

**Crete City Council Regular Meeting**  
**Tuesday, April 4, 2023 6:00 PM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

**1. Open Meeting**

- In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Council Chambers.
- Items listed on the agenda may be considered in any order.
- Please stand for the Pledge of Allegiance.

**2. Roll Call**

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

**3. Consent Agenda**

- All items listed on the consent agenda will be approved by one motion and vote. No separate discussion of these items will occur unless the Mayor, a Councilmember, or a citizen so requests. If such a request is made, the item will be moved out of the consent agenda and considered separately.

**3.A. Approve Meeting Minutes**

- 3.A.1. March 21, 2023 City Council Meeting
- 3.A.2. March 21, 2023 Public Safety Committee Meeting
- 3.A.3. March 21, 2023 Personnel Committee Meeting
- 3.A.4. March 21, 2023 Legislative Development Committee Meeting
- 3.A.5. March 21, 2023 Finance Committee Meeting

**3.B. Accept the City Treasurer's Report**

**3.C. Approve the Payment of Claims Against the City**

**4. Items of Business**

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

**4.A. Adjourn City Council to a meeting of the Community Development Agency (CDA).**

- 4.A.1. Consider Resolution CDA23-01: Recommending the approval of a blight and substandard declaration and general redevelopment plan pursuant to the Nebraska Community Development Law.
- 4.A.2. Adjourn the CDA to the City Council meeting.

**4.B. Public Hearing to hear testimony in favor of and/or opposition to the declaration of an area of the City (the "Subject Area") as blighted and substandard and in need of redevelopment pursuant to the Nebraska Community Development Law.**

- 4.B.1. Consider Resolution 2023-06: Declaring a portion of the City of Crete, Nebraska to be blighted and substandard.
- 4.C. Public Hearing to hear testimony in favor of and/or opposition to action on a general redevelopment plan for the Subject Area.
- 4.C.1. Consider Resolution 2023-07: Approving a general redevelopment plan for the City of Crete, Nebraska.
- 4.D. Consider on first reading Ordinance 2168: An ordinance to annex Area #1 into the corporate limits of the City of Crete, Nebraska.
- 4.E. Resolution 2023-05 Annexation Area #5
- 4.F. Consider the Prohibited Animal Exception Application for 4H Horse Shows.
- 4.G. Consider an application for LB840 Economic Development funding for Isis Theater Renovation by BRAC.
- 4.H. Consider an application for LB840 Economic Development funding for a marquee at The 1206.
- 4.I. Consider an ambulance rate increase.
- 4.J. Consider the purchase of 5 sets of turnout gear for the Fire Department at a cost of \$18,515.
- 4.K. Consider Fire Department tanker repairs in the amount of \$4,342.65.
- 4.L. Consider amending the Master Fee Schedule to change pool party rates.
- 4.M. Consider a bid to make park improvements on the site of the old library.
- 4.N. Consider authorizing the Police Department to apply for a mini-grant to participate in "Click it or Ticket".
- 4.O. Request of Eugene Wit to address the City Council.
- 4.P. Consider deeding the Sertoma building at Tuxedo Park to the Saline County Ag Society.
5. **Petitions - Communications - Citizen Concerns**
- Citizen testimony may be limited to 3 minutes per person.
  - Please do not repeat testimony that has already be heard.
  - No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.
6. **Officers' Reports**
- Reports may be given by Officers, Departments, Committees, or Councilmembers concerning the current operations of the City.
  - No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.
7. **Adjournment**

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).



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## **CITY COUNCIL REGULAR MEETING**

March 21, 2023 at 6:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### **MINUTES**

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

#### **1. Open Meeting**

#### **2. Roll Call**

Kyle Frans: Absent  
Travis Sears: Absent  
Tom Crisman: Present  
Jack Oelschlager: Present  
Dan Papik: Present  
Dale Strehle: Present

Present: 4, Absent: 2.

#### **3. Consent Agenda**

Approve consent agenda as presented. Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

#### **3.A. Approve Meeting Minutes**

**3.A.1. February 7, 2023 Public Works Committee Meeting minutes**

**3.A.2. February 21, 2023 Public Works Committee Meeting minutes**

**3.A.3. March 7, 2023 Legislative & Economic Development Committee Meeting minutes**

- 3.A.4. March 7, 2023 Public Safety Committee Meeting minutes**
- 3.A.5. March 7, 2023 Personnel Committee Meeting minutes**
- 3.A.6. March 7, 2023 Finance Committee Meeting minutes**
- 3.A.7. March 7, 2023 City Council Meeting minutes**
- 3.B. Accept the City Treasurer's Report**
- 3.C. Approve the Payment of Claims Against the City**
- 3.D. Mayor's appointment of Dan Papik to the Public Works Committee.**

**4. Items of Business**

**4.A. Consider approving payment of claims to Crete Ace Hardware in the amount of \$3,161.37.**

Council member Papik declared a conflict of interest and could not vote on this item. City Administrator Tom Ourada stated that Mayor Bauer could cast a vote to form a quorum.

Approve payment of claims to Crete Ace Hardware in the amount of \$3,161.37 with the Mayor voting to make a quorum. Carried with a motion by Dale Strehle and a second by Tom Crisman.

Dan Papik: Abstain (With Conflict), Tom Crisman: Aye, Jack Oelschlager: Aye, Dale Strehle: Aye; Mayor Bauer: Aye.

Aye: 4, No: 0, Abstain (With Conflict): 1

**4.B. Accept the resignation of City Council member Travis Sears and authorize the publication of a City Council vacancy in Ward 1.**

Mayor Bauer stated Travis Sears is moving out of the city and will be vacating his position on the city council. The position will be advertised.

Accept the resignation of City Council member Travis Sears and authorize the publication of a City Council vacancy in Ward 1. Carried with a motion by Jack Oelschlager and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 4, No: 0

**4.C. Consider enacting Ordinance 2164: An ordinance to annex Area #6 into the corporate limits of the City of Crete.**

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA TO ANNEX CERTAIN LAND INTO THE CORPORATE LIMITS OF THE CITY OF CRETE, NEBRASKA; AND RELATED MATTERS.**

Approve Ordinance 2164 on the third reading. Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 4, No: 0

Approve Ordinance 2164 on final reading. Carried with a motion by Dale Strehle and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye

Aye: 4, No: 0

**4.D. Consider enacting Ordinance 2167: An ordinance amending wages and salaries.**

City Administrator Ourada explained this item will change the Recreation Swim Team Coach to align with the Pool Manager wage scale. This item was recommended by the Personnel Committee. City Clerk Wilcox read the Ordinance by title.

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO WAGES AND SALARIES; TO AMEND THE CITY OF CRETE OFFICERS AND NON-BARGAINING UNIT EMPLOYEE SALARY AND WAGE EXHIBIT.**

Introduce Ordinance 2167 and waive the rules that it be read on three different days. Carried with a motion by Tom Crisman and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

Approve Ordinance 2167 on final reading. Carried with a motion by Tom Crisman and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

**4.E. Consider authorizing the Police Department to apply for a Highway Safety Grant for a computer.**

Police Chief Young explained this grant will purchase two computers, printers, and scanners to replace the Data911 system in a current patrol car and a set of equipment for a new patrol car. Council member Oelschlager stated that the Public Safety Committee discussed this item and it's their recommendation to approve it.

Authorize the Police Department to apply for a Highway Safety Grant for a computer. Carried with a motion by Jack Oelschlager and a second by Tom Crisman.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

**4.F. Consider approving an agreement with JEO for services related to Solar Farm development at a cost of an estimated \$23,000.**

City Administrator Ourada explained this will cover basic services with a small engineering contract between the city and JEO relating to the Sandhills solar array; to include power load studies for Nebraska Public Power and preliminary designs for switchgear and a transformer. Council member Oelschlager stated this item went to the Finance Committee and it's their recommendation they approve it.

Approve an agreement with JEO for services related to Solar Farm development at a cost of an estimated \$23,000. Carried with a motion by Jack Oelschlager and a second by Tom Crisman.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

**4.G. Consider a lease agreement with Allo to store equipment and materials on the City property at 9th Street and Pine Avenue.**

City Administrator Ourada explained the city offered the space to Allo and they provided a draft lease agreement, which was revised by City Attorney Allison Janecek Borer. Council member Oelschlager stated this item was reviewed by the Finance Committee and it's their recommendation it be approved.

Approve a lease agreement with Allo to store equipment and materials on the City property at 9th Street and Pine Avenue. Carried with a motion by Jack Oelschlager and a second by Tom Crisman.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

#### **4.H. Consider action on a property owner's request to vacate Locust Street.**

Council member Oelschlager stated that the Public Safety Committee met and it's their recommendation this item be tabled until further communication from the parties involved.

Consider action on a property owner's request to vacate Locust Street. Carried with a motion by Jack Oelschlager and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

### **5. Petitions - Communications - Citizen Concerns**

#### **6. Officers' Reports**

- Joy Stevenson, Library Director, answered a question from Mayor Bauer about current donation collections going on at the library through March: 1.) long sleeve shirts for migrant farm workers; and 2.) diaper drive.
- Wendy Thomas, Human Resources Director, introduced two new city employees, Marilyn Schacht, who will be acting Community Assistance Director, and Pual Lopez, who is the new Wastewater Superintendent.
- Tom Crisman, Council Member Ward II, asked about Burlington trains blocking every crossing at times through town. City Administrator Ourada said this is an issue the city communicates to Burlington often; the police department has experience with issuing tickets with no results. Mayor Bauer said the city has checked on it and made many calls; Burlington has also told the city they will fix their other crossings and still hasn't. The city will continue to relay the issues to Burlington.
- City Administrator Ourada mentioned there is an outstanding City Park project bid; Mayor Bauer referred it to the Park and Recreation Committee for review. He also mentioned the Saline County Commissioners did pass the RTSD (Railway Transportation Safety District-the new county attorney is about ready to work on it from a county level. This can benefit not only the county, but crossings blocked. He also shared the frustration other city administrators have with dealing with this issue in their communities. Ourada also mentioned there is one LB840 application for the Legislative and Economic Development Committee. We will work on it and meet with the committee.

#### **6.A. Mayor Dave Bauer will present Police Officer Jeff Kramer with a Life Saving Award.**

Police Chief Gary Young said he is proud of each and every individual officer, department's administrative assistant and code enforcement officer for the work they do. He then read a narrative explaining the lifesaving efforts of Officer Jeff Kramer who, while on duty, was flagged down by two children and saved the life of a woman who was having seizures. Kramer also cared for the children and arranged transportation for them. Mayor Bauer presented Police Officer Jeff Kramer with a Life Saving Award, stating, this is what's all about these types of events tell him the right officers are in place.

**6.B. Combined Planning Commission and City Council meeting on April 18, 2023 in the Library Community Room at 6:00pm.**

Mayor Dave Bauer explained that the Planning Commission and City Council meeting will be combined on April 18th 2023 in the Library Community Room at 6:00pm.

Approve Combined Planning Commission and City Council meeting on April 18, 2023 in the Library Community Room at 6:00pm. Carried with a motion by Dan Papik and a second by Dale Strehle.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye, Dale Strehle: Aye  
Aye: 4, No: 0

**7. Adjournment**

\_\_\_\_\_  
Mayor

(SEAL)

\_\_\_\_\_  
City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

\_\_\_\_\_  
City Clerk-Treasurer (S E A L)

**CITY COUNCIL****CLAIMS PAID**

<b>PAYEE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
BAUER INSURANCE INC	POLICY RENEWAL	\$2,890.00
CITY REVENUE FUND	SALES TAX	\$125.19
CRETE ACE HARDWARE	SUPPLIES	\$184.62
NORRIS PUBLIC POWER DISTRICT	ELECTRICITY	\$1,348.74
PO'S REPAIR	WIND SOCK REPAIR	\$633.91
SAPP BROS, INC - LINCOLN	PROPANE	\$885.39
WINDSTREAM	PHONE	\$127.59
<b>AIRPORT FUND</b>	<b>SUBTOTAL</b>	<b>\$6,195.44</b>
ALLEN RUMMEL	DEPOSIT REFUND	\$150.00
CITY REVENUE FUND	DEPOSIT REFUNDS	\$1,660.85
DION SCHULENBERG	DEPOSIT REFUND	\$35.57
HINGRIT Y. GARCIA	DEPOSIT REFUND	\$103.58
HOPE CRISIS	DEPOSIT REFUND	\$150.00
WILVER J. GONZALEZ	DEPOSIT REFUND	\$45.69
<b>CONSUMER DEPOSITS</b>	<b>SUBTOTAL</b>	<b>\$2,145.69</b>
AMERICAN LEGION POST 147	2023 FLAGS FOR CRETE RENEWAL	\$450.00
BLUE VALLEY COMMUNITY ACTION	REFUND OF PAYMENT	\$44.30
CAPITAL BUSINESS SYSTEMS INC	SERVICE CONTRACT	\$59.44
CASELLE, INC.	SOFTWARE SUPPORT	\$1,682.61
CITY PAYROLL FUND	WAGES	\$74,838.19
CITY REVENUE FUND	PAPER TOWELS/TOILET PAPER	\$163.44
CITY TAX FUND	NESTLE DONATION	\$1,000.00
CLINE WILLIAMS LLP	LEGAL SERVICES	\$7,562.73
CRETE ACE HARDWARE	SUPPLIES	\$229.71
DHHS	REFUND OF PAYMENT	\$1,443.15
EAKES OFFICE SOLUTIONS	OFFICE SUPPLIES	\$28.96
EXECUTIVE ANSWERING SERVICE	ANSWERING SERVICE	\$60.00
GWORCS	SOFTWARE SUPPORT	\$7,560.00
LINCOLN WINWATER WORKS	SUPPLIES	\$349.63
MAX I WALKER UNIFORM & APPAREL	UNIFORMS	\$122.98
MCI VERIZON	TOLL FREE LINE	\$17.35
MIDWEST LABORATORIES INC	LAB SUPPLIES	\$93.50
M.E.A.N.	NMPP ENERGY ANNUAL CONFERENCE	\$200.00
NAPA AUTO PARTS	PARTS	\$52.65
NE DEPT OF REVENUE	SALES TAX	\$46,013.79
NORRIS PUBLIC POWER DISTRICT	ELECTRICITY	\$9,926.18
OLSSON	ENGINEERING	\$1,780.14
PACE ANALYTICAL SERVICES LLC	ANNUAL WET TESTING	\$982.60
PETTY CASH	VENDING STOCK	\$250.00
POWER PLANT COMPLIANCE	GENERATOR TESTING	\$8,062.50
QUADIENT FINANCE USA INC	POSTAGE	\$275.00
SACK LUMBER CO	SUPPLIES	\$728.94
UNION BANK & TRUST	HSA FEES	\$32.14
UPS	POSTAGE	\$47.08
USABUEBOOK	SUPPLIES	\$148.30

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**CITY COUNCIL****CLAIMS PAID**

<b>PAYEE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
WINDSTREAM	PHONE LINES	\$448.09
<b>UTILITY FUNDS</b>	<b>SUBTOTAL</b>	<b>\$164,653.40</b>
911 CUSTOM	SUPPLIES	\$471.11
AMAZON CAPITAL SERVICES	BOOKS/MAGAZINES	\$644.24
ASCAP	MUSIC LICENSE	\$441.58
BADGER BODY & TRUCK EQUIPMENT	PARTS	\$45.00
BAKER & TAYLOR	BOOKS/MAGAZINES	\$158.99
BARCO MUNICIPAL PRODUCTS INC	SUPPLIES	\$38.91
BEATRICE CONCRETE CO	ROAD ROCK	\$11,863.86
BIOCONNECT US INC	MEDICAL SUPPLIES	\$60.00
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$449.99
BRANDING INC DBA AL'S JOHNS	PORTABLE RESTROOM RENTAL	\$110.00
BSN SPORTS INC	SUPPLIES	\$1,147.56
CAPITAL BUSINESS SYSTEMS INC	SERVICE CONTRACT	\$316.43
CASELLE, INC.	SOFTWARE SUPPORT	\$933.39
CENGAGE LEARNING INC/GALE	BOOKS/MAGAZINES	\$255.74
CENTER POINT LARGE PRINT	BOOKS/MAGAZINES	\$234.90
CITY PAYROLL FUND	WAGES	\$120,379.13
CITY REVENUE FUND	GARBAGE BILLING FEES	\$2,216.22
CLINE WILLIAMS LLP	LEGAL SERVICES	\$8,026.74
CRETE ACE HARDWARE	SUPPLIES	\$1,101.80
CRETE LUMBER & FARM SUPPLY CO	SUPPLIES	\$122.98
CRETE VETERINARY CLINIC	BOARDING ANIMALS	\$60.21
CRIST TOWING SERVICE	TOWING	\$2,132.00
CULLIGAN WATER SERVICE	WATER COOLER RENTAL	\$49.00
DELL MARKETING LP	DELL COMPUTER	\$2,189.78
EAKES OFFICE SOLUTIONS	OFFICE SUPPLIES	\$148.32
ENGINEERED CONTROLS INC	SERVICES	\$268.00
ENVIRO-TECH PEST SERVICES	PEST CONTROL	\$45.00
EXECUTIVE ANSWERING SERVICE	ANSWERING SERVICE	\$20.00
FIRST NATIONAL BANK OF OMAHA	SUPPLIES	\$127.31
GENERAL EXCAVATING	22ND STREET CULVERT	\$144,436.20
GILMORE & ASSOCIATES INC	ENGINEERING	\$4,566.25
GRAINGER	TOOLS	\$33.71
GWORKS	SOFTWARE SUPPORT	\$5,040.00
HEATH SPORTS	SEWING	\$90.00
HEIMAN INC	WILDFIRE BOOTS	\$11,356.65
HUSKER ILLUSTRATED	SUBSCRIPTION RENEWAL	\$64.95
JEO CONSULTING GROUP INC.	ENGINEERING	\$3,354.00
JONES AUTOMOTIVE	REPAIRS	\$1,005.23
KEN'S USAVE PHARMACY	MEDICAL EQUIPMENT	\$7.89
KIDWELL	NETWORK SERVICE	\$65.00
LEAGUE OF NEBR. MUNICIPALITIES	2023 NE DIRECTORIES	\$2,530.00
MCI VERIZON	TOLL FREE LINE	\$48.00
NAPA AUTO PARTS	PARTS	\$86.98

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**CITY COUNCIL****CLAIMS PAID**

<b>PAYEE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
PETERSON BODY & PAINT INC	VEHICLE REPAIRS	\$409.00
PETTY CASH	VENDING STOCK	\$500.00
QUADIENT FINANCE USA INC	POSTAGE	\$668.12
RECDESK LLC	SOFTWARE SUPPORT	\$3,100.00
RENKER, LAURA	REIMBURSEMENT	\$75.32
SALINE COUNTY REGISTER OF DEEDS	FILING FEES	\$82.00
SAPP BROS, INC - LINCOLN	FUEL	\$1,133.84
SEWARD COUNTY INDEPENDENT	PUBLISHING	\$287.47
SIRCHIE ACQUISITION COMPANY INC	EVIDENCE BAGS	\$414.15
SPECTRUM	DIGITAL CABLE BOX	\$136.97
SPEECE LEWIS ENGINEERS	ENGINEERING	\$11,439.16
STEARNS, ERIC L	2023 CERAMIC BOOKS	\$450.00
STRYKER SALES LLC	MEDICAL SUPPLIES	\$491.71
SUMMIT FIRE PROTECTION	FIRE ALARM SEMI-ANNUAL INSPECTION	\$235.00
TELLEZ, NANCY	REIMBURSEMENT	\$223.86
THOMAS, WENDY	REIMBURSEMENT	\$228.95
TRUCK CENTER COMPANIES	PARTS	\$175.76
UNION BANK & TRUST	HSA FEES	\$59.86
VERIZON WIRELESS	PHONES	\$280.49
WELLS, NIKKI	REIMBURSEMENT	\$385.00
WINDSTREAM	PHONE LINES	\$1,735.31
<b>TAX FUNDS</b>	<b>SUBTOTAL</b>	<b>\$349,255.02</b>
<b>ALL FUNDS</b>	<b>TOTAL</b>	<b>\$522,249.55</b>

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## CITY COUNCIL PUBLIC SAFETY COMMITTEE MEETING

March 21, 2023 at 5:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

#### 2. Roll Call

Tom Crisman: Present  
Jack Oelschlager: Present  
Dan Papik: Present  
Present: 3.

#### 3. Items of Business

##### 3.A. Provide a recommendation to the City Council on authorizing the Police Department to apply for a Highway Safety Grant for a computer.

Chief Young explained this grant would purchase two computers, printers, and scanners to replace the Data911 system in one of the current patrol cars and a set of equipment for a new patrol car.

Recommended to the City Council authorizing the Police Department to apply for a Highway Safety Grant for a computer. Carried with a motion by Tom Crisman and a second by Dan Papik.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye  
Aye: 3, No: 0

**3.B. Provide a recommendation to the City Council on a property owner's request to vacate Locust Street.**

Mayor Bauer stated property owner's wanting to speak about the subject but have been gone. He suggested this item be tabled until the property owner's request it back on the agenda.

Motioned the City Council to table discussion on a property owner's request to vacate Locust Street. Carried with a motion by Dan Papik and a second by Tom Crisman.

Tom Crisman: Aye, Jack Oelschlager: Aye, Dan Papik: Aye

Aye: 3, No: 0

**4. Officers' Reports**

**5. Adjournment**



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## CITY COUNCIL PERSONNEL COMMITTEE MEETING

March 21<sup>st</sup>, 2023 at 5:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
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Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

##### 2. Roll Call

Kyle Frans: Absent  
Tom Crisman: Present  
Jack Oelschlager: Present  
Present: 2, Absent: 1.

#### 3. Items of Business

##### 3.A. Provide a recommendation to the City Council on Ordinance 2167: an ordinance amending the city officers and non-bargaining unit employees salary and wage exhibit.

City Administrator Tom Ourada explained this item will change the Recreation Swim Team Coach to align with the Pool Manager wage scale. This item was recommended by the Personnel Committee.

Recommend to the City Council to enact Ordinance 2167: an ordinance amending the city officers and non-bargaining unit employees wage and salary exhibit. Carried with a motion by Jack Oelschlager and a second by Tom Crisman.

Tom Crisman: Aye, Jack Oelschlager: Aye  
Aye: 2, No: 0

#### **4. Officers' Reports**

#### **5. Adjournment**



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## **CITY COUNCIL LEGISLATIVE & ECONOMIC DEVELOPMENT COMMITTEE MEETING**

March 21<sup>st</sup> , 2023 at 5:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### **MINUTES**

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Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### **1. Open Meeting**

#### **2. Roll Call**

Travis Sears: Absent

Tom Crisman: Present

Dan Papik: Present

Present: 2, Absent: 1.

#### **3. Items of Business**

##### **3.A. Discuss amending City Code addressing chicken and other fowl regulations for the City of Crete.**

Council member Papik explained that the council has researched chicken ordinances other communities have in place. Community member Jaime Scharon, would like to own chickens to have a source of soy-free eggs and meat. Police Captain Pucket explained the police department would have a difficult time enforcing it, the compliance officer already has a full work schedule. Community member David Jurena, commented he would like to see what could be done in the correct way so that chickens would be allowed. City Administrator Tom Ourada,

stated that this would require multiple city employees to be involved in the process. Ourada also mentioned years ago that the city code stated one chicken was allowed with the Mayors' permission and the council at that time decided to get rid of it because it became unmanageable.

Motioned no action be taken amending City Code addressing chicken and other fowl regulations for the City of Crete. Carried with a motion by Tom Crisman and a second by Dan Papik.

Tom Crisman: Aye, Dan Papik: Aye

Aye: 2, No: 0

### **3.B. Discuss annexation of Area 1 and Area 5.**

City Administrator Tom Ourada stated the owners of Annexation Area 1 requested annexation and are still interested. There are some services the City of Crete would be able to provide and others would be provided when needed. City Attorney Alison Janecek Borer stated that 3 readings of an ordinance would be needed to get it approved. She also recommended this item go to the planning commission for discussion without a public hearing.

Annexation Area 5 has all services except sewer, which is available on 13th Street. A resolution will have to be passed by the City Council to start the process on this property.

Place Annexation Area 1 on the Planning Commission's next agenda to be discussed and have an ordinance drafted for the next City Council meeting. Carried with a motion by Dan Papik and a second by Tom Crisman.

Tom Crisman: Aye, Dan Papik: Aye

Aye: 2, No: 0 Draft a resolution for the Annexation Area 5 for the next City Council meeting

Carried with a motion by Tom Crisman and a second by Dan Papik.

Tom Crisman: Aye, Dan Papik: Aye

Aye: 2, No: 0

## **4. Officers' Reports**

## **5. Adjournment**



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## CITY COUNCIL FINANCE COMMITTEE MEETING

March 21, 2023 at 5:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

#### 2. Roll Call

Travis Sears: Absent  
Jack Oelschlager: Present  
Dale Strehle: Present  
Present: 2, Absent: 1.

#### 3. Items of Business

##### 3.A. Discuss dumpsters for townhouses on 16th Street.

City Administrator Tom Ourada stated putting a dumpster for both buildings would be complex due to space for the dumpster. We would also have to amend the franchise agreement with Waste Connections. Ourada proposed another solution being to paint each address on the totes, which would be the least invasive option and wouldn't require changes to franchise or ordinance.

##### 3.B. Discuss Waste Connection request for resolution on billing differences.

City Administrator Tom Ourada asked this to be tabled due to Waste Connections still in discussion.

Tabled the discussion on Waste Connection's request for resolution on billing differences.  
Carried with a motion by Jack Oelschlager and a second by Dale Strehle.  
Jack Oelschlager: Aye, Dale Strehle: Aye  
Aye: 2, No: 0

**3.C. Discuss a paving district in the alley between 12th Street and 13th Street from Norman Avenue to Oak Avenue.**

City Administrator Tom Ourada stated a property owner requested the City of Crete create a paving district in the alley between 12th Street and 13th Street from Norman Avenue to Oak Avenue. Mayor Bauer commented that if the City were to create a district, there would be higher priority areas that could use the paving district. Ourada also mentioned that the property owner can file a petition for creation.

Recommends the property owner follow the petition process for creation of a paving district in the alley between 12th Street and 13th Street from Norman Avenue to Oak Avenue.  
Carried with a motion by Jack Oelschlager and a second by Dale Strehle.  
Jack Oelschlager: Aye, Dale Strehle: Aye  
Aye: 2, No: 0

**3.D. Provide a recommendation to the City Council on an agreement with JEO for services related to Solar Farm development at a cost of an estimated \$23,000.**

City Administrator Tom Ourada explained the agreement is for JEO to do preliminary designs, survey studies, and the filing of Form 450 for the solar farm.

Recommends to the City Council to enter an agreement with JEO for services related to Solar Farm development at a cost of an estimated \$23,000. Carried with a motion by Jack Oelschlager and a second by Dale Strehle.  
Jack Oelschlager: Aye, Dale Strehle: Aye  
Aye: 2, No: 0

**3.E. Provide a recommendation to the City Council on a lease agreement with Allo to store equipment and materials on the City property at 9th Street and Pine Avenue.**

City Administrator Tom Ourada explained that ALLO will use this property to store their materials for the fiber project.

