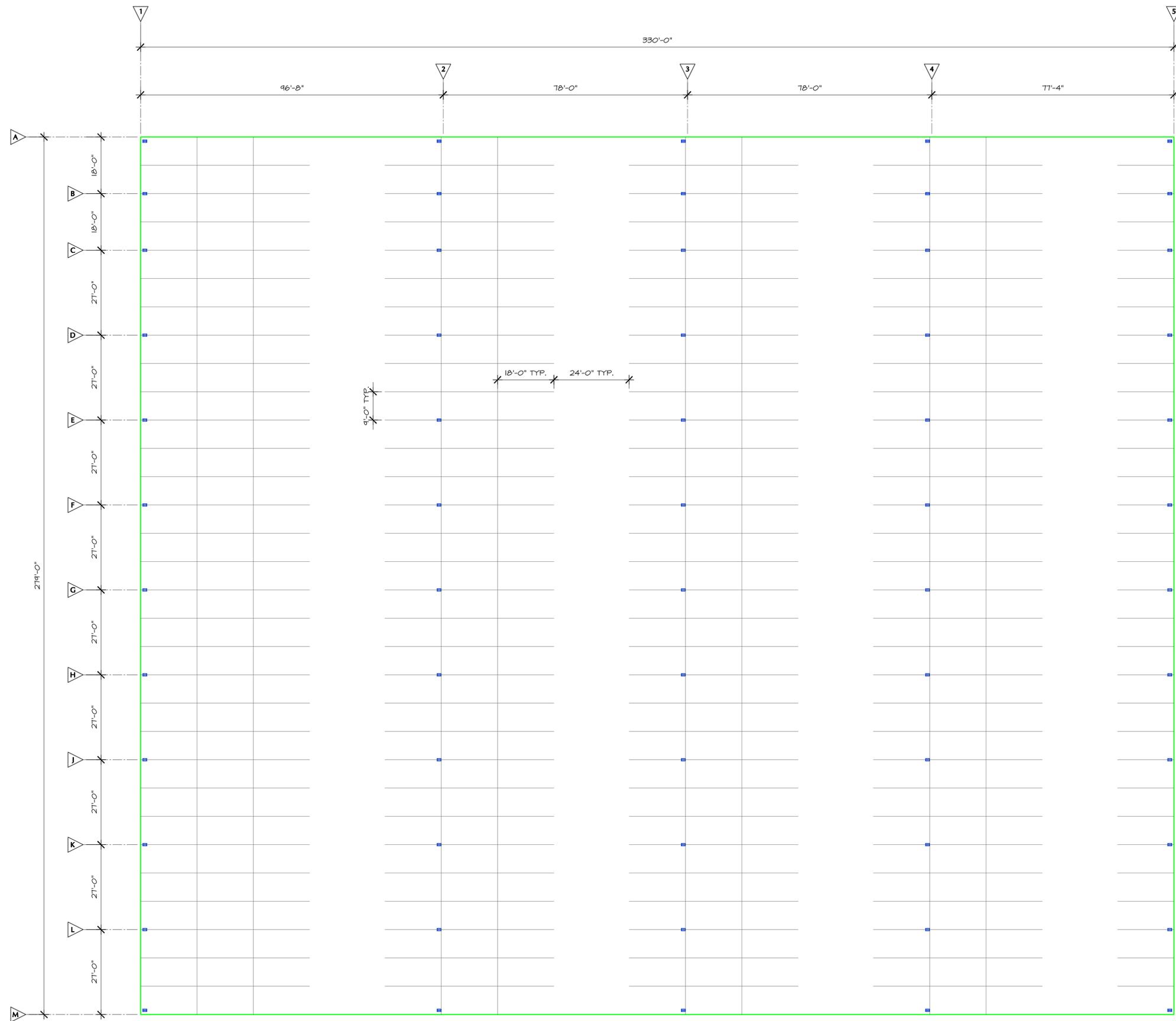
**SID DILLON**  
**PARKING CANOPY**  
**FREMONT, NEBRASKA**

**SITE PLAN**

Project: 19-10150

Date: 12 JUL 2020

Revision Date:



**CANOPY FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

REVISIONS

DATE

NO.

**SID DILLON**  
**PARKING CANOPY**  
**FREMONT, NEBRASKA**

FLOOR PLAN

Project: 19-10150

Date: 12 JUL 2020

Revision Date:

**A1.1**

REVISIONS

DATE

NO.

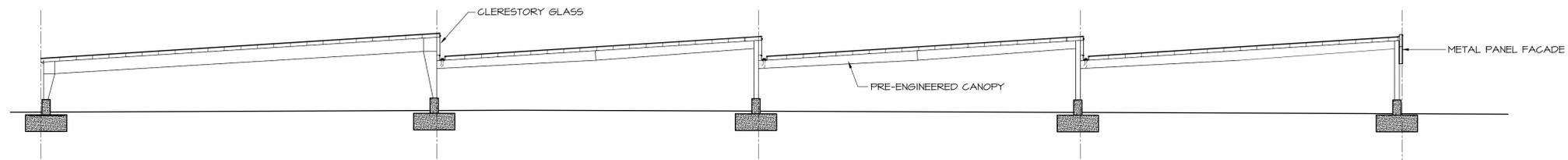
**SID DILLON  
 PARKING CANOPY  
 FREMONT, NEBRASKA**

**SECTIONS**

Project: 19-10150

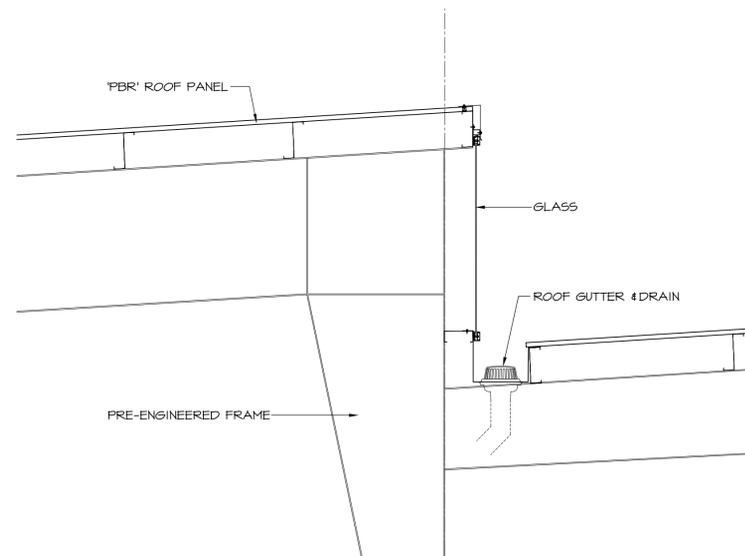
Date: 12 JUL 2020

Revision Date:



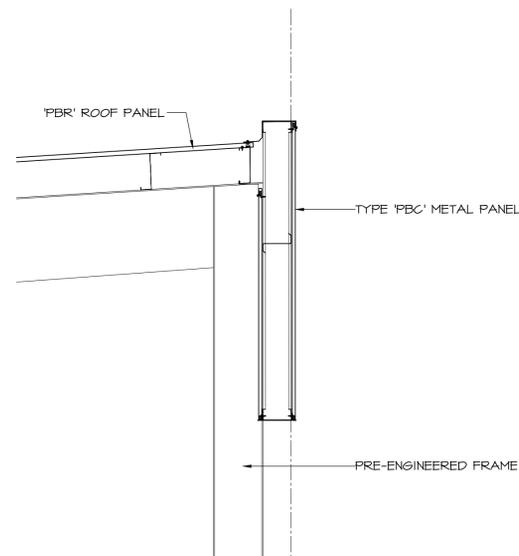
**CANOPY SECTION - LOOKING NORTH**

SCALE: 1/16" = 1'-0"



**TYP. CLERESTORY DETAIL**

SCALE: 1/2" = 1'-0"



**EAST EDGE DETAIL**

SCALE: 1/2" = 1'-0"

# Rendering of Proposed Canopy





July 27th, 2020

To: Jennifer Dam, Director of Planning  
Planning Commission, City Council, Mayor Getzschman  
All interested parties

RE: Request for Expansion of NonStandard Conditional Use Permit  
Sid Dillon Chevrolet  
Approximately 2405 North Luther Road  
Fremont, Nebraska

Jennifer,

On behalf of PCD, LLC, I am requesting an Expansion of NonStandard Conditional Use Permit per Unified Development Code (UDC) Section 11-324.04 at their present location approximately 2405 North Luther Road (Heartland Addition, Lot 4) known as Sid Dillon Chevrolet car lot North of main building.

Sid Dillon Chevrolet is proposing to construct a canopy over the existing sales lot as represented in the enclosed plans, elevations, and rendering.

The canopy would provide several benefits to the owner. The most significant benefit is economic due to reduced insurance premiums based on hail protection. In addition, both the employees and customers benefit from rain and snow protection as well as reduced heat in the summer.

The Expansion of NonStandard Conditional Use Permit would allow the expansion of the sales paving that was constructed prior to the adoption of the UDC. The expansion would include the proposed canopy. The canopy structure above paving and foundations would honor the currently adopted setbacks along Luther Road and not encroach any easements. The existing paving portion of the structure would be allowed to remain as is.

Code excerpts allowing the use permit:

UDC Section 11-324-04

*D. Expansion of Nonstandard Uses. Notwithstanding any provision contained in this UDC to the contrary, in all zoning districts, a conditional use permit may be granted to authorize (1) the enlargement, extension, structural alteration, conversion, or reconstruction of a building or structure located upon a premises with a nonstandard use; and/or (2) decreased minimum requirements upon a premises with a nonstandard use provided that the city council finds that such decrease in minimum requirements (i) would not adversely affect the surrounding area; and (ii) the decrease is*

  
Architectural  
Innovations

*necessary in order for a building or structure located upon a premises to practicably be enlarged, extended, structurally altered, converted, or reconstructed, or such decrease is otherwise necessary to allow an existing premises to be subdivided.*

*The conditional use permit shall be granted pursuant to the procedures set forth in Section 11-316.05(c) for conditional use permits and shall comply with the standards for conditional use permits set forth in Section 11-316.05(B)(1-6). In consideration of applications for the conditional use permits under this Section 11-324.04(D), the following criteria shall be given specific consideration:*

- 1. Effects on adjacent property, safety, traffic, city utility service needs;*
- 2. Density of land use zoning for the subject property and adjacent property; and*
- 3. Economic impact for the city.*

UDC Section 11-920 – Definitions of the UDC refers to Chapter 2 of the International Building Code Structure (see Chapter 2 Definitions, International Building Code, as amended from time to time)

IBC Chapter 2 Definition:

*STRUCTURE. That which is built or constructed*

Per definition, the sales paving is considered a structure and therefore qualifies for Expansion of Non-Standard Use per section 11-324-04. Conditional items are met as follows:

1. Proposed canopy has no negative effects on adjacent property, safety, traffic, or city utility services.  
Sides are fully open thus not creating any blind spots and allowing egress from any location.  
The use has not changed or increased and as a result no additional traffic is being created.
2. Density of land use has not changed
3. Additional structure value will increase real estate taxes being paid to the City of Fremont.

We have also examined the storm water run off. All pervious surfaces shall remain and we will design the canopy storm drains in such a way that the majority of water leads to the existing detention pond.

I appreciate your consideration. Please reach out to me with any questions or concerns.

Sincerely,

  
Jerry Nelson, AIA

Enclosures: Site Plan, Floor Plan, Roof Plan, Elevations, and Rendering

# Canopy in Blair

  
CERTIFIED  
PRE-OWNED  
SID DILLON



## Sid Dillon Canopy in Lincoln



**RESOLUTION NO. 2020-169**

**A Resolution of the City Council of the City of Fremont, Nebraska, approving a Conditional Use Permit for the expansion of a non-standard use to allow the construction of a 92,070 square foot canopy and to allow the continuation of the existing non-standard setbacks and landscaping.**

**WHEREAS**, Jerry Nelson has applied for a Conditional Use Permit on behalf of PCD, LLC on property legally described as Lot 4R, Replat 1 of Heartland Addition, located at 2405 N. Luther Road; and,

**WHEREAS**, The City has determined that the subject property is currently zoned GC, General Commercial; and,

**WHEREAS**, A public hearing on the proposed Conditional Use Permit was held by the Planning Commission on August 17, 2020, and subsequently by the City Council on August 25, 2020; and,

**WHEREAS**, the City has determined that the proposal meets sections 11-316.05 and 11-324.04 of the Fremont Municipal Code.

**NOW, THEREFORE BE IT RESOLVED**, the Mayor and City Council of the City of Fremont approves a Conditional Use Permit for the expansion of a non-standard use to allow the construction of a 92,070 square foot canopy and to allow the continuation of the existing setback and landscape conditions.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2020.

---

Scott Getzschman, Mayor

ATTEST:

---

Tyler Ficken, City Clerk

# Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Jennifer L. Dam, AICP, Planning Director  
**DATE:** August 25, 2020  
**SUBJECT:** Request to expand non-standard use at 2500 E. 23<sup>rd</sup> St

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**Recommendation:** Approve Resolution 2020-170

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## Background:

This is a request to expand a non-standard use by allowing a canopy structure to be constructed to cover the cars on display in the sales parking lot at Sid Dillon Chevrolet. There are two requests as the parcels for the dealership are under two different Limited Liability ownerships. This request is for the southern parcel, for a 27,216 square foot canopy.

Sid Dillon has constructed similar canopy structures to cover their auto inventory in Lincoln and in Blair. The purpose of the canopy is to reduce the risk of hail damage to the vehicles and to provide a better shopping environment for their customers.

The current parking lot is non-standard with respect to setbacks and landscaping. The proposed structure will be within the required setbacks. The applicant is requesting that the existing conditions with regard to parking and landscaping be allowed to continue.

The proposed structure can be considered an extension of the structure of the parking lot.

The property is zoned GC, General Commercial. Auto sales are a permitted use in the GC zoning district.

The property is developed with 100 percent impervious surface. The proposed expansion will not increase the amount of impervious coverage. The drainage is designed to predominately flow to the grassy area and detention cell to the northwest. The northwest parcel is under the same family ownership as this parcel.

11-324-04 allows the granting of a Conditional Use Permit to expand a non-standard use provided that a decrease in the minimum requirements would not adversely affect the surrounding area and that the decrease is necessary to allow the structure to be enlarged, extended, structurally altered, converted, or reconstructed.

- This will not adversely impact the surrounding area.

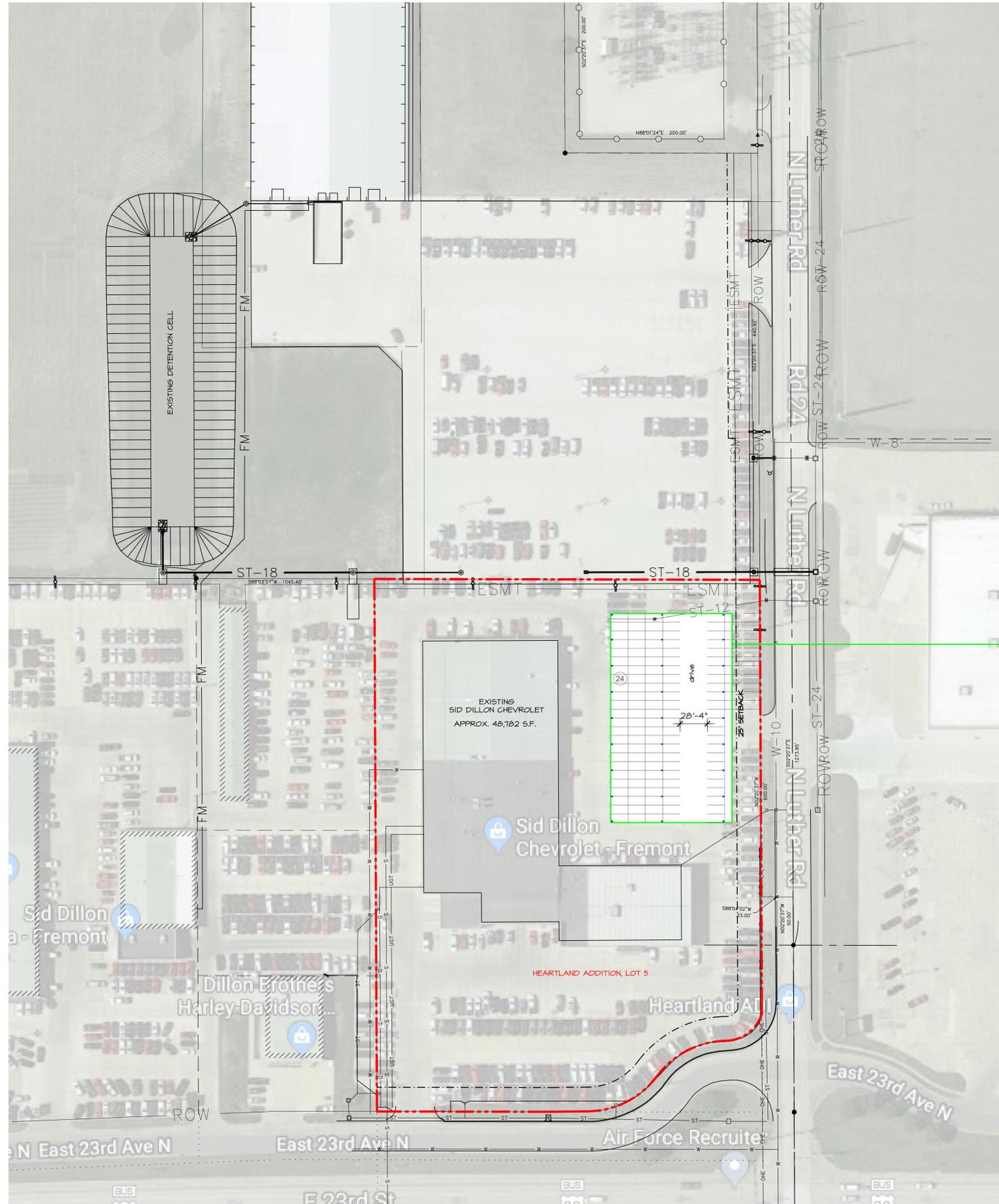
11-324-04 requires specific consideration of the effects on adjacent property, safety, traffic, or city utility service needs, the density of land use zoning for the subject property and adjacent property and the economic impact for the city.

- The proposal will not negatively impact adjacent property, safety, traffic or service needs. The proposal is not impacting the density of land use. The proposed canopy will provide an economic benefit to the applicant and will increase the City's tax base.

The criteria established for approval in 11-316-05(B) are addressed below:

- The proposed expansion will not undermine an adopted plan.
- The proposed expansion is compatible with the surrounding land uses.
- The conditional use will not use a disproportionate share of public services.

The Planning Commission held a public hearing on August 17<sup>th</sup> and voted 8-0 with 1 abstention to recommend approval.