Recommends to the City Council to enter a lease agreement with Allo to store equipment and materials on the City property at 9th Street and Pine Avenue. Carried with a motion by Jack Oelschlager and a second by Dale Strehle.  
Jack Oelschlager: Aye, Dale Strehle: Aye  
Aye: 2, No: 0

**4. Officers' Reports**

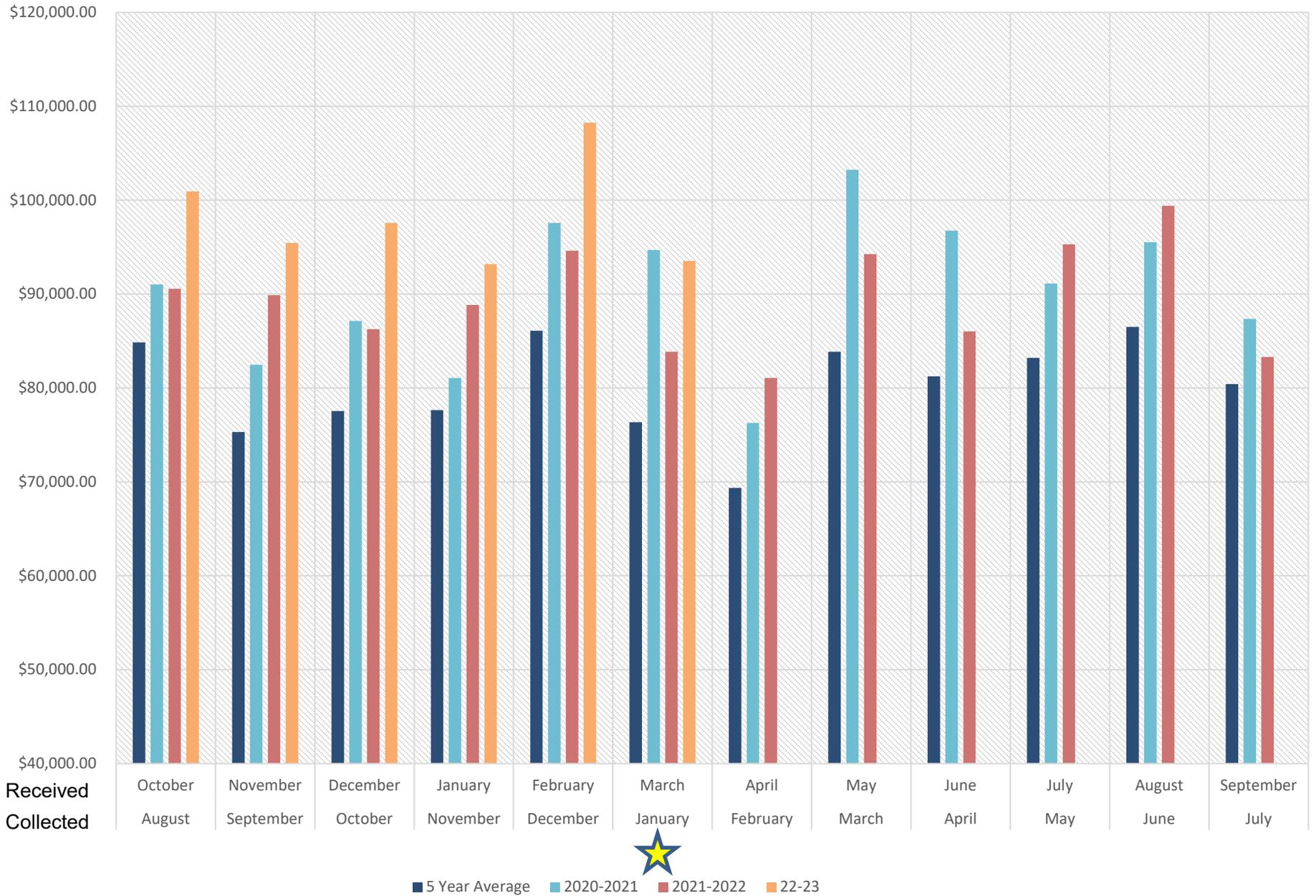
**4.A. Cline Williams monthly invoices**

**5. Adjournment**

## City of Crete Sales Tax Receipts

Month Collected by Retail	Month Received by City	FY2021 Gen. Fund	Change 2020 - 2021	FY2022 Gen. Fund	Change Gen. Fund	FY2023 Gen. Fund	Change Gen. Fund	5 Year Average	LB840 Program	LB 357 Bond	LB 357 Public Safety	LB 357 Reserve	Refunds
August	October	\$91,019.82	-3.70%	\$90,562.71	-0.50%	\$100,946.22	11.47%	\$84,867.62	\$50,473.11	\$21,000.00	\$10,500.00	\$18,973.11	(\$4,873.85)
September	November	\$82,476.13	26.54%	\$89,891.94	8.99%	\$95,435.14	6.17%	\$75,319.18	\$47,717.57	\$21,000.00	\$10,500.00	\$16,217.57	\$0.00
October	December	\$87,142.15	12.28%	\$86,263.66	-1.01%	\$97,592.24	13.13%	\$77,547.71	\$48,796.12	\$21,000.00	\$10,500.00	\$17,296.12	(\$2,433.43)
November	January	\$81,061.09	2.17%	\$88,837.18	9.59%	\$93,189.55	4.90%	\$77,647.97	\$46,594.77	\$21,000.00	\$10,500.00	\$15,094.77	(\$8,631.44)
December	February	\$97,584.70	17.58%	\$94,625.07	-3.03%	\$108,244.80	14.39%	\$86,097.49	\$54,122.40	\$21,000.00	\$10,500.00	\$22,622.40	\$0.00
January	March	\$94,685.89	24.12%	\$83,860.75	-11.43%	\$93,536.46	11.54%	\$76,356.03	\$46,768.23	\$21,000.00	\$10,500.00	\$15,268.23	(\$18.69)
February	April	\$76,291.34	16.75%	\$81,072.44	6.27%			\$69,367.38					
March	May	\$103,246.38	32.68%	\$94,261.86	-8.70%			\$83,858.04					
April	June	\$96,756.13	38.48%	\$86,024.43	-11.09%			\$81,233.46					
May	July	\$91,114.61	22.82%	\$95,288.64	4.58%			\$83,196.01					
June	August	\$95,507.91	10.00%	\$99,404.95	4.08%			\$86,519.30					
July	September	\$87,368.56	4.88%	\$83,299.71	-4.66%			\$80,416.44					
<b>Totals</b>		\$1,084,254.67	17.05%	\$1,073,393.32	-0.58%	\$588,944.40	10.27%	\$962,426.65	\$294,472.20	\$126,000.00	\$63,000.00	\$105,472.20	(\$15,957.41)
						\$1,105,000.00	Budgeted Transfer to General Fund						
						Net Receipts	Monthly Transfer to General Fund						
						\$98,157.40	Average Net Receipts						
						\$92,083.33	Required						

# City of Crete Net 1% Sales Tax Receipts



Report Criteria:

Vendor.Vendor number = 0-1059,1061-99999999

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
<b>911 CUSTOM (5)</b>								
911 CUSTOM	1	Invoice	DRESS UNIFORM CHIEF	03/17/2023	159.98		04/23	531-6477
Total 911 CUSTOM (5):					159.98			
<b>ALL COPY PRODUCTS INC (100)</b>								
ALL COPY PRODUCTS INC	1	Invoice	KONICA LEASE	03/17/2023	292.68		04/23	701-9740
Total ALL COPY PRODUCTS INC (100):					292.68			
<b>ALL ROADS BARRICADES INC (115)</b>								
ALL ROADS BARRICADES INC	1	Invoice	E 6TH ST	03/17/2023	38.46	1413	04/23	401-6000
ALL ROADS BARRICADES INC	2	Invoice	IVY AVE	03/17/2023	38.46	1413	04/23	401-6000
ALL ROADS BARRICADES INC	3	Invoice	W 22ND ST	03/17/2023	43.20	1413	04/23	401-6000
ALL ROADS BARRICADES INC	4	Invoice	OAK AVE	03/17/2023	38.46	1413	04/23	401-6000
Total ALL ROADS BARRICADES INC (115):					158.58			
<b>ALMANZA, FLOR (6211)</b>								
ALMANZA, FLOR	1	Invoice	MICRO SOCCER REFUN	03/21/2023	15.00		04/23	721-5901
Total ALMANZA, FLOR (6211):					15.00			
<b>AMAZON BUSINESS (6116)</b>								
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/17/2023	37.87		04/23	701-5691
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/17/2023	9.15		04/23	701-5691
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/17/2023	93.28		04/23	701-5691
AMAZON BUSINESS	1	Invoice	OFFICE SUPPLIES	03/17/2023	88.68		04/23	701-9900
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/18/2023	10.94		04/23	701-5691
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/21/2023	44.97		04/23	701-5691
AMAZON BUSINESS	1	Invoice	TOPS PRISM WRITING P	03/21/2023	26.99		04/23	001-9900
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/25/2023	31.98		04/23	701-5691
AMAZON BUSINESS	1	Invoice	OFFICE SUPPLIES	03/25/2023	68.45		04/23	701-9900
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/26/2023	85.29		04/23	701-5691
AMAZON BUSINESS	1	Invoice	REPLACEMENTS	03/28/2023	8.39		04/23	701-5693
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/29/2023	26.99		04/23	701-5691
AMAZON BUSINESS	1	Invoice	BOOKS/MAGAZINES	03/29/2023	90.70		04/23	701-5691

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total AMAZON BUSINESS (6116):					623.68			
<b>AMERICAN FENCE CO OF LINCOLN INC (6220)</b>								
AMERICAN FENCE CO OF LINCOLN INC	1	Invoice	REPAIR CEMETERY GAT	03/24/2023	1,312.00		04/23	601-5330
Total AMERICAN FENCE CO OF LINCOLN INC (6220):					1,312.00			
<b>AQUA AEROBICS SYSTEMS INC (250)</b>								
AQUA AEROBICS SYSTEMS INC	1	Invoice	PROPELLER KIT	03/22/2023	2,328.08		04/23	003-7201
Total AQUA AEROBICS SYSTEMS INC (250):					2,328.08			
<b>AQUA-CHEM INC (260)</b>								
AQUA-CHEM INC	1	Invoice	UN1490, POTASSIUM PE	03/23/2023	661.13		04/23	002-7041
AQUA-CHEM INC	1	Invoice	450LBS CS 8440 POLYME	03/23/2023	5,088.00	1408	04/23	003-7031
AQUA-CHEM INC	2	Invoice	FUEL SURCHARGE	03/23/2023	30.00		04/23	003-7031
Total AQUA-CHEM INC (260):					5,779.13			
<b>ASSN OF THREAT ASSESSMENT (310)</b>								
ASSN OF THREAT ASSESSMENT	1	Invoice	2023 DUES-CHAD MENA	03/16/2023	125.00		04/23	201-5400
Total ASSN OF THREAT ASSESSMENT (310):					125.00			
<b>BAKER &amp; TAYLOR (370)</b>								
BAKER & TAYLOR	1	Invoice	BOOKS/MAGAZINES	03/14/2023	714.24		04/23	701-5691
BAKER & TAYLOR	1	Invoice	BOOKS/MAGAZINES	03/14/2023	59.58		04/23	701-5691
BAKER & TAYLOR	1	Invoice	BOOKS/MAGAZINES	03/15/2023	398.01		04/23	701-5691
BAKER & TAYLOR	1	Invoice	BOOKS/MAGAZINES	03/20/2023	24.92		04/23	701-5691
Total BAKER & TAYLOR (370):					1,196.75			
<b>BARCO MUNICIPAL PRODUCTS INC (380)</b>								
BARCO MUNICIPAL PRODUCTS INC	1	Invoice	HARDWARE FOR STREE	03/24/2023	111.80		04/23	401-6001
Total BARCO MUNICIPAL PRODUCTS INC (380):					111.80			
<b>BATES, ALYCIA (5999)</b>								
BATES, ALYCIA	1	Invoice	MICRO SOCCER REFUN	03/21/2023	25.00		04/23	721-5901

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total BATES, ALYCIA (5999):					25.00			
<b>BEATRICE CONCRETE CO (440)</b>								
BEATRICE CONCRETE CO	1	Invoice	ROAD GRAVEL	03/15/2023	2,166.12		04/23	401-5980
BEATRICE CONCRETE CO	1	Invoice	2-3" SEITZ CLEAN ROCK	03/20/2023	666.72		04/23	401-5980
BEATRICE CONCRETE CO	2	Invoice	1-1/2" SCR N WEeping W	03/20/2023	445.38		04/23	401-5980
BEATRICE CONCRETE CO	2	Invoice	47B ROCK	03/15/2023	429.39		04/23	401-5980
BEATRICE CONCRETE CO	1	Invoice	ROAD GRAVEL	03/21/2023	1,357.62		04/23	401-5980
BEATRICE CONCRETE CO	1	Invoice	CONCRETE	03/24/2023	177.15		04/23	401-5880
BEATRICE CONCRETE CO	1	Invoice	1-1/2" SCR N WEeping W	03/29/2023	443.04		04/23	401-5980
BEATRICE CONCRETE CO	1	Invoice	1-1/2" SCR N WEeping W	03/29/2023	413.40		04/23	401-5980
BEATRICE CONCRETE CO	1	Invoice	2-3" SEITZ CLEAN ROCK	03/29/2023	375.48		04/23	401-5980
Total BEATRICE CONCRETE CO (440):					6,474.30			
<b>BELL, SETH (5688)</b>								
BELL, SETH	1	Invoice	MICRO SOCCER REFUN	03/21/2023	15.00		04/23	721-5901
Total BELL, SETH (5688):					15.00			
<b>BLACK HILLS ENERGY (495)</b>								
BLACK HILLS ENERGY	1	Invoice	4163-7774-56 1440 LINDE	03/23/2023	126.97		04/23	001-7040
BLACK HILLS ENERGY	1	Invoice	9755-6163-66 239 E 13TH	03/27/2023	96.46		04/23	501-7530
BLACK HILLS ENERGY	1	Invoice	2392-3387-65 1426 MAIN	03/27/2023	40.94		04/23	502-7530
BLACK HILLS ENERGY	1	Invoice	4432-1028-11 485 S MAIN	03/27/2023	165.68		04/23	003-7530
BLACK HILLS ENERGY	1	Invoice	8736-9394-41 137 W 13T	03/27/2023	44.02		04/23	810-5210
BLACK HILLS ENERGY	1	Invoice	7515-0723-40 210 E 14TH	03/27/2023	87.69		04/23	301-7530
BLACK HILLS ENERGY	1	Invoice	0865-5518-13 1515 FORE	03/27/2023	2,203.49		04/23	701-7530
Total BLACK HILLS ENERGY (495):					2,765.25			
<b>BLUE VALLEY COMMUNITY ACTION (505)</b>								
BLUE VALLEY COMMUNITY ACTION	1	Invoice	REFUND OF PAYMENT-N	04/04/2023	180.32		04/23	001-4106
Total BLUE VALLEY COMMUNITY ACTION (505):					180.32			
<b>BNSF RAILWAY COMPANY (530)</b>								
BNSF RAILWAY COMPANY	1	Invoice	PERMIT-TRACKING #12-4	03/15/2023	1,800.00		04/23	003-9690

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total BNSF RAILWAY COMPANY (530):					1,800.00			
<b>BOUND TREE MEDICAL LLC (5598)</b>								
BOUND TREE MEDICAL LLC	1	Invoice	MEDICAL SUPPLIES	03/27/2023	72.75		04/23	302-5341
Total BOUND TREE MEDICAL LLC (5598):					72.75			
<b>BRAD &amp; MARY MOSER (6229)</b>								
BRAD & MARY MOSER	1	Invoice	DTR REIMBURSEMENT	04/04/2023	50,980.52		04/23	852-6901
Total BRAD & MARY MOSER (6229):					50,980.52			
<b>CANON FINANCIAL SERVICES INC (5778)</b>								
CANON FINANCIAL SERVICES INC	1	Invoice	COPIER CONTRACT 8604	04/01/2023	51.00		04/23	101-9740
CANON FINANCIAL SERVICES INC	2	Invoice	COPIER CONTRACT 8604	04/01/2023	51.00		04/23	201-9740
CANON FINANCIAL SERVICES INC	3	Invoice	COPIER CONTRACT 8604	04/01/2023	51.00		04/23	401-9740
CANON FINANCIAL SERVICES INC	4	Invoice	COPIER CONTRACT 8604	04/01/2023	51.00		04/23	701-9740
CANON FINANCIAL SERVICES INC	5	Invoice	COPIER CONTRACT 8604	04/01/2023	51.00		04/23	721-9740
Total CANON FINANCIAL SERVICES INC (5778):					255.00			
<b>CARROT-TOP INDUSTRIES INC (5683)</b>								
CARROT-TOP INDUSTRIES INC	1	Invoice	4X6' POLYESTER US FLA	03/14/2023	257.80		04/23	601-5330
Total CARROT-TOP INDUSTRIES INC (5683):					257.80			
<b>CASELLE, INC. (5609)</b>								
CASELLE, INC.	1	Invoice	CONTRACT SUPPORT &	04/01/2023	963.21		04/23	001-9910
CASELLE, INC.	2	Invoice	CONTRACT SUPPORT &	04/01/2023	404.17		04/23	002-9910
CASELLE, INC.	3	Invoice	CONTRACT SUPPORT &	04/01/2023	315.23		04/23	003-9910
CASELLE, INC.	4	Invoice	CONTRACT SUPPORT &	04/01/2023	933.39		04/23	101-6050
Total CASELLE, INC. (5609):					2,616.00			
<b>CATHEY, DANIELLE (6210)</b>								
CATHEY, DANIELLE	1	Invoice	MICRO SOCCER REFUN	03/17/2023	5.00		04/23	721-5901
Total CATHEY, DANIELLE (6210):					5.00			

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
<b>CDW GOVERNMENT INC (750)</b>								
CDW GOVERNMENT INC	1	Invoice	KEYLOGGER SERVER	03/09/2023	12.00		04/23	101-6050
CDW GOVERNMENT INC	2	Invoice	KEYLOGGER SERVER	03/09/2023	29.34		04/23	201-6050
CDW GOVERNMENT INC	3	Invoice	KEYLOGGER SERVER	03/09/2023	9.34		04/23	401-6050
CDW GOVERNMENT INC	4	Invoice	KEYLOGGER SERVER	03/09/2023	2.67		04/23	601-6050
CDW GOVERNMENT INC	5	Invoice	KEYLOGGER SERVER	03/09/2023	12.00		04/23	301-6050
CDW GOVERNMENT INC	6	Invoice	KEYLOGGER SERVER	03/09/2023	29.34		04/23	701-6050
CDW GOVERNMENT INC	7	Invoice	KEYLOGGER SERVER	03/09/2023	6.67		04/23	721-6050
CDW GOVERNMENT INC	8	Invoice	KEYLOGGER SERVER	03/09/2023	18.66		04/23	001-9915
CDW GOVERNMENT INC	9	Invoice	KEYLOGGER SERVER	03/09/2023	6.67		04/23	002-9915
CDW GOVERNMENT INC	10	Invoice	KEYLOGGER SERVER	03/09/2023	6.67		04/23	003-9915
Total CDW GOVERNMENT INC (750):					133.36			
<b>CENTER POINT LARGE PRINT (765)</b>								
CENTER POINT LARGE PRINT	1	Invoice	BOOKS/MAGAZINES	03/14/2023	70.71		04/23	701-5691
Total CENTER POINT LARGE PRINT (765):					70.71			
<b>CITY HALL FUND (830)</b>								
CITY HALL FUND	1	Invoice	DEPARTMENT OFFICE R	04/01/2023	548.00		04/23	001-9680
CITY HALL FUND	2	Invoice	DEPARTMENT OFFICE R	04/01/2023	412.00		04/23	002-9680
CITY HALL FUND	3	Invoice	DEPARTMENT OFFICE R	04/01/2023	265.00		04/23	003-9680
CITY HALL FUND	4	Invoice	DEPARTMENT OFFICE R	04/01/2023	187.50		04/23	101-9680
CITY HALL FUND	5	Invoice	DEPARTMENT OFFICE R	04/01/2023	150.00		04/23	401-9680
CITY HALL FUND	6	Invoice	DEPARTMENT OFFICE R	04/01/2023	37.50		04/23	721-9680
Total CITY HALL FUND (830):					1,600.00			
<b>CITY HEALTH FUND (835)</b>								
CITY HEALTH FUND	1	Invoice	HEALTH REIMBURSEME	04/01/2023	220.00		04/23	101-9620
CITY HEALTH FUND	2	Invoice	HEALTH REIMBURSEME	04/01/2023	260.00		04/23	201-9620
CITY HEALTH FUND	3	Invoice	HEALTH REIMBURSEME	04/01/2023	40.00		04/23	203-9620
CITY HEALTH FUND	4	Invoice	HEALTH REIMBURSEME	04/01/2023	220.00		04/23	401-9620
CITY HEALTH FUND	5	Invoice	HEALTH REIMBURSEME	04/01/2023	80.00		04/23	601-9620
CITY HEALTH FUND	6	Invoice	HEALTH REIMBURSEME	04/01/2023	320.00		04/23	701-9620
CITY HEALTH FUND	7	Invoice	HEALTH REIMBURSEME	04/01/2023	500.00		04/23	001-9620
CITY HEALTH FUND	8	Invoice	HEALTH REIMBURSEME	04/01/2023	220.00		04/23	002-9620
CITY HEALTH FUND	9	Invoice	HEALTH REIMBURSEME	04/01/2023	140.00		04/23	003-9620

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total CITY HEALTH FUND (835):					2,000.00			
<b>CITY REVENUE FUND (860)</b>								
CITY REVENUE FUND	1	Invoice	DEPOSIT REFUNDS	04/04/2023	843.64		04/23	001-3500
CITY REVENUE FUND	1	Invoice	AIRPORT UTILITY	03/31/2023	38.57		04/23	050-7530
Total CITY REVENUE FUND (860):					882.21			
<b>CITY TAX FUND (865)</b>								
CITY TAX FUND	1	Invoice	ELECTRIC SURPLUS & F	04/01/2023	29,167.00		04/23	001-9960
CITY TAX FUND	2	Invoice	ELECTRIC SURPLUS & F	04/01/2023	10,000.00		04/23	001-9965
CITY TAX FUND	1	Invoice	LIBRARY BOND PAYMEN	04/01/2023	21,000.00		04/23	150-1015
Total CITY TAX FUND (865):					60,167.00			
<b>CLOUSE, ALEXANDRA (6212)</b>								
CLOUSE, ALEXANDRA	1	Invoice	MICRO SOCCER REFUN	03/21/2023	25.00		04/23	721-5901
Total CLOUSE, ALEXANDRA (6212):					25.00			
<b>COLLABORATIVE SUMMER LIBRARY PROGRAM (5707)</b>								
COLLABORATIVE SUMMER LIBRARY PROGRAM	1	Invoice	PROGRAM EXPENSE	03/08/2023	327.33		04/23	702-5692
Total COLLABORATIVE SUMMER LIBRARY PROGRAM (5707):					327.33			
<b>CRETE AREA MEDICAL CENTER (1070)</b>								
CRETE AREA MEDICAL CENTER	1	Invoice	AMBULANCE LAUNDRY	04/01/2023	35.00		04/23	302-8500
CRETE AREA MEDICAL CENTER	1	Invoice	ALS PARAMEDIC FEE	03/10/2023	437.38		04/23	302-5343
CRETE AREA MEDICAL CENTER	2	Invoice	ALS SERVICE FEE	03/10/2023	1,050.00		04/23	302-5342
CRETE AREA MEDICAL CENTER	1	Invoice	ALS PARAMEDIC FEE	03/10/2023	405.95		04/23	302-5343
CRETE AREA MEDICAL CENTER	2	Invoice	ALS SERVICE FEE	03/10/2023	600.00		04/23	302-5342
Total CRETE AREA MEDICAL CENTER (1070):					2,528.33			
<b>CRETE LUMBER &amp; FARM SUPPLY CO (1110)</b>								
CRETE LUMBER & FARM SUPPLY CO	1	Invoice	1/2X4X8 SHEETROCK	03/30/2023	15.29		04/23	304-4909
Total CRETE LUMBER & FARM SUPPLY CO (1110):					15.29			

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
<b>CRETE POSTMASTER (1120)</b>								
CRETE POSTMASTER	1	Invoice	POSTAGE	03/31/2023	378.77		03/23	001-9650
CRETE POSTMASTER	2	Invoice	POSTAGE	03/31/2023	378.77		03/23	002-9650
CRETE POSTMASTER	3	Invoice	POSTAGE	03/31/2023	378.76		03/23	003-9650
Total CRETE POSTMASTER (1120):					1,136.30			
<b>CRETE VOLUNTEER FIREMEN (1145)</b>								
CRETE VOLUNTEER FIREMEN	1	Invoice	SAM'S CLUB-KITCHEN S	02/02/2023	60.92		04/23	301-9760
CRETE VOLUNTEER FIREMEN	1	Invoice	JEFFERSON CONOCO-F	02/13/2023	40.00		04/23	301-5800
CRETE VOLUNTEER FIREMEN	1	Invoice	SAM'S CLUB-FIRE MEETI	02/10/2023	9.52		04/23	301-9760
CRETE VOLUNTEER FIREMEN	1	Invoice	USPS-POSTAGE	01/17/2023	60.00		04/23	301-9650
Total CRETE VOLUNTEER FIREMEN (1145):					170.44			
<b>CROM, BRANDON (5878)</b>								
CROM, BRANDON	1	Invoice	REFUND OF PAYMENT	04/04/2023	28.80		04/23	001-4106
Total CROM, BRANDON (5878):					28.80			
<b>DAVIS, ANTHONY (6213)</b>								
DAVIS, ANTHONY	1	Invoice	MICRO SOCCER REFUN	03/21/2023	15.00		04/23	721-5901
Total DAVIS, ANTHONY (6213):					15.00			
<b>DHHS (DEPT OF HEALTH &amp; HUMAN SERVICES) (5985)</b>								
DHHS (DEPT OF HEALTH & HUMAN SERVICES)	1	Invoice	REFUND OF PAYMENT-H	04/04/2023	323.84		04/23	001-4106
Total DHHS (DEPT OF HEALTH & HUMAN SERVICES) (5985):					323.84			
<b>EAKES OFFICE SOLUTIONS (1475)</b>								
EAKES OFFICE SOLUTIONS	1	Invoice	OFFICE SUPPLIES	03/17/2023	22.89		04/23	401-9900
EAKES OFFICE SOLUTIONS	2	Invoice	OFFICE SUPPLIES	03/17/2023	26.33		04/23	002-9900
EAKES OFFICE SOLUTIONS	3	Invoice	OFFICE SUPPLIES	03/17/2023	26.33		04/23	001-9900
EAKES OFFICE SOLUTIONS	4	Invoice	OFFICE SUPPLIES	03/17/2023	22.89		04/23	003-9900
EAKES OFFICE SOLUTIONS	1	Invoice	OFFICE SUPPLIES	03/31/2023	246.07		04/23	101-9900
Total EAKES OFFICE SOLUTIONS (1475):					344.51			
<b>ELEVATE AIR SERVICE LLC (1525)</b>								
ELEVATE AIR SERVICE LLC	1	Invoice	AIRPORT MANAGEMENT	04/01/2023	3,333.34		04/23	050-6199

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total ELEVATE AIR SERVICE LLC (1525):					3,333.34			
<b>ELLIOTT EQUIPMENT CO (1550)</b>								
ELLIOTT EQUIPMENT CO	1	Invoice	SEWER JETTER SERVIC	03/29/2023	548.22		04/23	003-8021
Total ELLIOTT EQUIPMENT CO (1550):					548.22			
<b>EMERGENCY MEDICAL PRODUCTS (1570)</b>								
EMERGENCY MEDICAL PRODUCTS	1	Invoice	MEDICAL SUPPLIES	03/21/2023	398.43		04/23	302-5341
Total EMERGENCY MEDICAL PRODUCTS (1570):					398.43			
<b>FEYES, ANDREW (6214)</b>								
FEYES, ANDREW	1	Invoice	YOUTH SOCCER REFUN	03/21/2023	35.00		04/23	721-5901
Total FEYES, ANDREW (6214):					35.00			
<b>FIRST NATIONAL BANK OF OMAHA (1770)</b>								
FIRST NATIONAL BANK OF OMAHA	1	Invoice	CHAD CC, WALMART 243	03/28/2023	23.22		04/23	201-5329
FIRST NATIONAL BANK OF OMAHA	2	Invoice	CHAD CC, POLICE OFF A	03/28/2023	163.93		04/23	201-5390
FIRST NATIONAL BANK OF OMAHA	3	Invoice	CHAD CC, BROOKHOLLO	03/28/2023	133.83		04/23	201-5370
FIRST NATIONAL BANK OF OMAHA	4	Invoice	CHAD CC, RUNZA 668 3-2	03/28/2023	20.83		04/23	201-8500
FIRST NATIONAL BANK OF OMAHA	5	Invoice	CHAD CC, PCL COMMUNI	03/28/2023	398.00		04/23	531-6477
FIRST NATIONAL BANK OF OMAHA	1	Invoice	JON CC, USPS 3-22-23 P	03/28/2023	141.60		04/23	201-9650
FIRST NATIONAL BANK OF OMAHA	1	Invoice	GARY CC, BLAUER WR23	03/28/2023	400.90		04/23	531-6477
FIRST NATIONAL BANK OF OMAHA	2	Invoice	GARY CC, HANGUPS GA	03/28/2023	312.21		04/23	201-5370
FIRST NATIONAL BANK OF OMAHA	3	Invoice	GARY CC, BILLY JACKS T	03/28/2023	25.00		04/23	201-9760
FIRST NATIONAL BANK OF OMAHA	4	Invoice	LATE FEE	03/28/2023	14.39		04/23	201-8500
FIRST NATIONAL BANK OF OMAHA	5	Invoice	LATE FEE REVERSED	03/28/2023	39.00-		04/23	201-8500
FIRST NATIONAL BANK OF OMAHA	6	Invoice	FINANCE CHARGE REVE	03/28/2023	19.53-		04/23	201-8500
Total FIRST NATIONAL BANK OF OMAHA (1770):					1,575.38			
<b>G &amp; P DEVELOPMENT LANDFILL (1875)</b>								
G & P DEVELOPMENT LANDFILL	1	Invoice	STREET SHOP CLEANUP	03/23/2023	25.81		04/23	401-5330
Total G & P DEVELOPMENT LANDFILL (1875):					25.81			
<b>GRAYSON, MEYER (6223)</b>								
GRAYSON, MEYER	1	Invoice	REFUND OF PAYMENT	04/04/2023	20.21		04/23	001-4106