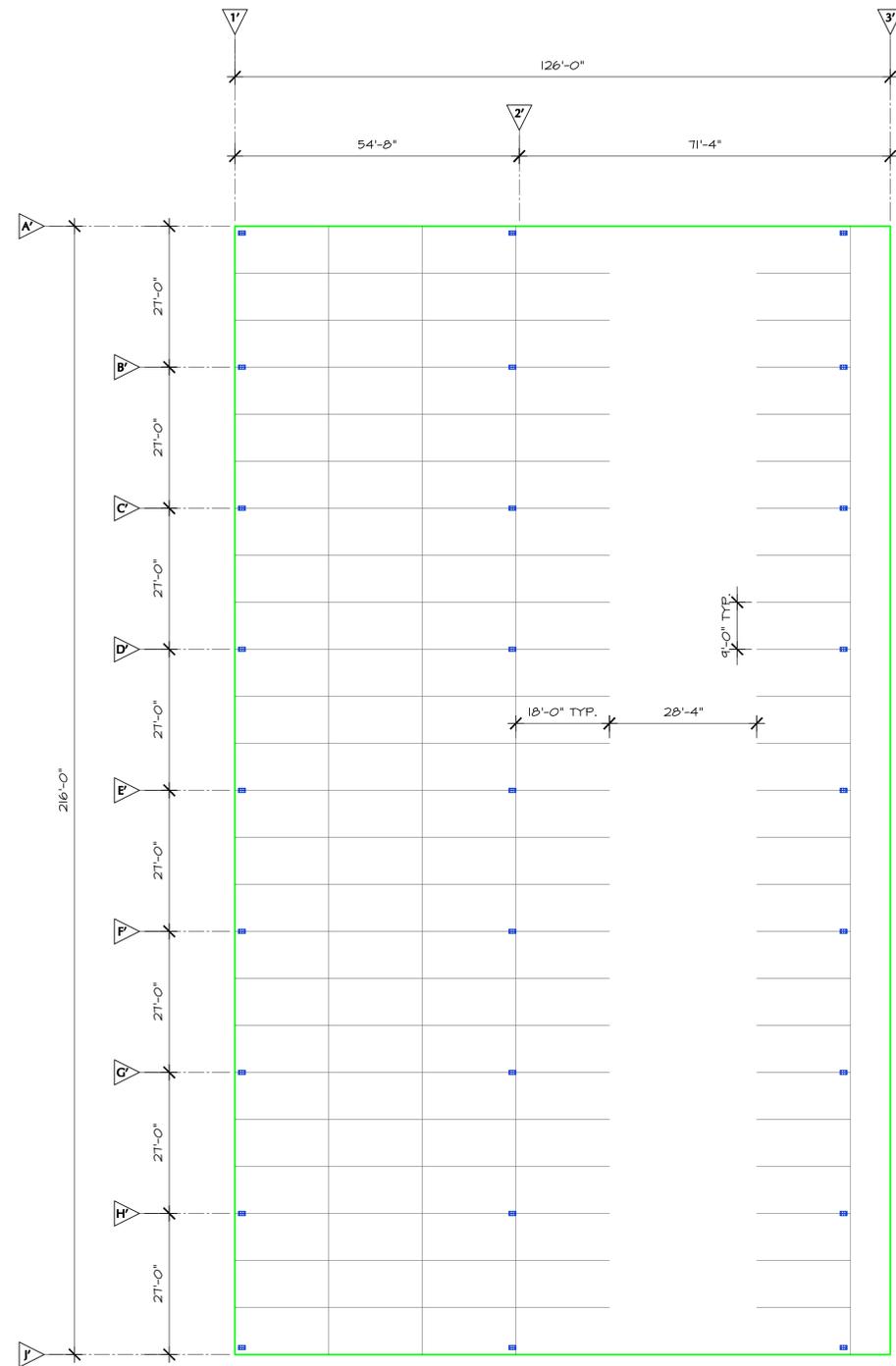
PROPOSED CANOPY  
 126'x216'  
 27,216 S.F.

REVISIONS  
 DATE  
 NO.

**SID DILLON**  
**PARKING CANOPY**  
**FREMONT, NEBRASKA**

**SITE PLAN**

Project: 19-10150  
 Date: 12 JUL 2020  
 Revision Date:



**CANOPY FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

REVISIONS

DATE

NO.

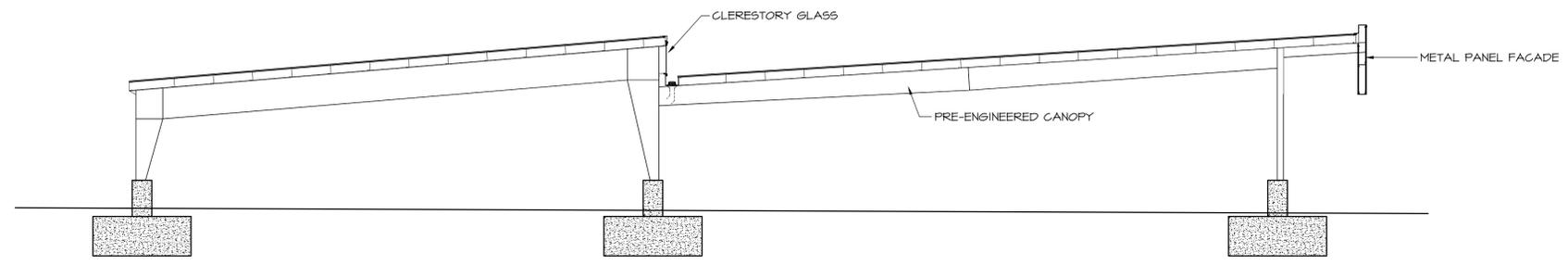
**SID DILLON**  
**PARKING CANOPY**  
**FREMONT, NEBRASKA**

CANOPY FLOOR PLAN

Project: 19-10150

Date: 12 JUL 2020

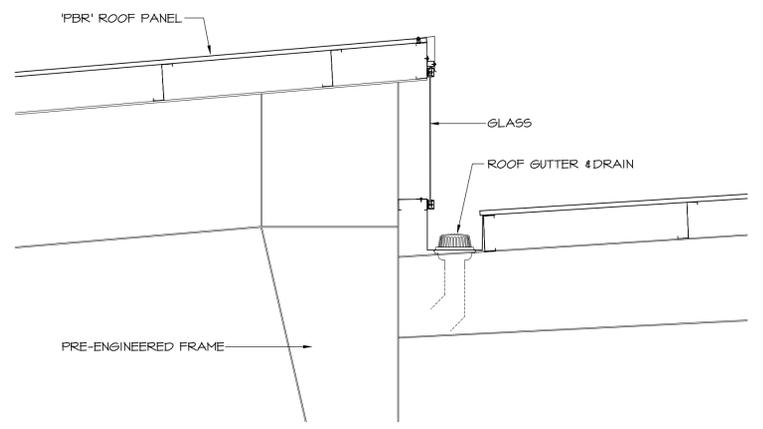
Revision Date:



**CANOPY SECTION - LOOKING NORTH**

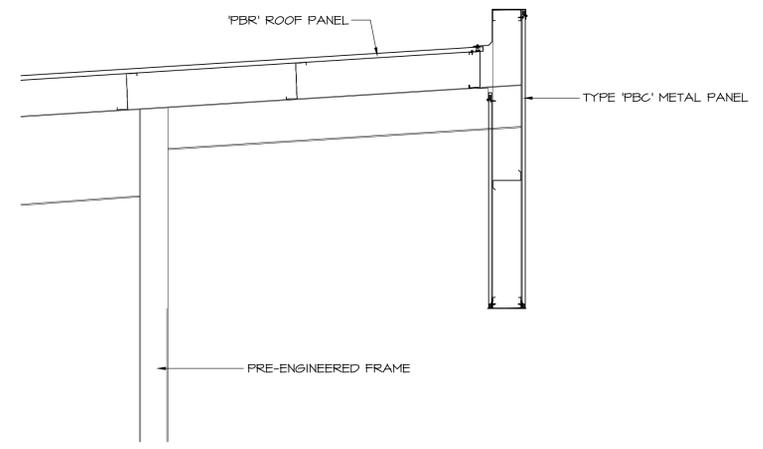
SCALE: 1/16" = 1'-0"

REVISIONS  
 DATE  
 NO.



**TYP. CLERESTORY DETAIL**

SCALE: 1/2" = 1'-0"



**EAST EDGE DETAIL**

SCALE: 1/2" = 1'-0"

**SID DILLON  
 PARKING CANOPY  
 FREMONT, NEBRASKA**

**SECTIONS**

Project:	19-10150
Date:	12 JUL 2020
Revision Date:	

**Rendering showing both proposed canopies**





July 27th, 2020

To: Jennifer Dam, Director of Planning  
Planning Commission, City Council, Mayor Getzschman  
All interested parties

RE: Request for Expansion of NonStandard Conditional Use Permit  
Sid Dillon Chevrolet  
2500 East 23<sup>rd</sup> Street  
Fremont, Nebraska

Jennifer,

On behalf of SCD, LLC, I am requesting an Expansion of NonStandard Conditional Use Permit per Unified Development Code (UDC) Section 11-324.04 at their present location 2500 East 23<sup>rd</sup> Street (Heartland Addition, Lot 5) known as Sid Dillon Chevrolet car lot East of main building.

Sid Dillon Chevrolet is proposing to construct a canopy over the existing sales lot as represented in the enclosed plans, elevations, and rendering.

The canopy would provide several benefits to the owner. The most significant benefit is economic due to reduced insurance premiums based on hail protection. In addition, both the employees and customers benefit from rain and snow protection as well as reduced heat in the summer.

The Expansion of NonStandard Conditional Use Permit would allow the expansion of the sales paving that was constructed prior to the adoption of the UDC. The expansion would include the proposed canopy. The canopy structure above paving and foundations would honor the currently adopted setbacks along Luther Road and not encroach any easements. The existing paving portion of the structure would be allowed to remain as is.

Code excerpts allowing the use permit:

UDC Section 11-324-04

*D. Expansion of Nonstandard Uses. Notwithstanding any provision contained in this UDC to the contrary, in all zoning districts, a conditional use permit may be granted to authorize (1) the enlargement, extension, structural alteration, conversion, or reconstruction of a building or structure located upon a premises with a nonstandard use; and/or (2) decreased minimum requirements upon a premises with a nonstandard use provided that the city council finds that such decrease in minimum requirements (i) would not adversely affect the surrounding area; and (ii) the decrease is*

  
Architectural  
Innovations

*necessary in order for a building or structure located upon a premises to practicably be enlarged, extended, structurally altered, converted, or reconstructed, or such decrease is otherwise necessary to allow an existing premises to be subdivided.*

*The conditional use permit shall be granted pursuant to the procedures set forth in Section 11-316.05(c) for conditional use permits and shall comply with the standards for conditional use permits set forth in Section 11-316.05(B)(1-6). In consideration of applications for the conditional use permits under this Section 11-324.04(D), the following criteria shall be given specific consideration:*

- 1. Effects on adjacent property, safety, traffic, city utility service needs;*
- 2. Density of land use zoning for the subject property and adjacent property; and*
- 3. Economic impact for the city.*

UDC Section 11-920 – Definitions of the UDC refers to Chapter 2 of the International Building Code Structure (see Chapter 2 Definitions, International Building Code, as amended from time to time)

IBC Chapter 2 Definition:

*STRUCTURE. That which is built or constructed*

Per definition, the sales paving is considered a structure and therefore qualifies for Expansion of Non-Standard Use per section 11-324-04. Conditional items are met as follows:

1. Proposed canopy has no negative effects on adjacent property, safety, traffic, or city utility services.  
Sides are fully open thus not creating any blind spots and allowing egress from any location.  
The use has not changed or increased and as a result no additional traffic is being created.
2. Density of land use has not changed
3. Additional structure value will increase real estate taxes being paid to the City of Fremont.

We have also examined the storm water run off. All pervious surfaces shall remain and we will design the canopy such that storm water entering city systems will not be increased.

I appreciate your consideration. Please reach out to me with any questions or concerns.

Sincerely,



Jerry Nelson, AIA

Enclosures: Site Plan, Floor Plan, Roof Plan, Elevations, and Rendering

# Canopy in Blair

  
CERTIFIED  
PRE-OWNED  
SID DILLON



## Sid Dillon Canopy in Lincoln



**RESOLUTION NO. 2020-170**

**A Resolution of the City Council of the City of Fremont, Nebraska, approving a Conditional Use Permit for the expansion of a non-standard use to allow the construction of a 27,216 square foot canopy and to allow the continuation of the existing non-standard setbacks and landscaping.**

**WHEREAS**, Jerry Nelson has applied for a Conditional Use Permit on behalf of PCD, LLC on property legally described as Lot 5 of Heartland Addition, located at 2500 E. 23<sup>rd</sup> St; and,

**WHEREAS**, The City has determined that the subject property is currently zoned GC, General Commercial; and,

**WHEREAS**, A public hearing on the proposed Conditional Use Permit was held by the Planning Commission on August 17, 2020, and subsequently by the City Council on August 25, 2020; and,

**WHEREAS**, the City has determined that the proposal meets sections 11-316.05 and 11-324.04 of the Fremont Municipal Code.

**NOW, THEREFORE BE IT RESOLVED**, the Mayor and City Council of the City of Fremont approves a Conditional Use Permit for the expansion of a non-standard use to allow the construction of a 27,216 square foot canopy and to allow the continuation of the existing setback and landscape conditions.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2020.

---

Scott Getzschman, Mayor

ATTEST:

---

Tyler Ficken, City Clerk



# CITY OF FREMONT NEBRASKA

**BOARD OF EQUALIZATION & REGULAR CITY COUNCIL MEETING MINUTES**  
**August 11, 2020 - 7:00 PM**  
**City Council Chambers 400 East Military, Fremont NE**

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## **BOARD OF EQUALIZATION AGENDA** **7:00 PM**

**MEETING CALLED TO ORDER.** Following the Pledge of Allegiance, Mayor Getzschman called the Board of Equalization to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL.** Roll call showed Members McClain, Ellis, Kuhns, Yerger, Jensen, Jacobus and Bechtel present. 7 members present. Legband absent.

1. Resolution 2020-157 to levy a special tax and assessment against Original Town N102' Lot 1 & N102'E16-1/2' Lot 2 BLK 127 in the amount of \$336.67 for debris/weed cleanup (VCVD Inc.) Motion made by Yerger, seconded by Jacobus to approve Resolution 2020-157. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
2. Resolution 2020-158 to levy a special tax and assessment against Blairs Lot 10 Blk 9 in the amount of \$282.49 for debris/weed cleanup (Schindler, Justin) Motion made by Jensen, seconded by Jacobus to approve Resolution 2020-158. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.

**ADJOURNMENT.** Motion made by McClain, seconded by Jacobus to adjourn; time: 7:07 P.M. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.

## **CITY COUNCIL REGULAR MEETING AGENDA** **7:00 PM – Following the preceding Meeting**

**MEETING CALLED TO ORDER.** Mayor Getzschman called the City Council Meeting to order and stated that a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas.

**ROLL CALL.** Roll call showed Council Members McClain, Ellis, Kuhns, Yerger, Jensen, Jacobus and Bechtel present. 7 members present. Legband absent.

### **MAYOR COMMENTS**

*(There will be no discussion from the Council or the public regarding comments made by the Mayor. Should anyone have questions regarding the comments, please contact the Mayor after the meeting)*

1. Motion to adopt current agenda for the August 11, 2020 Regular Meeting  
Motion made by Jacobus, Seconded by Yerger to move items 22 & 23 after the consent agenda. Voting Yea: Yerger, Ellis, Bechtel, Kuhns, Jacobus Voting Nay: McClain, Jensen. Motion carried. Motion made by Jacobus, Seconded by Yerger to approve the agenda as amended. Voting Yea: Yerger, Ellis, McClain, Bechtel, Kuhns, Jacobus Voting Nay: Jensen. Motion carried.

### **PUBLIC HEARINGS:**

2. Resolution authorizing the Mayor to sign all documents for the Fremont Housing Authority relating to Environmental Review for 2020 Capital Funds Grant from the US Department of Housing and Urban Development. Mayor Getzschman opened the public hearing. Mayor Getzschman closed the public hearing after receiving comments from the public. Motion made by Jacobus, Seconded by Yerger to check the box in Part II item #4 indicating that the proposal did not require the preparation and dissemination of an environmental impact statement. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Jacobus Voting Nay: Kuhns. Motion carried. Motion made by Yerger, seconded by Jacobus to authorize the Mayor to sign all documents for the Fremont Housing Authority relating to Environmental Review for 2020 Capital Funds Grant from the US Department of Housing and Urban Development with the box checked. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Jacobus Voting Nay: Kuhns. Motion carried.

**CONSENT AGENDA:** All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately. Motion made by Yerger, seconded by McClain to approve consent agenda items 3, 4, 7, 8, 10, 11 and 13. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.

3. Motion to approve July 29, 2020 through August 11, 2020 claims and authorize checks to be drawn on the proper accounts
4. Receive Report of the Treasury
5. Motion to receive Quarterly Financial Statements. Motion made by Jensen, Seconded by Kuhns to receive Quarterly Financial Statements. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
6. Dispense with and approve July 28, 2020 City Council Meeting Minutes  
Motion made by Yerger, seconded by Jacobus approve July 28, 2020 City Council Meeting Minutes as amended to correct items 19 and 23. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
7. Resolution 2020-160 approving the request of Fremont Opera House to use the Parking lot north of the Fremont Opera House for an event
8. Motion authorizing the City Clerk to sign Special Designated License Local Recommendation form for event for MAMAT and PAPT for Opera House event

9. Resolution 2020-161 approving the request of MainStreet Fremont to use eighteen parking stalls west of John C. Fremont Park for Sand Sculptures on Main. Motion made by Yerger, seconded by Jacobus approve Resolution 2020-161. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
10. Resolution 2020-162 approving the request of the Fremont Area Chamber of Commerce to use the upper level of the David Kavich Parking Structure, and approve the application for a Special Designated Permit
11. Motion to approve Cement/Asphalt/Excavate license application - Mackie Construction
12. Move to appoint Nick Morris as Fire Lieutenant per Mayor recommendation  
Motion made by Jensen, seconded by Jacobus to appoint Nick Morris as Fire Lieutenant per Mayor recommendation. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
13. Resolution 2020-163 authorizing City of Fremont, Department of Utilities Staff to sign a purchase agreement with HDR Inc. Engineering for the Phase II Lon D. Wright Fuel Handling Modifications Engineering
14. Move to appoint Kelly Drake as Police Detective per Mayor recommendation  
Motion made by Jacobus, Seconded by Kuhns to appoint Kelly Drake as Police Detective per Mayor recommendation. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
15. Resolution 2020-164 authorizing staff to execute a purchase agreement with Anderson Auto Group of Lincoln, Nebraska for three (3) 2020 Ford Police Interceptor Utility vehicles for a total amount of \$103,479.00. Motion made by Jacobus, seconded by Jensen to approve Resolution 2020-164. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
22. Resolution 2020-167 authorizing the Mayor to sign agreements with Fremont Soccer Club and Midland University for use of the soccer fields at Christensen Field. Motion made by Jacobus, seconded by Jensen to remove items 22 and 23 from the agenda. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried. Item removed from agenda.
23. Motion to approve Midland University's improvements to Soccer Field #5 at Christensen Field. Item removed from agenda.

**UNFINISHED BUSINESS:** Requires individual associated action

16. Ordinance 5540 for Change of Zone from R, Rural to GC, General Commercial on property generally located at the northwest intersection of Highway 77/275 and W. County Road S (second reading) Motion made by Yerger, seconded by Jacobus to hold second reading of Ordinance 5540. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried. City Clerk provided second reading of the Ordinance.

**NEW BUSINESS:** Requires individual associated action

17. Ordinance 5541 to revise government salary pay plan (first reading). Motion made by Jacobus, Seconded by Yerger to amend the Ordinance to exclude increases for non-union personnel. Voting Yea: Yerger, Jacobus Voting Nay: Ellis, McClain, Jensen, Bechtel, Kuhns. Motion failed. Motion made by Jensen, seconded by McClain to introduce and hold first reading of Ordinance 5541. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns Voting Nay: Jacobus. Motion carried. City Clerk provided first reading of Ordinance 5541.
18. Ordinance 5542 to revise utility salary pay plan (first reading). Motion made by Yerger, seconded by Jacobus to amend the Ordinance to exclude increases for non-union personnel. Voting Yea: Yerger, Jacobus Voting Nay: Ellis, McClain, Jensen, Bechtel, Kuhns. Motion failed. Motion made by Jacobus, Seconded by Yerger to remove board pay for the Utility and Infrastructure Board. Voting Yea: Yerger, Ellis, Jacobus Voting Nay: Mayor Getzschman, McClain, Jensen, Bechtel, Kuhns. Motion failed. Motion made by Kuhns, seconded by Jensen to introduce and hold first reading of Ordinance 5542. Voting Yea: Ellis, McClain, Jensen, Bechtel, Kuhns Voting Nay: Yerger, Jacobus. Motion carried. City Clerk provided first reading of Ordinance 5542.
19. Resolution 2020-165 authorizing City of Fremont, Department of Utilities Staff to sign a purchase agreement and issue a purchase order to JCI Industries for a Byron Jackson 40 VX Circulating Water Pump. Motion made by Jensen, Seconded by Kuhns to approve Resolution 2020-165. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
20. Resolution 2020-166 authorizing staff to purchase additional natural gas capacity from Northern Natural Gas. Motion made by Yerger, Seconded by Kuhns to approve Resolution 2020-166. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.
21. Move to approve the recommendation of the Mayor to appoint Amanda Moenning to a term on Library Board ending January 2021. Motion made by Jacobus, seconded by Jensen to approve the recommendation of the Mayor to appoint Amanda Moenning to a term on Library Board ending January 2021. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.

**ADJOURNMENT.** Motion made by Jensen, seconded by Jacobus to adjourn; time: 8:32 P.M. Voting Yea: Yerger, Ellis, McClain, Jensen, Bechtel, Kuhns, Jacobus. Motion carried.

APPROVED AND ACCEPTED AS THE OFFICIAL COPY OF THE FREMONT, NEBRASKA BOARD OF EQUALIZATION & REGULAR CITY COUNCIL MEETING MINUTES FOR AUGUST 11, 2020.

---

Tyler Ficken, City Clerk

Scott Getzschman, Mayor

## STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL  
FROM: Kim Koski, Director of Parks & Recreation  
DATE: August 25, 2020  
SUBJECT: Johnson Park Fountain

RECOMMENDATION: Motion to allow a fountain in Johnson Lake.
---

**Background:** Don Cunningham has suggested adding a year-round fountain to the lake at Johnson Park. He contacted various vendors researching different types of fountains that are suitable for lakes this size.

Don presented his plan to the park board on June 2, 2020. He presented information from 2 vendors. The park board recommended the Scott Aerator fountain from Midwest Ponds in Michigan with a cost of \$7,167.00. The Scott Aerator has 8 color patterns; 3 HP; and a 5-year warranty on the pump and a 2-year warranty on the lights. The cost to run electrical to the fountain is \$1,895 and plaque is estimated at \$300. The total cost is estimated at \$9,362.00.

At the June park board meeting, the board voted 5-0 in favor of moving forward with the project, but requested Mr. Cunningham return in August with more details and potential funding sources.

At the August 3, 2020 park board meeting, Cunningham reported that the NRD voted to give \$5,000 towards the project. He also reported \$9,500 in committed donations for the project. The park board voted 4-0 to approve Cunningham's plan and to forward it to City Council for final approval.

No City funds have been budgeted for this project, as it will be privately funded. Cunningham has committed to funding the operational costs through 2023 and will be seeking funds for operational costs past 2023. The fountain has a 5-year warranty and if the fountain fails after 5 years, Cunningham recommended removing the fountain until private funding is secured to replace it.

**Fiscal Impact: None**

# STAFF REPORT

TO: Honorable Mayor and City Council

FROM: Dave Goedeken, Director of Public Works/City Engineer

DATE: August 25, 2020

SUBJECT: July 14, 2020 Traffic Committee Report

Recommendation: Approval of, and place July 14th, 2020 Traffic Committee Report into the record.

Approve Resolution 2020-171 to place stop sign for eastbound traffic on Washington Street at South Union Street.

**Background:** City Staff meets monthly to consider traffic related issues in the City of Fremont. The committee met on July 14, 2020 to consider nine items. (See Attached Committee Report)

- 1) Request for Eastbound Stop Sign on Washington Street at South Union Street. (will require an approval of a Resolution by the City Council)
- 2) Request for speed control device on Howard Street between 3<sup>rd</sup> and 4<sup>th</sup> Street.
- 3) Resident complaint of speeding vehicles on North Broad Street between 20<sup>th</sup> and 21<sup>st</sup> Streets.
- 4) Discussion of handicap ramps for crosswalk on Clarkson Street between 10<sup>th</sup> and 11<sup>th</sup> Streets.
- 5) Request for "No Parking This Side of Street" on Jackson Street between "H" Street and Broad Street.
- 6) Request to have "No Parking Signs" removed on West side of "C" Street between 5<sup>th</sup> and 6<sup>th</sup> Streets.
- 7) Consider Sight Distance clearance at North Somers Drive and 23<sup>rd</sup> Street.
- 8) Request to add "2 Hour Limit Parking" signs in front of business on 237-239 W. 6<sup>th</sup> Street.
- 9) Request to add "No Outlet Sign" on South Yager at Cloverly Road.

The committee recommends the following:

- Recommend placement of Stop Sign for Eastbound traffic on Washington Street at Union Street. Will need to be approved by resolution by City Council.
- Committee reviewed traffic count reports on Howard Street and recommends no action at this time. Recommend Staff to place traffic counters again when school is in session.
- Committee reviewed traffic count reports on Broad Street and recommends no action by the Committee, however, recommends further law enforcement activity.
- Street Department personnel will rebuild the handicap ramps on Clarkson Street to meet ADA standards.
- Committee recommends Staff gather more information regarding “No Parking” signs on Jackson Street. Staff will put out traffic counters and report back at the August meeting.
- Committee recommends the “No Parking” signs on the West side of “C” Street be removed adjacent to the church parking lot.
- Committee considered the concerns raised regarding sight distance issues at North Somers and 23<sup>rd</sup> Street. Committee recommends Staff contact the maintenance crews at Memorial Cemetery regarding keeping the hedges trimmed at the corner. Committee also recommended Staff visit the site at different times of day in different vehicles to survey the issue and report back at the August meeting.
- Committee noted there is parking lot 6<sup>th</sup> and “H” Street near the business in question. Committee will follow-up with this request since Chief Elliot was not present.
- Staff recommends the “No Outlet” Sign be placed at Cloverly and Yager.

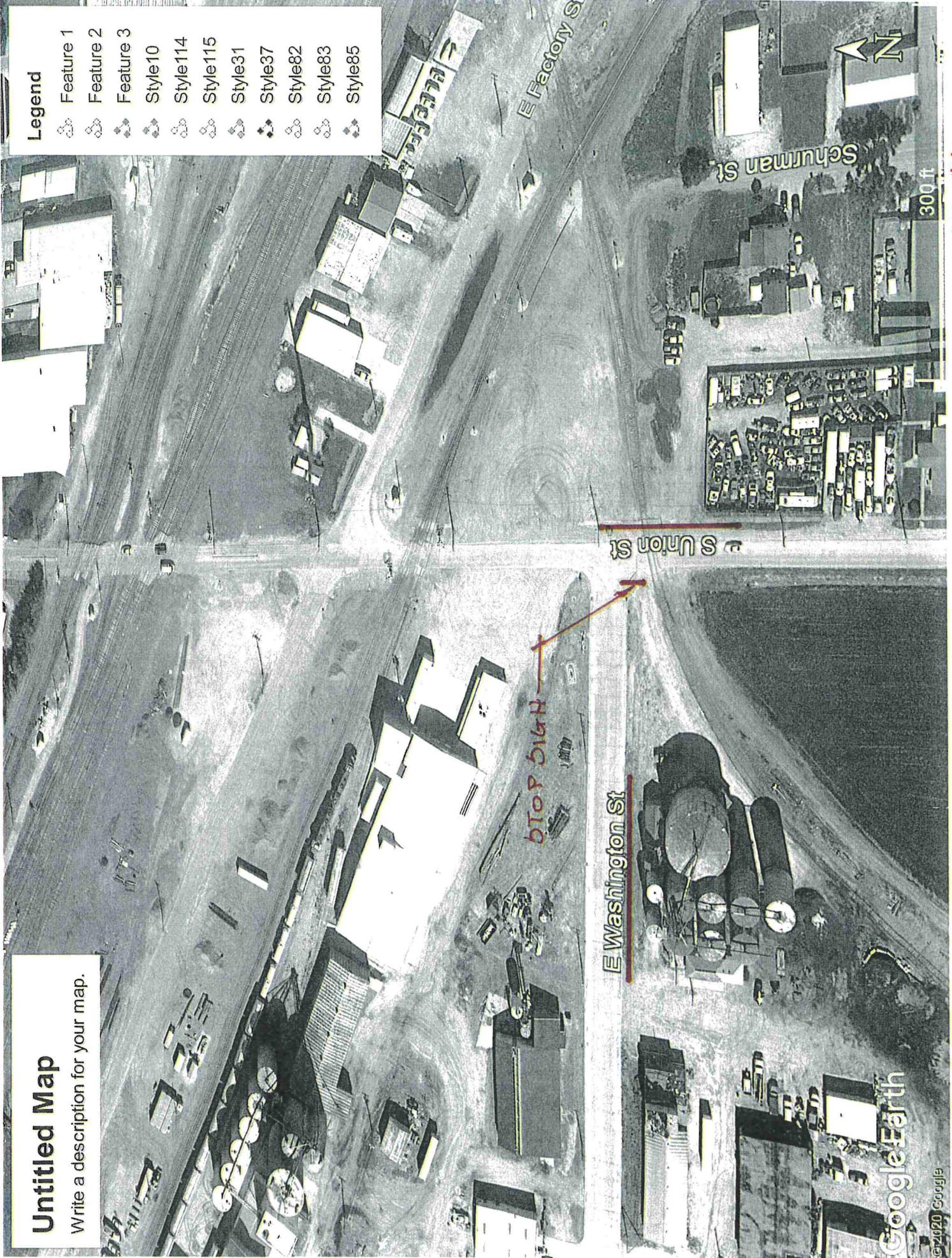
**Fiscal Impact:** The City has the expense of placing and removing signs.

# Untitled Map

Write a description for your map.

## Legend

- Feature 1
- Feature 2
- Feature 3
- Style10
- Style114
- Style115
- Style31
- Style37
- Style82
- Style83
- Style85



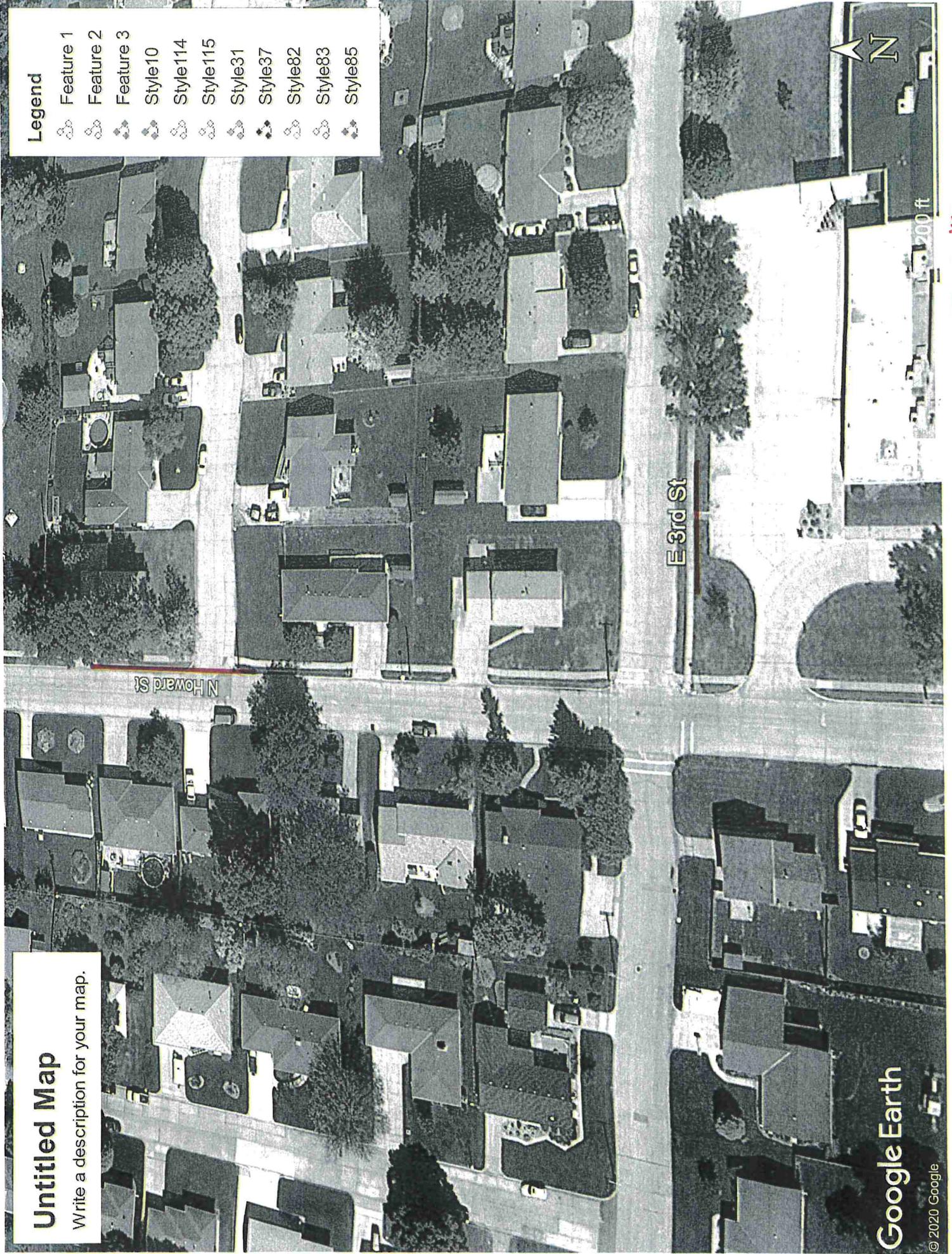
ITEM #1

# Untitled Map

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## Legend

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- Style85



ITEM #2

**City of Fremont**  
**Public Works Dept.**  
 400 E Military Ave.  
 Fremont, NE, 68025

Howard Street  
 3rd to 4th Streets

COMBINED

Report for 6/17/2020 12:00:00 PM to 6/24/2020 9:00:00 AM

**SPEED STATISTICS - 15 to 70+ by 5 MPH**

Speed in MPH	1 - 15	16 - 20	21 - 25	26 - 30	31 - 35	36 - 40	41 - 45	46 - 50	51 - 55	56 - 60	61 - 65	66 - 70	71 - 75	76 - 999
Count	229	793	1135	235	12	1	0	0	0	0	0	0	0	0
Percent	9.5	33.0	47.2	9.8	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Over Speed	15	20	25	30	35	40	45	50	55	60	65	70	75	999
Count	2176	1383	248	13	1	0	0	0	0	0	0	0	0	0
Percent	90.5	57.5	10.3	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Percentile	5%	10%	15%	45%	50%	55%	85%	90%	95%
Speed	13	16	17	21	21	22	25	26	27

Average 21  
 (Mean)

Pace Speed 17-26  
 Number in 1961  
 Pace  
 Percent in 81.5  
 Pace

**MISC. STATISTICS**

Number of Axles	2	3	4	5	6	7	8	9	10	11	12
Avg. Wheelbase	120.7	223.2	305.5	0	173.0	391.0	0	0	0	0	0

ITEM # 2

**City of Fremont**  
**Public Works Dept.**  
 400 E Military Ave.  
 Fremont, NE, 68025

Broad Street  
 20th to 21st Streets

COMBINED

Report for 6/17/2020 11:14:00 AM to 6/24/2020 8:00:00 AM

**SPEED STATISTICS - 15 to 70+ by 5 MPH**

Speed in MPH	1 - 15	16 - 20	21 - 25	26 - 30	31 - 35	36 - 40	41 - 45	46 - 50	51 - 55	56 - 60	61 - 65	66 - 70	71 - 75	76 - 999
Count	579	1016	5490	28372	28185	5569	302	24	11	1	1	0	1	0
Percent	0.8	1.5	7.9	40.8	40.5	8.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Over Speed	15	20	25	30	35	40	45	50	55	60	65	70	75	999
Count	68972	67956	62466	34094	5909	340	38	14	3	2	1	1	0	0
Percent	99.2	97.7	89.8	49.0	8.5	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Percentile	5%	10%	15%	45%	50%	55%	85%	90%	95%
Speed	23	25	27	30	30	31	34	35	37

Average 30  
 (Mean)

Pace Speed 26-35  
 Number in 56557  
 Pace  
 Percent in 81.3  
 Pace

**MISC. STATISTICS**

Number of Axles	2	3	4	5	6	7	8	9	10	11	12
Avg. Wheelbase	119.0	247.5	440.3	716.6	749.4	766.2	1357.5	0	0	0	0