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total GRAYSON, MEYER (6223):					20.21			
<b>HALSTEAD, HEILEY HANNA (6224)</b>								
HALSTEAD, HEILEY HANNA	1	Invoice	REFUND OF PAYMENT	04/04/2023	44.06		04/23	001-4106
Total HALSTEAD, HEILEY HANNA (6224):					44.06			
<b>HAWKS PLUMBING AND HEATING LLC (5997)</b>								
HAWKS PLUMBING AND HEATING LLC	1	Invoice	1922 MAIN-FURNACE RE	03/15/2023	90.00		04/23	551-4909
Total HAWKS PLUMBING AND HEATING LLC (5997):					90.00			
<b>HEARTLAND NATURAL GAS (2175)</b>								
HEARTLAND NATURAL GAS	1	Invoice	UTILITY-485 S MAIN AVE	03/26/2023	349.72		04/23	003-7530
HEARTLAND NATURAL GAS	1	Invoice	UTILITY-239 E 13TH ST	03/26/2023	126.72		04/23	501-7530
HEARTLAND NATURAL GAS	1	Invoice	UTILITY-210 E 14TH	03/26/2023	99.20		04/23	301-7530
Total HEARTLAND NATURAL GAS (2175):					575.64			
<b>HEATH SPORTS (2180)</b>								
HEATH SPORTS	1	Invoice	YOUTH SOCCER T-SHIRT	03/17/2023	1,383.90		04/23	721-5586
HEATH SPORTS	1	Invoice	MICRO SOCCER TSHIRT	03/23/2023	901.71		04/23	721-5586
Total HEATH SPORTS (2180):					2,285.61			
<b>HEIMAN INC (5629)</b>								
HEIMAN INC	1	Invoice	VEHICLE REPAIRS	03/23/2023	4,342.65		04/23	301-5791
Total HEIMAN INC (5629):					4,342.65			
<b>HEMJE, KYLE (5860)</b>								
HEMJE, KYLE	1	Invoice	REFUND MICRO SOCCE	03/21/2023	25.00		04/23	721-5901
Total HEMJE, KYLE (5860):					25.00			
<b>HOLSING, ALEXA (6215)</b>								
HOLSING, ALEXA	1	Invoice	MICRO SOCCER REFUN	03/21/2023	15.00		04/23	721-5901
Total HOLSING, ALEXA (6215):					15.00			

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
<b>IES COMMERCIAL INC (2300)</b>								
IES COMMERCIAL INC	1	Invoice	WIND CONE REPLACEM	03/14/2023	11,758.00		04/23	050-5330
Total IES COMMERCIAL INC (2300):					11,758.00			
<b>JAIMES, PERLA (6216)</b>								
JAIMES, PERLA	1	Invoice	YOUTH SOCCER REFUN	03/21/2023	45.00		04/23	721-5901
Total JAIMES, PERLA (6216):					45.00			
<b>JANWAY COMPANY (2395)</b>								
JANWAY COMPANY	1	Invoice	OFFICE SUPPLIES	03/24/2023	775.00		04/23	701-9900
Total JANWAY COMPANY (2395):					775.00			
<b>JIMENEZ, EMANUEL (6221)</b>								
JIMENEZ, EMANUEL	1	Invoice	DEPOSIT REFUND	04/04/2023	36.36		04/23	001-3500
Total JIMENEZ, EMANUEL (6221):					36.36			
<b>JUAREZ, DONEL DONIS (2495)</b>								
JUAREZ, DONEL DONIS	1	Invoice	REFUND OF PAYMENT	04/04/2023	90.00		04/23	001-4106
Total JUAREZ, DONEL DONIS (2495):					90.00			
<b>KIDWELL (2580)</b>								
KIDWELL	1	Invoice	SERVICE AGREEMENT	03/01/2023	22.50		04/23	101-6050
KIDWELL	2	Invoice	SERVICE AGREEMENT	03/01/2023	55.00		04/23	201-6050
KIDWELL	3	Invoice	SERVICE AGREEMENT	03/01/2023	17.50		04/23	401-6050
KIDWELL	4	Invoice	SERVICE AGREEMENT	03/01/2023	5.00		04/23	601-6050
KIDWELL	5	Invoice	SERVICE AGREEMENT	03/01/2023	22.50		04/23	301-6050
KIDWELL	6	Invoice	SERVICE AGREEMENT	03/01/2023	55.00		04/23	701-6050
KIDWELL	7	Invoice	SERVICE AGREEMENT	03/01/2023	12.50		04/23	721-6050
KIDWELL	8	Invoice	SERVICE AGREEMENT	03/01/2023	35.00		04/23	001-9910
KIDWELL	9	Invoice	SERVICE AGREEMENT	03/01/2023	12.50		04/23	002-9910
KIDWELL	10	Invoice	SERVICE AGREEMENT	03/01/2023	12.50		04/23	003-9910
Total KIDWELL (2580):					250.00			
<b>KOTAS, ERIC (5670)</b>								
KOTAS, ERIC	1	Invoice	SOCCER REFUND	03/21/2023	45.00		04/23	721-5901

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total KOTAS, ERIC (5670):					45.00			
<b>KUNERT, EDWARD E. (6222)</b>								
KUNERT, EDWARD E.	1	Invoice	REFUND OF PAYMENT	04/04/2023	136.66		04/23	001-4106
Total KUNERT, EDWARD E. (6222):					136.66			
<b>LEAGUE OF NEBR. MUNICIPALITIES (2710)</b>								
LEAGUE OF NEBR. MUNICIPALITIES	1	Invoice	2022-23 DUES-NANCY TE	04/04/2023	150.00		04/23	101-5400
Total LEAGUE OF NEBR. MUNICIPALITIES (2710):					150.00			
<b>LEE, LINDSEY N. (6227)</b>								
LEE, LINDSEY N.	1	Invoice	REFUND OF PAYMENT	04/04/2023	47.54		04/23	001-4106
Total LEE, LINDSEY N. (6227):					47.54			
<b>LOUCH, ROSS (5859)</b>								
LOUCH, ROSS	1	Invoice	YOUTH SOCCER REFUN	03/21/2023	35.00		04/23	721-5901
LOUCH, ROSS	2	Invoice	MICRO SOCCER REFUN	03/21/2023	25.00		04/23	721-5901
Total LOUCH, ROSS (5859):					60.00			
<b>LYNN PEAVEY COMPANY (2910)</b>								
LYNN PEAVEY COMPANY	1	Invoice	DUI BLOOD EVIDENCE KI	03/23/2023	130.02		04/23	201-5660
LYNN PEAVEY COMPANY	1	Invoice	DUI BLOOD EVIDENCE KI	03/24/2023	380.00		04/23	201-5660
Total LYNN PEAVEY COMPANY (2910):					510.02			
<b>MACH, COLTEN (6217)</b>								
MACH, COLTEN	1	Invoice	MICRO SOCCER REFUN	03/21/2023	25.00		04/23	721-5901
Total MACH, COLTEN (6217):					25.00			
<b>MAX I WALKER UNIFORM &amp; APPAREL (3035)</b>								
MAX I WALKER UNIFORM & APPAREL	1	Invoice	UNIFORMS	03/22/2023	70.54		04/23	003-9640
MAX I WALKER UNIFORM & APPAREL	1	Invoice	UNIFORMS	03/29/2023	61.49		04/23	003-9640
Total MAX I WALKER UNIFORM & APPAREL (3035):					132.03			

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
<b>MENARDS - LINCOLN SOUTH (3115)</b>								
MENARDS - LINCOLN SOUTH	1	Invoice	SS COMBO COR/DB SNG	03/31/2023	53.99		04/23	304-4909
Total MENARDS - LINCOLN SOUTH (3115):					53.99			
<b>MICHAEL TODD INDUSTRIAL SUPPLY (3145)</b>								
MICHAEL TODD INDUSTRIAL SUPPLY	1	Invoice	SIGN HARDWARE	03/20/2023	172.63		04/23	401-6001
MICHAEL TODD INDUSTRIAL SUPPLY	1	Invoice	SIGN HARDWARE	03/22/2023	149.00		04/23	401-6001
Total MICHAEL TODD INDUSTRIAL SUPPLY (3145):					321.63			
<b>MIN, KYAW (6225)</b>								
MIN, KYAW	1	Invoice	REFUND OF PAYMENT	04/04/2023	6.24		04/23	001-4106
Total MIN, KYAW (6225):					6.24			
<b>MUNICIPAL ENERGY AGENCY OF NEBRASKA (3310)</b>								
MUNICIPAL ENERGY AGENCY OF NEBRASKA	1	Invoice	PURCHASED POWER-NM	03/20/2023	571,008.73		04/23	001-7260
MUNICIPAL ENERGY AGENCY OF NEBRASKA	2	Invoice	PURCHASED POWER-OT	03/20/2023	6.33		04/23	001-7270
MUNICIPAL ENERGY AGENCY OF NEBRASKA	3	Invoice	WHEELING EXPENSE	03/20/2023	80,351.11		04/23	001-7820
MUNICIPAL ENERGY AGENCY OF NEBRASKA	4	Invoice	GENERATION COMPENS	03/20/2023	835.12-		04/23	001-4215
Total MUNICIPAL ENERGY AGENCY OF NEBRASKA (3310):					650,531.05			
<b>MUNICIPAL SUPPLY INC OF OMAHA (3315)</b>								
MUNICIPAL SUPPLY INC OF OMAHA	1	Invoice	5 1/4" CENTURION SAFE	03/28/2023	831.61	1411	04/23	002-8061
Total MUNICIPAL SUPPLY INC OF OMAHA (3315):					831.61			
<b>NAPA AUTO PARTS (3345)</b>								
NAPA AUTO PARTS	1	Invoice	OIL/FILTER	03/03/2023	50.56		04/23	601-5801
NAPA AUTO PARTS	1	Invoice	BATTERY	03/21/2023	88.99		04/23	601-5791
NAPA AUTO PARTS	1	Invoice	BATTERY	03/27/2023	166.99		04/23	002-8460
NAPA AUTO PARTS	1	Invoice	BATTERY	03/27/2023	166.99		04/23	401-5771
Total NAPA AUTO PARTS (3345):					473.53			
<b>NE PUBLIC HEALTH ENVIRONMENTAL LABORATOR (3480)</b>								
NE PUBLIC HEALTH ENVIRONMENTAL LABORATO	1	Invoice	LABS	03/14/2023	120.00		04/23	002-7281

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total NE PUBLIC HEALTH ENVIRONMENTAL LABORATOR (3480):					120.00			
<b>NE RURAL WATER ASSOCIATION (3490)</b>								
NE RURAL WATER ASSOCIATION	1	Invoice	2023 MEMBERSHIP REN	04/04/2023	275.00		04/23	002-9760
Total NE RURAL WATER ASSOCIATION (3490):					275.00			
<b>NEWMYER, MARK (6218)</b>								
NEWMYER, MARK	1	Invoice	MICRO SOCCER REFUN	03/21/2023	25.00		04/23	721-5901
Total NEWMYER, MARK (6218):					25.00			
<b>ODORISIO, TONY (5842)</b>								
ODORISIO, TONY	1	Invoice	YOUTH SOCCER REFUN	03/21/2023	35.00		04/23	721-5901
ODORISIO, TONY	2	Invoice	MICRO SOCCER REFUN	03/21/2023	15.00		04/23	721-5901
Total ODORISIO, TONY (5842):					50.00			
<b>OLSSON (3775)</b>								
OLSSON	1	Invoice	#022-02597 DOANE SUBS	03/30/2023	25,637.17		04/23	001-2000
Total OLSSON (3775):					25,637.17			
<b>ONE CALL CONCEPTS INC (3810)</b>								
ONE CALL CONCEPTS INC	1	Invoice	LOCATING SERVICE FEE	03/31/2023	47.23		04/23	002-9730
ONE CALL CONCEPTS INC	2	Invoice	LOCATING SERVICE FEE	03/31/2023	47.23		04/23	001-9730
Total ONE CALL CONCEPTS INC (3810):					94.46			
<b>ORSCHELN FARM AND HOME STORE (3835)</b>								
ORSCHELN FARM AND HOME STORE	1	Invoice	7995 2-15-23 OIL	03/15/2023	79.99		04/23	521-5801
ORSCHELN FARM AND HOME STORE	2	Invoice	2220 3-9-23 WELDING RO	03/15/2023	29.98		04/23	521-5332
ORSCHELN FARM AND HOME STORE	3	Invoice	2944 3-13-23 WASHER S	03/15/2023	49.99		04/23	401-5771
ORSCHELN FARM AND HOME STORE	4	Invoice	2944 3-13-23 SELF TAPPI	03/15/2023	14.99		04/23	401-6020
Total ORSCHELN FARM AND HOME STORE (3835):					174.95			
<b>PAPER TIGER SHREDDING (3905)</b>								
PAPER TIGER SHREDDING	1	Invoice	PAPER SHREDDING	03/31/2023	30.00		04/23	201-5329

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total PAPER TIGER SHREDDING (3905):					30.00			
<b>PRESTO-X (4050)</b>								
PRESTO-X	1	Invoice	PEST CONTROL-1945 FO	03/08/2023	71.19		04/23	201-5329
PRESTO-X	1	Invoice	PEST CONTROL-1420 MA	03/27/2023	55.37		04/23	502-5750
Total PRESTO-X (4050):					126.56			
<b>QUADIENT FINANCE USA INC (5591)</b>								
QUADIENT FINANCE USA INC	1	Invoice	POSTAGE	04/01/2023	125.00		04/23	101-9650
QUADIENT FINANCE USA INC	2	Invoice	POSTAGE	04/01/2023	50.00		04/23	401-9650
QUADIENT FINANCE USA INC	3	Invoice	POSTAGE	04/01/2023	50.00		04/23	721-9650
QUADIENT FINANCE USA INC	4	Invoice	POSTAGE	04/01/2023	125.00		04/23	001-9650
QUADIENT FINANCE USA INC	5	Invoice	POSTAGE	04/01/2023	75.00		04/23	002-9650
QUADIENT FINANCE USA INC	6	Invoice	POSTAGE	04/01/2023	75.00		04/23	003-9650
Total QUADIENT FINANCE USA INC (5591):					500.00			
<b>RISCHE, MARY (5693)</b>								
RISCHE, MARY	1	Invoice	MICRO SOCCER REFUN	03/21/2023	25.00		04/23	721-5901
Total RISCHE, MARY (5693):					25.00			
<b>SACK LUMBER CO (4385)</b>								
SACK LUMBER CO	1	Invoice	3/4" 4X8 OSB SQ EDGE 2	03/14/2023	77.98		04/23	401-5330
Total SACK LUMBER CO (4385):					77.98			
<b>SATURDAY EVENING POST (5885)</b>								
SATURDAY EVENING POST	1	Invoice	1 YR RENEWAL	03/28/2023	15.00		04/23	701-5691
Total SATURDAY EVENING POST (5885):					15.00			
<b>SECURITY EQUIPMENT INC (5787)</b>								
SECURITY EQUIPMENT INC	1	Invoice	ACCESS HOSTING-1945	03/15/2023	120.00		04/23	201-6484
SECURITY EQUIPMENT INC	2	Invoice	ACCESS HOSTING-210 E	03/15/2023	50.40		04/23	301-9750
SECURITY EQUIPMENT INC	3	Invoice	ACCESS HOSTING-243 E.	03/15/2023	24.00		04/23	501-5750
SECURITY EQUIPMENT INC	4	Invoice	ACCESS HOSTING-1515	03/15/2023	99.60		04/23	701-5750

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
Total SECURITY EQUIPMENT INC (5787):					294.00			
<b>SEWARD COUNTY INDEPENDENT (4590)</b>								
SEWARD COUNTY INDEPENDENT	1	Invoice	PLAN COMM	03/15/2023	173.38		04/23	101-5480
SEWARD COUNTY INDEPENDENT	1	Invoice	PLAN COMM	03/15/2023	11.35		04/23	101-5480
SEWARD COUNTY INDEPENDENT	1	Invoice	HEARING	03/22/2023	126.48		04/23	101-5390
SEWARD COUNTY INDEPENDENT	1	Invoice	ORDINANCE 2166	03/22/2023	19.20		04/23	101-5390
SEWARD COUNTY INDEPENDENT	1	Invoice	ORDINANCE 2165	03/22/2023	17.20		04/23	101-5390
SEWARD COUNTY INDEPENDENT	1	Invoice	COUNCIL VACANCY	03/22/2023	8.29		04/23	101-5390
SEWARD COUNTY INDEPENDENT	1	Invoice	CITY COUNCIL	03/22/2023	11.35		04/23	101-5390
SEWARD COUNTY INDEPENDENT	1	Invoice	PROCEEDINGS	03/22/2023	116.83		04/23	101-5390
Total SEWARD COUNTY INDEPENDENT (4590):					484.08			
<b>SID DILLON FORD (4635)</b>								
SID DILLON FORD	1	Invoice	VEHICLE REPAIRS UNIT	03/23/2023	1,169.82		04/23	201-5791
SID DILLON FORD	1	Invoice	OIL CHANGE CODE ENF	03/27/2023	85.34		04/23	201-5801
Total SID DILLON FORD (4635):					1,255.16			
<b>SLAMA, CODI (5696)</b>								
SLAMA, CODI	1	Invoice	YOUTH SOCCER REFUN	03/21/2023	45.00		04/23	721-5901
Total SLAMA, CODI (5696):					45.00			
<b>SPRING CREEK REPAIR &amp; FARM SUPPLY (4745)</b>								
SPRING CREEK REPAIR & FARM SUPPLY	1	Invoice	BLDG&GRND MAINT	03/17/2023	322.17		04/23	301-5330
Total SPRING CREEK REPAIR & FARM SUPPLY (4745):					322.17			
<b>STUTZMAN, JEN (6219)</b>								
STUTZMAN, JEN	1	Invoice	YOUTH SOCCER REFUN	03/21/2023	45.00		04/23	721-5901
Total STUTZMAN, JEN (6219):					45.00			
<b>TERCERO, HERMALINDA ESCOBAR (6226)</b>								
TERCERO, HERMALINDA ESCOBAR	1	Invoice	REFUND OF PAYMENT	04/04/2023	6.32		04/23	001-4106
Total TERCERO, HERMALINDA ESCOBAR (6226):					6.32			

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
<b>THOMAS, WENDY (5792)</b>								
THOMAS, WENDY	1	Invoice	POTLUCK - REIMBURSE	03/23/2023	4.88		04/23	501-8500
Total THOMAS, WENDY (5792):					4.88			
<b>U.S. BANK (5170)</b>								
U.S. BANK	1	Invoice	TOM CC, TURBO WASH 2	03/23/2023	13.00		04/23	001-8460
U.S. BANK	2	Invoice	TOM CC, CITY OF LINCO	03/23/2023	11.25		04/23	001-9760
U.S. BANK	3	Invoice	TOM CC, UNL PESTICIDE	03/23/2023	95.00		04/23	401-9760
U.S. BANK	4	Invoice	TOM CC, UNO PESTICID	03/23/2023	82.20		04/23	401-9760
U.S. BANK	5	Invoice	TOM CC, UNO PESTICID	03/23/2023	82.20		04/23	401-9760
U.S. BANK	6	Invoice	TOM CC, POOL OPERAT	03/23/2023	180.00		04/23	722-9760
U.S. BANK	1	Invoice	JERRY CC, IIMC 2-15-23	03/23/2023	125.00		04/23	101-5400
U.S. BANK	2	Invoice	JERRY CC, USPS 2-28-23	03/23/2023	10.45		04/23	101-9650
U.S. BANK	3	Invoice	JERRY CC, HYVEE 2-28-2	03/23/2023	42.13		04/23	101-5480
U.S. BANK	4	Invoice	JERRY CC, WALMART 2-2	03/23/2023	3.48		04/23	101-5480
U.S. BANK	5	Invoice	JERRY CC, HAMPTON IN	03/23/2023	1,182.38		04/23	101-9760
U.S. BANK	6	Invoice	JERRY CC, HAMPTON IN	03/23/2023	1,182.38		04/23	101-9760
U.S. BANK	1	Invoice	JOY CC, WALMART 4322	03/23/2023	17.35		04/23	701-6210
U.S. BANK	2	Invoice	JOY CC, OVERDRIVE 148	03/23/2023	173.50		04/23	702-5692
U.S. BANK	3	Invoice	JOY CC, SURVEYMONKE	03/23/2023	26.00		04/23	701-6210
U.S. BANK	1	Invoice	LAURA CC, WALMART 43	03/23/2023	59.87		04/23	701-6210
Total U.S. BANK (5170):					3,286.19			
<b>UPS (5240)</b>								
UPS	1	Invoice	POSTAGE	03/18/2023	25.92		04/23	002-9650
UPS	1	Invoice	POSTAGE	03/25/2023	10.00		04/23	003-9650
Total UPS (5240):					35.92			
<b>USABLUEBOOK (5250)</b>								
USABLUEBOOK	1	Invoice	CPVC INJECTION CHECK	03/20/2023	360.23	1414	04/23	002-7201
Total USABLUEBOOK (5250):					360.23			
<b>WHAT IF PUPPETS (6228)</b>								
WHAT IF PUPPETS	1	Invoice	LIVE TOUR-CIRQUE DU	02/16/2023	862.72		04/23	702-5692
Total WHAT IF PUPPETS (6228):					862.72			

Name	Seq	Type	Description	Invoice Date	Total Cost	PO Number	Period	GL Account
<b>WILLIAMS, JOSH (5698)</b>								
WILLIAMS, JOSH	1	Invoice	MICRO SOCCER REFUN	03/21/2023	25.00		04/23	721-5901
Total WILLIAMS, JOSH (5698):					25.00			
<b>WINDSTREAM (5465)</b>								
WINDSTREAM	1	Invoice	PHONE-CITY HALL	04/04/2023	150.10		04/23	101-7530
WINDSTREAM	2	Invoice	PHONE-CITY HALL	04/04/2023	109.57		04/23	721-7530
WINDSTREAM	3	Invoice	PHONE-CITY HALL	04/04/2023	124.75		04/23	003-9660
WINDSTREAM	4	Invoice	PHONE-CITY HALL	04/04/2023	80.13		04/23	401-7530
WINDSTREAM	5	Invoice	PHONE-CITY HALL	04/04/2023	121.20		04/23	001-9660
WINDSTREAM	6	Invoice	PHONE-CITY HALL	04/04/2023	60.60		04/23	002-9660
WINDSTREAM	1	Invoice	PHONE-PD C911	03/20/2023	584.88		04/23	201-5220
WINDSTREAM	1	Invoice	PHONE-LIBRARY	03/22/2023	273.59		04/23	701-7530
Total WINDSTREAM (5465):					1,504.82			
<b>XPRESS BILL PAY (ACH) (5606)</b>								
XPRESS BILL PAY (ACH)	1	Invoice	ONLINE PMT FEE	03/31/2023	285.78		04/23	003-9926
XPRESS BILL PAY (ACH)	2	Invoice	ONLINE PMT FEE	03/31/2023	285.79		04/23	002-9926
XPRESS BILL PAY (ACH)	3	Invoice	ONLINE PMT FEE	03/31/2023	285.79		04/23	001-9926
Total XPRESS BILL PAY (ACH) (5606):					857.36			
Grand Totals:					863,450.72			

Report GL Period Summary

GL Period	Amount
03/23	1,136.30
04/23	862,314.42
Grand Totals:	863,450.72

Vendor number hash: 581583  
 Vendor number hash - split: 872246  
 Total number of invoices: 163

<u>Terms Description</u>	<u>Invoice Amount</u>	<u>Discount Amount</u>	<u>Net Invoice Amount</u>
Total number of transactions:	260		
<u>Terms Description</u>	<u>Invoice Amount</u>	<u>Discount Amount</u>	<u>Net Invoice Amount</u>
Open Terms	863,450.72	.00	863,450.72
Grand Totals:	<u>863,450.72</u>	<u>.00</u>	<u>863,450.72</u>

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Report Criteria:

Vendor.Vendor number = 0-1059,1061-99999999

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**COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF CRETE, NEBRASKA**

**RESOLUTION # CDA23-01**

(Blight and Substandard Declaration and General Redevelopment Plan –  
Redevelopment Area #3)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY  
OF CRETE, NEBRASKA, MAKING A RECOMMENDATION TO THE CITY COUNCIL  
OF THE CITY OF CRETE, NEBRASKA, WITH RESPECT TO THE APPROVAL OF A  
BLIGHT AND SUBSTANDARD DECLARATION AND GENERAL REDEVELOPMENT  
PLAN.**

RECITALS

- A. The Community Development Agency of the City of Crete, Nebraska (the “CDA”) undertakes redevelopment activities and administers the programs and benefits available under the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the “Act”).
- B. JEO Consulting Group has prepared the Blight and Substandard Study for the Redevelopment Area #3 (the “Blight and Substandard Study”). A copy of the Blight and Substandard Study is on file with the City Clerk.
- C. JEO Consulting Group has prepared a General Redevelopment Plan (the “Redevelopment Plan”) for a certain portion of the City of Crete, Nebraska (the “City”) identified as the Redevelopment Area #3 (the “Redevelopment Area”). A copy of the Redevelopment Plan is on file with the City Clerk.
- D. The CDA has reviewed the Blight and Substandard Study.
- E. The CDA has reviewed the Redevelopment Plan.

NOW THEREFORE, it is found and recommended by the Community Development Agency of the City of Crete, Nebraska, as follows:

1. The Blight and Substandard Study satisfies the statutory requirements of the Act and identifies the correct Redevelopment Area.
2. The Redevelopment Area is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
3. The Redevelopment Plan will, in accordance with the present and future needs of the City of Crete, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

4. The Redevelopment Plan is in conformance with the general plan for development of the City of Crete as a whole, as set forth in the City of Crete Comprehensive Plan, as amended.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the findings above, the CDA does hereby recommend approval of a blight and substandard declaration of the Redevelopment Area based upon the Blight and Substandard Study.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the findings above, the CDA does hereby recommend approval of the Redevelopment Plan by the City Council as the governing body of the City.

BE IT RESOLVED, the foregoing resolutions are subject to and contingent upon the City Council's declaration of the Redevelopment Area as blighted and substandard, and if the City Council does not declare the Redevelopment Area as blighted and substandard, the resolutions contained herein shall be void and of no effect.

Dated this 4th day of April, 2023.

COMMUNITY DEVELOPMENT AGENCY  
OF THE CITY OF CRETE, NEBRASKA

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

ATTEST:

\_\_\_\_\_  
Secretary

2023

City of Crete  
Blight and Substandard Study  
Redevelopment Area #3 (East Crete)



JEO Consulting Group, Inc.

## **Introduction**

### ***Purpose of the Study***

This East Crete Study Area blight and substandard study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Crete's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Crete finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "East Crete Study Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, buildings, and structures within the designated study area in the City of Crete's authority to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Crete to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Crete must adhere to Nebraska Community Development Law.

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### **Nebraska Revised State Statutes**

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

*It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102*

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

*The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use of land and the occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.*

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

*The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105*

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

**Substandard area** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

**Blighted area** means an area, which.

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;

- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;*
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.*

*In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;*



## **Substandard and Blight Eligibility Analysis**

### **Designated Study Area**

Portions of the designated study area are located adjacent, but outside the corporate limits of the City of Crete. Land areas outside the corporate limits will need to be annexed to be included in the CDA's area of operation and become eligible for Tax Increment Financing as part of a redevelopment project. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Crete can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Crete can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Crete is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Crete can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

### **Substandard and Blight Conditions**

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

**1. Dilapidation/deterioration\***

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

**2. Age or obsolescence**

Estimate age of structures (40+ years criteria)

**3. Inadequate provision for ventilation, light, air, sanitation, or open spaces**

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

**4. Other substandard conditions**

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the

public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures\***  
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
  - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**  
Condition of streets/inadequate access including sidewalks
  - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk conditions.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**  
Conditions associated with accessibility/usefulness of the lots.
  - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**  
Conditions which pose a threat to public health and safety
  - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**  
Field observation of age and condition of public utilities, debris, and inadequate public improvements
  - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**  
The total number of unduplicated owners
  - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**  
Examination of public records to determine the status of taxation of properties.
  - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**  
Examine public records to determine any defective or unusual title defects.
  - Examples include improper filings, lines, defective titles, etc.
9. **Improper subdivision or obsolete platting**  
Examine public records to determine improper subdivision and obsolete platting

- Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

**10. The existence of conditions which endanger life or property by fire or other causes**

Examine conditions which endanger life or property.

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

**11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**

Economic and/or socially undesirable land uses

- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

**12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**

- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

\*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

**No Problem**

No structural or aesthetic problems are visible.