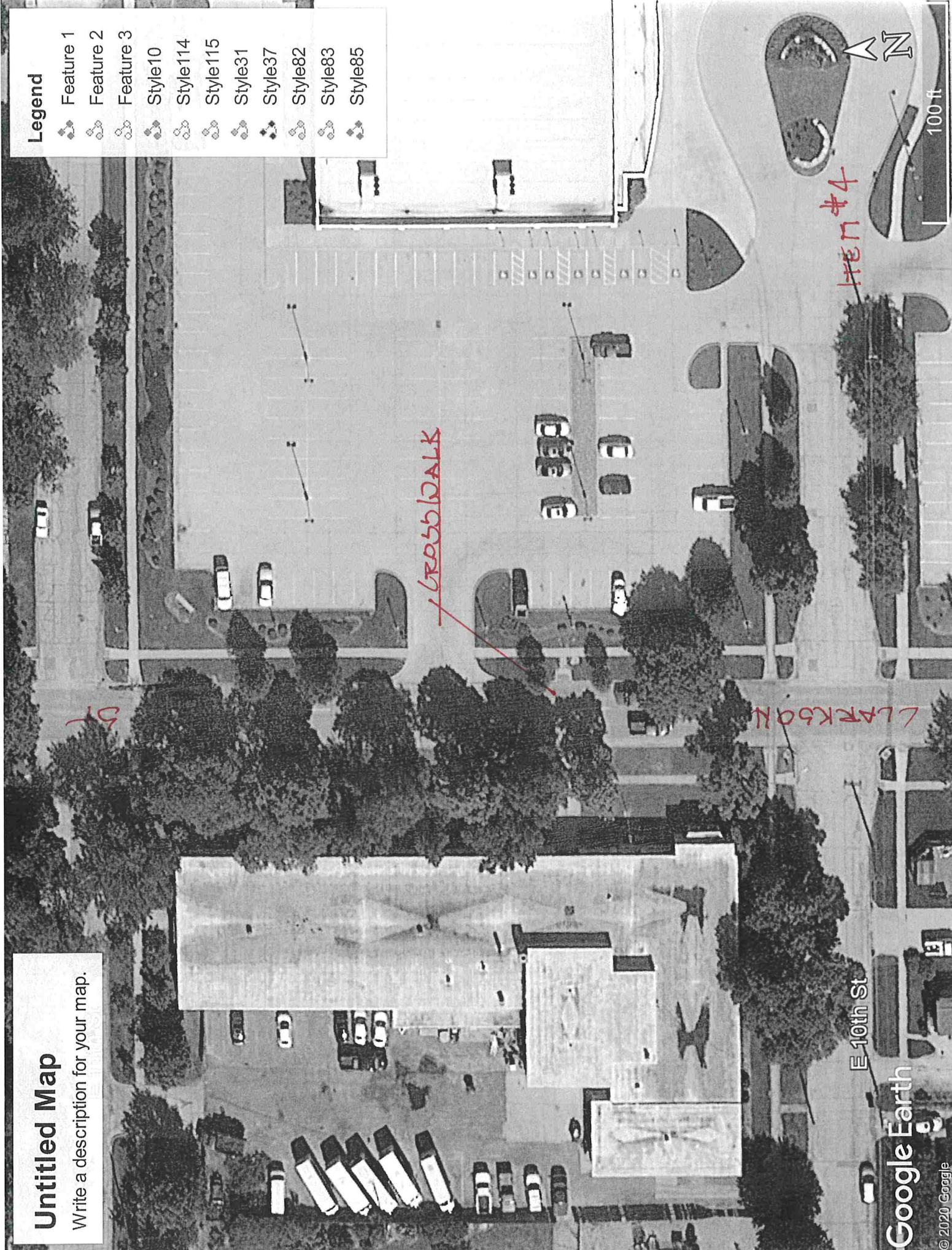
ITEM # 3

# Untitled Map

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## Legend

- Feature 1
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E 10th St

Google Earth

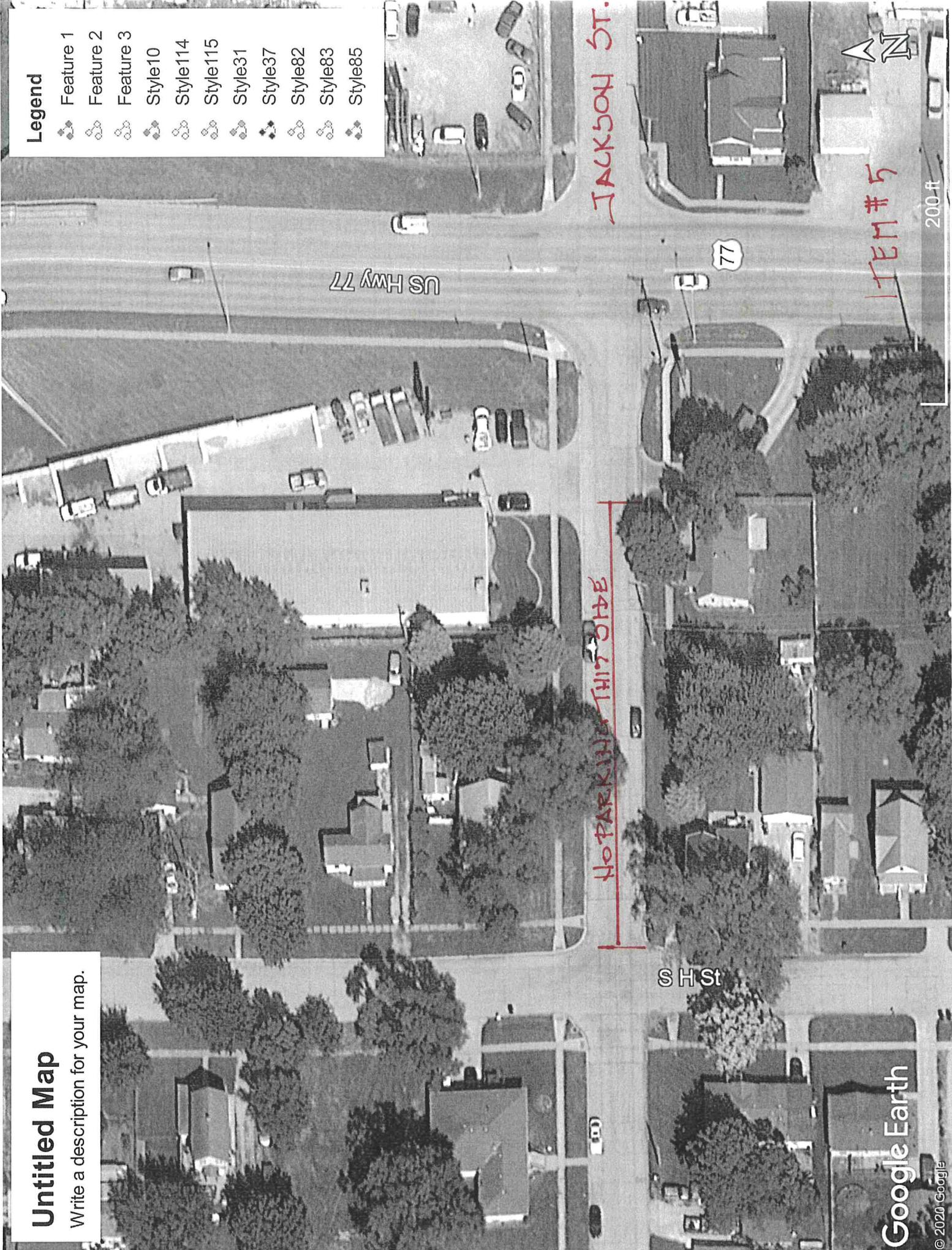
© 2020 Google

# Untitled Map

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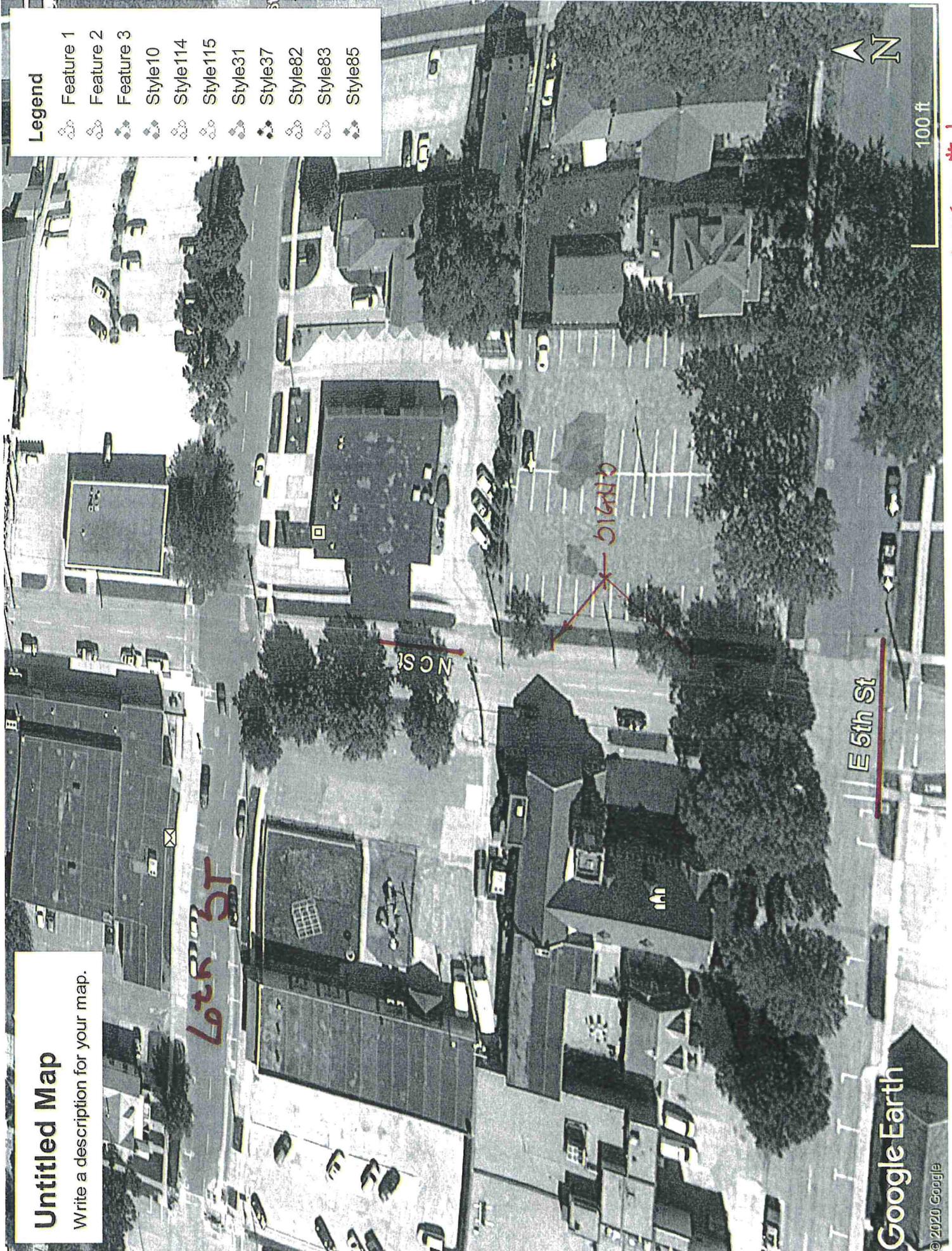


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Google Earth

© 2020 Google

100 ft



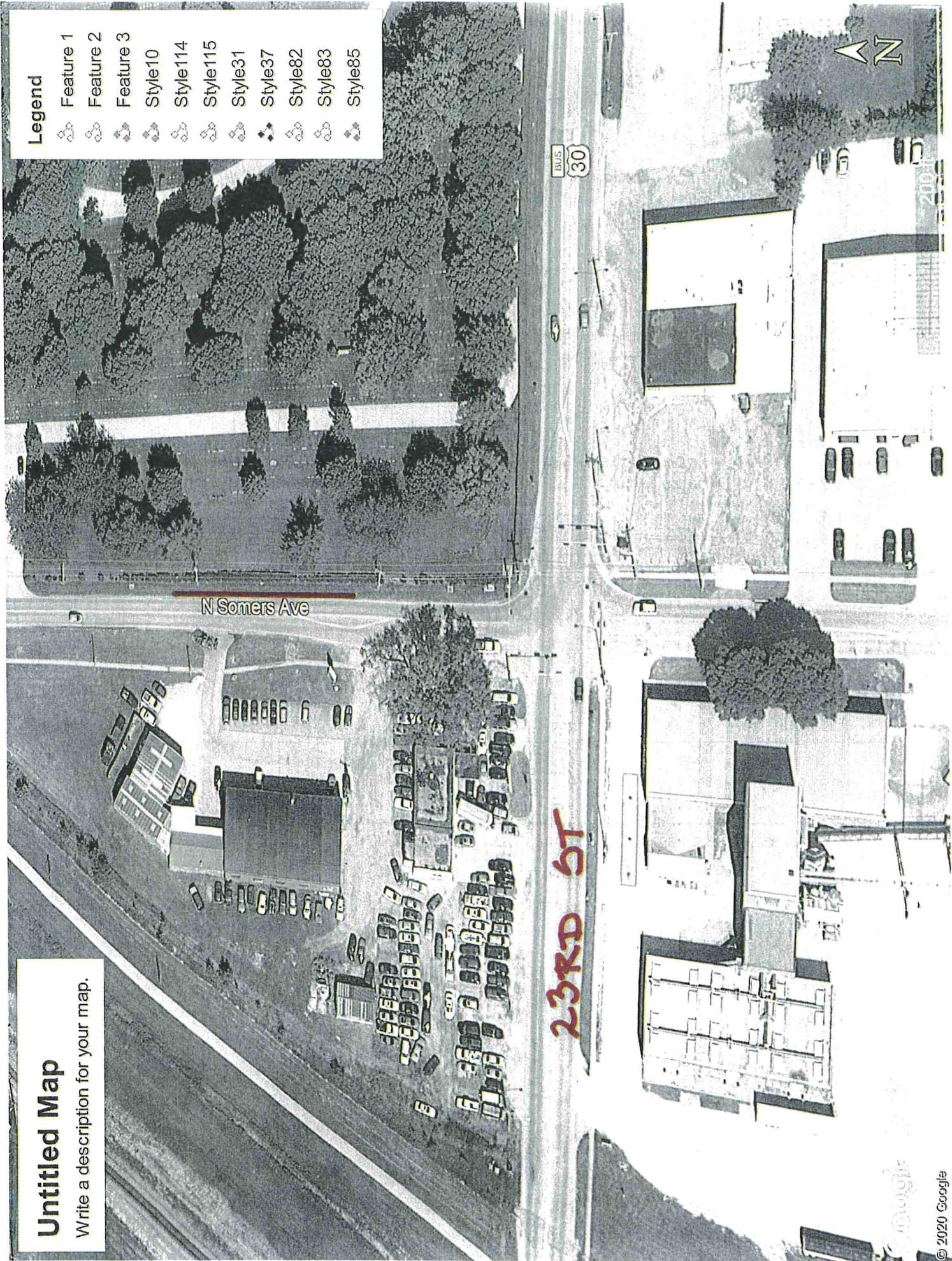
ITEM # 2

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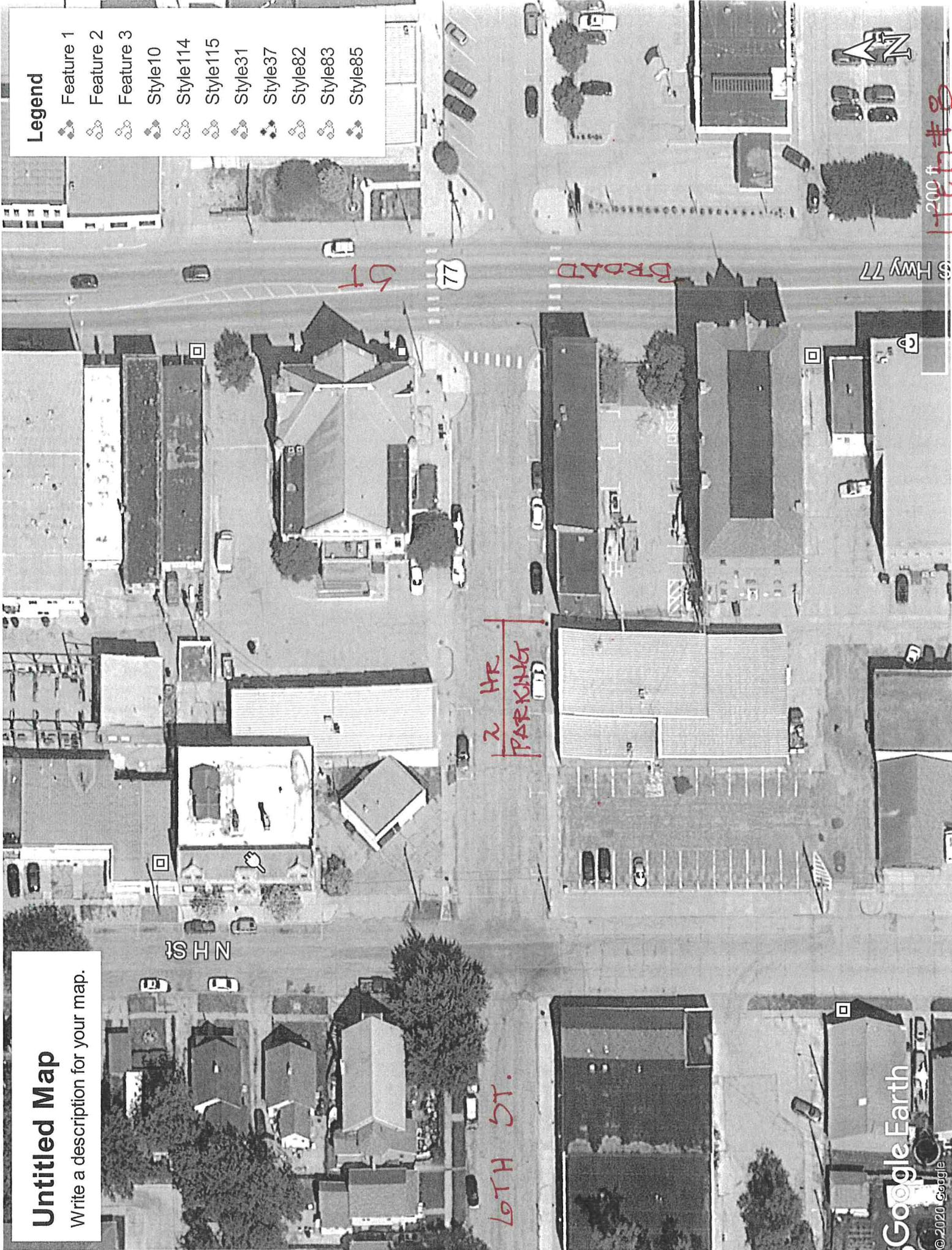


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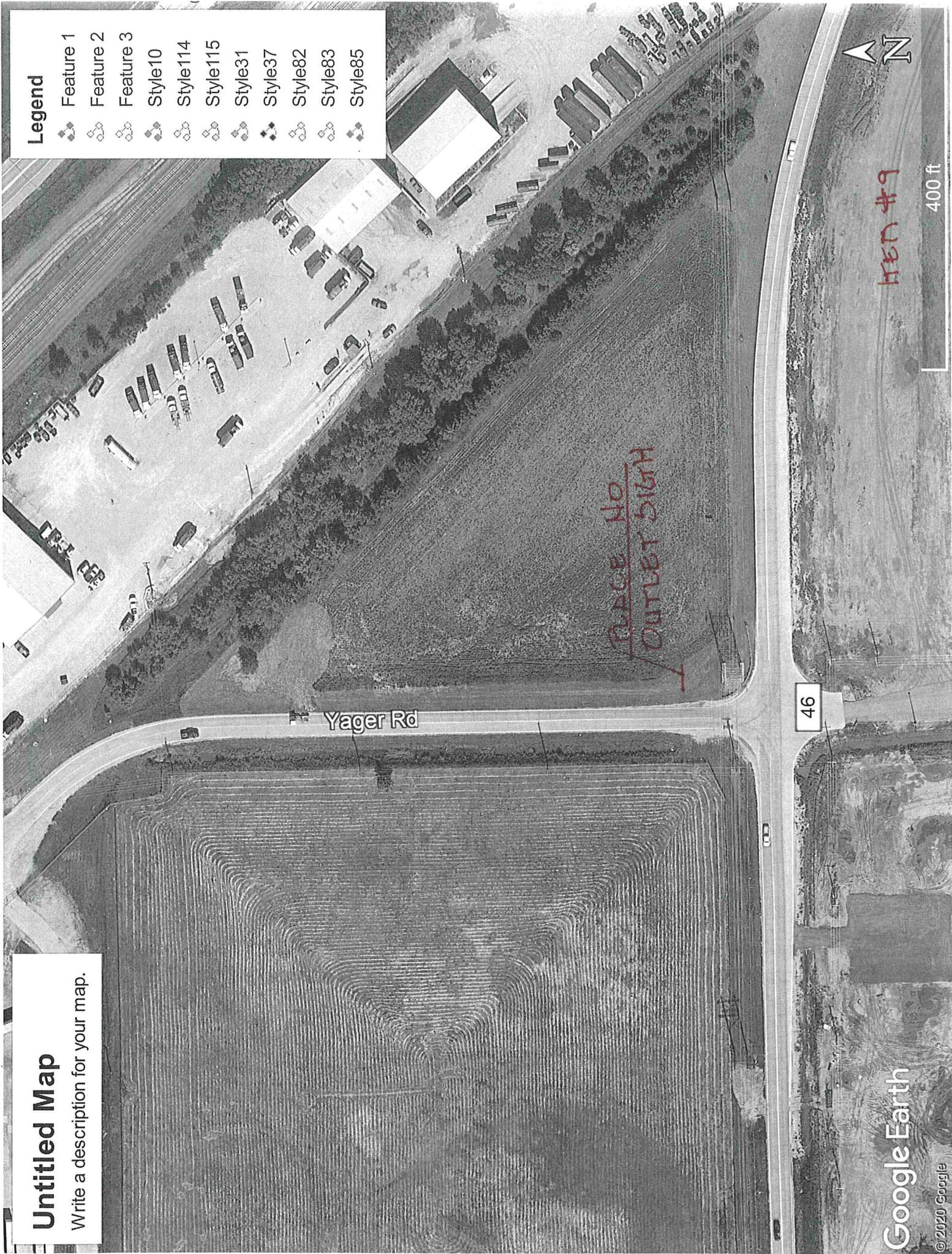


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46

Yager Rd

PLACE HO  
OUTLET SIGN

HEM #9



400 ft



## TRAFFIC COMMITTEE MEETING REPORT

JULY 14<sup>TH</sup>, 2020

**ATTENDEES:** DAVE GOEDEKEN, MARK VYHLIDAL, VERONICA TRUJILLO

**ABSENT:** JEFF ELLIOTT

### ITEMS FOR DISCUSSION

- 1) Request for "Stop" sign on E Washington Street at S Union Street.

Staff received a request for a "Stop" sign from a property owner at the corner of Union Street.

**The committee recommends placement of a stop sign at this location eastbound on Washington Street at intersection Union Street. This item will need to be approved by the City Council by Resolution. Will require the addition of a "Stop Ahead" sign in advance of the stop sign.**

- 2) Request for a speed control device/sign on Howard Street between 3<sup>rd</sup> and 4<sup>th</sup> Streets. (Follow-up)

Staff received a citizen request to consider placing a slow down sign at this location due to concerns vehicles speeding. Public Works placed traffic counters in the location to determine traffic volumes and speeds. According to the traffic counter report, traffic speeds within the guidelines for the present posting. Committee recommends no further action be taken at this time but traffic counters be placed again when school is in session and considered at a future meeting.

**The committee recommends traffic counters be placed in the vicinity during school year and meanwhile have Police continue to monitor.**

- 3) Resident complaint of speeding vehicles on North Broad Street between 20<sup>th</sup> and 21<sup>st</sup> Streets.

Staff received a complaint from a resident that semitrailer trucks are the exceeding speed limit of 35 mph. Public Works placed traffic counters in the location to determine traffic volumes and speeds. The traffic counter report recorded 85 percentile of vehicles are within the category 26-35 mph.

**The committee recommends to have Police continue to monitor.**

- 4) Request to place crosswalk on Clarkson Street between 10<sup>th</sup> and 11<sup>th</sup> Street.

**Staff noted existing crosswalk was in need of improvements. Committee recommends remarking the crossedwalk, and adding ADA compliant ramps with appropriate signage.**

- 5) Request for a “No Parking” sign on the South side of Jackson Street from H Street to Broad Street.

Staff received this request from property owners to place No Parking sign on the south side to increase the space allowed for commercial trucks turning onto Jackson Street.

**Committee recommended to mail letters to surrounding property owners to notify and allow for them to express any concerns, traffic counters will also be placed in the vicinity. Committee will follow-up at the August meeting.**

- 6) Request to remove “No Parking” signs at the First Baptist Church on 5050 N C Street.

**Committee recommends removal of no parking signs that are located at this site.**

- 7) Committee received an inquiry regarding the hedges on the east side of Somers Ave and 23<sup>rd</sup> Street. The concern is over the sight distance restrictions due to the hedges.

Staff received concern regarding the height of hedges on the east side of Somers Ave north of 23<sup>rd</sup> Street. Motorists are concerned the hedges height can cause a sight obstruction when traveling on turning lanes south on 23<sup>rd</sup> Street.