**Adequate Condition**

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

**Deteriorating Condition**

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind- or waterproof),

- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

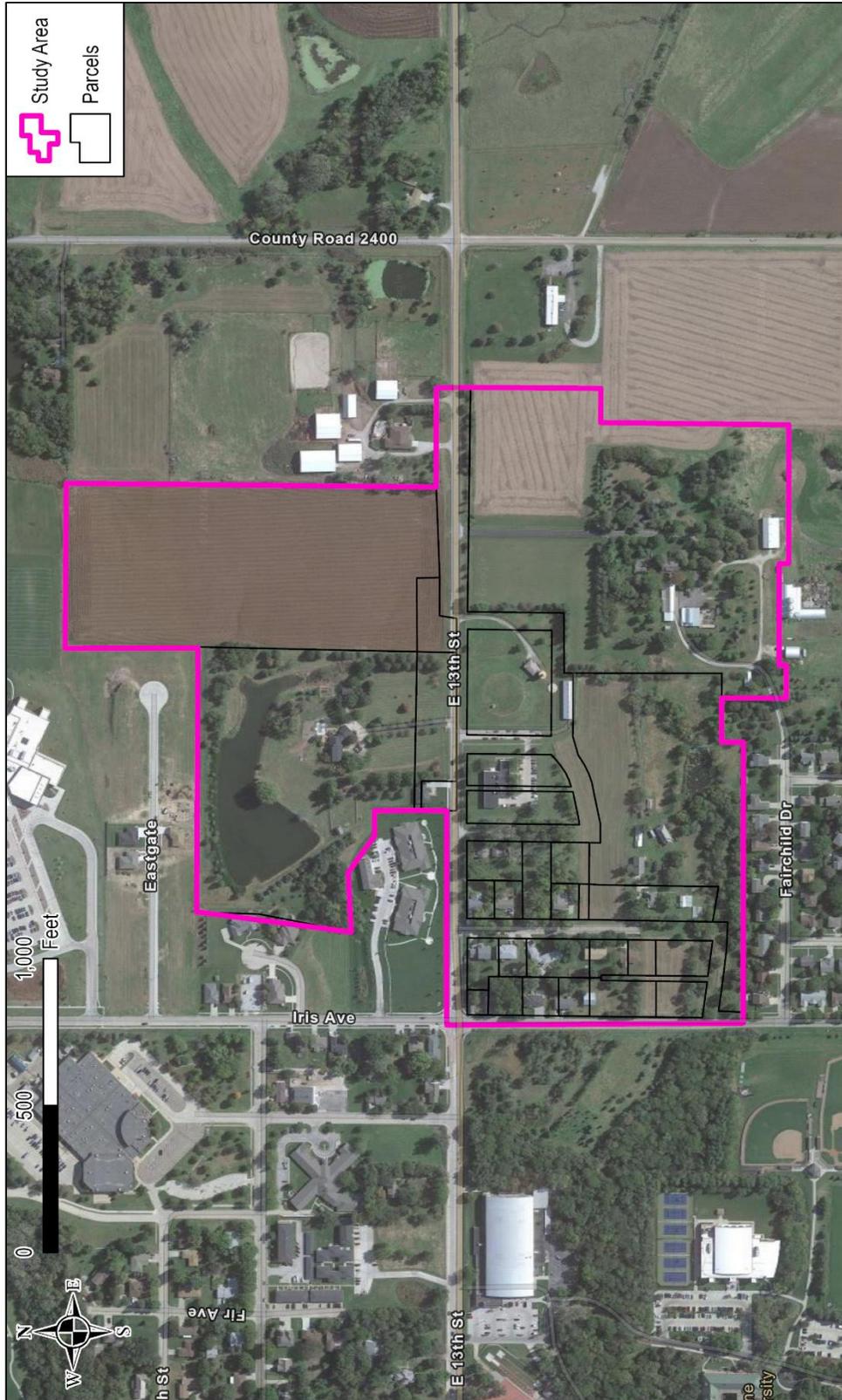
**Dilapidated Condition**

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

# Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the "Designated Study Area" which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Created By: J. Ray; M. Frates; M. Woodrum  
Date: December 2022  
Software: ArcGIS Pro 3.0.3  
File: 201828.00

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**City of Crete, NE**

**Crete Blight Study Area**

## **Recommended Blight and Substandard Area**

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 84.0 acres. The following legal description delineates the Recommended Area

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1<sup>ST</sup> ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1<sup>ST</sup> ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTRLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINGING.

## **Findings and Contributing Factors**

The intent of this study is to determine whether the East Crete Study Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on October 19, 2022, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the East Crete Study Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the East Crete Study Area Blight Study Area based upon the statutory definitions, the planning team's observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the East Crete Study Area Blight Study Area.

### **BLIGHTED CRITERIA CONDITIONS**

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

#### **Substantial Number of Deteriorated or Deteriorating Structures**

Each parcel within the East Crete Study Area Blight Study Area was examined for the structural conditions. A total of 23 structures were evaluated and 6 or 26% of the structures within the designated study area were graded as deteriorating or dilapidated. The structure condition ratings are illustrated in Figure 2. This is considered a contributing factor.

#### **Defective or Inadequate Street Layout**

##### **Street Conditions and Accessibility**

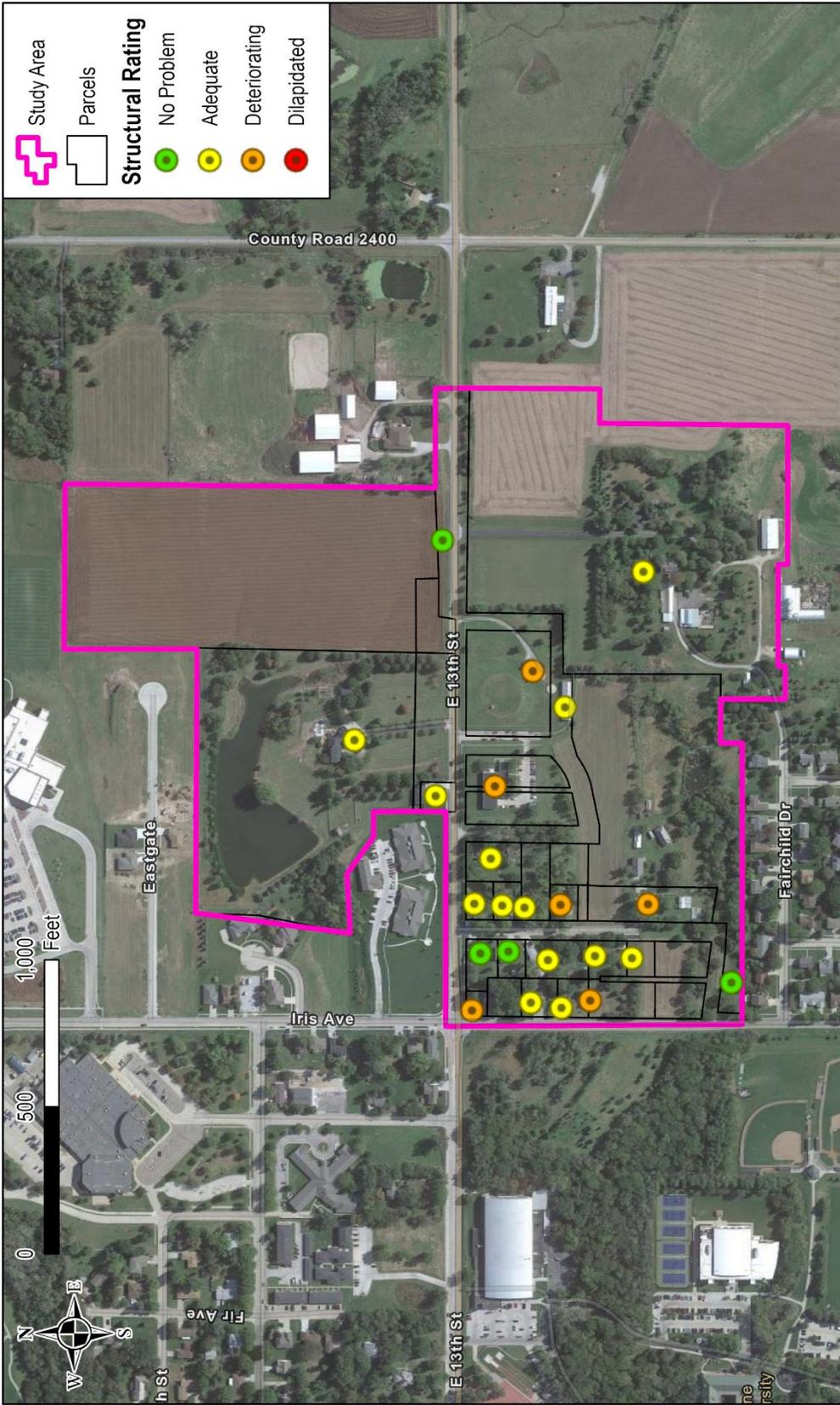
Street conditions and accessibility within the East Crete Study Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The noted deficiencies are: missing portions or incomplete streets; limited urban grid pattern or connectivity, unpaved and undeveloped roads, and the lack of sidewalks in the area. The transportation infrastructure conditions are illustrated in Figure 3.

Overall, the East Crete Study Area Blight Study Area has limited connectivity with the adjacent street grid due to the topography, drainage, and incomplete streets. Due to the lack of connectivity and sidewalks, this is considered a contributing factor.

#### **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

Throughout the East Crete Study Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivisions and some lack developed street access. In addition, a portion of the area lacks public infrastructure improvements for accessibility, utilities, and usefulness. Overall, this factor is considered to be contributing to the recommended blight designation.

Figure 2: Structural Conditions



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Date: December 2022

Software: ArcGIS Pro 3.0.3

File: 201828.00

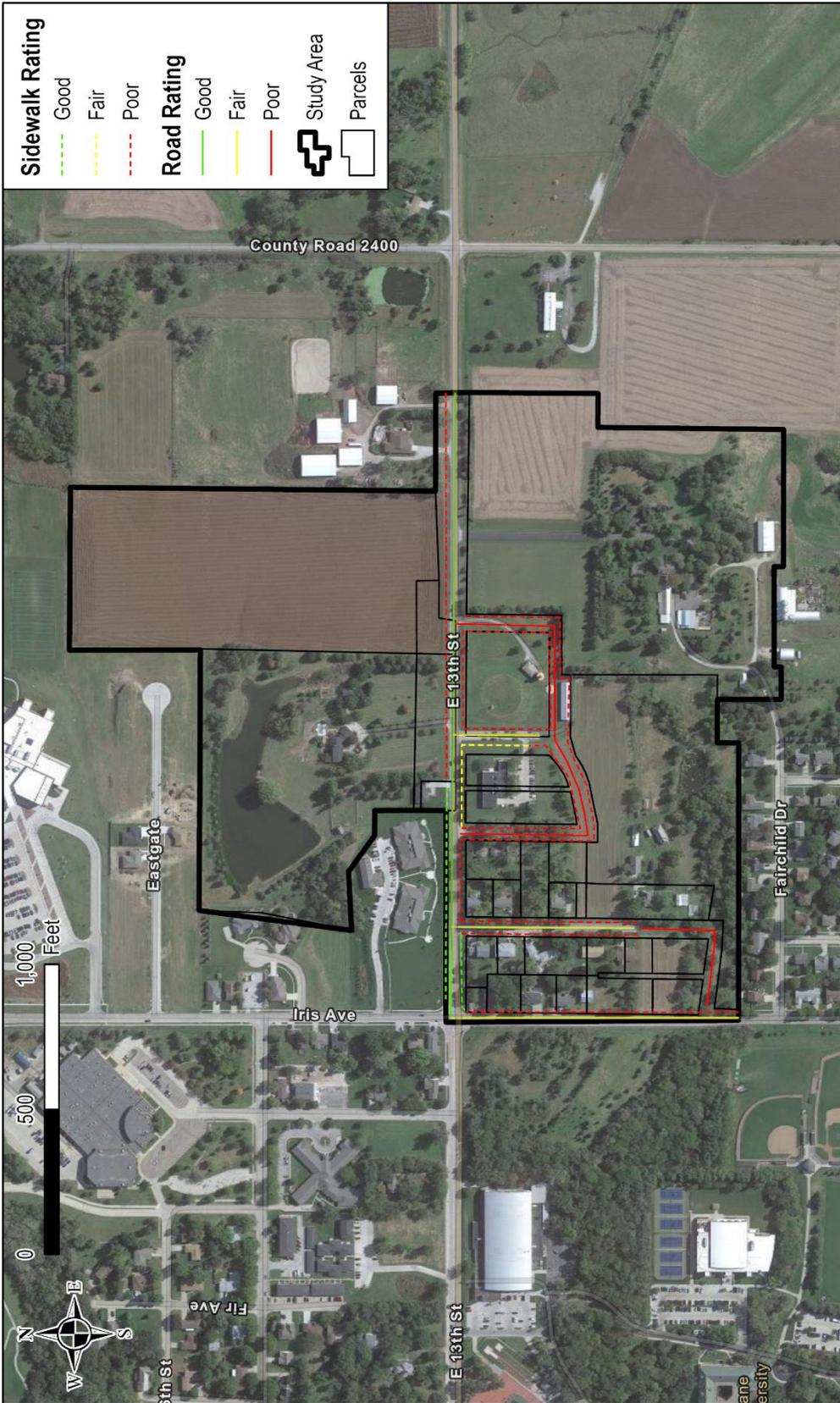
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# City of Crete, NE

Crete Blight Study: Structural Rating

Figure 3: Transportation Conditions



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# City of Crete, NE

Crete Blight Study: Transportation

**Unsanitary or unsafe conditions**

*Conditions which pose a threat to public health and safety*

**Debris**

Debris piles were noted in the field analysis in 3 locations. This along with heavily wooded areas can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

**Sidewalks**

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

**Open drainage Channel**

The area on the southern perimeter has a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and structures in the vicinity.

As a result, this factor is considered to be contributing to the recommended blight designation.

**Deterioration of site or other improvements**

**Sidewalks**

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through the study area.

**Driveways or Parking Areas**

Several private driveways or parking areas were noted as unimproved or not improved for all-weather access.

**Vehicle Circulation**

The lack of connectivity of paved streets, a land locked lot, and non-paved parking surfaces can impede travel to or from the study area. Deteriorated surface parking and driveway areas were observed throughout the study area.

As a result, this factor is considered to be contributing to the recommended blight designation.

**Diversity of ownership**

The diversity of ownership was not evident in the East Crete Study Area Blight Study Area. There are 22 unique private property owners in the East Crete Study Area Blight Study Area. Thus, this is considered a contributing factor.

**Improper subdivision or obsolete platting**

**Obsolete platting**

Throughout the East Crete Study Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or have limited use due to acute angles and or narrowness. In addition, some parcels are land locked without proper street frontage.

As a result, this factor is considered to be contributing to the recommended blight designation.

**The existence of conditions which endanger life or property.**

*Conditions which pose a threat to public health and safety*

**Age of Structures**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average year structures were built is 1971.

**Debris**

Debris piles were noted in the field analysis in three locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

**Sidewalks**

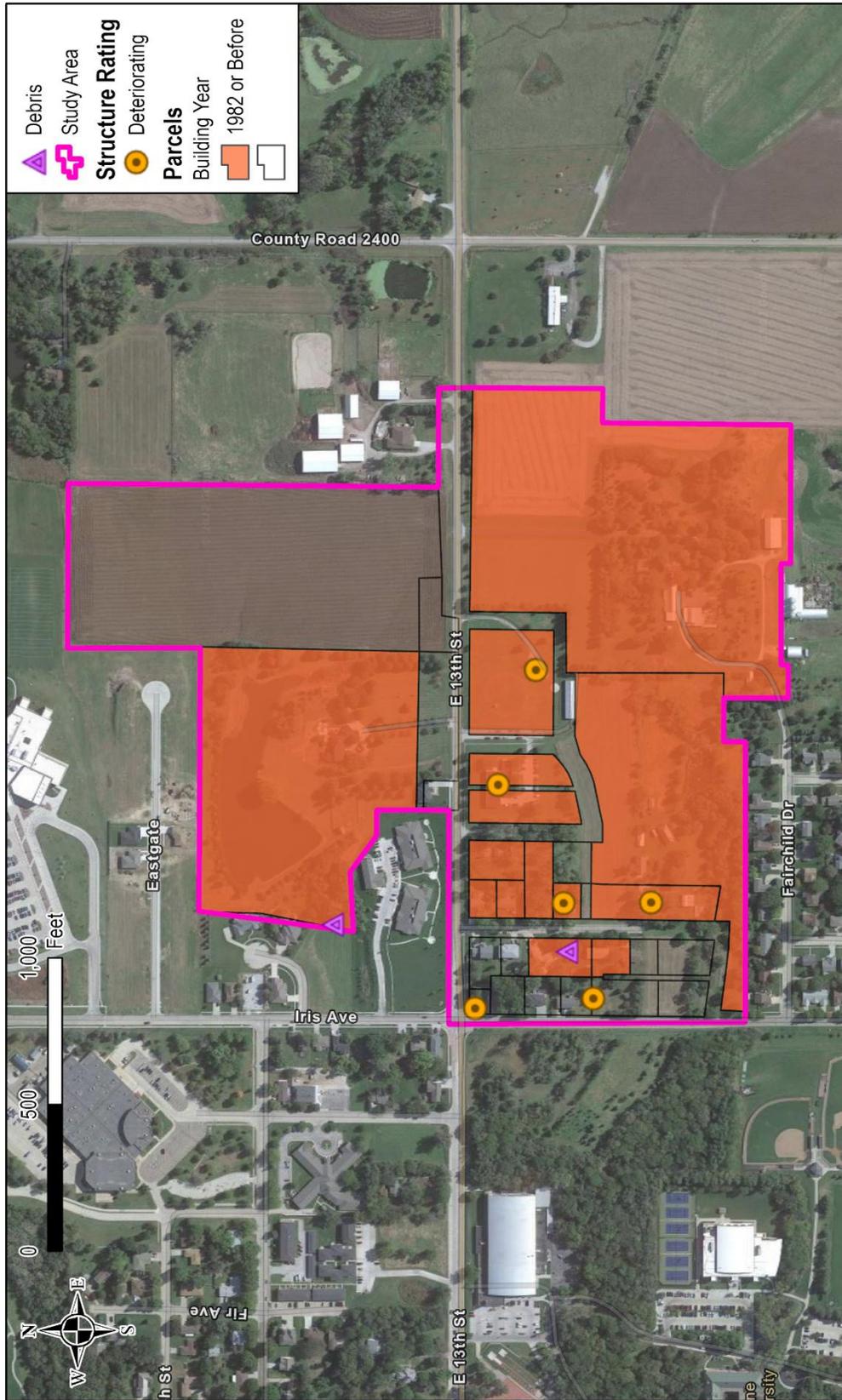
The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

**Open drainage Channel**

The area along the southern perimeter of the study area is an open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and or structures in the vicinity.

As a result, this factor is considered to be contributing to the recommended blight designation.

Figure 4: Potential Hazards of Site



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# City of Crete, NE

Crete Blight Study: Potential Hazards

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**Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.**

Many conditions or factors were observed in the field analysis that could impair sound growth of the community.

**Debris**

Debris piles were noted in the field analysis in 3 locations. This can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

**Sidewalks**

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

**Open drainage Channel**

The area is bisected by a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and structures in the vicinity.

**Vehicle circulation and parking**

The lack of connectivity of paved streets, land locked parcels, and non-paved parking surfaces can impede travel to or from the study area and contribute to inefficient stormwater collection. Deteriorated surface parking and driveway areas were observed throughout the study area.

As a result, it is considered a substantial contributor to the East Crete Study Area Blight Study Area to be considered blighted.

**Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**

The average age of the residential structures in the area is at least 40 years. The average age of the documented residential structures is 52 years (1982). Thus, this is considered a contributing factor.

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## **SUBSTANDARD CRITERIA**

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

### **Dilapidation/deterioration**

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the East Crete Study Area Blight Study Area.

A total of 6 or 26% of the structures within the designated study area were graded as deteriorating within the study area. This is considered a contributing factor but not at a predominate level.

### **Age or obsolescence**

Information regarding the age of the permanent structures within the East Crete Study Area Blight Study Area was provided by the Saline County Assessor's Office.

The average age of documented residential structures is 52 years old, therefore, this is considered a contributing substandard factor.

### **Inadequate provision for ventilation, light, air, sanitation, or open spaces**

#### **Poor Drainage and Sanitation**

The East Crete Study Area Blight Study Area contains limited areas of street connectivity with storm drainage. However, this is not considered significant to be considered a predominate factor.

### **Other Substandard Conditions**

***The existence of conditions which endanger life or property.***

#### **Age of Structures**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average year structures were built is 1971.

#### **Debris**

Debris piles were noted in the field analysis in three locations. This can contribute to fire hazards, harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

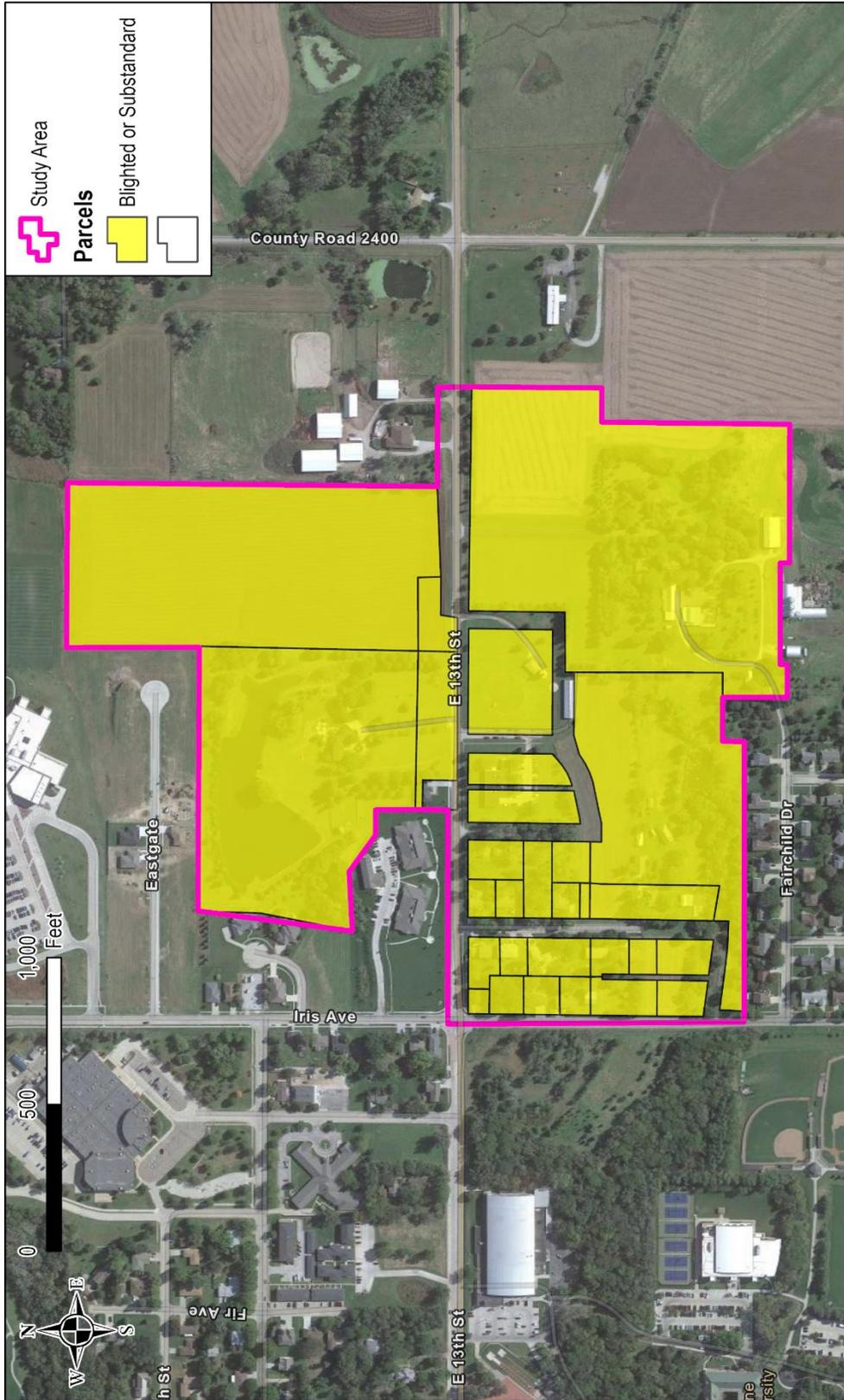
#### **Sidewalks**

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

#### **Open drainage Channel**

The southern perimeter of the study area contains a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people in the vicinity. As a result, this factor is considered to be contributing to the recommended blight designation.

Figure 5: Parcels Showing Blight and Substandard Criteria



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# City of Crete, NE

## Crete Blight Study: Characteristics of Blight and Substandard Area

## **Blighted and Substandard Findings**

The East Crete Study Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has assorted items that were considered beyond the remedy and control of the normal regulatory process of the City of Crete or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

**Table 1: Summary Matrix**

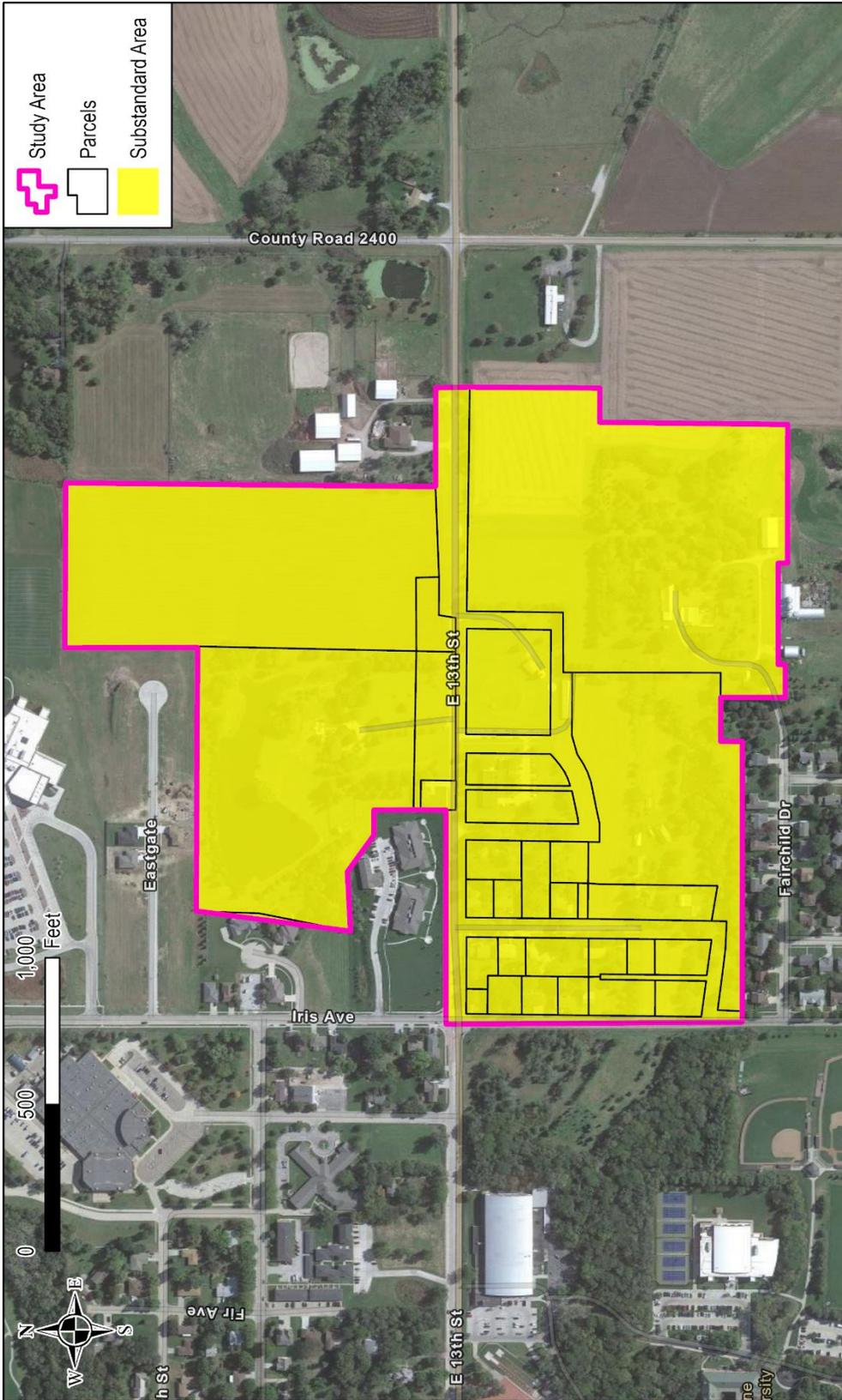
<b>Criteria</b>	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of Structure	Yes
<b>BLIGHT TOTALS</b>	<b>10/12</b>
Exterior inspection of structures	No
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
<b>SUBSTANDARD TOTALS</b>	<b>2/4</b>
<b>TOTALS</b>	<b>12/16</b>

## **Conclusion**

Several conditions within the East Crete Blight Study Area were observed during the field survey which warrants a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the East Crete Study Area Blight Study Area, and as such, parcels within the boundaries of the East Crete Study Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the East Crete Study Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Crete and the Community Development Agency. The city should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the East Crete Study Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



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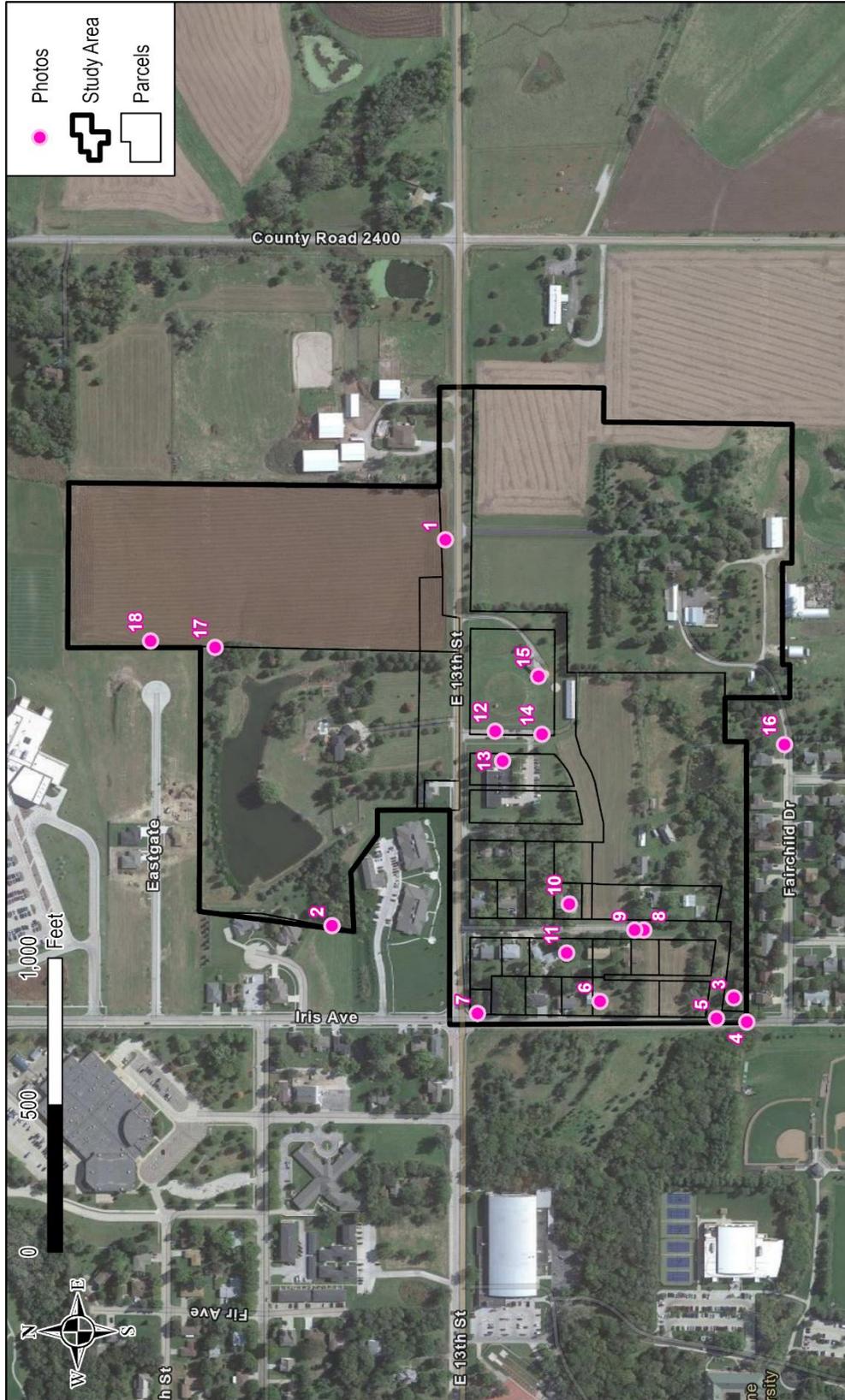
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## City of Crete, NE

Crete Blight Study:  
Recommended Blight and Substandard Area

Appendix A  
Photo Exhibit



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# City of Crete, NE

## Crete Blight Study: Photo Guide

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Phot 17



Photo 18



2023

**Redevelopment Area #3  
General Redevelopment Plan  
(East Crete)**



JEO Consulting Group, Inc.

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## **Introduction**

### ***Background***

The East Crete Area Redevelopment Plan (Redevelopment Plan) provides a guideline for the community to develop remedies for designated “Community Redevelopment Area(s)” exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions. The Redevelopment Plan attempts to eliminate problems and issues identified in these community redevelopment areas that are detrimental to the social and economic well-being of the neighborhoods in which they exist. The existing conditions in these community redevelopment areas are considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise.

The purpose of this Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the East Crete Area, Blight and Substandard Study. With the adoption of this Plan, the City of Crete will recognize the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

The East Crete Area Redevelopment Plan consists of two major parts. First is the General Redevelopment Plan, that addresses the broader goals of the entire redevelopment area. In the future as specific projects are identified, there will be the second portion of the Redevelopment Plan with project specific redevelopment goals and objectives that address a specific area to greater detail but tier from the General Redevelopment Plan. These project specific redevelopment projects shall comply with the Community Development Agency Public Policy Statement for City of Crete Tax Increment Program and the requirements under Nebraska’s Community Redevelopment Law.

As these additional projects are approved, the Redevelopment Plan shall be amended to include the specific projects criteria and site plan.

### ***Nebraska Community Development Law***

The Nebraska Legislature enacted the Community Development Law (Neb. Rev. Stat. §18-2101 through §18-2154), which permits cities of all classes and villages to establish a Community Development Agency (CDA). The laws permit CDAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. The Community Development Law enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for purposes of redevelopment or through the conservation and rehabilitation of property.

The City of Crete, in accordance with the Nebraska Community Development Law, prepared the General Redevelopment Plan. Prior to recommending the General Redevelopment Plan to the City Council for approval, the CDA shall:

*...consider whether the proposed land uses and building requirements in the redevelopment project area(s) are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight. Neb. Rev. Stat. §18-2113.*

### ***General Redevelopment Plan Components***

After an area has been designated as blighted and substandard, the city may proceed with the preparation of a General Redevelopment Plan. The purpose of the General Redevelopment Plan is to identify possible redevelopment project(s) in the identified area(s), and it shall:

- Be consistent with the general plan of the community; and
- Indicate the actions that will be needed to carry out the redevelopment project, including land acquisition, demolition and removal of structures, redevelopment, improvements, rehabilitation, zoning changes, land uses, densities, and building requirements.

### ***Redevelopment Plan Projects***

The General Redevelopment Plan identifies general redevelopment projects within eligible Community Redevelopment Areas as identified in the Blight and Substandard Study. Project specific redevelopment plans shall conform to the General Redevelopment Plan added to the East Crete Area Redevelopment Plan.

Pursuant to the Nebraska Community Development Law, the city shall afford maximum opportunity for redevelopment of the area, consistent with the needs of the city as a whole and by private enterprise undertaking redevelopment activities within the area(s) discussed herein. A redevelopment project may involve a broad range of activities in a designated area, including:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas,
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan,
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project,
- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan,
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- A detailed proposal outlining the redevelopment project/or activity must be submitted to the CDA for evaluation prior to approval as a qualified Redevelopment Project.
- All redevelopment projects shall comply with the City of Crete, Nebraska, Community Development Agency Public Policy Statement for City of Crete Tax Increment Program.

### ***Relationship to General Plan***

The general plan for the development of the City of Crete, Nebraska, known as “The Comprehensive Plan”, is incorporated herein by reference. In the event the terms and conditions of this General Redevelopment Plan are not in conformance with the Comprehensive Plan, the provisions of the Comprehensive Plan shall supersede those of the Redevelopment Plan. The adoption of this Redevelopment Plan, or any modifications, additions, or amendments thereto, shall not be deemed to be an amendment of the Comprehensive Plan.

### ***Funding for Redevelopment Projects***

There are a number of funding sources available for communities to use in order to initiate redevelopment activities in designated blighted and substandard areas. These include, in addition to city, state, and federal funds commonly utilized to undertake redevelopment activities, the use of Community Development Block Grant funding programs, special assessments, general obligation bonds, and tax increment financing. The following narrative further describes tax increment financing in Nebraska.

Tax increment financing (TIF) in Nebraska is designed to finance certain costs associated with a private development and is a common tool utilized for redevelopment activities in designated blighted and substandard community redevelopment areas. TIF provides a means of encouraging private investment in deteriorating areas by allowing local governments to use the increase in certain property tax revenues to pay the costs of certain public improvements needed to attract private development. Under the Nebraska Community Development Law, local governments may use TIF only in designated blighted and substandard community redevelopment areas. Following such designation, the CDA prepares a Redevelopment Plan and amends the Generalized Redevelopment Plan as necessary including redevelopment areas to be annexed that were in the designated Blight and Substandard Area. TIF projects may include commercial, residential, industrial, or a mix of these uses.

Generally, TIF funds can be used for land acquisition, public improvements, infrastructure, and utilities. The city shall conduct, a ***cost-benefit analysis*** for each redevelopment project that proposes the use of TIF as a financing tool. This ***cost-benefit analysis*** must use a specific model developed for use by local projects, and shall consider and analyze the following factors:

- Tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. §18-2147, as indicated below:
  - ...any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of provision by the governing body, as follows:
    - That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
    - That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Agency to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Agency shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on other employers and employees within the city and the immediate areas that are located outside of the boundaries of the area of the redevelopment project, and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

After a project is approved, the city typically authorizes the issuance of TIF bonds to finance public improvements in the designated area. Since this process can work for large developments without increasing any tax rates or adding any new taxes or fees, it appeals to jurisdictions wishing to promote economic development or redevelopment of blighted and substandard areas.

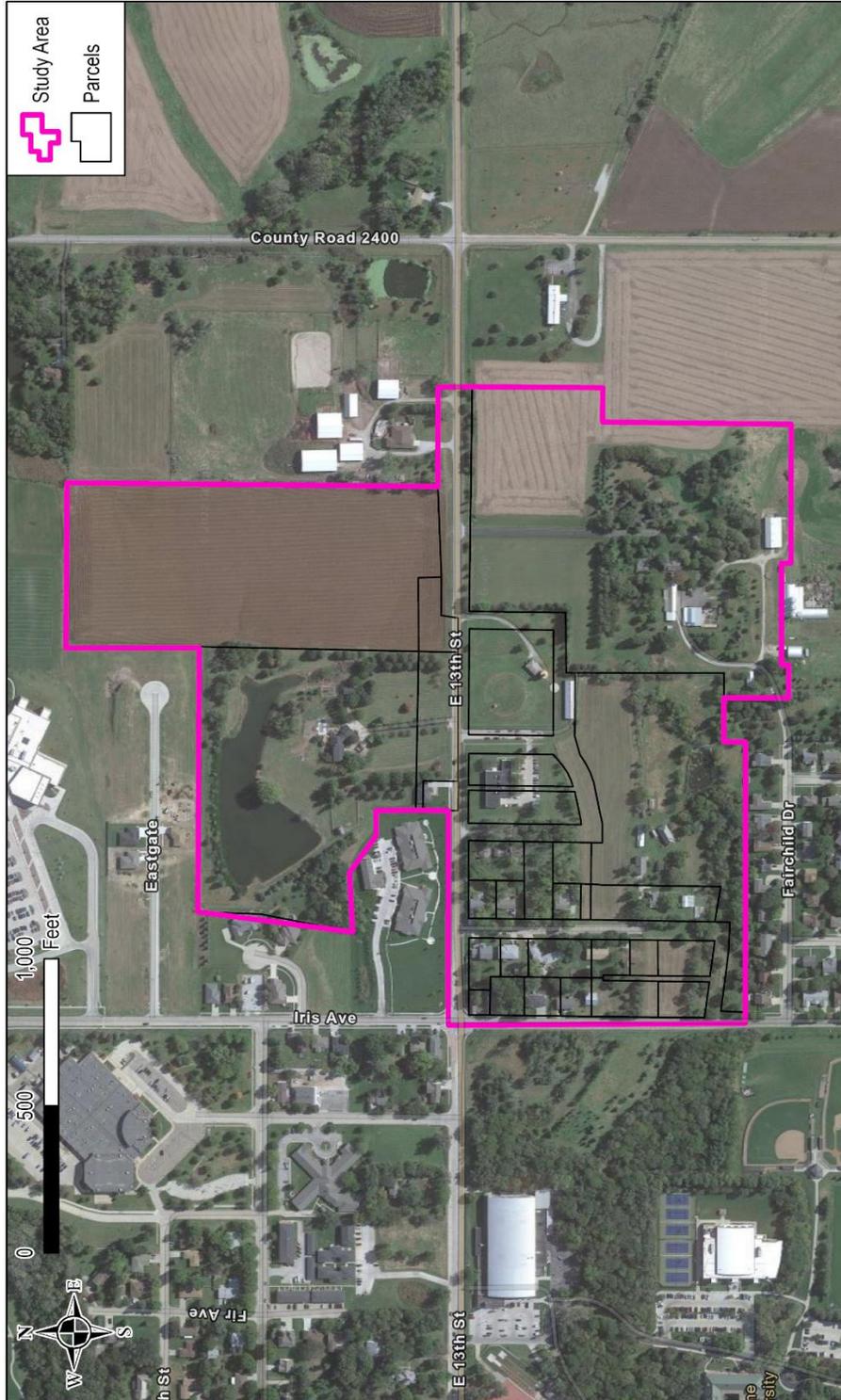
### ***Outline of the General Redevelopment Plan***

All provisions of the East Crete Area Blight and Substandard Study are incorporated herein by reference. The General Redevelopment Plan will evaluate the Community Redevelopment Area and identify general redevelopment projects aimed at rehabilitating Designated Blight and Substandard Area of the City of Crete. Project specific redevelopment plan(s) follow the Generalized Redevelopment Plan.

# Designated Area

The designated Blight and Substandard Area identified by the City of Crete and JEO Consulting can be found in Figure 1 below. For this General Redevelopment Plan, the 80.0 acre Designated Blight and Substandard Area will be known as the “East Crete Redevelopment Area.”

Figure 1: Designated Blight and Substandard Area



Created By: J. Ray; M. Frates; M. Woodrum  
Date: December 2022  
Software: ArcGIS Pro 3.0.3  
File: 201828.00

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**City of Crete, NE**

Crete Blight Study Area

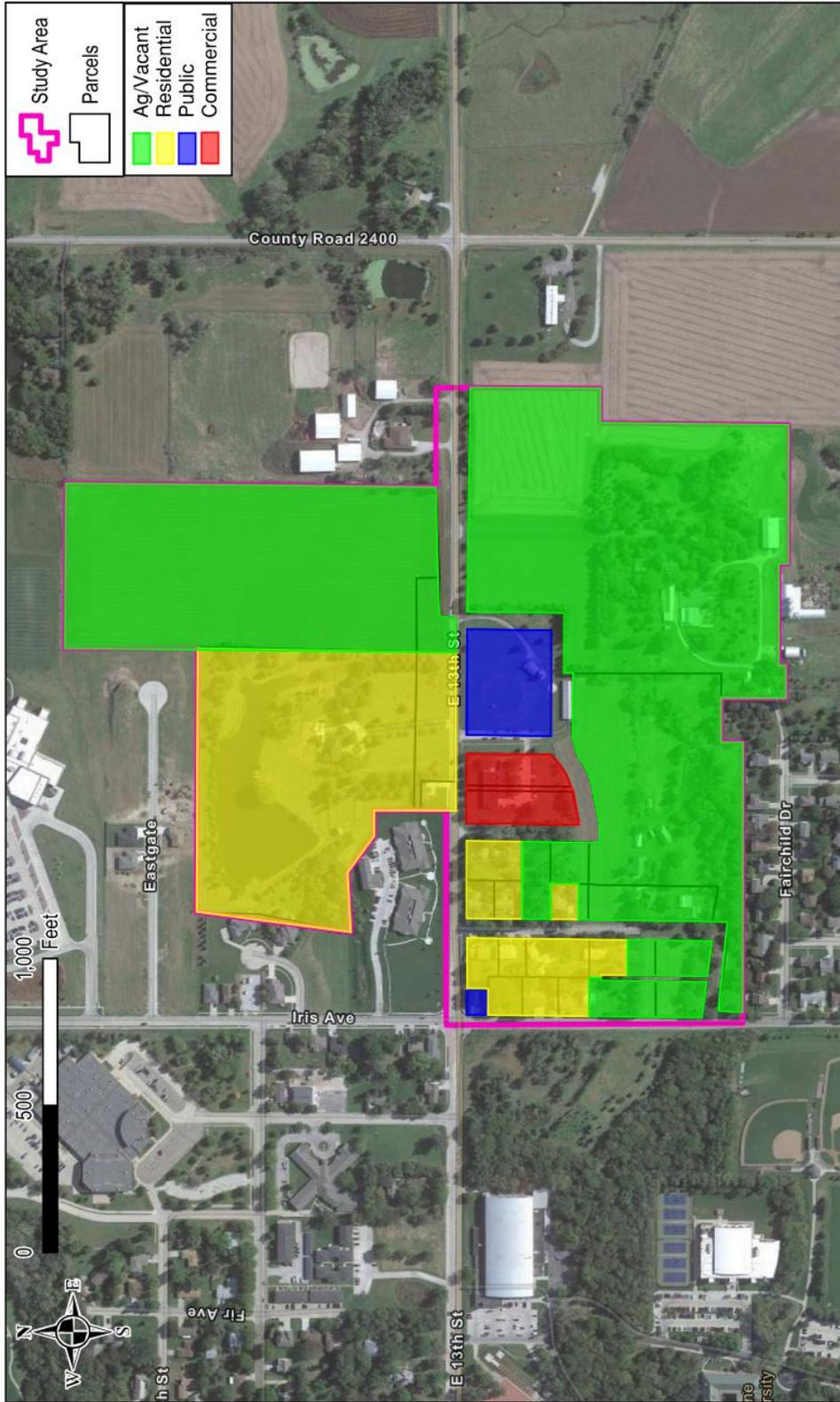
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## ***Legal Description of the Redevelopment Area:***

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1<sup>ST</sup> ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1<sup>ST</sup> ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINGING.

# Existing Land Use

Figure 2: Existing Land Use in the Blighted and Substandard Area



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 Software: ArcGIS Pro 3.0.3  
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## City of Crete, NE

Crete Blight Study Area

## ***Condition of the Real Property***

The Designated Blight and Substandard Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Redevelopment Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Crete or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

**Table 1: Summary Matrix**

A number of conditions within the Designated Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The remediation of such conditions in the Redevelopment Plan Area, Figure 1, are recommended for further action.

<b>Criteria</b>	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe Conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles Conditions	No
Obsolete Platting	Yes
Endanger Life/Property	Yes
Any Combination	Yes
Detrimental to Public Health, Safety	Yes
<b>BLIGHT TOTALS</b>	<b>10/12</b>
Exterior inspection of structures	No
Age of Structures	Yes
Inadequate provision for ventilation, sanitation	No
<b><i>Other Substandard – (The existence of conditions which endanger life or property)</i></b>	Yes
<b>SUBSTANDARD TOTALS</b>	<b>2/4</b>
<b>TOTALS</b>	<b>12/16</b>

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## **Study Area General Redevelopment Recommendations**

As redevelopment projects are considered for the area, a number of existing conditions should be improved through planning and redevelopment activities. These activities include:

- Encourage and consider incentives to develop or redevelop parcels for a mix of housing typologies to address the housing shortage.
- Utilize nuisance abatement tools for the repair or removal deteriorating structures and hazardous conditions on parcels in the area.
- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area, including sidewalks.
- The extension of paved public roads and utilities that continue the rectilinear grid of the community;
- Enforcement of the land use and zoning regulations that will guide the future development and redevelopment of structures within the Redevelopment Area as the existing Comprehensive Plan depicts the area.
- All new development should be consistent with the Future Land Use Map shown in Figure 3 and the standards of population densities, land coverage, and building intensities regulated by the Zoning Regulations of the City of Crete.
- Removal of deteriorating or dilapidated structures, the determination of which will depend upon the severity of the substandard condition of the individual structure(s) by adopting and enforcing Crete's Building and Property Maintenance Codes.
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues.
- Development and improvement of public infrastructure including streets, sidewalks, water, sanitary sewer, storm drainage, electrical, gas, and telecommunication systems, on a case-by-case basis to support redevelopment projects in the area.
- The Generalized Redevelopment Plan does not propose any changes to the zoning ordinance, street layouts, street levels or grades or building codes.
- Amend this Generalized Redevelopment Plan upon review and approval of qualified Project Specific Redevelopment Plans within this Designated Blight and Substandard Area.

Figure 3, Proposed Future Land Use Map



Source: The Crete Comprehensive Plan

## **Conclusion**

As stated in the Blight and Substandard Study, there are a variety of factors contributing to the blighted and substandard conditions of the Designated Blighted and Substandard Area. The recommendations listed above will aid the City of Crete in creating a viable and sustainable urban environment in order to lessen the impact of the blight and substandard conditions located in the Generalized Redevelopment Area. In addition, portions of the area are critical to the redevelopment of and proper clearance of substandard conditions within the city, as well as preparing the area for redevelopment and/or the development of a specific project. The city should concentrate their efforts to remove or rehabilitate some if not all the structures that were rated as deteriorating/dilapidated and development of the public infrastructure within the Study Area. This can be accomplished through either public or private development / redevelopment.

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**Project Specific Redevelopment Plan(s)**

Gary F. Lothrop, DVM  
Eric S. Post, DVM  
Sarah Lothrop Post, DVM, MPH



607 County Road 2400  
Crete, NE 68333  
(402) 826-5149

## Lothrop Animal Clinic

To Mayor Bauer, Tom Ourada, City Council Members and Planning commission Members,

I am against having my 20 Acre grounds and Home given a "Blighted" designation and even though the 3 structures on the ground are all 100 years old, they have been maintained and are in excellent structural condition.

However, if my 20 acres are needed to get the blighted area up past there 80 acre level so that others may take advantage of TIF financing, then I will not fight the designation. However, I want to make sure that everyone understands that I do not want the "East Crete Revelopment Study Area" to allow any planner or engineer to subdivide any of my 20 acre Homestead into any size or type of future developmental lots. Other than lot 6 on south Iris avenue, We will not be subdividing or developing any lots on our 20 acre for at least the next 20 years.

Thank you for your efforts to make Crete a Better place to live.....

Gary F. Lothrop DVM 3/27/2023

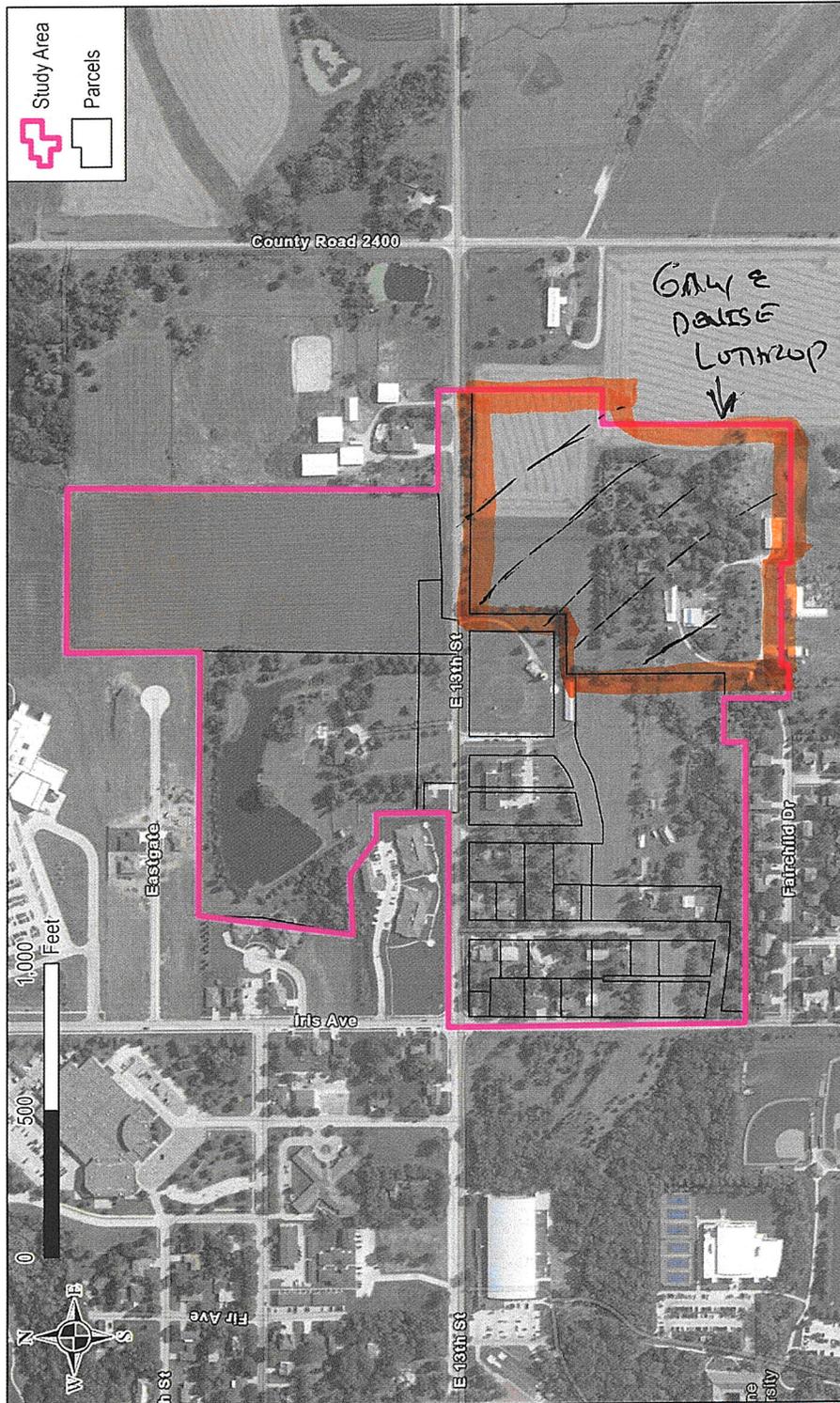
A handwritten signature in black ink that reads "Gary F. Lothrop".



## Designated Area

The designated Blight and Substandard Area identified by the City of Crete and JEO Consulting can be found in Figure 1 below. For this General Redevelopment Plan, the 80.0 acre Designated Blight and Substandard Area will be known as the “East Crete Redevelopment Area.”

Figure 1: Designated Blight and Substandard Area



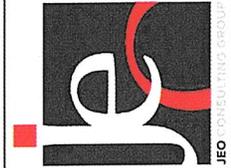
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**City of Crete, NE**

Crete Blight Study Area

2023

City of Crete  
Blight and Substandard Study  
Redevelopment Area #3 (East Crete)



JEO Consulting Group, Inc.

## **Introduction**

### ***Purpose of the Study***

This East Crete Study Area blight and substandard study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Crete's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Crete finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "East Crete Study Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, buildings, and structures within the designated study area in the City of Crete's authority to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Crete to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Crete must adhere to Nebraska Community Development Law.

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### **Nebraska Revised State Statutes**

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

*It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102*

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

*The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use of land and the occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.*

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

*The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105*

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

**Substandard area** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

**Blighted area** means an area, which.

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;

- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;*
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.*

*In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;*



## **Substandard and Blight Eligibility Analysis**

### **Designated Study Area**

Portions of the designated study area are located adjacent, but outside the corporate limits of the City of Crete. Land areas outside the corporate limits will need to be annexed to be included in the CDA's area of operation and become eligible for Tax Increment Financing as part of a redevelopment project. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Crete can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Crete can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Crete is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Crete can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

### **Substandard and Blight Conditions**

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

**1. Dilapidation/deterioration\***

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

**2. Age or obsolescence**

Estimate age of structures (40+ years criteria)

**3. Inadequate provision for ventilation, light, air, sanitation, or open spaces**

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

**4. Other substandard conditions**

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the

public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures\***  
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
  - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**  
Condition of streets/inadequate access including sidewalks
  - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk conditions.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**  
Conditions associated with accessibility/usefulness of the lots.
  - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**  
Conditions which pose a threat to public health and safety
  - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**  
Field observation of age and condition of public utilities, debris, and inadequate public improvements
  - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**  
The total number of unduplicated owners
  - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**  
Examination of public records to determine the status of taxation of properties.
  - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**  
Examine public records to determine any defective or unusual title defects.
  - Examples include improper filings, lines, defective titles, etc.
9. **Improper subdivision or obsolete platting**  
Examine public records to determine improper subdivision and obsolete platting

- Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

**10. The existence of conditions which endanger life or property by fire or other causes**

Examine conditions which endanger life or property.