**Committee noted there are traffic lights at this intersection that control the flow of traffic during the hours of operation not in flash mode. Committee recommends to reminding the property owner to keep hedges trimmed. Staff will contact the maintenance department and report back at the August meeting.**

- 8) Staff received request to add “2 Hour Limit Parking” signs in front of business on 237-239 W. 6<sup>th</sup> Street.

Staff receive request from business owners a limited parking time. Request is to reserve these parking stalls for appointment type customers. Business owner sent detailed email expressing her concerns.

**Committee noted there is parking lot in the back of these businesses. Committee will follow-up with this request since Chief Elliot was not present.**

- 9) Request to add “No Outlet Sign” South Yager by Transfer Station.

**Committee recommends approval to place sign.**

## RESOLUTION NO. 2020-171

**A Resolution of the City Council of the City of Fremont, Nebraska authorizing placement of stop sign at the intersection of Washington and South Union Streets.**

**WHEREAS,** The Fremont Traffic Safety Committee met to consider placement of additional stop sign at the following location;

Washington and South Union Street (Eastbound)

**NOW THEREFORE BE IT RESOLVED:** That the Mayor and City Council hereby approve and authorize the placement of the stop sign at the intersection of Washington and South Union Street for eastbound traffic.

PASSED AND APPROVED THIS 25<sup>TH</sup> DAY OF AUGUST, 2020

---

Scott Getzschman, Mayor

ATTEST:

---

Tyler Ficken, City Clerk

## STAFF REPORT

TO: Honorable Mayor and City Council  
FROM: Chief of Police Jeff Elliott  
DATE: August 25, 2020  
SUBJECT: Motorola (ORION) Flash Encryption Upgrade

---

**Recommendation: Approve Resolution 2020-172 authorizing the Mayor to sign the quote from Motorola.**

---

**Background:** The Fremont Police and Fire Departments utilize a Motorola radio system that is tied in with other law enforcement and government agencies in and around the Omaha metro area. This system is called the Omaha Regional Interoperability Network (ORION).

The ORION system requires that each agency have certain upgrades put in place so that all of the agencies can continue to communicate with each other and still keep the system secure. These upgrades can only be provided by Motorola.

The two upgrades in the attached quote are required for ORION member systems and consist of Advance Encryption Standards and Over the Air Provisioning.

The Advanced Encryption Standards allows for federal level secure communications for sensitive information. The Over the Air Provisioning allows for small updates to the radios to be made over the radio system, which reduces the cost of having technicians do the updates. Each of these updates must be completed on every radio in the possession of the Fremont Police. Also, both of these updates allow for the ORION system to maintain seamless communications with all member agencies.

**Fiscal Impact:** \$49,086.03

Quote Date:07/27/2020  
 Expiration Date:10/25/2020  
 Quote Created By:  
 Adam Schmidt  
 Senior Account Executive  
 Adam.Schmidt@  
 motorolasolutions.com  
 402-939-9805

End Customer:  
 FREMONT, CITY OF

Contract: Nebraska State Contract  
 #14534 OC

## Summary:

MODEL  
 FLASH  
 H98UCF9PW6AN  
 1410A8-001490-7-000000-000000  
 H98UCF9PW6BN  
 14Q0A8-011490-6-000000-000000  
 M25URS9PW1AN  
 141088-001490-2-000000-000000

Dodge Co KVL Serial:  
 201CUT3201

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	FLASHport Series	APX6000FLASHPORT				
1	T7664A	DIGITAL SMARTZONE	1	\$0.00	\$0.00	\$0.00
1a	G996AX	ENH: PROGRAMMING OVER P25 (OTAP)	48	\$115.00	\$109.25	\$5,244.00
	FLASHport Series	APX6000FLASHPORT				
2	T7664A	DIGITAL SMARTZONE	1	\$0.00	\$0.00	\$0.00
2a	G996AX	ENH: PROGRAMMING OVER P25 (OTAP)	1	\$115.00	\$109.25	\$109.25
	FLASHport Series	APX6500FLASHPORT				



Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
3	T7698A	TDMA	1	\$0.00	\$0.00	\$0.00
3a	G996AY	ENH: OVER THE AIR PROVISIONING	20	\$115.00	\$109.25	\$2,185.00
4	T7936A	APX UCM UPGRADE CD	1	\$57.50	\$54.63	\$54.63
4a	CA00182AR	ADD: AES ENCRYPTION SOFTWARE	69	\$633.00	\$601.35	\$41,493.15

Grand Total

**\$49,086.03(USD)**
**Notes:**

- PLEASE BE ADVISED:** Motorola Solutions is moving towards being more environmentally green and emailing invoices. You may receive an email invoice instead of a mailed invoice, depending on the purchase. In addition, the invoice may have a new address for submitting payments. If you have any questions or would like to change where your electronic invoices will be delivered, please contact your credit analyst or dial 800-422-4210.
- This quote contains items with approved price exceptions applied against them.



## Purchase Order Checklist

Marked as PO/ Contract/ Notice to Proceed on Company Letterhead  
**(PO will not be processed without this)**

PO Number/ Contract Number

PO Date

Vendor = Motorola Solutions, Inc.

Payment (Billing) Terms/ State Contract Number

Bill-To Name on PO must be equal to the *Legal* Bill-To Name

Bill-To Address

Ship-To Address (If we are shipping to a MR location, it must be documented on PO)

Ultimate Address (If the Ship-To address is the MR location then the Ultimate Destination address must be documented on PO )

PO Amount must be equal to or greater than Order Total

Non-Editable Format (Word/ Excel templates cannot be accepted)

Bill To Contact Name & Phone # and EMAIL for customer accounts payable dept

Ship To Contact Name & Phone #

Tax Exemption Status

Signatures (As required)

**RESOLUTION NO. 2020-172**

**A Resolution of the City Council of the City of Fremont, Nebraska, allowing the Mayor to sign the Motorola Flash Encryption Upgrade Quote.**

**WHEREAS**, the City of Fremont Police and Fire utilize a Motorola radio system that is part of the Omaha Regional Interoperability Network (ORION); and

**WHEREAS** this network must be upgraded from time to time to ensure seamless communications between different agencies; and

**WHEREAS**, Motorola is the only vendor that can provide upgrades for this system; and

**WHEREAS**, these updates consist of Over the Air Provisioning and Advanced Encryption Standards; and

**WHEREAS**, the cost of this upgrade is \$49,086.03.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and City Council of the City of Fremont that the Mayor be authorized to sign the Motorola Flash Encryption Upgrade purchase order for \$49,086.03.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY August, 2020.

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Scott Getzschman, Mayor

ATTEST:

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Tyler Ficken, City Clerk

## STAFF REPORT

TO: Honorable Mayor and Fremont City Council  
FROM: Alan Kaspar, Director of Electrical Engineering  
Troy Schaben, Assistant City Administrator Utilities  
DATE: August 25, 2020  
SUBJECT: Purchase of Steel Transmission Structures

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**Recommendation:** Approve resolution 2020-173 awarding contract for Purchase of Steel Transmission Structures to Dutton-Lainson Company.

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### Background:

A new substation, Substation H, will be constructed to serve additional electrical demand from upgrades and additions to Wholestone Farms facilities. Due to long lead-times, steel transmission structures are typically purchased before substation construction begins in order to have them installed by the required in-service date.

Bids were solicited and received for the Purchase of Steel Transmission Structures. Bids were opened and read aloud at 2:00pm on July 21, 2020. The five bids listed below were received:

Bidder	Lump Sum Base Bid	Adjusted for Taxes	Bid Bond
Evans-Lipka and Associates	\$178,000.00	\$190,460.00	Y
Summit Utility Structures	\$152,900.00	\$163,603.00	Y
Border States Electric	\$178,320.85	\$178,320.85	Y
Transamerican Power Products	\$154,425.00	\$165,234.75	N
Dutton-Lainson Company	\$141,118.00	\$150,996.26	Y

Staff performed a review of the proposals. Additionally, staff requested HDR Engineering Inc. review the proposals and associated technical data. One proposal included sales tax while the others did not; this has been accounted for in the above bid tabulation. Dutton-Lainson Company was found to be the lowest responsible bidder.

Staff recommends that City Council approve resolution to award the Contract for Purchase of Steel Transmission Structures to Dutton-Lainson Company in the amount of \$150,996.26.

The Utility & Infrastructure Board approved this recommendation with a 5-0 vote at their regular meeting on August 11th, 2020.

### Fiscal Impact:

Wholestone Farms has agreed to reimburse the City for 63.63%, or \$96,078.92, to purchase these steel transmission structures. The remaining 36.37%, or \$54,917.34, is the City's fiscal impact for this purchase, and is within the current capital budget.

Section 00520

Procurement Agreement

Pages 5 of 5

# Procurement Agreement

This Agreement is by and between City of Fremont, Nebraska, Department of Utilities (hereafter called Buyer) and \_\_\_\_\_ (hereafter called Seller).

Buyer and Seller, in consideration of the mutual covenants set forth herein, agree as follows:

## 1.0 Goods and Special Services

1.1 Seller shall Furnish Goods and Special Services specified or indicated in the Contract Documents. The Goods and Special Services are generally described as follows:

Steel Transmission Structures

## 2.0 The Project

2.1 The Project for which the Goods and Special Services under the Contract Documents may be the whole or only part is generally described as follows:

Provide Steel Transmission Structures

## 3.0 Point of Destination

3.1 The place where the Goods are to be delivered is defined in the General Conditions as the Point of Destination and is designated as:

Fremont Department of Utilities – 1320 E. Cloverly Rd. Fremont, NE, 68025  
(Substation H)

## 4.0 Contract Times

4.1 All time limits for Milestones, if any, the delivery of Goods and furnishing of Special Services as stated in the Contract Documents are of the essence of the Contract.

### 4.2 Date of Submittal of Shop Drawings

4.2.1 All Shop Drawings and Samples required by the Contract Documents will be submitted to Buyer for review and approval on or before the date indicated in the proposal.

## 5.0 Contract Price

5.1 Buyer shall pay Seller for the Furnishing of Goods and Special Services in accordance with the Contract Documents an amount in current funds equal to the sum of the amount determined pursuant to paragraph 5.1.1 below:

5.1.1 For the furnishing of all Goods and Special Services other than Unit Price Work, a Lump Sum of (Steel Transmission Structures):

\_\_\_\_\_ Dollars \$ \_\_\_\_\_  
(Use Words) (Use Figures)

## 6.0 Payment Procedures

6.1 Seller shall submit Applications for payment in accordance with Article 10 of the General Conditions. Applications for Payment will be processed by Buyer as provided in the General Conditions.

### 6.2 Progress Payments

Buyer shall make progress payments on account of the Base Bid on the basis of Seller's Applications for Payment as follows:

6.2.1 Upon receipt of the first Application for Payment submitted in accordance with Paragraph 10.02.A.1 of the General Conditions, an amount equal to 95 percent of the Base Bid, less such amounts as may be determined in accordance with Paragraph 10.02.A of the General Conditions.

### 6.3 Final Payment

6.3.1 Upon receipt of the final Application for Payment in accordance with Paragraph 10.05 of the General Conditions, Buyer shall pay the remainder (5 percent) of the Contract Price as provided in said paragraph 5.1.1.

## 7.0 Seller's Representations

7.1 In order to induce Buyer to enter into this Procurement Agreement, Seller makes the following representations:

7.1.1 Seller has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

7.1.2 Seller if specified or if, in Seller's judgment, any local condition may affect cost, progress or the furnishing of the Goods and Special Services, Seller has visited the Point of Destination and become familiar with and is satisfied as to the general, local and Point of Destination conditions that may affect cost, progress, or performance of the furnishing of Goods and Special Services.

7.1.3 Seller is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and the furnishing of Goods and Special Services.

- 7.1.4 Seller has carefully studied and correlated the information known to Seller, and information and observations obtained from Seller's visits, if any to the Point of Destination, with the Contract Documents.
- 7.1.5 Seller has given Buyer written notice of all conflicts, errors, ambiguities, or discrepancies that Seller has discovered in the Contract Documents, and the written resolution thereof by Buyer is acceptable to Seller.
- 7.1.6 The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for furnishing of the Goods and Special Services.

## 8.0 Contract Documents

### 8.1 Contents

- 8.1.1 The Contract Documents consist of the following:
  - 8.1.1.1 This Procurement Agreement (pages 1 to 5, inclusive);
  - 8.1.1.2 Performance Bond (pages 1 to 2, inclusive);
  - 8.1.1.3 General Conditions (pages 1 to 35, inclusive);
  - 8.1.1.4 Supplementary Conditions (pages 1 to 3, inclusive);
  - 8.1.1.5 Project Specifications as listed in the table of contents of the Contract Documents;
  - 8.1.1.6 Addenda (numbers to inclusive);
  - 8.1.1.7 Exhibits to this Agreement (enumerated as follow);
    - 8.1.1.7.1 Seller's Bid (pages [ 1 to ], inclusive);
    - 8.1.1.7.2 Documentation Submitted to Seller prior to Notice of Award;
  - 8.1.1.8 The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto;
    - 8.1.1.10.1 Written Amendments;
    - 8.1.1.10.2 Notice to Proceed;
    - 8.1.1.10.3 Written Interpretation(s);
    - 8.1.1.10.4 Change Order(s).

- 8.1.2 The documents listed in paragraph 8.1.1 are attached to this agreement (except as expressly noted otherwise above).
- 8.1.3 There are no Contract Documents other than those listed above in the Paragraph 8.0.
- 8.1.4 The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

## 8.2 Terms

- 8.2.1 Terms used in the Agreement will have the meanings indicated in the General Conditions and Supplementary Conditions.

## 8.3 Successors and Assigns

- 8.3.1 Buyer and Seller each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

## 8.4 Severability

- 8.4.1 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken. All remaining provisions shall continue to be valid and binding upon Buyer and Seller, who agree that the Contract Documents shall be reformed to replace such stricken provision of part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

## 9.0 Additional Agreement Stipulations

- 9.1 E-VERIFY. Contractor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of its employees, agents, and/or contractors who are physically performing services under this Agreement within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of an employee, agent, and/or contractor.

In Witness Whereof, Buyer and Seller have signed this Agreement in triplicate. Two counterparts have been delivered to Buyer and one to Seller. All portions of the Contract Documents have been signed or identified by Buyer and Seller or on their behalf.

This Agreement will be effective on \_\_\_\_\_, 20\_\_\_\_, which is the Effective Date of this Agreement.

BUYER:

SELLER:

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: Chairman – Utility and Infrastructure Board

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

Title: Secretary – Utility and Infrastructure Board

Title: \_\_\_\_\_

By: \_\_\_\_\_

Title: Mayor – City of Fremont

Attest: \_\_\_\_\_

Title: City Clerk – City of Fremont

Address for giving Notices:

\_\_\_\_\_  
\_\_\_\_\_

Address for giving Notices:

\_\_\_\_\_  
\_\_\_\_\_

Designated Representative:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Designated Representative:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

# Bid Proposal Form

Project: STEEL TRANSMISSION STRUCTURES  
City of Fremont, Nebraska - Department of Utilities

This Bid is Submitted to (Buyer): Attn: Tyler Ficken, City Clerk  
City of Fremont - Department of Utilities  
400 East Military Avenue  
Fremont, NE 68025

This Bid is Submitted by (Bidder): DUTTON LAINSON COMPANY  
451 WEST 2ND STREET  
HASTINGS NE 68901  
402-462-4141

1.1 This Bid for Steel Transmission Structures is submitted to: City of Fremont, Nebraska, Department of Utilities, herein after referred to as Buyer.

The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Buyer in the form included with the Bidding Documents to furnish all Goods and Special Services as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions in the Bidding Documents.

2.1 Bidder accepts all terms and conditions of the Agreement, the Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. The Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Buyer.

2.2 Bidder accepts the provisions of the Agreement as to the assignment of the Contract to furnish the Goods and Special Services.

3.1 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

3.1.1 Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged.

Addendum Number

Addendum Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3.1.2 If specified, or if in Bidder's judgment, any local condition may affect cost, progress or the furnishing of Goods and Special Services, Bidder has visited the Point of Destination and become familiar with and is satisfied as to the general,

local, and Point of Destination conditions that may affect cost, progress, and the Furnishing of Goods and Special Services.

- 3.1.3 Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and the furnishing of Goods and Special Services.
  - 3.1.4 Bidder declares that he has examined to his own satisfaction the Drawings, Specifications, and other Bidding Documents, the character and location of the point of destination, the conformation of the ground, the character, quality and quantity of materials to be supplied, the character of equipment and facilities needed preliminary to and during the prosecution of the furnishing of Goods and Special Services, the general and local conditions, and other matters which can affect the furnishing of Goods and Special Services under this contract; and that this proposal is made with full knowledge of the intent and purpose of the same. Bidder further declares that in respect to these matters he is not relying upon any representation made to him by any officer, agent, or employee of the Buyer, or by any other person on behalf of Buyer, but that he relies solely upon his own investigation.
  - 3.1.5 Bidder has given Buyer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Buyer is acceptable to Bidder.
  - 3.1.6 The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for furnishing the Goods and Special Services for which this Bid is submitted.
  - 3.1.7 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Buyer.
  - 3.1.8 The undersigned certifies that the bid prices contained herein have been carefully checked and are submitted as correct and final. It is proposed to furnish Goods and Special Services at the prices set out for each item.
- 4.1 Bidder will furnish (FOB Point of Destination) Steel Transmission Structures Goods and Special Services in accordance with the Contract Documents for the following price, including sales tax:

Lump Sum Base Bid for Steel Transmission Structures:

ONE hundred forty one thousand one hundred <sup>eighteen</sup> Dollars \$ 141,118.00  
(Use Words) (Use Figures)

5.1 Bidder agrees that the Furnishing of Goods and Special Services will be substantially completed on or before January 6, 2021 and completed and ready for final payment in accordance with paragraph 10.06 of the General Conditions on or before January 27, 2021.

6.1 Attached is a Bid Security in the amount of at least 5% of the total as indicated above. In case of default or failure on the part of the undersigned to enter into said contract for the construction of the above work and to furnish the required bond within ten days, it is hereby agreed that the accompanying Bid Security may be cashed and deposited with the Buyer, and it is further agreed that in that case the Sum of seven thousand fifty five and 90/100 Dollars \$ 7,055.90 (Use Words) (Use Figures)

is the amount of the Bid Security accompanying this proposal, is the fair measure of the amount of the damages that the City of Fremont, Nebraska, Department of Utilities will sustain in case the undersigned shall fail or refuse to enter into the Agreement or furnish bond if said Contract is awarded to him.

7.1 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions and the Supplementary Conditions.

Respectfully submitted on July 21 2020.

Firm Name Dutton-Lainson Company (SEAL)  
Doing Business As \_\_\_\_\_  
State of Incorporation Nebraska  
Type [Individual, Partnership, Joint Venture, Corporation (General Business, Professional, Service, Limited Liability)] \_\_\_\_\_

By David N. Brandt  
(Typed or Printed) - (Attach evidence of authority to sign)  
[Signature]  
(Signature)

Attest John D. Eckhardt  
Title Utility Sales  
Business Address 451 West 2nd Street  
Hastings, NE 68901  
Phone Number 402-462-4141

**RESOLUTION NO. 2020-173**

**A Resolution of the City Council of the City of Fremont, Nebraska, awarding the contract to Dutton-Lainson Company for Purchase of Steel Transmission Structures in the amount of \$150,996.26.**

**WHEREAS**, the City of Fremont sought and received proposals for the purchase of steel transmission structures; and,

**WHEREAS**, The Utility & Infrastructure Board approved this recommendation with a 5-0 vote at their regular meeting on August 11th, 2020.

**NOW, THEREFORE BE IT RESOLVED**, the Mayor and City Council of the City of Fremont award the contract to Dutton-Lainson Company for Purchase of Steel Transmission Structures in the amount of \$150,996.26.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2020.

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Scott Getzschman, Mayor

ATTEST:

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Tyler Ficken, City Clerk

## **Staff Report**

**TO:** Honorable Mayor and City Council  
**FROM:** Jennifer L. Dam, AICP, Planning Director  
**DATE:** August 25, 2020  
**SUBJECT:** Request for Change of Zone from R, Rural to GC, General Commercial

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**Recommendation:** Hold final reading of Ordinance No. 5540

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### **Background:**

David C. Mitchell has requested a Change of Zone from R, Rural to GC, General Commercial on property generally located at the northwest intersection of Highway 77/275 and W. County Road S.

The area is currently in agricultural use.

The property to the south, west, northwest, north and east is agricultural.

The property to the southeast is developed with light industrial uses including truck sales and tire sales. The area south of the interchange is developed with highway commercial and light industrial uses.

The property is proposed to be used for a dealership.