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

**11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**

Economic and/or socially undesirable land uses

- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

**12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**

- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

\*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

**No Problem**

No structural or aesthetic problems are visible.

**Adequate Condition**

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

**Deteriorating Condition**

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind- or waterproof),

- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

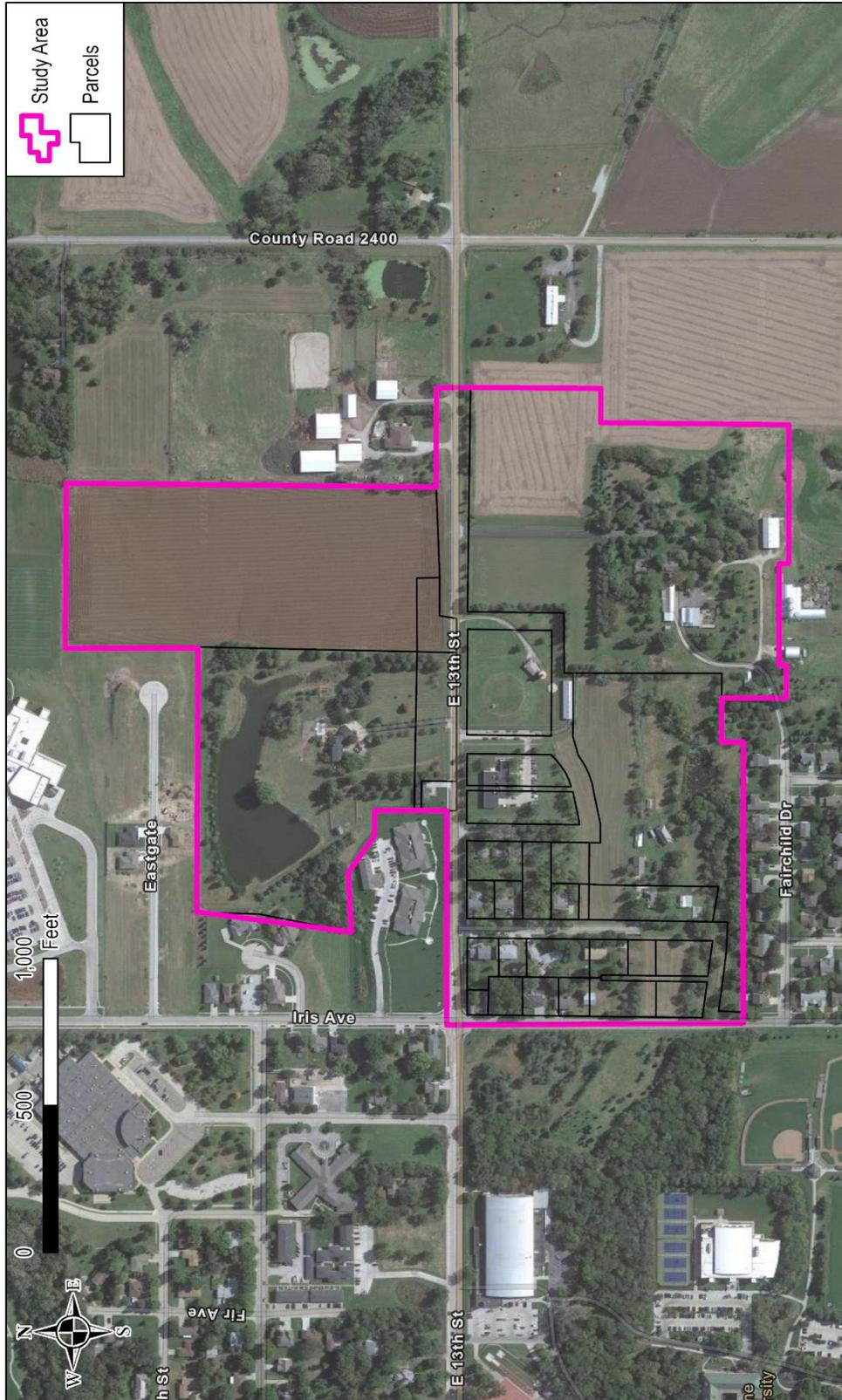
**Dilapidated Condition**

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

# Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the "Designated Study Area" which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Created By: J. Ray; M. Frates; M. Woodrum  
Date: December 2022  
Software: ArcGIS Pro 3.0.3  
File: 201828.00

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**City of Crete, NE**

**Crete Blight Study Area**

## **Recommended Blight and Substandard Area**

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 84.0 acres. The following legal description delineates the Recommended Area

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1<sup>ST</sup> ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1<sup>ST</sup> ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTRLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINGING.

## **Findings and Contributing Factors**

The intent of this study is to determine whether the East Crete Study Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on October 19, 2022, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the East Crete Study Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the East Crete Study Area Blight Study Area based upon the statutory definitions, the planning team's observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the East Crete Study Area Blight Study Area.

### **BLIGHTED CRITERIA CONDITIONS**

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

#### **Substantial Number of Deteriorated or Deteriorating Structures**

Each parcel within the East Crete Study Area Blight Study Area was examined for the structural conditions. A total of 23 structures were evaluated and 6 or 26% of the structures within the designated study area were graded as deteriorating or dilapidated. The structure condition ratings are illustrated in Figure 2. This is considered a contributing factor.

#### **Defective or Inadequate Street Layout**

##### **Street Conditions and Accessibility**

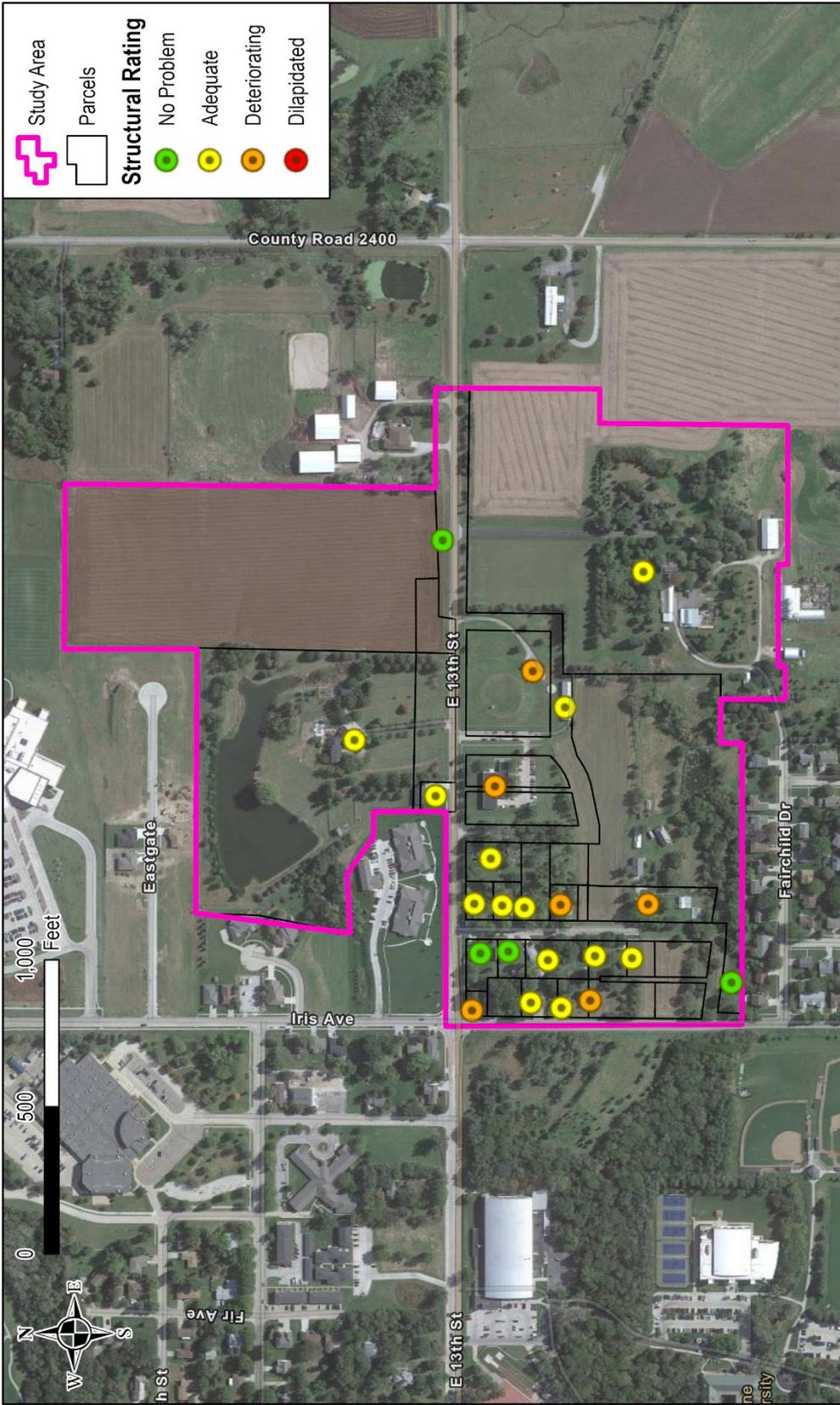
Street conditions and accessibility within the East Crete Study Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The noted deficiencies are: missing portions or incomplete streets; limited urban grid pattern or connectivity, unpaved and undeveloped roads, and the lack of sidewalks in the area. The transportation infrastructure conditions are illustrated in Figure 3.

Overall, the East Crete Study Area Blight Study Area has limited connectivity with the adjacent street grid due to the topography, drainage, and incomplete streets. Due to the lack of connectivity and sidewalks, this is considered a contributing factor.

#### **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

Throughout the East Crete Study Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivisions and some lack developed street access. In addition, a portion of the area lacks public infrastructure improvements for accessibility, utilities, and usefulness. Overall, this factor is considered to be contributing to the recommended blight designation.

Figure 2: Structural Conditions



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Date: December 2022  
Software: ArcGIS Pro 3.0.3  
File: 201828.00

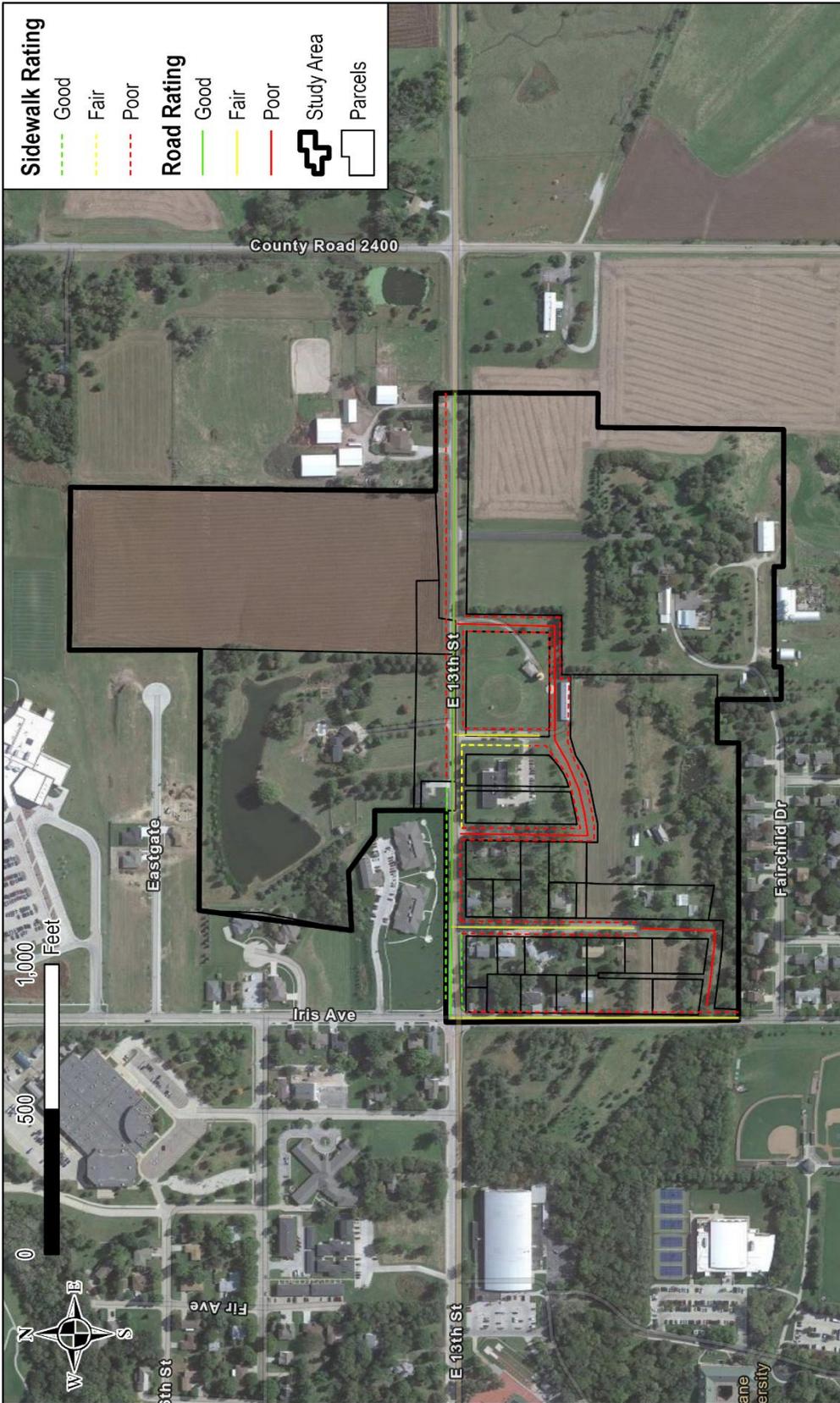


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# City of Crete, NE

Crete Blight Study: Structural Rating

Figure 3: Transportation Conditions



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# City of Crete, NE

Crete Blight Study: Transportation

**Unsanitary or unsafe conditions**

*Conditions which pose a threat to public health and safety*

**Debris**

Debris piles were noted in the field analysis in 3 locations. This along with heavily wooded areas can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

**Sidewalks**

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

**Open drainage Channel**

The area on the southern perimeter has a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and structures in the vicinity.

As a result, this factor is considered to be contributing to the recommended blight designation.

**Deterioration of site or other improvements**

**Sidewalks**

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through the study area.

**Driveways or Parking Areas**

Several private driveways or parking areas were noted as unimproved or not improved for all-weather access.

**Vehicle Circulation**

The lack of connectivity of paved streets, a land locked lot, and non-paved parking surfaces can impede travel to or from the study area. Deteriorated surface parking and driveway areas were observed throughout the study area.

As a result, this factor is considered to be contributing to the recommended blight designation.

**Diversity of ownership**

The diversity of ownership was not evident in the East Crete Study Area Blight Study Area. There are 22 unique private property owners in the East Crete Study Area Blight Study Area. Thus, this is considered a contributing factor.

**Improper subdivision or obsolete platting**

**Obsolete platting**

Throughout the East Crete Study Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or have limited use due to acute angles and or narrowness. In addition, some parcels are land locked without proper street frontage.

As a result, this factor is considered to be contributing to the recommended blight designation.

**The existence of conditions which endanger life or property.**

*Conditions which pose a threat to public health and safety*

**Age of Structures**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average year structures were built is 1971.

**Debris**

Debris piles were noted in the field analysis in three locations. This can contribute to harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

**Sidewalks**

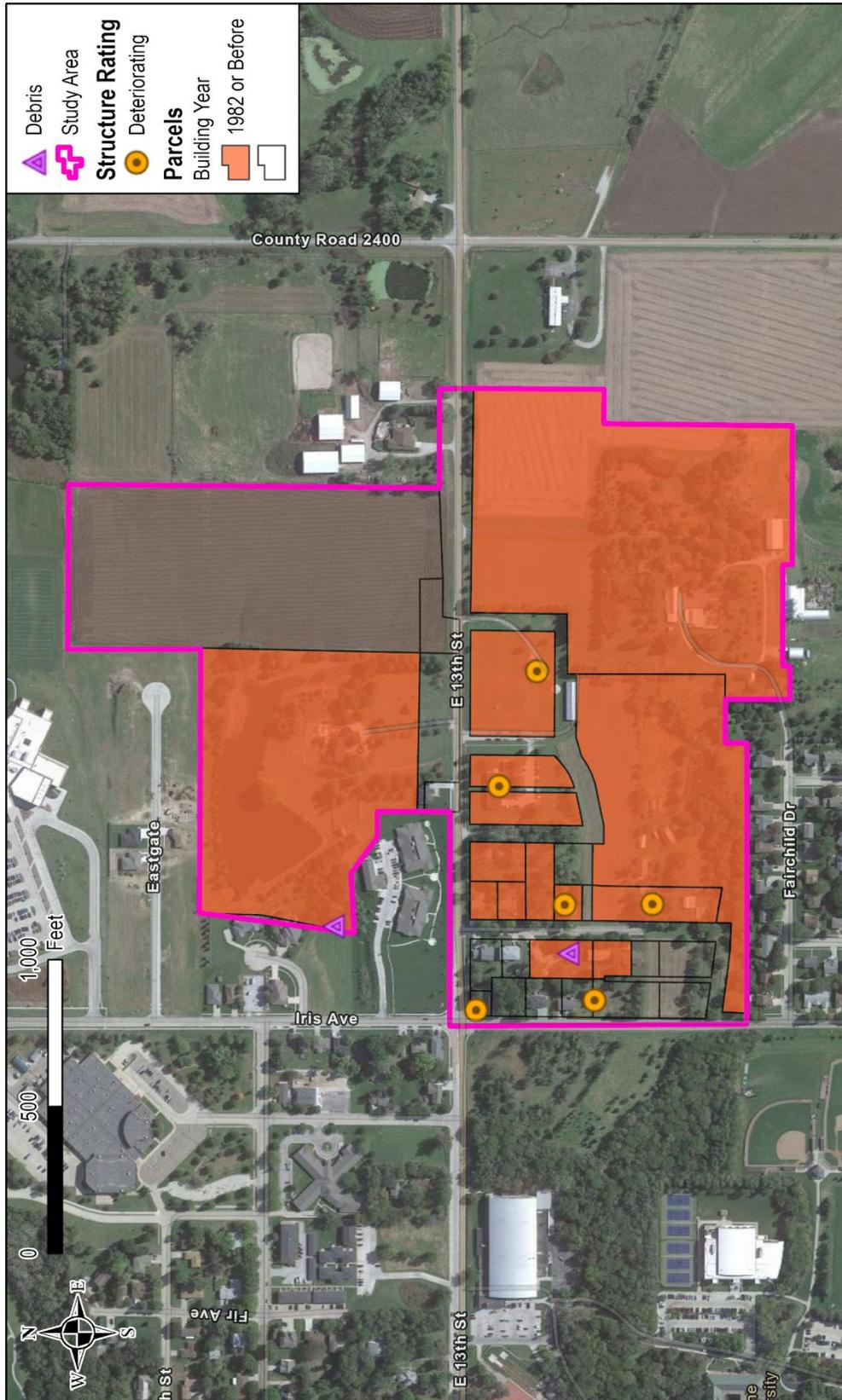
The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

**Open drainage Channel**

The area along the southern perimeter of the study area is an open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and or structures in the vicinity.

As a result, this factor is considered to be contributing to the recommended blight designation.

Figure 4: Potential Hazards of Site



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# City of Crete, NE

## Crete Blight Study: Potential Hazards

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**Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.**

Many conditions or factors were observed in the field analysis that could impair sound growth of the community.

**Debris**

Debris piles were noted in the field analysis in 3 locations. This can contribute to fire hazards or harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

**Sidewalks**

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

**Open drainage Channel**

The area is bisected by a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people and structures in the vicinity.

**Vehicle circulation and parking**

The lack of connectivity of paved streets, land locked parcels, and non-paved parking surfaces can impede travel to or from the study area and contribute to inefficient stormwater collection. Deteriorated surface parking and driveway areas were observed throughout the study area.

As a result, it is considered a substantial contributor to the East Crete Study Area Blight Study Area to be considered blighted.

**Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**

The average age of the residential structures in the area is at least 40 years. The average age of the documented residential structures is 52 years (1982). Thus, this is considered a contributing factor.

---

## **SUBSTANDARD CRITERIA**

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

### **Dilapidation/deterioration**

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the East Crete Study Area Blight Study Area.

A total of 6 or 26% of the structures within the designated study area were graded as deteriorating within the study area. This is considered a contributing factor but not at a predominate level.

### **Age or obsolescence**

Information regarding the age of the permanent structures within the East Crete Study Area Blight Study Area was provided by the Saline County Assessor's Office.

The average age of documented residential structures is 52 years old, therefore, this is considered a contributing substandard factor.

### **Inadequate provision for ventilation, light, air, sanitation, or open spaces**

#### **Poor Drainage and Sanitation**

The East Crete Study Area Blight Study Area contains limited areas of street connectivity with storm drainage. However, this is not considered significant to be considered a predominate factor.

### **Other Substandard Conditions**

***The existence of conditions which endanger life or property.***

#### **Age of Structures**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling. The average year structures were built is 1971.

#### **Debris**

Debris piles were noted in the field analysis in three locations. This can contribute to fire hazards, harboring rodents and vermin as well as pose a potential mosquito breeding area to spread disease.

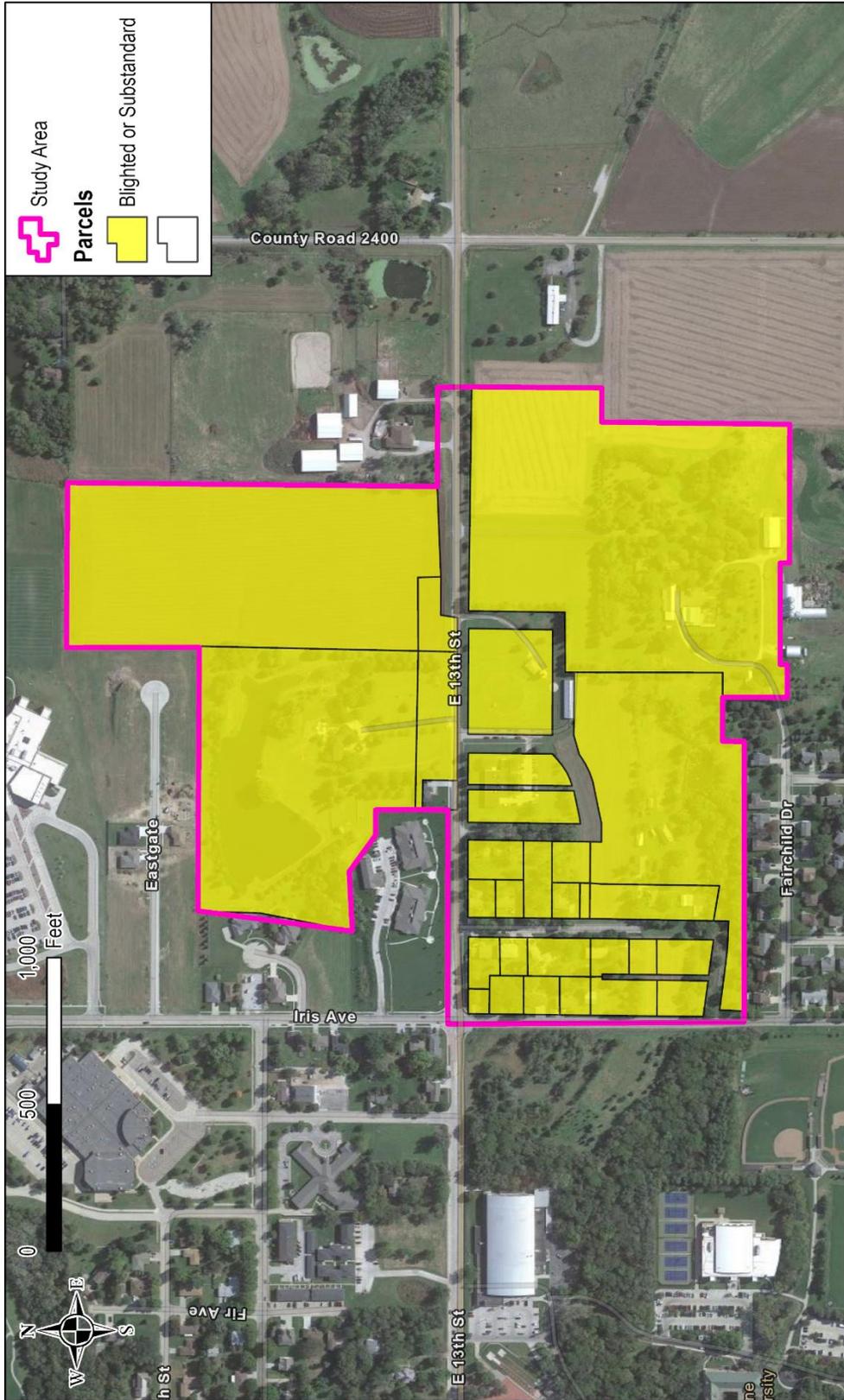
#### **Sidewalks**

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

#### **Open drainage Channel**

The southern perimeter of the study area contains a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people in the vicinity. As a result, this factor is considered to be contributing to the recommended blight designation.

Figure 5: Parcels Showing Blight and Substandard Criteria



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# City of Crete, NE

## Crete Blight Study: Characteristics of Blight and Substandard Area

## **Blighted and Substandard Findings**

The East Crete Study Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has assorted items that were considered beyond the remedy and control of the normal regulatory process of the City of Crete or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

**Table 1: Summary Matrix**

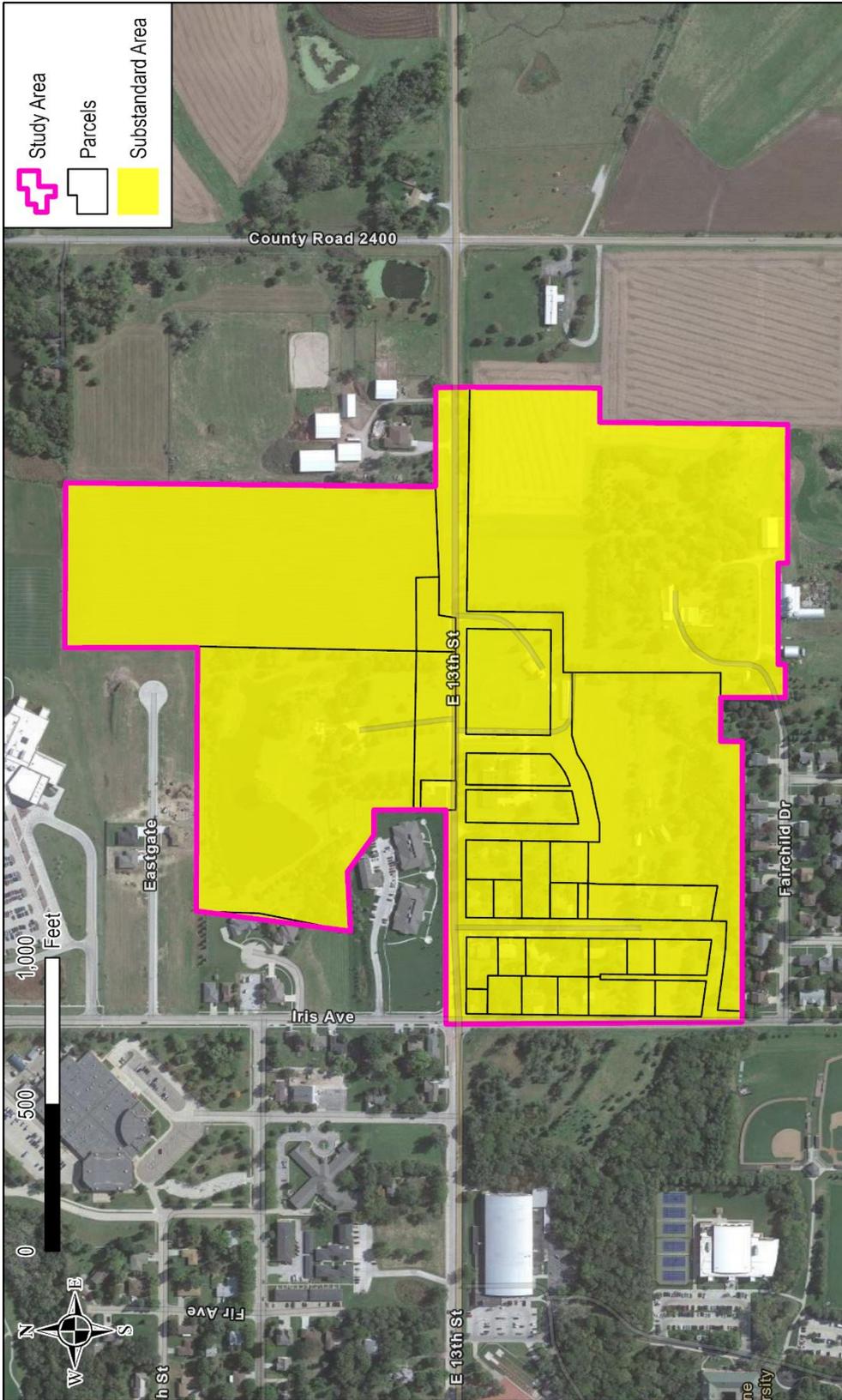
<b>Criteria</b>	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Age of Structure	Yes
<b>BLIGHT TOTALS</b>	<b>10/12</b>
Exterior inspection of structures	No
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
<b>SUBSTANDARD TOTALS</b>	<b>2/4</b>
<b>TOTALS</b>	<b>12/16</b>

## **Conclusion**

Several conditions within the East Crete Blight Study Area were observed during the field survey which warrants a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the East Crete Study Area Blight Study Area, and as such, parcels within the boundaries of the East Crete Study Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the East Crete Study Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Crete and the Community Development Agency. The city should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the East Crete Study Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



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File: 201828.00

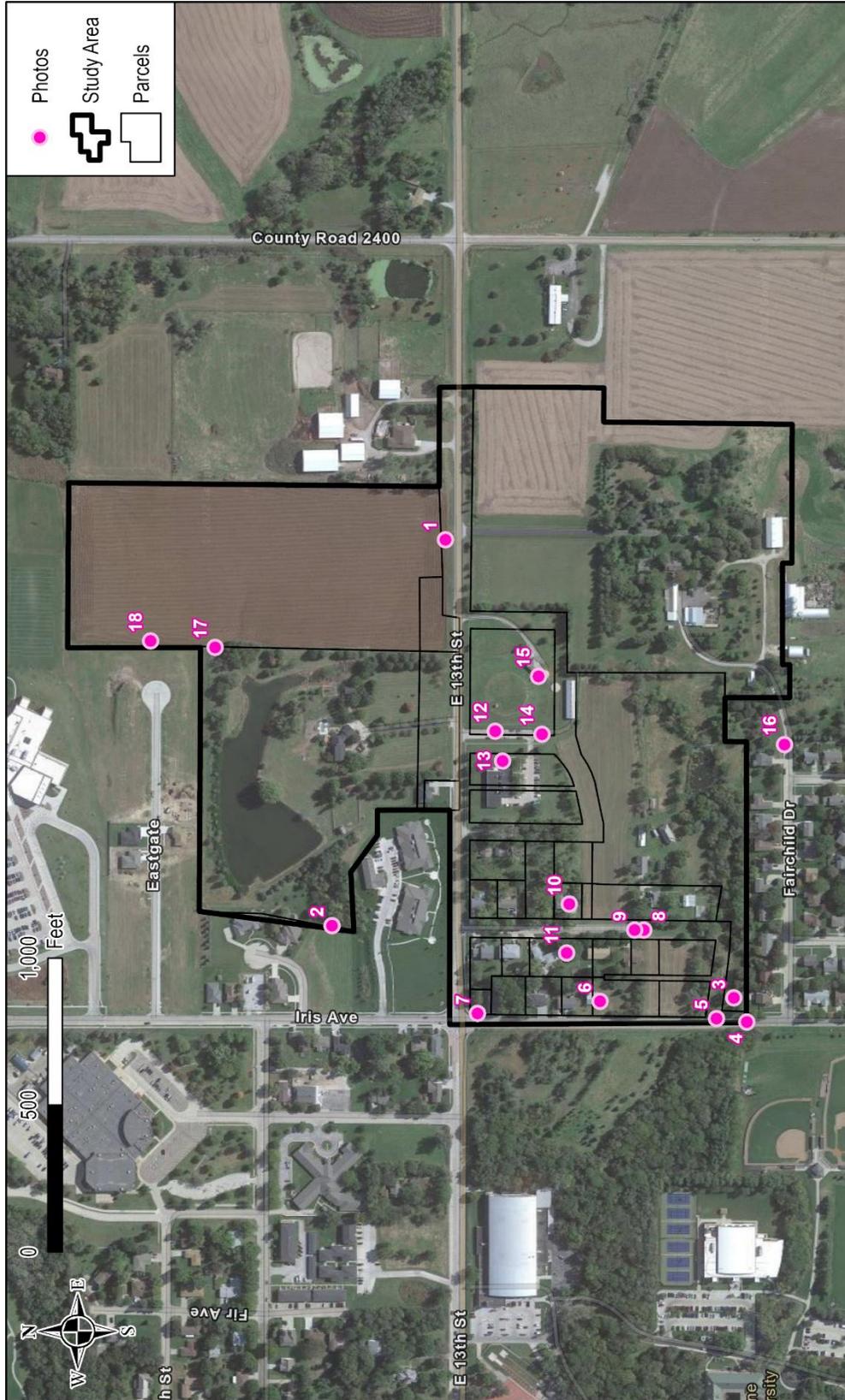
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# City of Crete, NE

Crete Blight Study:  
Recommended Blight and Substandard Area

Appendix A  
Photo Exhibit



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# City of Crete, NE

## Crete Blight Study: Photo Guide

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



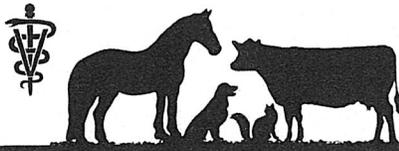
Phot 17



Photo 18



Gary F. Lothrop, DVM  
Eric S. Post, DVM  
Sarah Lothrop Post, DVM, MPH



607 County Road 2400  
Crete, NE 68333  
(402) 826-5149

## Lothrop Animal Clinic

To Mayor Bauer, Tom Ourada, City Council Members and Planning commission Members,

I am against having my 20 Acre grounds and Home given a "Blighted" designation and even though the 3 structures on the ground are all 100 years old, they have been maintained and are in excellent structural condition.

However, if my 20 acres are needed to get the blighted area up past there 80 acre level so that others may take advantage of TIF financing, then I will not fight the designation. However, I want to make sure that everyone understands that I do not want the "East Crete Revelopment Study Area" to allow any planner or engineer to subdivide any of my 20 acre Homestead into any size or type of future developmental lots. Other than lot 6 on south Iris avenue, We will not be subdividing or developing any lots on our 20 acre for at least the next 20 years.

Thank you for your efforts to make Crete a Better place to live.....

Gary F. Lothrop DVM 3/27/2023

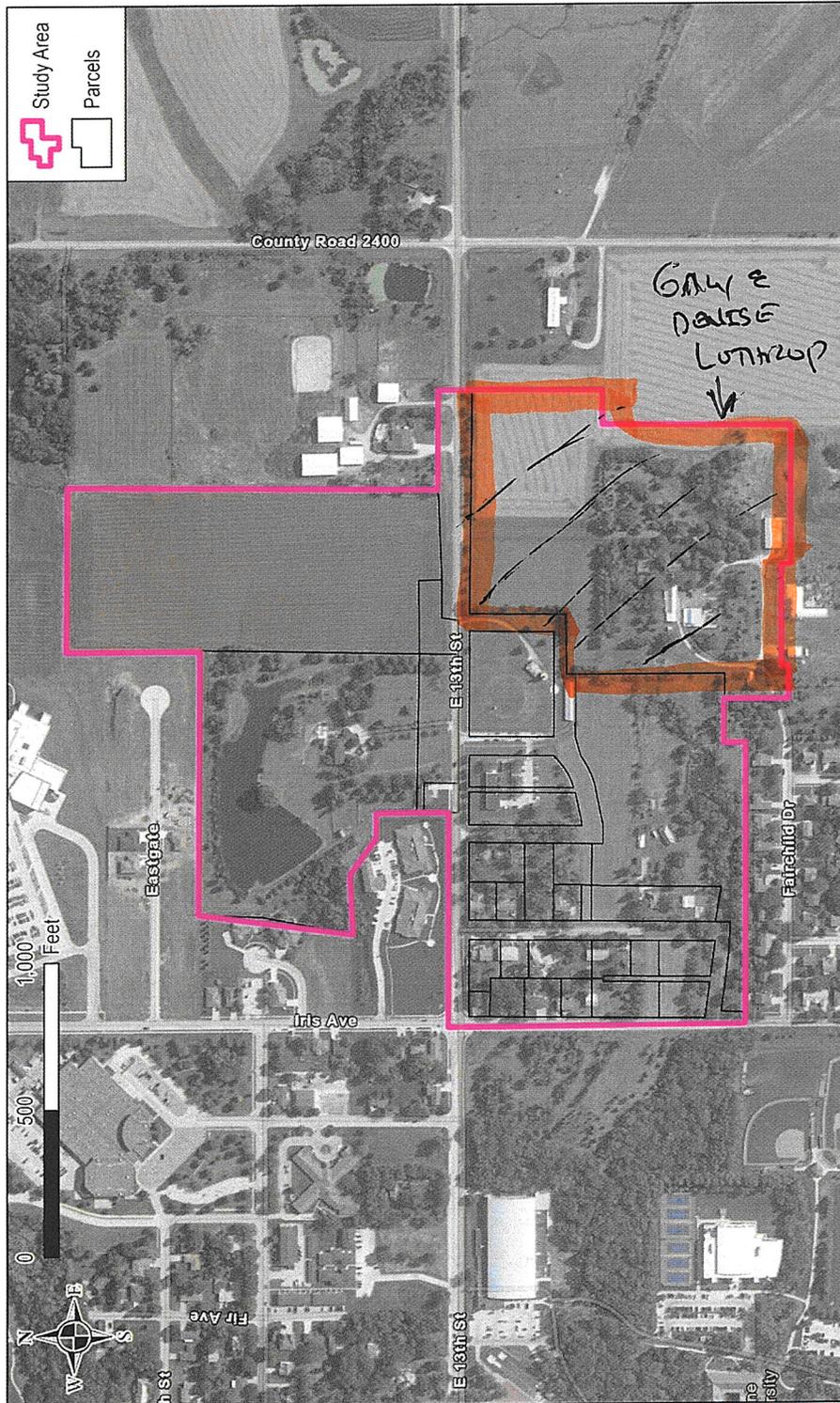
A handwritten signature in black ink that reads "Gary F. Lothrop".



## Designated Area

The designated Blight and Substandard Area identified by the City of Crete and JEO Consulting can be found in Figure 1 below. For this General Redevelopment Plan, the 80.0 acre Designated Blight and Substandard Area will be known as the “East Crete Redevelopment Area.”

Figure 1: Designated Blight and Substandard Area



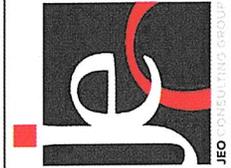
Created By: J. Ray; M. Frates; M. Woodrum

Date: December 2022

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**City of Crete, NE**

Crete Blight Study Area

**CITY OF CRETE, NEBRASKA**

**RESOLUTION # 2023-06**

(Blight and Substandard Declaration – Redevelopment Area #3)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA, DECLARING A PORTION OF THE CITY OF CRETE, NEBRASKA TO BE BLIGHTED AND SUBSTANDARD.**

RECITALS

A. It is desirable and in the public interest of the City of Crete, Nebraska (the “City”) to undertake and carry-out redevelopment projects in areas of the City that are determined to be substandard and blighted and in need of redevelopment.

B. The Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the “Act”), prescribes the requirements and procedures for the planning and implementation of redevelopment projects.

C. Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the City Council as the governing body of the City, by resolution, declare the area to be a substandard and blighted area in need of redevelopment.

D. JEO Consulting Group has prepared the Blight and Substandard Study (the “Blight and Substandard Study”) for a certain portion of the City described on the attached Exhibit “A”, which is incorporated by this reference (the “Redevelopment Area #3”). A copy of the Blight and Substandard Study is on file with the City Clerk.

E. On April 4, 2023, the City Council held a public hearing on the question of whether the Redevelopment Area #3 is substandard and blighted and in need of redevelopment, as defined in and pursuant to the Act. All interested parties were afforded a reasonable opportunity to express their views respecting the submitted question.

F. Prior to the public hearing, the City Council submitted said question to the Planning Commission of the City for its review and recommendation. The Planning Commission recommended that the Redevelopment Area #3 be declared substandard and blighted and in need of redevelopment in accordance with the Act.

G. The City Council has reviewed the Blight and Substandard Study and the blight and substandard requirements set forth in the Act.

H. The City Council has reviewed the recommendations received from the Planning Commission and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Crete, Nebraska as follows:

1. The Redevelopment Area #3 is hereby declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in said area meeting the criteria set forth in Section 2103(31) of the Act, as described and set forth in the Blight and Substandard Study.
2. The Redevelopment Area #3 is hereby declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exists in said area which meet one or more of the factors set forth in Section 18-2103(3)(a) of the Act and at least one of the factors set forth in (i) to (v) of Section 18-2103(3)(b) of the Act, as described and set forth in the Blight and Substandard Study.
3. The blighted and substandard conditions existing in the Redevelopment Area #3 are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act, and the elimination of said blighted and substandard conditions under the authority of the Act is hereby found to be a public purpose and declared to be in the public interest.
4. The Redevelopment Area #3 is in need of redevelopment and is an eligible site for a redevelopment project under the provisions of the Act.

Dated this 4th day of April, 2023.

CITY OF CRETE, NEBRASKA

By: \_\_\_\_\_  
David Bauer, Mayor

ATTEST: \_\_\_\_\_  
Jerry Wilcox, City Clerk

**EXHIBIT "A"**  
**Redevelopment Area #3**

The Redevelopment Area #3 consists of approximately 84 acres and is legally described as follows:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1<sup>ST</sup> ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1<sup>ST</sup> ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINING.

2023

**Redevelopment Area #3  
General Redevelopment Plan  
(East Crete)**



JEO Consulting Group, Inc.

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## **Introduction**

### ***Background***

The East Crete Area Redevelopment Plan (Redevelopment Plan) provides a guideline for the community to develop remedies for designated “Community Redevelopment Area(s)” exhibiting a variety of deteriorating or dilapidated physical, social, or economic conditions. The Redevelopment Plan attempts to eliminate problems and issues identified in these community redevelopment areas that are detrimental to the social and economic well-being of the neighborhoods in which they exist. The existing conditions in these community redevelopment areas are considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise.

The purpose of this Redevelopment Plan is to identify general goals and objectives for the redevelopment of the area identified in the East Crete Area, Blight and Substandard Study. With the adoption of this Plan, the City of Crete will recognize the need to utilize appropriate private and public resources to eliminate or prevent the development or spread of urban blight, encourage needed urban rehabilitation, provide for the redevelopment of substandard and blighted areas, and/or undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the goals and objectives set forth herein.

The East Crete Area Redevelopment Plan consists of two major parts. First is the General Redevelopment Plan, that addresses the broader goals of the entire redevelopment area. In the future as specific projects are identified, there will be the second portion of the Redevelopment Plan with project specific redevelopment goals and objectives that address a specific area to greater detail but tier from the General Redevelopment Plan. These project specific redevelopment projects shall comply with the Community Development Agency Public Policy Statement for City of Crete Tax Increment Program and the requirements under Nebraska’s Community Redevelopment Law.

As these additional projects are approved, the Redevelopment Plan shall be amended to include the specific projects criteria and site plan.

### ***Nebraska Community Development Law***

The Nebraska Legislature enacted the Community Development Law (Neb. Rev. Stat. §18-2101 through §18-2154), which permits cities of all classes and villages to establish a Community Development Agency (CDA). The laws permit CDAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. The Community Development Law enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for purposes of redevelopment or through the conservation and rehabilitation of property.

The City of Crete, in accordance with the Nebraska Community Development Law, prepared the General Redevelopment Plan. Prior to recommending the General Redevelopment Plan to the City Council for approval, the CDA shall:

*...consider whether the proposed land uses and building requirements in the redevelopment project area(s) are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for light and air, the promotion of the healthful and convenient distribution of the population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight. Neb. Rev. Stat. §18-2113.*

### ***General Redevelopment Plan Components***

After an area has been designated as blighted and substandard, the city may proceed with the preparation of a General Redevelopment Plan. The purpose of the General Redevelopment Plan is to identify possible redevelopment project(s) in the identified area(s), and it shall:

- Be consistent with the general plan of the community; and
- Indicate the actions that will be needed to carry out the redevelopment project, including land acquisition, demolition and removal of structures, redevelopment, improvements, rehabilitation, zoning changes, land uses, densities, and building requirements.

### ***Redevelopment Plan Projects***

The General Redevelopment Plan identifies general redevelopment projects within eligible Community Redevelopment Areas as identified in the Blight and Substandard Study. Project specific redevelopment plans shall conform to the General Redevelopment Plan added to the East Crete Area Redevelopment Plan.

Pursuant to the Nebraska Community Development Law, the city shall afford maximum opportunity for redevelopment of the area, consistent with the needs of the city as a whole and by private enterprise undertaking redevelopment activities within the area(s) discussed herein. A redevelopment project may involve a broad range of activities in a designated area, including:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas,
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan,
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project,
- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan,
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.
- A detailed proposal outlining the redevelopment project/or activity must be submitted to the CDA for evaluation prior to approval as a qualified Redevelopment Project.
- All redevelopment projects shall comply with the City of Crete, Nebraska, Community Development Agency Public Policy Statement for City of Crete Tax Increment Program.

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## ***Relationship to General Plan***

The general plan for the development of the City of Crete, Nebraska, known as “The Comprehensive Plan”, is incorporated herein by reference. In the event the terms and conditions of this General Redevelopment Plan are not in conformance with the Comprehensive Plan, the provisions of the Comprehensive Plan shall supersede those of the Redevelopment Plan. The adoption of this Redevelopment Plan, or any modifications, additions, or amendments thereto, shall not be deemed to be an amendment of the Comprehensive Plan.

## ***Funding for Redevelopment Projects***

There are a number of funding sources available for communities to use in order to initiate redevelopment activities in designated blighted and substandard areas. These include, in addition to city, state, and federal funds commonly utilized to undertake redevelopment activities, the use of Community Development Block Grant funding programs, special assessments, general obligation bonds, and tax increment financing. The following narrative further describes tax increment financing in Nebraska.

Tax increment financing (TIF) in Nebraska is designed to finance certain costs associated with a private development and is a common tool utilized for redevelopment activities in designated blighted and substandard community redevelopment areas. TIF provides a means of encouraging private investment in deteriorating areas by allowing local governments to use the increase in certain property tax revenues to pay the costs of certain public improvements needed to attract private development. Under the Nebraska Community Development Law, local governments may use TIF only in designated blighted and substandard community redevelopment areas. Following such designation, the CDA prepares a Redevelopment Plan and amends the Generalized Redevelopment Plan as necessary including redevelopment areas to be annexed that were in the designated Blight and Substandard Area. TIF projects may include commercial, residential, industrial, or a mix of these uses.

Generally, TIF funds can be used for land acquisition, public improvements, infrastructure, and utilities. The city shall conduct, a ***cost-benefit analysis*** for each redevelopment project that proposes the use of TIF as a financing tool. This ***cost-benefit analysis*** must use a specific model developed for use by local projects, and shall consider and analyze the following factors:

- Tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. §18-2147, as indicated below:
  - ...any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of provision by the governing body, as follows:
  - That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
  - That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Agency to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Agency shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies.
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on other employers and employees within the city and the immediate areas that are located outside of the boundaries of the area of the redevelopment project, and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

After a project is approved, the city typically authorizes the issuance of TIF bonds to finance public improvements in the designated area. Since this process can work for large developments without increasing any tax rates or adding any new taxes or fees, it appeals to jurisdictions wishing to promote economic development or redevelopment of blighted and substandard areas.

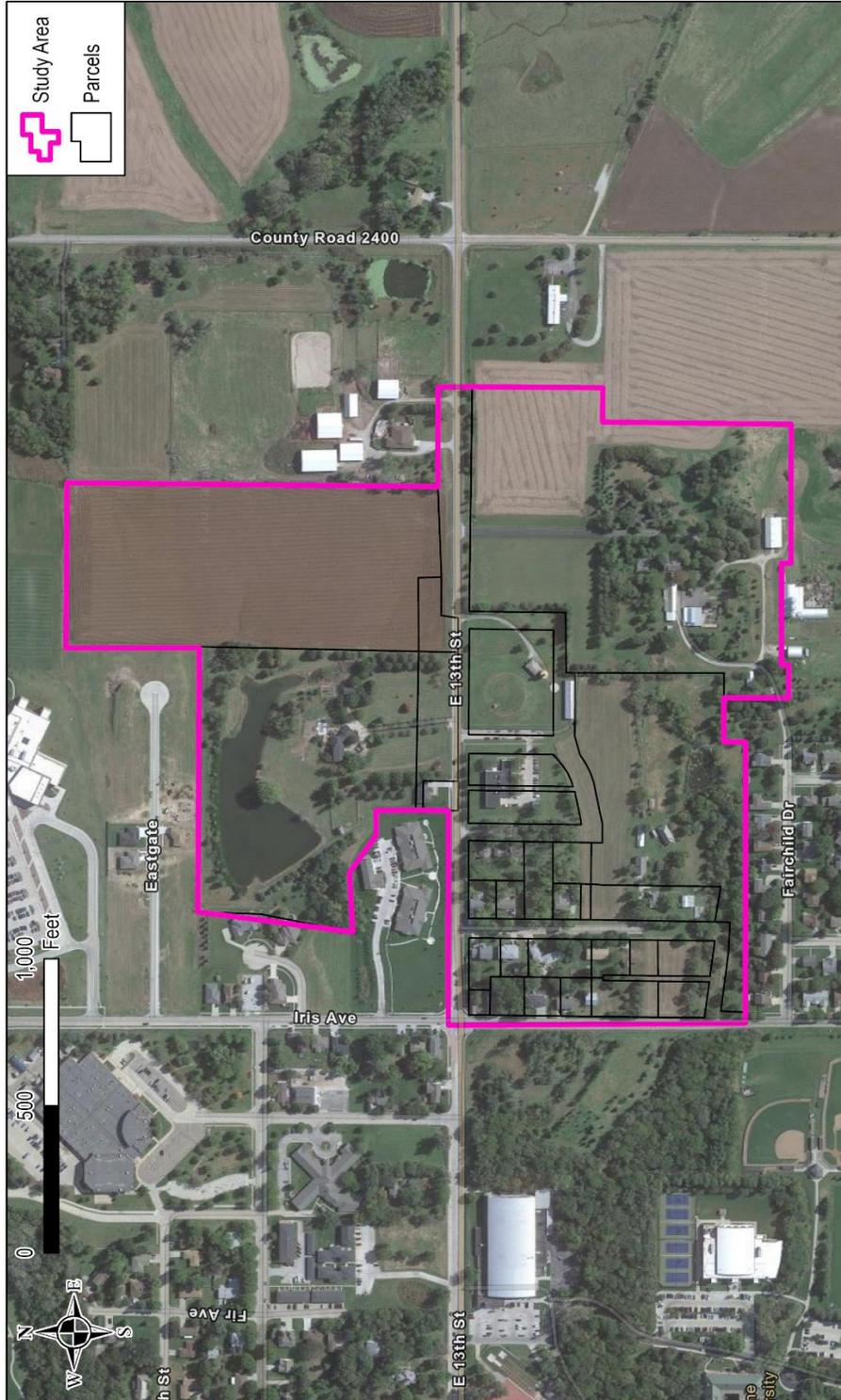
### ***Outline of the General Redevelopment Plan***

All provisions of the East Crete Area Blight and Substandard Study are incorporated herein by reference. The General Redevelopment Plan will evaluate the Community Redevelopment Area and identify general redevelopment projects aimed at rehabilitating Designated Blight and Substandard Area of the City of Crete. Project specific redevelopment plan(s) follow the Generalized Redevelopment Plan.

# Designated Area

The designated Blight and Substandard Area identified by the City of Crete and JEO Consulting can be found in Figure 1 below. For this General Redevelopment Plan, the 80.0 acre Designated Blight and Substandard Area will be known as the “East Crete Redevelopment Area.”

Figure 1: Designated Blight and Substandard Area



Created By: J. Ray; M. Frates; M. Woodrum  
Date: December 2022  
Software: ArcGIS Pro 3.0.3  
File: 201828.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



**City of Crete, NE**

Crete Blight Study Area

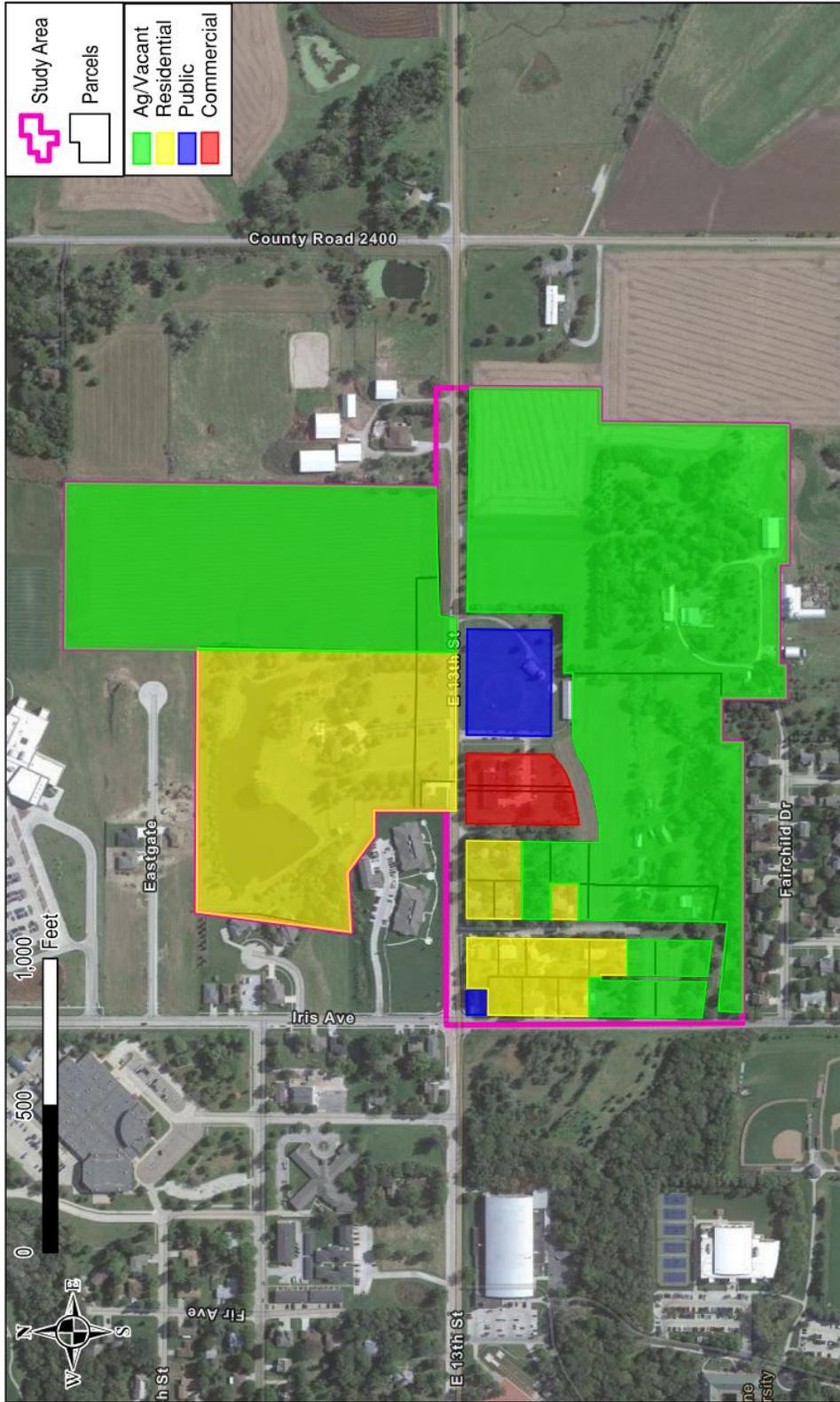
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## ***Legal Description of the Redevelopment Area:***

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 35, AND PART OF THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 8 NORTH, RANGE 4 EAST, AND ALL OF COLLEGE PARK ADDITION TO THE CITY OF CRETE IN SALINE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE PARK ADDITION AND THE EAST RIGHT OF WAY LINE OF IRIS AVENUE; THENCE SOUTH ON SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COLLEGE PARK ADDITION, A DISTANCE OF 976 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-01615; THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 964 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 370, PAGES 901-902; THENCE SOUTH ON SAID WEST LINE, A DISTANCE OF 143 FEET, MORE OR LESS, THENCE EAST ON THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 210 FEET; THENCE NORTH CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 24 FEET, MORE OR LESS, THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 346 FEET, MORE OR LESS; THENCE SOUTH CONTINUING ON SAID SOUTH, A DISTANCE OF 32 FEET, MORE OR LESS; THENCE EAST CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 374 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 630, MORE OR LESS; THENCE CONTINUING NORTH ON SAID EAST LINE, A DISTANCE OF 500 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE CONTINUING NORTH 33.00 FEET TO THE NORTH LINE OF A PUBLIC ROAD RIGHT OF WAY; THENCE WEST ON SAID NORTH LINE, A DISTANCE OF 335 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 400, PAGE 96; THENCE NORTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE WEST ON NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 560 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 450 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF EAST RIDGE 1<sup>ST</sup> ADDITION; THENCE WEST ON THE SOUTH LINE OF SAID EAST RIDGE 1<sup>ST</sup> ADDITION, A DISTANCE OF 889 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF EAST RIDGE ESTATES; THENCE SOUTH ON THE EAST LINE OF SAID EAST RIDGE ESTATES, A DISTANCE OF 152 FEET, MORE OR LESS; THENCE SOUTHERLY CONTINUING ON SAID EAST LINE, A DISTANCE OF 328 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID EAST RIDGE ESTATES, AND BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 410, PAGES 84-85; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 189 FEET, MORE OR LESS; THENCE SOUTHEASTLY CONTINUING ON SAID NORTH LINE, A DISTANCE OF 154 FEET, MORE OR LESS; THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 86 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ON THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 246 FEET, MORE OR LESS; TO THE SOUTH LINE OF SAID SECTION 26; THENCE WEST ON SAID SOUTH LINE A DISTANCE OF 695 FEET, MORE OR LESS, TO THE POINT OF BEGINGING.