The property is outside of the Fremont City Limits, but inside the Extraterritorial Jurisdiction.

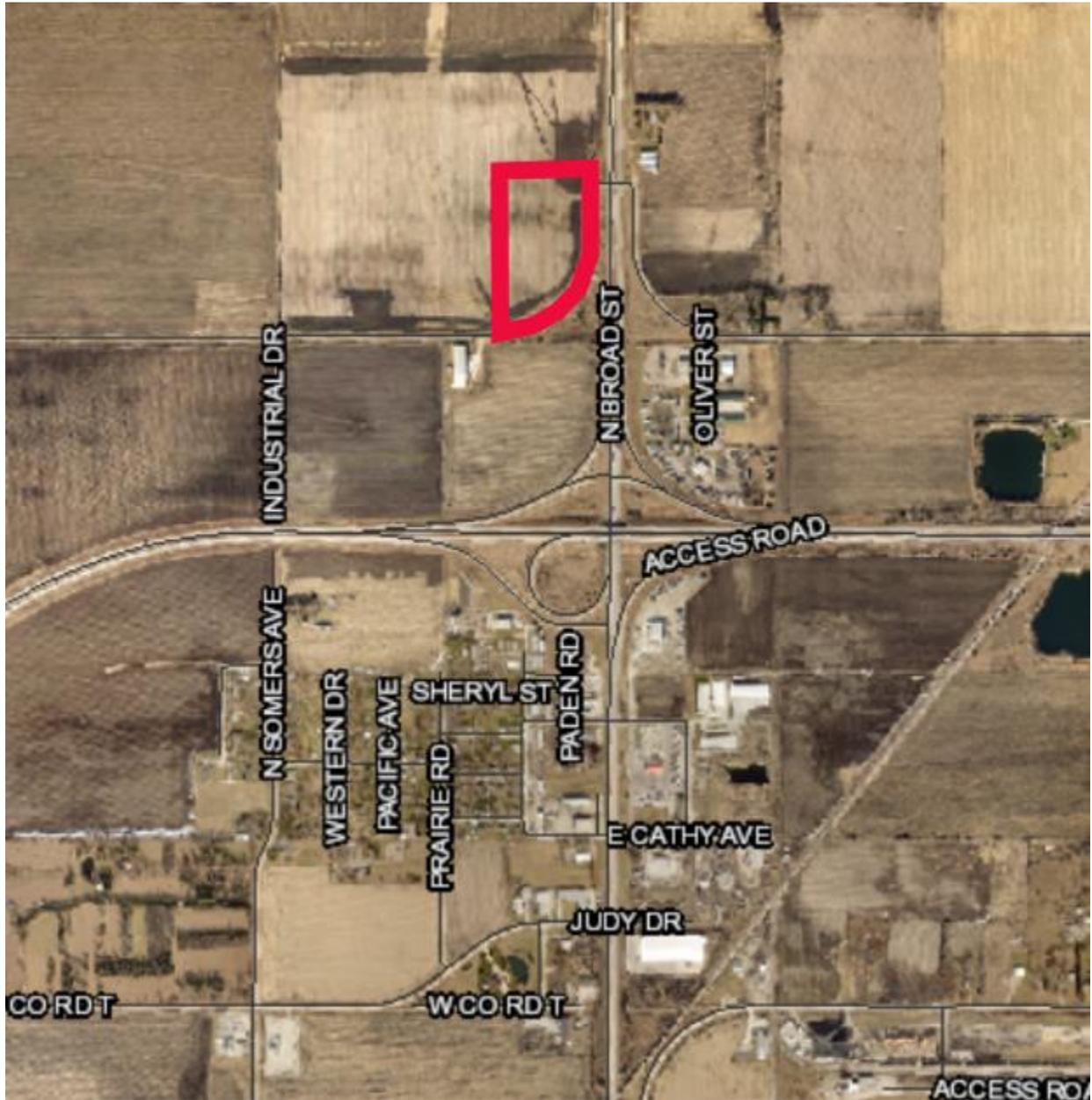
The property will contain a private well and septic system.

The area is in a Zone AO-2 flood plain. A flood plain development permit will be required.

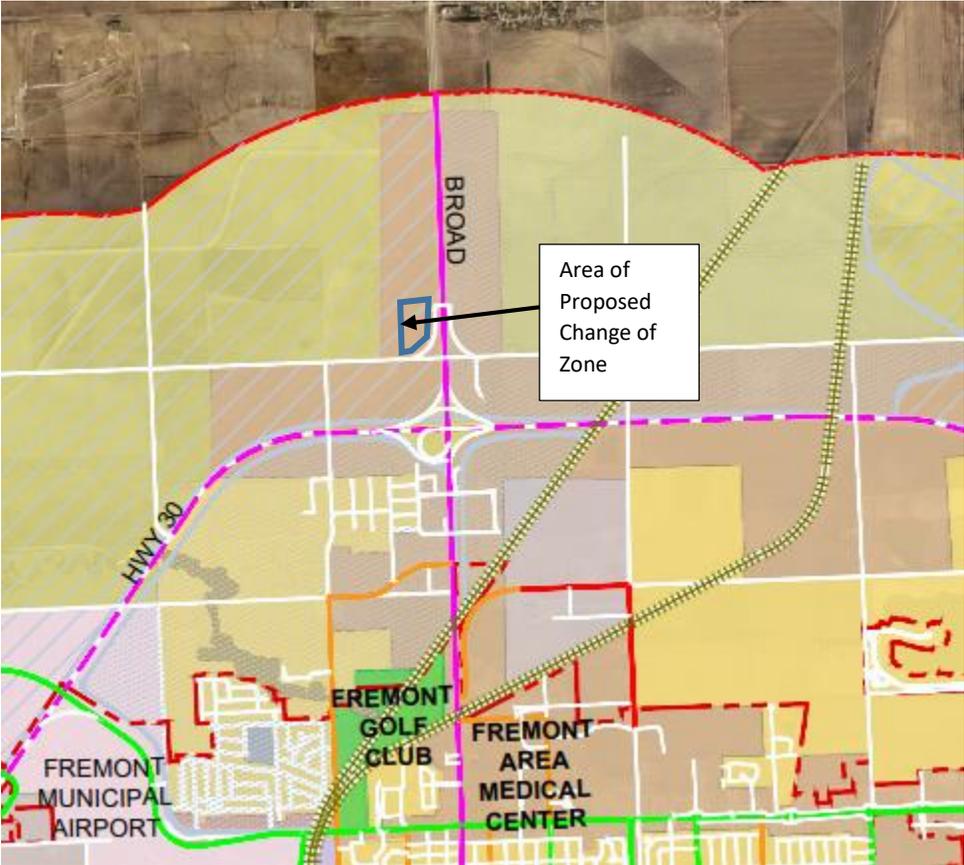
The Future Land Use Map from the Comprehensive Plan designates this area for future Commercial uses.

Commercial uses are appropriate for the area that is adjacent to the Highway 77-30-275 interchange.

Vicinity Map:



**Comprehensive Plan Designation:**





## ORDINANCE NO. 5540

**AN ORDINANCE OF THE CITY OF FREMONT, NEBRASKA, AMENDING ORDINANCE NO. 5427 AS IT PERTAINS TO THE ZONING MAP, TO REZONE THE PROPERTY GENERALLY DESCRIBED AS A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 8 EAST, FREMONT, NEBRASKA, FROM R RURAL TO GC GENERAL COMMERCIAL, PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council for the City of Fremont, Nebraska, seeks to promote the health, safety, morals, and the general welfare of the community; and

**WHEREAS**, a request for Zoning Change from R, Rural to GC, General Commercial was filed with the offices of the Department of Planning, City of Fremont (City) on property generally located at Highway 77/275 and W. County Road S; and

**WHEREAS**, a public hearing on the proposed Zoning Change was held by the Planning Commission on July 20, 2020, and subsequently by the City Council on July 28, 2020; and

**WHEREAS**, the City has determined that such proceedings were in compliance with the Blueprint for Tomorrow; Fremont Nebraska Comprehensive Plan; and

**WHEREAS**, the City has determined that such proceedings were in compliance with Neb. Rev. Stat. §19-904 pertaining to zoning regulations and restrictions;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:**

**SECTION I. ZONING.** That paragraph “b” of Article 406 of Ordinance No. 5427 as it pertains to the Official Zoning Map is changed to rezone the following described real estate, from R Rural to GC, General Commercial:

A parcel of land located in the SW1/4SW1/4 of Section 35, Township 18 North, Range 8 East of the 6<sup>th</sup> P.M., Dodge County, Nebraska, more particularly described as follows: Commencing at the southwest corner of said section; thence N87°43'31" E along the south line of said sw1/4sw1/4 a distance of 483.80 feet; thence N00°00'54"W a distance of 35.72 feet to a point on the Nebraska Department of Transportation Right-of-way as recorded in Book 227, page 993 in the Dodge County Register of Deeds Office, also being the point of beginning; thence continuing N00° 00'54"W a distance of 1232.33 feet; thence N87°43'31" a distance of 619.82 feet to a point on said Nebraska Department of Transportation right-of-way; thence S02°15'38"E along said Nebraska Department of Transportation right-of-way a distance of 503.30 feet; thence

continuing along said Nebraska Department of Transportation Right-of-way along a 730.94 foot radius curve to the right an arc length of 1085.25 feet, through a central angle of 85°04'07", having a chord bearing S40°16'26"W, and a chord length of 988.28 feet to the point of beginning; containing 15.62 acres, more or less.

**SECTION 2. REPEALER.** That part of the official zoning map referred to in Paragraph "b" of Article 406 of Ordinance No. 5427 or any other section of said ordinance in conflict with this ordinance is hereby repealed.

**SECTION 3. SEVERABILITY.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED THIS 25<sup>th</sup> DAY OF AUGUST, 2020

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Scott Getzschman, Mayor

ATTEST:

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Tyler Ficken, City Clerk

# Staff Report

**TO:** Mayor and City Council  
**FROM:** Jennifer McDuffee, Director of Human Resources  
**DATE:** August 25, 2020  
**SUBJECT:** 2020-2021 Government Salary Ordinance

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**Recommendation:** Hold second reading of Ordinance 5541

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## **Background:**

The approved contracts for IAFF and AFSCME provide for a 2.5% increase effective October 1, 2020. The approved contract for FOP provides for a 3.5% increase effective October 1, 2020.

Staff recommends a 2.5% increase for all other non-union city classifications and pay grades, which effects more than 40 employees.

## **Fiscal Impact:**

All costs have been accounted for in the budget.

**ORDINANCE NO. 5541**

An Ordinance of the City of Fremont, Nebraska pertaining to pay plan for officers and employees, repealing Ordinance No. 5533 and all other ordinances and parts of ordinances in conflict herewith; providing for publication in pamphlet form and providing for an effective date.

Be it ordained by the Mayor and City Council of Fremont, Nebraska:

**SECTION I.** That the following schedule of Pay Grades be used for pay purposes in place of those originally stated in all other ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SECTION II.** That the Class Title and Pay Grade of each non union position for the City shall be as follows:

	Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>Subsection A. Non Union Exempt</b>	City Administrator	45.5	77.6006	81.4807	85.5548	89.8325	94.3241	99.0403	103.9923	109.1919
	Assistant City Administrator-City	37.5	52.5214	55.1418	57.9031	60.7976	63.8398	67.0379	70.3912	73.9148
	Director of Public Works	34.0	44.2527	46.4660	48.7906	51.2333	53.7948	56.4817	59.3021	62.2704
	City Engineer	33.5	43.2091	45.3706	47.6357	50.0193	52.5214	55.1418	57.9031	60.7976
	Police Chief	33.0	42.1505	44.2527	46.4660	48.7906	51.2333	53.7948	56.4817	59.3021
	Fire Chief	31.0	38.2270	40.1441	42.1505	44.2527	46.4660	48.7906	51.2333	53.7948
	Director of Planning	30.5	37.3238	39.1893	41.1510	43.2091	45.3706	47.6357	50.0193	52.5214
	Director of Parks and Recreation	30.0	36.4060	38.2270	40.1441	42.1505	44.2527	46.4660	48.7906	51.2333
	Library Director	27.5	32.2457	33.8521	35.5472	37.3238	39.1893	41.1510	43.2091	45.3706
	Assistant Fire Chief	26.5	30.7132	32.2457	33.8521	35.5472	37.3238	39.1893	41.1510	43.2091
	Chief Building Inspector	26.5	30.7132	32.2457	33.8521	35.5472	37.3238	39.1893	41.1510	43.2091
	Civil Engineer	26.0	29.9584	31.4535	33.0229	34.6736	36.4060	38.2270	40.1441	42.1505
	City Clerk	25.5	29.2476	30.7132	32.2457	33.8521	35.5472	37.3238	39.1893	41.1510
	Superintendent of Public Services	25.5	29.2476	30.7132	32.2457	33.8521	35.5472	37.3238	39.1893	41.1510
	Recreation Superintendent	23.5	26.5234	27.8557	29.2476	30.7132	32.2457	33.8521	35.5472	37.3238
Director of Communications	21.0	23.4662	24.6435	25.8794	27.1749	28.5294	29.9584	31.4535	33.0229	

	Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>Subsection B. Non Union Hourly</b>	Police Lieutenant	27.0	31.4535	33.0229	34.6736	36.4060	38.2270	40.1441	42.1505	44.2527
	Executive Asst- Comm & Grants	23.5	26.5234	27.8557	29.2476	30.7132	32.2457	33.8521	35.5472	37.3238
	Park Maintenance Supervisor	23.0	25.8794	27.1749	28.5294	29.9584	31.4535	33.0229	34.6736	36.4060
	Building Inspector II	21.5	24.0584	25.2575	26.5234	27.8557	29.2476	30.7132	32.2457	33.8521
	Fire Captain/EMT-P	21.5	24.0584	25.2575	26.5234	27.8557	29.2476	30.7132	32.2457	33.8521
	Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
	IT Specialist-Library	21.5	24.0584	25.2575	26.5234	27.8557	29.2476	30.7132	32.2457	33.8521
	Automotive Maintenance Supv	21.0	23.4662	24.6435	25.8794	27.1749	28.5294	29.9584	31.4535	33.0229
	Street Construction Supervisor	21.0	23.4662	24.6435	25.8794	27.1749	28.5294	29.9584	31.4535	33.0229
	City Attorney Investigator	20.0	22.3485	23.4662	24.6435	25.8794	27.1749	28.5294	29.9584	31.4535
	Building Inspector I	19.5	21.8228	22.9111	24.0584	25.2575	26.5234	27.8557	29.2476	30.7132
	Library Technology Specialist	19.5	21.8228	22.9111	24.0584	25.2575	26.5234	27.8557	29.2476	30.7132
	Legal Secretary	18.0	20.2684	21.2824	22.3485	23.4662	24.6435	25.8794	27.1749	28.5294
	Human Resources Technician I	17.0	19.2984	20.2684	21.2824	22.3485	23.4662	24.6435	25.8794	27.1749
	Cemetery Sexton	16.5	18.8472	19.7945	20.7865	21.8228	22.9111	24.0584	25.2575	26.5234
	Events Maintenance Supervisor	16.5	18.8472	19.7945	20.7865	21.8228	22.9111	24.0584	25.2575	26.5234
	Evidence/Equipment Tech	16.5	18.8472	19.7945	20.7865	21.8228	22.9111	24.0584	25.2575	26.5234
	Senior Center Director	16.0	18.3731	19.2984	20.2684	21.2824	22.3485	23.4662	24.6435	25.8794
	Deputy City Clerk	15.5	17.9511	18.8472	19.7945	20.7865	21.8228	22.9111	24.0584	25.2575
	Senior Office Associate	15.0	17.4998	18.3731	19.2984	20.2684	21.2824	22.3485	23.4662	24.6435
	Dispatcher I- Part-time	HD1	16.5981	17.5050	18.4115	19.3183	20.2251	21.1317	22.0384	22.9453
	Transfer Station Cashier-Part-time	11.0	14.4054	15.1162	15.8713	16.6707	17.4998	18.3731	19.2984	20.2684
	Custodian- Part time	HT1	10.2573	10.7702	11.3087	11.8742	12.4678	13.0912	13.7457	14.4329
	Library Aide- Part time	HT1	10.2573	10.7702	11.3087	11.8742	12.4678	13.0912	13.7457	14.4329

<b>Subsection C. Temporary/ Seasonal Hourly</b>	Admissions Attendant	9:00-9:50
	Admissions Supervisor	9:00-10:00
	Aquatic Supervisor	10:00-12:00
	Concessions Attendant	9:00-9:50
	Concessions Supervisor	9:00-10:00
	Custodian Helper	9:00-10:55
	After Hour Custodian Helper	10:00-11:00
	Head Guard	9:00-12:00
	Head Water Safety Instructor	9:00-9:50
	Library Aide	9:00-10:25
	Lifeguard (w/CPO)	9:00-12:00
	Lifeguard I	9:00-11:00
	Lifeguard II	9:00-11:00
	Office Trainee	9:00-10:80
	Park Ranger	10:00-12:00
	Rec: Arts & Crafts Instructor	9:00-9:50
	Rec: Baseball/ Softball Instruct	9:00-9:50
	Recreation: Chief Instructor	9:00-10:00
	Recreation Leader	9:00-11:25
	Rec: Playground Asst Director	9:00-9:50
Recreation: Playground Director	9:00-10:00	
Recreation: Playground Leader	9:00-9:50	

Rec:Umpire/Scorekeeper Supv	9.00-9.50
Relief Dispatcher	10.50-12
Reserve Police Officer	15.00-20.00
Reserve Firefighter	9.00
Senior Center Assistant Manager	9.00-11.25
Splash Station: Head Maint	10.00-12.00
Splash Station: Maintenance Asst	9.00-12.00
City Utility Worker	9.00-12.70

<b>Subsection D.</b> Temporary and Part-Time Hourly	City Council Member	\$500/mo
	City Physician	\$50/mo
	City Prosecutor	\$377.75/mo
	Mayor	\$1000/mo
	Civil Defense Director	\$333/mo

**SECTION III.** That the Class Title and Pay Grade of each union position for the City shall be as follows:

	Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>Subsection E.</b> AFSCME Hourly	Engineering Associate II	23.0	25.8794	27.1749	28.5294	29.9584	31.4535	33.0229	34.6736	36.4060
	Librarian II	22.5	25.2575	26.5234	27.8557	29.2476	30.7132	32.2457	33.8521	35.5472
	Engineering Associate	22.0	24.6435	25.8794	27.1749	28.5294	29.9584	31.4535	33.0229	34.6736
	Librarian I	19.0	21.2824	22.3485	23.4662	24.6435	25.8794	27.1749	28.5294	29.9584
	Heavy Equipment Mechanic	18.5	20.7865	21.8228	22.9111	24.0584	25.2575	26.5234	27.8557	29.2476
	Equipment Mechanic I	17.5	19.7945	20.7865	21.8228	22.9111	24.0584	25.2575	26.5234	27.8557
	Maintenance Worker III	17.0	19.2984	20.2684	21.2824	22.3485	23.4662	24.6435	25.8794	27.1749
	Equipment Operator	16.5	18.8472	19.7945	20.7865	21.8228	22.9111	24.0584	25.2575	26.5234
	Maintenance Worker II	15.5	17.9511	18.8472	19.7945	20.7865	21.8228	22.9111	24.0584	25.2575
	Senior Office Associate	15.0	17.4998	18.3731	19.2984	20.2684	21.2824	22.3485	23.4662	24.6435
	Office Associate	13.5	16.2784	17.0925	17.9511	18.8472	19.7945	20.7865	21.8228	22.9111
	Library Assistant III	13.0	15.8713	16.6707	17.4998	18.3731	19.2984	20.2684	21.2824	22.3485
		Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
	Code Enforcement Assistant	11.5	14.7608	15.5011	16.2784	17.0925	17.9511	18.8472	19.7945	20.7865
	Library Assistant II	11.5	14.7608	15.5011	16.2784	17.0925	17.9511	18.8472	19.7945	20.7865
	Custodian	11.0	14.4054	15.1162	15.8713	16.6707	17.4998	18.3731	19.2984	20.2684
	Transfer Station Cashier	11.0	14.4054	15.1162	15.8713	16.6707	17.4998	18.3731	19.2984	20.2684
	Library Assistant I	8.0	12.4365	13.0581	13.7170	14.4054	15.1162	15.8713	16.6707	17.4998

	Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>Subsection F.</b> FOP Union	Police Sergeant	PS1	28.5850	29.8288	31.0726	32.3162	33.5600	34.8036	36.0476	37.2914
	Police Detective	PT1	23.7111	25.0229	26.3343	27.6464	28.9581	30.2698	31.5818	32.8933
	Police Officer	PO1	22.9370	24.1983	25.4593	26.7204	27.9813	29.2426	30.5036	31.7646
	Dispatcher I	PD1	16.9652	17.8920	18.8186	19.7453	20.6722	21.5989	22.5257	23.4526
	Dispatcher I- Lead	PD2	17.8430	18.7334	19.6768	20.6657	21.6997	22.7867	23.9263	25.1267

	Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>Subsection G.</b> IAFF Union	Fire Lieutenant/EMT-P or I *	FP6	20.4001	21.3251	22.2967	23.3149	24.3795	25.5024	26.6777	27.9113
	Firefighter/EMT-P or I *	FP5	17.6359	18.4217	19.2478	20.1140	21.0261	21.9842	22.9880	24.0378
	Firefighter/EMT	F05	15.4089	16.1797	16.9902	17.8401	18.7348	19.6747	20.6594	21.6894

**SECTION IV.** All ordinances and parts of ordinances in conflict herewith are repealed.

**SECTION V.** The above salary adjustments are effective October 1, 2020. Employees whose current pay is above their current pay grade shall have their salaries frozen.

**SECTION VI.** That this ordinance be effective from and after its passage and publication according to law.

**SECTION VII.** This ordinance shall be published in pamphlet form by the City Clerk.

**PASSED AND APPROVED THIS 8th DAY OF SEPTEMBER, 2020.**

\_\_\_\_\_  
Scott Getzschman, Mayor

**ATTEST:**

\_\_\_\_\_  
Tyler Ficken, City Clerk

# Staff Report

**TO:** Mayor and City Council  
**FROM:** Jennifer McDuffee, Director of Human Resources  
**DATE:** August 25, 2020  
**SUBJECT:** 2020-2021 Utility Salary Ordinance

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**Recommendation:** Hold second reading for Ordinance 5542

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**Background:**

The approved contract for IBEW provides for a 2.5% increase effective October 1, 2020. Staff recommends a 2.5% increase for all other non-union utility classifications and pay grades, which effects more than 40 employees.

**Fiscal Impact:**

All costs have been accounted for in the budget.

**ORDINANCE NO. 5542**

An Ordinance of the City of Fremont, Nebraska pertaining to pay plan for officers and employees, repealing Ordinance No. 5501 and all other ordinances and parts of ordinances in conflict herewith; providing for publication in pamphlet form and providing for an effective date.

Be it ordained by the Mayor and City Council of Fremont, Nebraska:

**SECTION I.** That the following schedule of Pay Grades be used for pay purposes in place of those originally stated in all other ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SECTION II.** That the Class Title and Pay Grade of each non union position for the City shall be as follows:

	Job Title	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>Non-union Exempt Classifications</b>	Assistant City Administrator - Utilities	40.0	59.3008	62.2692	65.3781	68.6500	72.0847	75.6896	79.4725	83.4401
	Power Plant Superintendent	37.5	52.5202	55.1405	57.9015	60.7960	63.8384	67.0363	70.3895	73.9132
	Director of Finance	35.5	47.6346	50.0182	52.5202	55.1405	57.9015	60.7960	63.8384	67.0363
	City Attorney	35.5	47.6346	50.0182	52.5202	55.1405	57.9015	60.7960	63.8384	67.0363
	Director of Electrical Engineering	33.0	42.1494	44.2517	46.4651	48.7894	51.2322	53.7933	56.4804	59.3008
	Mechanical Engineer	33.0	42.1494	44.2517	46.4651	48.7894	51.2322	53.7933	56.4804	59.3008
	Assistant Power Plant Supt	32.5	41.1501	43.2082	45.3693	47.6346	50.0182	52.5202	55.1405	57.9015
	Water/Wastewater Superintendent	32.5	41.1501	43.2082	45.3693	47.6346	50.0182	52.5202	55.1405	57.9015
	Administrative Services Director	31.5	39.1885	41.1501	43.2082	45.3693	47.6346	50.0182	52.5202	55.1405
	Director of Human Resources	31.5	39.1885	41.1501	43.2082	45.3693	47.6346	50.0182	52.5202	55.1405
	Director of Information Systems	31.5	39.1885	41.1501	43.2082	45.3693	47.6346	50.0182	52.5202	55.1405
	Distribution Superintendent	31.0	38.2260	40.1433	42.1494	44.2517	46.4651	48.7894	51.2322	53.7933
	Gas System Superintendent	30.0	36.4051	38.2260	40.1433	42.1494	44.2517	46.4651	48.7894	51.2322
	Senior Accountant	28.5	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082	45.3693	47.6346
	Wastewater Treatment Superintendent	27.5	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082	45.3693
	Network Systems Administrator	27.0	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433	42.1494	44.2517
	Accountant	26.5	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082
	Water and Sewer Superintendent	26.5	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082
Safety Manager	25.5	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	
Stores Supervisor	25.0	28.5287	29.9577	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433	

	Job Titles	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>Non Union Hourly</b>	Power Plant Electrical Supervisor	30.5	37.3230	39.1885	41.1501	43.2082	45.3693	47.6346	50.0182	52.5202
	Power Plant Maintenance Supervisor	30.0	36.4051	38.2260	40.1433	42.1494	44.2517	46.4651	48.7894	51.2322
	Power Plant Shift Supervisor	29.5	35.5462	37.3230	39.1885	41.1501	43.2082	45.3693	47.6346	50.0182
	Electric Metering and Service Supervisor	27.5	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082	45.3693
	Fuel Handling Supervisor	27.0	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433	42.1494	44.2517
	Line Crew Supervisor	27.0	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433	42.1494	44.2517
	Gas Crew Supervisor	26.5	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082
	Tree Trimming Supervisor	24.5	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885
	Water/Sewer Supervisor	24.0	27.1741	28.5287	29.9577	31.4528	33.0222	34.6729	36.4051	38.2260
	Wastewater Supervisor	24.0	27.1741	28.5287	29.9577	31.4528	33.0222	34.6729	36.4051	38.2260
	WWTP Laboratory Technician	22.0	24.6427	25.8789	27.1741	28.5287	29.9577	31.4528	33.0222	34.6729
	Network/PC Technician	21.5	24.0580	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450	33.8512
	Automotive Maintenance Supervisor	21.0	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577	31.4528	33.0222
	Human Resources Technician II	19.0	21.2818	22.3480	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577
	Accounting Associate	18.5	20.7859	21.8223	22.9105	24.0580	25.2569	26.5229	27.8552	29.2468
	Utility Office Associate II (3/4-time)	15.5	17.9507	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580	25.2569
	Accounting Assistant	15.0	17.4992	18.3728	19.2980	20.2678	21.2818	22.3480	23.4658	24.6427
	Custodian- 3/4 time	11.0	14.4051	15.1158	15.8706	16.6704	17.4992	18.3728	19.2980	20.2678

**SECTION III.** That the Class Title and Pay Grade of each union position for the City shall be as follows:

	Job Titles	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>IBEW Union Classifications</b>	Environmental Engineering Technician	27.5	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082	45.3693
	Power Plant Operator III	27.5	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082	45.3693
	Power Plant Statistical Technician II	27.5	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082	45.3693
	Instrument & Control Technician	27.0	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433	42.1494	44.2517
	Senior Engineering Associate	26.5	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501	43.2082
	Environmental Engineering Assistant	26.0	29.9577	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433	42.1494
	Power Plant Operator II	26.0	29.9577	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433	42.1494
	Electrician II	25.5	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501
	Senior Electrical Technician	25.5	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885	41.1501
	Lineworker First Class	25.0	28.5287	29.9577	31.4528	33.0222	34.6729	36.4051	38.2260	40.1433
	Gas Leak Surveyor	24.5	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885

	Job Titles	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
<b>IBEW Union Classifications</b>	Gas Service Worker	24.5	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885
	Measurement Technician	24.5	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885
	Power Plant Mechanic II	24.5	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885
	Power Plant Operator I	24.5	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230	39.1885
	Gas System Worker/Welder	23.5	26.5229	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462	37.3230
	Power Plant Statistical Technician I	23.0	25.8789	27.1741	28.5287	29.9577	31.4528	33.0222	34.6729	36.4051
	Corrosion Technician/ Drafter	22.5	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462

Fuel Handler	22.5	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462
Gas System Worker II	22.5	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450	33.8512	35.5462
Engineering Associate	22.0	24.6427	25.8789	27.1741	28.5287	29.9577	31.4528	33.0222	34.6729
Water Treatment Technician	22.0	24.6427	25.8789	27.1741	28.5287	29.9577	31.4528	33.0222	34.6729
Power Plant Mechanic I	21.5	24.0580	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450	33.8512
Wastewater Plant Mechanic II	21.5	24.0580	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450	33.8512
Lineworker Apprentice	21.0	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577	31.4528	33.0222
Utility Tree Trimmer	21.0	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577	31.4528	33.0222
Electrician I	20.5	22.9105	24.0580	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450
Gas System Worker I	20.5	22.9105	24.0580	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450
Water and Sewer Serviceworker II	20.5	22.9105	24.0580	25.2569	26.5229	27.8552	29.2468	30.7125	32.2450
Utility Equipment Mechanic II	20.0	22.3480	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577	31.4528
Stores Associate	19.0	21.2818	22.3480	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577
Wastewater Plant Mechanic I	19.0	21.2818	22.3480	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577
Utility Equipment Mechanic I	19.0	21.2818	22.3480	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577
Wastewater Plant Operator II	19.0	21.2818	22.3480	23.4658	24.6427	25.8789	27.1741	28.5287	29.9577
Customer Services- Lead	18.5	20.7859	21.8223	22.9105	24.0580	25.2569	26.5229	27.8552	29.2468
Water and Sewer Serviceworker I	18.5	20.7859	21.8223	22.9105	24.0580	25.2569	26.5229	27.8552	29.2468
Utility Maintenance Worker II	16.5	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580	25.2569	26.5229
Wastewater Plant Operator I	16.5	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580	25.2569	26.5229
Customer Billing Assistant	15.5	17.9507	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580	25.2569
Customer Services Associate	15.5	17.9507	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580	25.2569
Utility Office Associate II	15.5	17.9507	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580	25.2569
Utility Worker I	15.0	17.4992	18.3728	19.2980	20.2678	21.2818	22.3480	23.4658	24.6427
Customer Services Assistant	14.5	17.0922	17.9507	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580

Job Titles	Pay Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	
IBEW Union Classifications	Power Plant Service Worker	14.5	17.0922	17.9507	18.8466	19.7939	20.7859	21.8223	22.9105	24.0580
	Utility Office Associate I	14.0	16.6704	17.4992	18.3728	19.2980	20.2678	21.2818	22.3480	23.4658
	Custodian	11.0	14.4051	15.1158	15.8706	16.6704	17.4992	18.3728	19.2980	20.2678

Class Title	Hourly Wage
Temporary/ Seasonal Utility Worker	9.00 -18.00
Custodian- Part time	9.00 -12.70
Utility & Infrastructure Board Members	\$75/mo

**SECTION IV.** All ordinances and parts of ordinances in conflict herewith are repealed.

**SECTION V.** The above salary adjustments are effective October 1, 2020. Employees whose current pay is above their current pay grade shall have their salaries frozen.

**SECTION VI.** That this ordinance be effective from and after its passage and publication according to law.

**SECTION VII.** This ordinance shall be published in pamphlet form by the City Clerk.

**PASSED AND APPROVED THIS 8th DAY OF SEPTEMBER, 2020.**

\_\_\_\_\_  
Scott Getzschman, Mayor

**ATTEST:**

\_\_\_\_\_  
Tyler Ficken, City Clerk

## STAFF REPORT

TO: Honorable Mayor and City Council  
FROM: Shane Wimer, Assistant City Administrator  
DATE: August 25, 2020  
SUBJECT: General Election ballot question – Construction of Joint Law Enforcement Center

---

Recommendation: Move to approve Resolution 2020-174 approving ballot language for General Election question to issue negotiable bonds in the principal amount not to exceed Ten Million Three Hundred and Seventeen Thousand Dollars (\$10,317,000.00) for the purpose of constructing a Joint Law Enforcement Center.

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**Background:** On July 28, 2020 the City Council approved Resolution 2020-151 to proceed with additional professional architectural services in construction design and administration for the Joint Law Enforcement Center Project. This step allowed for a more accurate understanding of the design and cost of the project, so the public can make an informed decision at the ballot box on November 3, 2020. City staff worked with legal counsel at Baird Holm, LLC. to develop the ballot language.

The total cost of the project is estimated to be \$18,100,000, of which the City's portion is 57% or \$10,317,000. Dodge County will also be asking voters in November to approve issuing bonds for their portion of the project (\$7,783,000.00) too.

In addition to ballot language, the Resolution provides approval of the public notice and directs the City Clerk to certify the ballot language to the County Clerk (Election Commissioner) who will provide additional public notice and place the item on the ballot.

**Fiscal Impact:** The cost has been discussed with the County Clerk. At the primary election in 2018, three ballot questions cost the City approximately \$16,000. The cost for this year's general election is expected to be a similar cost.

**RESOLUTION 2020-174**

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

Section 1. That the Mayor and City Council of the City of Fremont, Nebraska place before the qualified electors of the City of Fremont at the General Election to be held on November 3, 2020, at which election there shall be submitted for their approval or rejection the following proposition to-wit:

“Shall the City of Fremont, Nebraska, issue its negotiable bonds in the principal amount of not to exceed Ten Million Three Hundred and Seventeen Thousand Dollars (\$10,317,000.00) for the purpose of construction of a Joint Law Enforcement Center on land owned by the City of Fremont and Dodge County; said bonds to be dated and become due and payable, both principal and interest, on such date or dates as may be fixed by the Mayor and Council of the City at the time of their issuance and to bear interest at such rate or rates as shall be determined by the Mayor and Council”; and

“Shall the City cause to be levied and collected annually a special levy of taxes on the taxable value of all the taxable property in the City sufficient to pay the principal of and interest on said bonds as such principal and interest become due?”

FOR said bonds and tax.

AGAINST said bonds and tax.

Section 2. The City Clerk shall cause notice of said election to be published in the *Fremont Tribune*, a legal newspaper published and of general circulation in said City for three successive weeks prior to the date of said election (4 consecutive weekly publications immediately preceding the date set for said election). The City Clerk shall also cause a copy of the official ballot to be published once in said paper not more 10 days nor less than 3 days prior to the date of said election. The notice calling the election shall be in substantially the following form:

NOTICE OF ELECTION  
CITY OF FREMONT  
DODGE COUNTY, NEBRASKA

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a resolution passed by the Mayor and Council of the City of Fremont, Nebraska, an election has been called and will be held in said City, on the 3rd day of November, 2020, to be held in conjunction with the statewide general election, at which the following question will be submitted to the qualified electors of the City for their approval or rejection:

“Shall the City of Fremont, Nebraska, issue its negotiable bonds in the principal amount of not to exceed Ten Million Three Hundred and Seventeen Thousand Dollars (\$10,317,000.00 ) for the purpose of construction of a Joint Law Enforcement Center on land owned by the City of Fremont and Dodge County; said bonds to be dated and become due and payable, both principal and interest, on such date or dates as may be fixed by the Mayor and Council of the City at the time of their issuance and to bear interest at such rate or rates as shall be determined by the Mayor and Council”; and

“Shall the City cause to be levied and collected annually a special levy of taxes on the taxable value of all the taxable property in the City sufficient to pay the principal of and interest on said bonds as such principal and interest become due?”

FOR said bonds and tax.

AGAINST said bonds and tax.

Voters desiring to vote in favor of the question shall blacken the oval preceding the words “FOR said bonds and tax” and voters desiring to vote against the question shall blacken the oval preceding the words “AGAINST said bonds and tax”.

The polls will be open at 8 o'clock A.M. and will continue open until 8 o'clock P.M. on the same day, and the voting places shall be the same voting places as are set for the statewide general election within said City. The voting places are accessible to individuals with physical mobility limitations.

Early voters' ballots and supplies can be obtained at the office of the County Clerk (Election Commissioner) as provided by law.

---

City Clerk

( S E A L )

**NOTE TO COUNTY CLERK/ELECTION COMMISSIONER: PUBLISH no less than 42 days prior to election: September 22, 2020**

**NOTE TO CITY: Publish weekly as follows: October 6, 2020, October 13, 2020, October 20, 2020 and October 27, 2020.**

Section 3. The City Clerk is hereby instructed to certify a copy of this resolution containing the proposition to the County Clerk (Election Commissioner) by September 1, 2020, and the County Clerk (Election Commissioner) is requested to submit the proposition at the election to be held on November 3, 2020. As required by Chapter 32, R.R.S. Neb. 2008, the County Clerk/Election Commissioner shall provide for publication of the Notice of Election in a newspaper designated by the County Clerk/Election Commissioner no later than forty-two days prior to the day of said election and such notice shall be posted in the office of the County Clerk/Election Commissioner no later than forty-two days prior to such date of election.

Section 4. The County Clerk (Election Commissioner) shall prepare the ballots and issue early voters' ballots and appoint the election officials conducting the election and shall also conduct the submission of the municipal matter or issue, including the receiving and counting of the ballots on the municipal matter or issue. The election returns shall be made to the County Clerk (Election Commissioner). The municipal ballots, including early voters' ballots, shall be counted and canvassed at the time and in the same manner as other ballots counted and canvassed. Upon completion of the canvass of the vote by the County canvassing board the County Clerk shall certify the election results to the governing body of the City.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

( S E A L )

SAMPLE BALLOT  
OFFICIAL MUNICIPAL BALLOT  
CITY OF FREMONT, NEBRASKA  
TUESDAY, November 3, 2020

“Shall the City of Fremont, Nebraska, issue its negotiable bonds in the principal amount of not to exceed Ten Million Three Hundred and Seventeen Thousand Dollars (\$10,317,000.00) for the purpose of construction of a Joint Law Enforcement Center on land owned by the City of Fremont and Dodge County; said bonds to be dated and become due and payable, both principal and interest, on such date or dates as may be fixed by the Mayor and Council of the City at the time of their issuance and to bear interest at such rate or rates as shall be determined by the Mayor and Council”; and

“Shall the City cause to be levied and collected annually a special levy of taxes on the taxable value of all the taxable property in the City sufficient to pay the principal of and interest on said bonds as such principal and interest become due?”

FOR said bonds and tax.

AGAINST said bonds and tax.

**NOTE: PUBLISH immediately before election:** Between October 24, 2020, and October 31, 2020

## **Ficken, Tyler**

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**From:** Yerger, Brad  
**Sent:** Monday, August 17, 2020 1:20 PM  
**To:** Ficken, Tyler  
**Subject:** Augut 25 City Coucnil Agenda Item

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Tyler,

Please add this agenda item to the Council's upcoming meeting on August 25.

### **YERGER AGENDA ITEM LANGUAGE:**

***"Animal Control – Citizen’s Advisory Board (ACCAB) monthly status report."***

### **INCLUDE THE FOLLOWING IN THE COUNCIL’S PACKET MATERIAL:**

#### **Motion Language:**

“Motion to require a recurring monthly City Council agenda item for the purpose of receiving and discussing the monthly status of the “Animal Control Contract” investigation being conducted by the newly formed Animal Control – Citizen’s Advisory Board (ACCAB); this status report is to be presented by the Board, and received and discussed at the City Council meeting; it shall be scheduled for the Council’s first meeting of every month, starting in September, 2020 and continuing until the Board completes its assigned task; that being the investigation of “Animal Control Contract” compliance matters.”

#### **Motion Rationale:**

This Board was formed in April 2020 and several months have now passed. Both the Council, and the public, need to be apprised of its progress. Getting a status update regularly from the ACCAB will afford the Council, and the public, a means to stay informed about the investigation’s progress and approach, as well as any concerns the Board may have regarding document discovery or production issues and/or agency/witness cooperation etc. Monthly agenda updates will also provide the Council an opportunity to pose questions and it will

afford the public a means to comment, add insight or current materials that may be considered useful to the Council or the Board regarding this investigation.

## STAFF REPORT

TO: Honorable Mayor and Fremont City Council  
FROM: Brian Newton, City Administrator  
DATE: August 25, 2020  
SUBJECT: Letter of Support for North Bend Drainage District Cutoff Ditch

---

**Recommendation:** Motion to approve the Letter of Support

---

### **Background:**

The North Bend Drainage District submitted a Hazard Mitigation Grant Program (HMGP) notice of interest to the Nebraska Emergency Management Agency (NEMA) for \$1.7 million to make improvements to the North Bend Cutoff Ditch. NEMA in turn asked the District to submit a full application, which is due September 1, 2020.

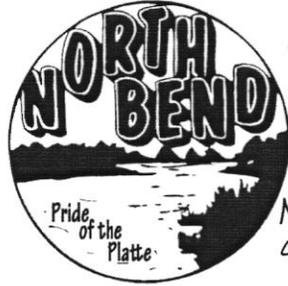
The full application must contain letters of support pledging funds for the required local match of 25% or \$425,000. The North Bend Drainage District, Dodge County, Lower Platte North NRD, and City of North Bend have agreed to submit letters of support and sign an Interlocal Agreement committing funds for the local match.

If the grant is awarded, the District will submit a grant request through the Housing and Community Development Act of 1974 as amended for the Small Cities Community Development Block Grant (CDBG) Program, to satisfy the 25% local match. While we are confident in getting the CDBG grant for the local match, the letter of support and Interlocal Agreement must be submitted with the application to NEMA identifying the sources of funds for the local match. Both the Interlocal Agreement as well as the Letter of Support suggest that the following governmental agencies pledge funds for the local match: North Bend Drainage District - \$25,000; Dodge County - \$100,000; Lower Platte North NRD - \$100,000; City of North Bend - \$100,000, and the City of Fremont - \$100,000.

This matter was discussed by the Joint Water Management Advisory Board at the August 4, 2020 meeting and the Board voted to recommend support for the project.

Staff recommends we mirror action by the City of North Bend, Dodge County, and Lower Platte North NRD to sign a Letter of Support pledging funds up to \$100,000 for the required local match, should a CDBG not be secured.

**Fiscal Impact:** If HMGP is awarded and CDBG funds are not secured, \$100,000.



City of North Bend  
CINOBEN@GPCOM.NET  
P.O. BOX 401  
607 MAIN STREET  
NORTH BEND, NE 68649-0401  
402•652•3584 FAX: 402•652•3591

August 18, 2020

Nebraska Emergency Management Agency  
2433 NW 24<sup>th</sup> Street  
Lincoln NE 68524

RE: North Bend Drainage District– Cutoff Ditch Improvements

To Whom it May Concern,

The North Bend Drainage District is requesting financial assistance through FEMA's Hazard Mitigation Grant Program to address drainage issues and more importantly, to mitigate the risks of Platte River flood events.

As part of the Joint Water Management Advisory Board, the City of North Bend has committed funding towards the local match of this project, as outlined in an Interlocal Agreement between members of the Joint Water Management Advisory Board. Funding outlined in the Interlocal Agreement will be available for the duration of this project. The City of North Bend approved the Interlocal Agreement on August 18, 2020 committing \$100,000, not to exceed \$100,000, towards the required local match of the project.

Dodge County, on behalf of the North Bend Drainage District, will be applying for a Community Development Block Grant, which may also cover a portion of the local share of the project. Should Dodge County not receive the block grant, the City of North Bend will contribute our share of the local match towards the project.

If you have any questions please feel free call me, at 402-652-3584.

Thank you.

Sincerely,

Rod Scott  
Mayor



# LOWER PLATTE NORTH Natural Resources District

PO Box 126 511 Commercial Park Road Wahoo, NE 68066  
Phone 402.443.4675 Fax 402.443.5339  
lpnrd@lpnrd.org www.lpnrd.org

August 17, 2020

Nebraska Emergency Management Agency  
2433 NW 24<sup>th</sup> Street  
Lincoln NE 68524

RE: North Bend Drainage District– Cutoff Ditch Improvements

To Whom it May Concern,

The North Bend Drainage District is requesting financial assistance through FEMA's Hazard Mitigation Grant Program to address drainage issues and more importantly, to mitigate the risks of Platte River flood events.

As part of the Joint Water Management Advisory Board, Lower Platte North Natural Resources District (LPNNRD) is budgeting up to a maximum \$100,000 for the North Bend Drainage District Improvement Project in FY 2021. LPNNRD's final contribution is contingent on the amount of grant assistance and other partner funding contributions secured for the project. Funding and other responsibilities will be outlined in an Interlocal Agreement between JWMAB members to include the North Bend Drainage District, Dodge County, City of Fremont, and LPNNRD. Funding outlined in the Interlocal Agreement will be available for the duration of this project.

Dodge County, on behalf of the North Bend Drainage District, will be applying for a Community Development Block Grant, which may also cover a portion of the local share of the project. Should Dodge County not receive the block grant, LPNNRD will contribute up to our maximum share toward the local match for the project.

If you have any questions, please feel free call the LPNNRD Office at 402-443-4675.

Sincerely,

Tom Mountford, Assistant General Manager  
Lower Platte North Natural Resources District



# Dodge County Board of Supervisors



435 North Park, Fremont Nebraska 68025

August 12 2020  
Nebraska Emergency Management Agency  
2433 NW 24th Street  
Lincoln NE 68524

RE: North Bend Drainage District- Cutoff Ditch Improvements

To Whom it May Concern,  
North Bend Drainage District is requesting financial assistance through FEMA's Hazard Mitigation Grant Program, to improve the North Bend Cut Off Ditch addressing drainage issues and mitigate flood risk.

As part of the Joint Water Management Advisory Board, Dodge County is committed to funding the local share of this project as outlined in an interlocal agreement between members of the Joint Water Management Advisory Board. Funding outlined in the Interlocal Agreement will be available for the duration of this project. Dodge County approved the Interlocal Agreement on August 12th, 2020, committing \$100,000.00, not to exceed \$100,000.00, towards the required local match of the project.

Dodge County, on behalf of the North Bend Drainage District, will be applying for a Community Development Block Grant, which may also cover a portion of the local share of the project. Should Dodge County not receive the block grant, Dodge County will contribute our share of the local match towards the project.

If you have any questions please call Tom Smith, the County's Emergency Management Director, at 402-727-2785. Thank you.

Sincerely,

Chair, Dodge County  
Board of Supervisors



Bob Missel, Chairman  
Lon Strand, Vice-  
Chairman  
David W. Saalfeld  
Doug Backens



## STAFF REPORT

TO: Honorable Mayor and Fremont City Council  
FROM: Brian Newton, City Administrator  
DATE: August 25, 2020  
SUBJECT: Interlocal Agreement for North Bend Drainage District Cutoff Ditch

---

**Recommendation:** Motion to approve Resolution 2020-175

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### **Background:**

The North Bend Drainage District submitted a Hazard Mitigation Grant Program (HMGP) notice of interest to the Nebraska Emergency Management Agency (NEMA) for \$1.7 million to make improvements to the North Bend Cutoff Ditch. NEMA in turn asked the District to submit a full application, which is due September 1, 2020.

The local match requirement for the HMGP is 25% or \$425,000. If the grant is awarded, the District will submit a grant request through the Community Development Block Grant Disaster Relief (CDBG-DR) Program, to satisfy the 25% local match. While we are confident in getting the CDBG-DR grant for the local match, the application to NEMA must identify the sources of funds for the local match. The Interlocal Agreement as well as the Letter of Support suggest that the following governmental agencies pledge funds for the local match: North Bend Drainage District - \$25,000; Dodge County - \$100,000; Lower Platte North NRD - \$100,000; City of North Bend - \$100,000, and the City of Fremont - \$100,000.

This matter was discussed by the Joint Water Management Advisory Board at the August 4, 2020 meeting and the Board voted to recommend support for the project.

Staff recommends we mirror action by the City of North Bend and Dodge County to pledge funds up to \$100,000 for the required local match, should CDBG funds not be secured.

**Fiscal Impact:** If HMGP is awarded and CDBG funds are not secured, \$100,000.

**INTERLOCAL COOPERATION ACT AGREEMENT  
NORTH BEND DRAINAGE DITCH IMPROVEMENTS  
FOR  
LOWER PLATTE NORTH NATURAL RESOURCES DISTRICT  
DODGE COUNTY  
CITY OF FREMONT  
CITY OF NORTH BEND  
NORTH BEND DRAINAGE DISTRICT**

This Agreement (hereinafter named "Agreement") is made by and among the following Parties (all are political subdivisions of the State of Nebraska):

Lower Platte North Natural Resources District  
Dodge County  
City of Fremont  
City of North Bend  
North Bend Drainage District

The parties hereinafter being referred to individually as "Partner" and collectively as "Partners".

WHEREAS:

Flooding and resulting damages from winter ice jams and seasonal rainstorms frequently occur along the Lower Platte River corridor. Protection measures against flooding damages located along the Platte River include three drainage ditches that were built to collect and divert Platte River flood waters back to the Platte River. The North Bend Drainage Ditch is one of three ditches. The drainage ditch, approximately four miles in length, protects the City of North Bend, Riverview Shores and other residential developments around North Bend, as well as the City of Fremont and many acres agricultural cropland located in Dodge County.

The North Bend Drainage District has applied for FEMA/NEMA Hazard Mitigation grant assistance, up to \$1.7 million, to assist the District in increasing the level of protection provided by the North Bend Drainage Ditch by deepening the ditch and raising the height of ditch bank.

The Partners desire to enter into an Interlocal Agreement to pledge support for the project and to share the required local match of 25% or up to \$425,000.

THEREFORE, in consideration of the foregoing recitals and their mutual covenants hereinafter expressed, the Partners agree as follows:

**1. Authority:**

The Partners desire to work together to make improvements to the North Bend Drainage Ditch and to make the most efficient use of their respective powers by cooperating on a basis of mutual advantage under the auspices of the Interlocal Cooperation Act (Neb. Rev. Stat. §§ 13-801 to 13-827). In furtherance of this cooperative effort the Parties desire to enter into this Interlocal Agreement with one another for joint and cooperative action for any power or powers, privileges or authorities exercised or capable of exercise individually by them as public agencies under the Interlocal Cooperation Act.

**2. Funding for Improvements to the North Bend Drainage Ditch:**

The Partners agree to share the maximum local cost estimated at \$425,000, for improvements to the North Bend Drainage Ditch in the following proportions:

City of North Bend - \$100,000  
Dodge County - \$100,000  
Lower Platte North NRD - \$100,000  
City of Fremont - \$100,000  
North Bend Drainage Ditch - \$25,000

It is anticipated that the Partners may receive NEMA/FEMA grant assistance, reimbursable up to \$1,275,000 (75%), based on the total maximum estimated project cost. Dodge County would be the subgrantee and fiscal agent for the NEMA/FEMA grant, if received.

The North Bend Drainage District will issue Requests for Proposals for engineering and improvement work and take the lead for making the improvements to the ditch. If the NEMA/FEMA grant is approved, the North Bend Drainage District will submit expenses to the County for 75% reimbursement and bill each Partner for their monetary share (shown above) of the remaining 25%, minus any contributed in-kind credit.

**3. Effective Date:**

This Agreement becomes effective upon execution by all Partners. The original copy of this Agreement will be maintained as part of the records of LPNNRD, with a copy being provided to each of the Partners. The Agreement may be signed in counterparts, as necessary.

**4. Duration of Agreement:**

This Agreement shall extend from the date of execution by all Partners and will remain in effect, unless mutually or individually terminated by one or more of the Partners upon an advance 90 day written notice.

**5. Amendments and Addendums of Agreement:**

This Agreement may be amended, or Addendums added, subject to approval by all Partners.

**6. Indemnification:**

The Partners assume no liability under this Agreement unless expressly accepted herein. Each party agrees to defend the other from and against all liabilities, obligations, losses, damages, claims, and demands arising from the acts of its respective officers, agents, or employees.

**IN WITNESS WHEREOF**, each Partner has caused this Agreement to be executed by its duly authorized officer as of the date and year.

**Lower Platte North Natural Resources District**

By: \_\_\_\_\_  
Board Chairperson

Date: \_\_\_\_\_

**City of North Bend**

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

Dodge County

By: Bob Misner  
Chairman, Board of Supervisors

Date: 8/12/20

**City of Fremont**

By: \_\_\_\_\_  
Scott Getzschman, Mayor

Date: \_\_\_\_\_

**North Bend Drainage District**

By: \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

**RESOLUTON 2020-175**

**A Resolution of the City Council of the City of Fremont, authorizing the Mayor to execute an Interlocal Agreement committing the City to a share of the local match for a grant to the North Bend Drainage District for improvements to the North Bend Cutoff Ditch.**

**WHEREAS**, the North Bend Drainage District has been prioritized to apply to Nebraska Emergency Management Agency for a grant through the Hazard Mitigation Grant Program (HMGP) for improvements to the North Bend Cutoff Ditch; and,

**WHEREAS**, the estimated project costs are \$1.7 million. The HMGP funds, if awarded, will reimburse 75% or \$1.275 million with a required local match of 25% or \$425,000; and,

**WHEREAS**, the North Bend Drainage District, Dodge County, Lower Platte North NRD, City of North Bend, and the City of Fremont have agreed to pledge funds towards the local match (Dodge County, Lower Platte North NRD, City of North Bend, and City of Fremont pledged \$100,000 each, and North Bend Drainage District \$25,000); and,

**WHEREAS**, if the HMGP funds are awarded, the North Bend Drainage District will apply to the Community Development Block Grant Disaster Relief (CDBG-DR) Program, to satisfy the 25% local match.

**NOW THEREFORE BE IT RESOLVED BY** the Mayor and City Council authorizing the Mayor to sign an Interlocal Agreement committing up to \$100,000 as the City's share of the HMGP local match for improvements to the North Bend Cutoff Ditch, if awarded, but only if the North Bend Drainage District is unsuccessful in obtaining CDBG funds for the local match.

Passed and approved this 25<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Tyler Ficken, City Clerk

## STAFF REPORT

TO: Honorable Mayor and City Council

FROM: Jennifer McDuffee – Director of Human Resources

DATE: August 25, 2020

SUBJECT: Medical and Dental Insurance Administrative Services Renewal Confirmation

Recommendation: Motion to extend medical & dental insurance plan administrative services with Blue Cross Blue Shield of Nebraska.
---

**Background:** The City has retained IMA Inc. as our insurance broker for a number of years. The attached letter from IMA Inc. outlines their recommendation to renew our plan administration and stop loss coverage with Blue Cross Blue Shield of Nebraska (BCBSNE). BCBSNE premiums for administrative services will be approximately \$12,000 (based on current enrollments) more than our current plan year.

BCBSNE requires that we confirm our renewal to lock in the quoted rates. Agreements will be drafted after confirmation of renewal is provided to BCBSNE.

**Fiscal Impact:** The cost of the medical and dental administration is estimated at \$162,845 for the next fiscal year (based on current enrollments).

This amount has been accounted for in the budget.



August 18, 2020

Jennifer McDuffee  
Director of Human Resources  
400 E Military Avenue  
Fremont, NE 68025

RE: Medical Renewal

Jennifer,

The City of Fremont currently contracts with Blue Cross Blue Shield of Nebraska (BCBS-NE) for your medical and dental coverage. This letter will summarize the details of the October 1, 2020 renewal.

#### **MARKETING EFFORTS**

IMA did not market the administrative services for medical and dental coverage this year. This decision was made because a change to a different vendor would require the City of Fremont to move away from the Blue Cross Blue Shield provider network, as other vendors would be unable to gain access to BCBS network for the group. Additionally, cost savings offered by other vendors would be reduced or outweighed by the cost involved in implementation and transferring the group's information to a new vendor.

Since the City of Fremont has been satisfied with the administrative services and network offered by BCBS and the renewal rates offered by BCBS are considered reasonable, IMA does not recommend moving from BCBS.

#### **ADMINISTRATIVE FEE RENEWAL**

BCBS-NE proposed an increase to the medical administrative fee of 12.8%. Through negotiations, IMA was able to reduce the administrative fee for 2020-2021 and offer the City of Fremont two renewal options. IMA recommends Option B:

Option A: A 1-year contract with a 5% increase to the 2020-2021 Administrative Fee

Option B: A 2-year contract with a 2% increase to the 2020-2021 Administrative Fee with an additional 2% increase to the 2021-2022 Administrative Fee

The Dental Administrative Fee was a flat renewal and will not change for the 2020-2021 plan year.

#### **CLAIMS PROJECTION**

After reviewing past claims experience, large claims and anticipated increases for the new plan year, IMA projected an expected claims increase of +6.3% or approximately \$289,000.

The overall projected Med/Rx plan cost increase is approximately +6.7% and includes projected medical and Rx claims increases, Medical administrative fees and Stop Loss premiums. All totals are estimated based upon June 2020 enrollment of 253.

Thank you for your continued partnership with IMA.

Sincerely,

Laura Earley  
Account Executive  
IMA Financial Group

## STAFF REPORT

TO: Honorable Mayor and City Council

FROM: Jennifer McDuffee – Director of Human Resources

DATE: August 25, 2020

SUBJECT: Medical Insurance Stop Loss Coverage Confirmation

Recommendation: Motion to confirm stop loss coverage with SunLife at \$200,000 Individual Stop Loss and \$50,000 Aggregate Stop Loss.
---

**Background:** Blue Cross Blue Shield of Nebraska currently provides our stop loss coverage for medical insurance, but is discontinuing their reinsurance line of business. Staff has worked with IMA Inc. (the City's employee insurance broker) to find another reinsurance carrier.

IMA contacted the preferred carriers for BCBSNE for quotes. BCS declined to quote and HM refused to provide coverage for all members while increasing premiums more than 15%. IMA then took the plan to market and was able to obtain a more favorable quote from SunLife.

The attached letter from IMA Inc. outlines their recommendation to contract our stop loss coverage with SunLife and reduce our potential liability/risk by lowering the Individual Stop Loss coverage to \$200,000 and the Aggregate Stop Loss coverage to \$50,000.

SunLife's quote to continue our current level of coverage at \$225,000 Individual Stop Loss and \$100,000 Aggregate Stop Loss was slightly higher than the reduced coverage.

SunLife requires that we confirm our acceptance of the quote to lock in the quoted rates. Agreements will be drafted at a later date.

**Fiscal Impact:** The cost of stop loss coverage is estimated at \$459,848 for the next fiscal year (based on current enrollment) for a \$200,000 specific deductible with an additional aggregating specific deductible of \$50,000.

The increase in expected expenses fits within the budgeted amounts for the next fiscal year.



July 17, 2019

Jennifer McDuffee  
Director of Human Resources  
400 E Military Avenue  
Fremont, NE 68025

RE: 2020 Stop Loss Renewal Summary

Jennifer,

The City of Fremont contracts with Blue Cross Blue Shield of Nebraska for Stop Loss protection and this letter will summarize the details of the October 1, 2020 renewal for both Individual and Aggregate Stop Loss coverage.

### **Marketing Efforts**

Effective 2020, Blue Cross Blue Shield of Nebraska is no longer providing Stop Loss coverage. They moved all coverages to HM. There are two lasered claimants on the plan that HM would not agree to cover. As a result, IMA went to market to bid for a new stop loss carrier to ensure we were receiving competitive pricing as well as coverage for the two lasered claimants.

BCBS of Nebraska has two preferred Stop Loss Vendors:

- HM: Their initial renewal for 2020-2021 came it at an increase of +17.7%. They also identified two individuals they refused to cover, and the additional potential liability could run several million dollars.
- BCS: Declined to Quote

IMA then went to bid with their preferred vendors: Berkley, Optum, QBE, Sun Life, Swiss Re, Symetra, and Voya.

Berkley, Optum, QBE and SwissRe: Declined to Quote

Voya: Provided a competitive quote, but higher than Sun Life

Symetra: Conditional lasers that could increase to \$3 million

As a result, IMA recommended moving forward with one of the two quotes provided by SunLife. The first quote was to stay "as is" at a \$100K Aggregating Specific Deductible. The second quote was to move to a \$200K Individual Deductible with a \$50K Aggregate Specific Deductible. This \$200K/\$50K option came in priced lower than the "as is" proposal.

### **Renewal Analysis**

After reviewing the claims impact, IMA is recommending that the City move to Sun Life with a \$200K Individual Stop Loss Deductible and a \$50K Aggregate Specific Deductible.

Sun Life's proposal continues to include 2 lasers:

Laser A - \$350,000

Laser B - \$615,000

The overall Med/Rx renewal cost increase is projected at +6.7%. As a part of that, the total expected premium for SunLife Stop Loss coverage at the \$200K deductible with \$50K aggregate specific is \$459,848. This change to SunLife will also result in an additional \$3.00 PEPM "Non-Preferred" Stop Loss Vendor Fee, which has been accounted for in the administrative fee quotes.

All totals assume June 2020 enrollment of 253.

Sincerely,

Laura Earley  
Account Executive  
IMA Financial Group