# Existing Land Use

Figure 2: Existing Land Use in the Blighted and Substandard Area



Created By: J. Ray; M. Frates; M. Woodrum  
 Date: December 2022  
 Software: ArcGIS Pro 3.0.3  
 File: 201828.00



This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

## City of Crete, NE

Crete Blight Study Area

## ***Condition of the Real Property***

The Designated Blight and Substandard Area has several items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the Redevelopment Area has several items that were considered beyond the remedy and control of the normal regulatory process of the City of Crete or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

**Table 1: Summary Matrix**

A number of conditions within the Designated Blight Area were evaluated during the field survey which contributed to blighted and substandard conditions. The remediation of such conditions in the Redevelopment Plan Area, Figure 1, are recommended for further action.

<b>Criteria</b>	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe Conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles Conditions	No
Obsolete Platting	Yes
Endanger Life/Property	Yes
Any Combination	Yes
Detrimental to Public Health, Safety	Yes
<b>BLIGHT TOTALS</b>	<b>10/12</b>
Exterior inspection of structures	No
Age of Structures	Yes
Inadequate provision for ventilation, sanitation	No
<b><i>Other Substandard – (The existence of conditions which endanger life or property)</i></b>	Yes
<b>SUBSTANDARD TOTALS</b>	<b>2/4</b>
<b>TOTALS</b>	<b>12/16</b>

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## **Study Area General Redevelopment Recommendations**

As redevelopment projects are considered for the area, a number of existing conditions should be improved through planning and redevelopment activities. These activities include:

- Encourage and consider incentives to develop or redevelop parcels for a mix of housing typologies to address the housing shortage.
- Utilize nuisance abatement tools for the repair or removal deteriorating structures and hazardous conditions on parcels in the area.
- The development of a master plan for reconstructing or constructing portions of the infrastructure in Study Area, including sidewalks.
- The extension of paved public roads and utilities that continue the rectilinear grid of the community;
- Enforcement of the land use and zoning regulations that will guide the future development and redevelopment of structures within the Redevelopment Area as the existing Comprehensive Plan depicts the area.
- All new development should be consistent with the Future Land Use Map shown in Figure 3 and the standards of population densities, land coverage, and building intensities regulated by the Zoning Regulations of the City of Crete.
- Removal of deteriorating or dilapidated structures, the determination of which will depend upon the severity of the substandard condition of the individual structure(s) by adopting and enforcing Crete's Building and Property Maintenance Codes.
- Improvement of unsanitary and unsafe conditions related to inadequate drainage and other related infrastructure issues.
- Development and improvement of public infrastructure including streets, sidewalks, water, sanitary sewer, storm drainage, electrical, gas, and telecommunication systems, on a case-by-case basis to support redevelopment projects in the area.
- The Generalized Redevelopment Plan does not propose any changes to the zoning ordinance, street layouts, street levels or grades or building codes.
- Amend this Generalized Redevelopment Plan upon review and approval of qualified Project Specific Redevelopment Plans within this Designated Blight and Substandard Area.

Figure 3, Proposed Future Land Use Map



Source: The Crete Comprehensive Plan

## **Conclusion**

As stated in the Blight and Substandard Study, there are a variety of factors contributing to the blighted and substandard conditions of the Designated Blighted and Substandard Area. The recommendations listed above will aid the City of Crete in creating a viable and sustainable urban environment in order to lessen the impact of the blight and substandard conditions located in the Generalized Redevelopment Area. In addition, portions of the area are critical to the redevelopment of and proper clearance of substandard conditions within the city, as well as preparing the area for redevelopment and/or the development of a specific project. The city should concentrate their efforts to remove or rehabilitate some if not all the structures that were rated as deteriorating/dilapidated and development of the public infrastructure within the Study Area. This can be accomplished through either public or private development / redevelopment.

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**Project Specific Redevelopment Plan(s)**

**CITY OF CRETE, NEBRASKA**

**RESOLUTION # 2023-07**

(General Redevelopment Plan – Redevelopment Area #3)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA, APPROVING A GENERAL REDEVELOPMENT PLAN FOR THE CITY OF CRETE, NEBRASKA.**

RECITALS

A. JEO Consulting Group has prepared a General Redevelopment Plan (the “Redevelopment Plan”) for a certain portion of the City of Crete, Nebraska (the “City”) identified as the Redevelopment Area #3 (the “Redevelopment Area”). A copy of the Redevelopment Plan is on file with the City Clerk.

B. On March 27, 2023, the Planning Commission of the City reviewed the Redevelopment Plan and subsequently recommended that the Redevelopment Plan be approved by the City Council for the City.

C. On April 4, 2023, Community Development Agency of the City (the “CDA”) reviewed the Redevelopment Plan and subsequently recommended that the Redevelopment Plan be approved by the City Council for the City.

D. On April 4, 2023, the City Council held a public hearing on the question of whether Redevelopment Plan should be approved.

E. The City Council has reviewed the Redevelopment Plan and the recommendations received from the Planning Commission and the CDA.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Crete, in accordance with the Nebraska Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2155, as amended (the “Act”), as follows:

1. The Redevelopment Area is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
2. The Redevelopment Plan will, in accordance with the present and future needs of the City of Crete, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan is in conformance with the general plan for development of the City of Crete as a whole, as set forth in the City of Crete Comprehensive Plan, as amended.

BE IT RESOLVED, that pursuant to the provisions of the Act and in light of the findings in paragraphs 1 through 3 above, the Redevelopment Plan is hereby approved and adopted by the City Council as the governing body of the City.

Dated this 4th day of April, 2023.

CITY OF CRETE, NEBRASKA

By: \_\_\_\_\_  
David Bauer, Mayor

ATTEST: \_\_\_\_\_  
Jerry Wilcox, City Clerk

**CITY OF CRETE, NEBRASKA**

**ORDINANCE NO. 2168**

(Annexation Area #1)

**AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA TO ANNEX CERTAIN LAND INTO THE CORPORATE LIMITS OF THE CITY OF CRETE, NEBRASKA; AND RELATED MATTERS.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:**

Section 1. The Mayor and City Council of the City of Crete, Nebraska (the "City") hereby find and determine that the following described land comprised of the parcel described below, to wit:

A tract of land located in part of the NE1/4 SE1/4 and part of the SE1/4 NE1/4 all in Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Beginning at the northeast corner of said NE1/4 SE1/4; thence S 00°00'00" W (Assumes Bearing) on the east line of said NE1/4 SE1/4, 218.28 feet; thence S 89°48'03" W, 100.0 feet; thence S 89°34'40" W, 80.40 feet; thence S 76°50'32" W, 119.65 feet; thence S 28°24'01" W, 78.76 feet; thence N 90°00'00" W, 160.63 feet: thence N 00°00'00" E parallel with the east line of said NE 1/4 SE 1/4, 68.00 feet; thence N 47°58'23" W, 168.51 feet; thence N 72°08'02" W, 77.90 feet; thence N 02°33'23" E, 71.74 feet; thence N 50°10'07" E, 62.77 feet; thence N 20°36'40" E, 220.77 feet: thence N 89°56'52" E, 565.00 feet to the east line of said SE1/4 of the NE1/4; thence S 00°03'08" E, on said east line of the SE1/4 of the NE1/4, a distance of 208.00 feet, to the point of beginning.

PID: 760146040

(the "Annexed Territory") which is contiguous or adjacent to the corporate limits of the City and is urban or suburban in character, should be annexed into the corporate limits of the City.

Section 2. The corporate limits of the City are hereby extended and increased to include and embrace within the corporate limits the Annexed Territory. From henceforth, the Annexed Territory is hereby annexed and declared to be part of the City, it being advisable and in the best interest of the City for such annexation to occur.

Section 3. The City Clerk is hereby directed to file certified copies of this Ordinance in the office of the Register of Deeds of Saline County, Nebraska and the office of the Assessor for Saline County, Nebraska.

Section 4. From and after this date, the annexation of the Annexed Territory shall be deemed complete and a part of the corporate limits of the City, and the owners and inhabitants thereof, if any, shall thereafter enjoy the privileges and benefits of such annexation and shall be subject to all the ordinances and regulations of the City.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

**PASSED AND APPROVED** this 2nd day of May, 2023.

CITY OF CRETE, NEBRASKA

By: \_\_\_\_\_  
David Bauer, Mayor

ATTEST: \_\_\_\_\_  
Jerry Wilcox, City Clerk

4855-0123-5792, v. 1

**CITY OF CRETE, NEBRASKA**

**RESOLUTION NO. 2023-05**  
(Annexation Area #5)

**A RESOLUTION OF THE CITY OF CRETE, NEBRASKA PROPOSING THE ANNEXATION OF CERTAIN LAND INTO THE CORPORATE LIMITS OF THE CITY OF CRETE, NEBRASKA AND ADOPTING A PLAN FOR EXTENDING SERVICES TO THE LAND.**

RECITALS

A. The City of Crete, Nebraska (the “City”) desires to annex certain land into the corporate limits of the City.

B. The land proposed for annexation is contiguous or adjacent to the corporate limits of the City and is urban or suburban in character.

C. Pursuant to Neb. Rev. Stat. § 16-117, the City Council shall first adopt both a resolution stating that the City is proposing the annexation of certain land and a plan for extending services to the land.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:**

1. The City is proposing the annexation of certain land identified and described on Exhibit “A” attached hereto.

2. The City has prepared a plan for the extension of city services to the land proposed for annexation (the “Plan”). The City hereby adopts and approves the Plan, a copy of which is available for inspection during regular business hours in the office of the City Clerk.

3. A public hearing on the proposed annexation shall be held on May 2, 2023 at 6:00 p.m. in the City Hall to allow the City Council to receive testimony from interested persons.

**PASSED AND APPROVED** this 4th day of April, 2023.

CITY OF CRETE, NEBRASKA

By: \_\_\_\_\_  
David Bauer, Mayor

ATTEST: \_\_\_\_\_  
Jerry Wilcox, City Clerk



Plan for Extension of Services  
Proposed Annexation Area 05  
2000 East 13<sup>th</sup> Street  
PID# 760050112

Nebraska Revised State Statutes §16-117(4)

Plan for City Services

**Electricity:** (a) Electricity is provided to this property by the City of Crete and will not require funding for installation. (b) The electric distribution will be maintained through the operations funded by user rates. (c) The electric service is already provided to this property.

**Water:** (a) Water is provided to this property by the City of Crete and will not require funding for installation. (b) The water distribution will be maintained through the operations funded by user rates. (c) The water service is already provided to this property.

**Sewer:** (a) Sewer is provided to this property by a private septic system. Sewer service is available to the west on 13<sup>th</sup> Street. (b) The sewer distribution will be maintained through the operations funded by user rates. (c) The sewer service is available and would take place when required service.

**Solid Waste Collection:** (a) Solid waste collection will be by the City Franchise holder, Waste Connections of Nebraska, at the rates set out in the franchise agreement. (b) the City of Crete will bill for residential service. (c) The franchise is effective through March of 2025 and will be renegotiated by the City at that time.

**Street:** (a) The street is paved and will not require additional construction. (b) Maintenance will be through the operations funded by state highway funds distributed to the City. (c) The street is currently usable and maintained by the City.

**Police:** (a) The annexation will not require any additional police officers or equipment. (b) The Police Department is funded by the general funds of the City consisting of property tax, sales tax and state aid. (c) The police services would begin immediately upon annexation.

**Fire and Rescue:** (a) The annexation will not require any additional fire fighters, EMTs or equipment. (b) The Fire Department is funded by Rescue and Ambulance revenue and the general funds of the City consisting of property tax, sales tax and state aid. (c) The fire services are already in place due to an interlocal agreement with Saline County and surrounding Rural Fire Departments.

(d) Maps are attached

- land proposed for annexation
- Current Crete Corporate Limits
- Proposed Crete Corporate Limits
- Land use

**Zoning:** Currently Residential (R-2) and would not be changed with the annexation

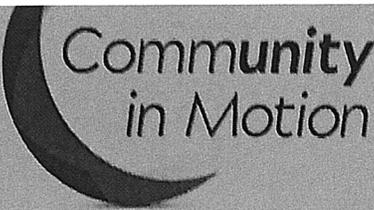
**Property Tax:** The proposed annexation would generate an additional \$2,002.37 in 2022 property taxes.

**Address:** The new physical address for this property will remain the same.

**Legal Description:**

A tract of land located in the SE1/4 of Section 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, described as follows:

Commencing at the southwest corner of said SE 1 /4; thence N 89°44'41" E (Assumed Bearing), on the south line of said SE 1/4, 730.00 feet; thence N 00°15'19" W, 165.00 feet to the point of beginning; thence N 00°15'19" W, 114.00 feet; thence S 89°44'41" W, 86.00 feet; thence N 54°29'09" W, 153.87 feet; thence S 86°29'45" W, 189.41 feet; thence N 09°05'01" E, 327.84 feet; thence N 00°15'19" W, 183.42 feet; thence N 89°44'41" E, parallel with the south line of said SE 1 /4, 888.35 feet; thence S 01°13'55" W, 700.42 feet; thence S 89°44'41" W, 523.43 feet to the point of beginning.



CITY OF CRETE  
APPLICATION FOR PROHIBITED ANIMAL EXCEPTION  
Crete City Code §6-102 and §6-104 (attached)

Usually every Wednesday till fair maybe some Saturdays

Date of Event May 17 - August 10, 2023

Start Time of Event 6 pm.

Finish Time of Event 9:30 pm.

Event Location Arena at Tuxedo Park

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

Description of Event Including List of Animals – Include Number and Type

4H Horse Club Arena practice  
around 20 horses

\_\_\_\_\_

Special Equipment No

\_\_\_\_\_

Organization Wranglers 4H Club

Responsible Party Terri Brown

Address 744 CR 2350 Crete

Phone 402-826-0536 tb996884@gmail.com

Terri Brown

Signature of Responsible Party

3-24-23  
Date

DO NOT WRITE IN THIS SPACE

Application # PA23-01

City Admin. Review To

Emergency Services Review

Council Meeting Date  
4-4-2023

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Bond Required \_\_\_\_\_

Bond Amount \_\_\_\_\_

Insurance Certificate Required  
\_\_\_\_\_

Bond/Cert Received \_\_\_\_\_

Conditions listed on back

**ATTACHMENTS:**

- Copy of current vaccinations
- Copy of Insurance
- Required Permits, as Applicable

**ECONOMIC DEVELOPMENT PROGRAM  
 APPLICATION FOR FUNDS**

**Please Type or Print Clearly and Answer Each Question** *(If Question Does Not Apply – Mark N/A).*

**Please Note:** The Information Contained in this portion of the document is Public Information and will **NOT** be Considered Confidential.

**A. APPLICANT INFORMATION:**

Name of Entity Applying for Assistance: Blue River Arts Council d/b/a Isis Theatre

Business Address: 1240 Ivy Ave. Crete NE 68333  
(City) (State) (Zip Code)

Contact Person: Shaylene Smith Telephone Number: 4026416599

Fax Number: \_\_\_\_\_ Email Address: shaylenek@hotmail.com

Federal Tax ID Number: 83-2074441

Type of Entity:      Start-Up      Buyout      Existing

If Existing, Number of Years in Business in Crete: 5

**Business Classification: (Please Choose One)**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Manufacturing      | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter            | <input type="checkbox"/> Telecommunications | <input type="checkbox"/> Tourism                |
| <input type="checkbox"/> Warehouse/Distribution | <input type="checkbox"/> Government         | <input checked="" type="checkbox"/> Other       |

**Business Type: (Please Choose One)**

- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="checkbox"/> Proprietorship | <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> LLC            | <input type="checkbox"/> Governmental Entity    | <input type="checkbox"/> Other       |

Does the Company have a Parent or Subsidiaries?    Yes      No

If Yes, Please List Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(City) (State) (Zip Code)

**Ownership Identification:** Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Shaylene Smith	Executive Director	
Jennifer Robison	President	
Russell Cowan	Treasurer	
See Attached	Directors	

Which type of assistance is the entity applying for?

Grant     Loan Guarantee If so, Lender? \_\_\_\_\_     Other

Explain: In order to complete the project yet this year, before costs rise further, we need a grant.

What is the general purpose of the request (must be an allowed LB840/Economic Dev. Plan Project)?

- New Development     New Business Startup     Building Renovation     Public Works  
 Professional/Employee Recruitment     Promotion/Tourism     Job Training  
 Working Capital     Low - Moderate Income Housing     Workforce Housing  
 Technology     Plan Management     Technical Assistance     Equity Investment

Does the business qualify to receive any incentives from the State of Nebraska?  Yes  No  DK

Has the business applied for any incentives from the State of Nebraska?  Yes  No

If yes, please explain: CCCFF was awarded in 2019, LB 566 was awarded in 2022

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: 0

Number of Full-Time Equivalent Positions to Be Created: 0

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Crete, their Two- Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Crete?

Yes  No

If no, please explain: \_\_\_\_\_

Does the Company Employ Any Seasonal Employees?  Yes  No

If Yes, How Many: \_\_\_\_\_  
(Seasonal employees must work for at least three continuous months and the position must reoccur annually)

**B. PROJECT INFORMATION:**

**Please provide a Brief Project Summary Description:**

The Blue River Arts Council is specifically requesting 1/2 of the funds necessary for the completion of the third and final phase of the Isis Theatre renovation. When the Theatre closed in 2018, a group of volunteers formed BRAC - adopting the following Mission: The Blue River Arts Council is bridging cultures, building community, and boosting economy by resurrecting the Isis Theatre in Crete, Nebraska, and providing fun and artistic adventures for all of our diverse community.

Since 2019, we have been actively seeking funding and working toward the renovation and reopening of the Theatre with a nonprofit format. In spite of a pandemic, inflation, and building needs that were far beyond the scope of what had been anticipated, we have successfully raised the funding necessary to complete demolition, design, and the first full phase of reconstruction. Documents verifying these successes are enclosed.

While we have been planning for the Isis Theatre, we have also been meeting our mission without a location. In just four years, we have placed 23 public art sculptures in town; let area residents celebrate a community Christmas in a pandemic; brought area residents together for dances, live music and movies; and even celebrated the Doane-Crete connection with a significant, positive media campaign and a festival that brought more than 700 to downtown Crete.

Bids are attached including the Kingery best estimate, the Sonic best estimate, and the newest marquee estimate. All have been adusted for inflation and sales tax has been added. In addition, we are requesting start-up capital and the funds to complete an audit of the Blue River Arts Council 2018 - 2022. This is necessary to help us qualify for additional grant funding for the balance of this project.

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$	\$
Renovation/Rehabilitation	\$ 733,992.00	\$ 366,996.00
New Construction	\$	\$
Machinery / Equipment Acquisition	\$ 72,308.00	\$ 36,154.00
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$ 20,000.00	\$ 10,000.00
Small Business Development	\$ 5,000.00	\$ 2,500.00
Working Capital (Includes Inventory)	\$ 20,000.00	\$ 10,000.00
Job Training	\$	\$
Other	\$	\$
Total Project Cost	\$ 851,300.00	
	Total LB840 Funds Requested:	\$ 426,500.00

**C. FUNDING SOURCES AND EQUITY INJECTION:**

If Borrowing, Name of Lender: \_\_\_\_\_

Loan Amount: \_\_\_\_\_ Loan Term (Years): \_\_\_\_\_

Amount Injected Into the Project by Business/Partners/Owners:

\_\_\_\_\_

Other Funding Source(s) and Amount(s): \_\_\_\_\_

**C. PROJECT LOCATION:**

- |  |   |  |
|--|---|--|
| Within the Crete City Limits?              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Within the Crete Two-Mile Jurisdiction?    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Land Owned by the City of Crete?           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Not Located in Crete but for area benefit? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

If Not in City Jurisdiction, please explain local benefit:

---

**D. ATTACHMENTS:** - Please Include the Attachments that Apply to Your Entity – See *checklist Page 5.*

**Please Note:** The Information provided pursuant to this Section **Will** be Deemed Confidential and will not be Available for Public Disclosure.

- Business Plan: Brief Description of the Business
- Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- For Existing Businesses – Three (3) Yearly Financial Statements
- For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- For Start-Up Businesses – Current Business Plan
- For Start-Up Businesses – Three Year Projections
- Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required for Proprietorship
- Letter from Lending Institution if applicable
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, Bylaws)
- Please Note that Other Financial Documents May Be Required

**E. APPLICANT SIGNATURE:**

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Crete or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.

*[Handwritten Signature]* *Exec. Director* 3/20/23  
 Applicant's Signature *Blue River Arts Co* Date

**Checklist for Local Economic Development Program Application**

For a qualifying business to be considered for direct or indirect financial assistance under the Crete Local Economic Development Program an applicant must provide to the City Administrator or Program Administrator:

- A completed and signed application with all required support documents including, but not limited to:
  - A detailed description summary of the proposed project which clearly states what assistance the business is requesting from the program, including evidence that the project qualifies for assistance under the Local Option Municipal Economic Development Act and is consistent with the goals of the Crete Local Economic Development Program.
  - Use of Funds – Total project costs and financing requirement; include copies of any preliminary bids (if applicable/available).
  - A review of key management and employees and their experience as related to the proposed project.
  
- Start Up Business
  - Current Business Plan for the project and the company, including employment and financial projections; *For Isis Operation with projections*
  - Three (3) Years Financial Projections
  - Past three years personal tax returns *N/A*
  
- Existing Business:
  - Most Current Business Plan
  - Three (3) Yearly Financial Statements: Profit & Loss Statements, Cash Flows and Income Statements covering the last three years of business operation, or if a new business, personal income statements.
  - List of Current Obligations (include company Names and Amounts) *None aside*
  - Past three years personal tax returns *for Isis Expenses*
  
- Letter from Lending Institution(s) (if applicable): Evidence of private financing commitments for investors or lenders. *N/A*
  
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, ByLaws)
  
- Resume(s) of all owners/co-owners/directors/partners/stockholders: Necessary entity or personal financial information about the Applicant(s), including name, address, past experience, work history, and related information.
  
- Other information or financial documentation as requested.

**Questions:** Contact City Administrator, Tom Ourada, at 402-826-4313 or email [tom.ourada@crete.ne.gov](mailto:tom.ourada@crete.ne.gov). **Return** application and supporting documentation to City Administrator, at City Hall, 243 E. 13<sup>th</sup> Street, Crete, NE 68333

# United States Citizenship Attestation Form

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:



I am a citizen of the United States.

— OR —



I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows: \_\_\_\_\_  
and I agree to provide a copy of my USCIS documentation upon request.

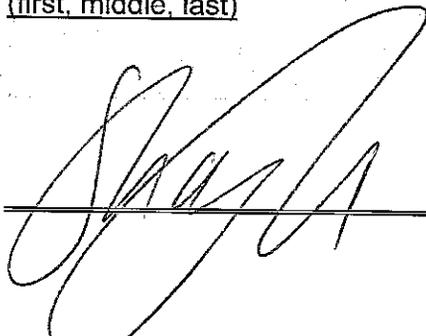
I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.

PRINT NAME

Shaylene M. Smith

(first, middle, last)

SIGNATURE



DATE

3/29/2023

1/19/2010

DOWNLOAD/SAVE

PRINT

**PHASE 1 - Acquisition, Demo, Design**

Paid for Acquisition, demolition, design		\$287,539.00
Paid or incurred by City CCCFF Match	\$143,750.00	
* City Building Purchase \$90,000.00 Due from BRAC per MOU		
(City Net Phase 1	\$ 53,750.00)	
Paid or incurred by BRAC	\$143,789.00	

**PHASE 2 - Lobby/Bathrooms**

Paid or Incurred by BRAC Already			
Tin Ceiling	\$ 3,000.00		
Light Fixtures	\$ 5,275.00		
Movie Equipment	\$ 8,320.00		
POS Software	\$ 2,400.00		
Renze Deposit	\$ 6,076.78		
Sonic Deposit	\$ 23,237.58		
Sonic Site Visit	\$ 1,000.00	TOTAL	\$ 49,309.36

Paid or Incurred by City Already - Water Line \$ 40,000.00

Paid or Incurred by Shovel-Ready LB 566 by 2/28/23 \$ 32,986.93

LB 566 Account 3/1/23	\$343,724.51		
Outside Receivables	\$187,500.00		
(Kiewit - \$ 75,000, CCCFF Balance - \$ 62,500, Daugherty - \$ 50,000)			
Shovel-Ready Recv.	<u>\$166,550.00</u>		
Project Available 3/1/23	\$697,774.51		
Paid Jan Pay App -	58,612.27		
Paid Feb Pay App -	5,521.95		
Available 3/20/23	\$633,640.29		
Balance Due to Kingery	\$599,997.21		
Retainage to Kingery	\$ 5,111.64		
Sales Tax Expected	\$ 25,000.00 **		
Lobby Change Order	\$ 3,000.00		
		<u>ANTICIPATED COST</u>	<u>\$633,108.85</u>

BRAC Checking Available	\$ 15,762.03 (Holding \$15,000 for 2023 Operating)		
BRAC Savings Available	<u>\$ 23,564.50</u>		
Available 3/20/23	\$ 39,326.53		
BALANCE TO RENZE - BRAC	\$ 6,076.77		
BALANCE TO SONIC - BRAC	\$23,237.58		
Front Doors/Expenses POC	\$10,000.00		
		<u>ANTICIPATED COST</u>	<u>\$ 39,314.35</u>

\$794,719.49

TOTAL PAID OR COMMITTED TO DATE \$1,082,258.49

# Blue River Arts Council, Inc.

## Statement of Financial Position

As of March 19, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
CD 5966	0.00
CD 5968	0.00
CD 5991	5,010.02
Checking (X037)	30,762.03
LB566 Grant Account	343,724.51
Savings (X656)	23,567.21
Trust account	1.00
<b>Total Bank Accounts</b>	<b>\$403,064.77</b>
Accounts Receivable	
Accounts Receivable (A/R)	187,500.00
<b>Total Accounts Receivable</b>	<b>\$187,500.00</b>
Other Current Assets	
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$590,564.77</b>
Fixed Assets	
Building	19,136.00
<b>Total Fixed Assets</b>	<b>\$19,136.00</b>
<b>TOTAL ASSETS</b>	<b>\$609,700.77</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
Opening Balance Equity	200,196.95
Retained Earnings	407,239.07
Net Revenue	2,264.75
<b>Total Equity</b>	<b>\$609,700.77</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$609,700.77</b>

TOTAL AWARDED FUNDING AS OF 02/28/2023

Building Acquisition - City of Crete	\$ 90,000
BRAC Pledged to City for repurchase	\$ 90,000
City of Crete – Expenses Paid Directly *	\$ 39,279
City of Crete - Initial In-kind Labor	\$ 14,471
City of Crete - In-kind Water Line	\$ 40,000
Blue River Arts Council – Seats Purchased	\$ 15,600 (Purchased Jan 2021)
Blue River Arts Council - Ceiling Purchased	\$ 3,000 (Purchased 2021)
Blue River Arts Council - Sonic Site Visit	\$ 1,000 (Purchased 2022)
Blue River Arts Council - Misc Purchases	\$ 8,320 (Purchased 2021, 2022)
Blue River Arts Council - POS Software	\$ 2,400 (Purchased 6/22)
Blue River Arts Council - Light Fixtures	\$ 5,275 (Purchase 12/22 - 1/23)
Sources: (Proceeds of 80's Prom 2018)	
(Saline County Tourism Grant \$1,000.00 2019)	
(Saline County Tourism Grant \$1,000.00 2020)	
(Saline County Tourism Grant \$1,000.00 2021)	
(Mid-America Arts Alliance \$5,000.00 2022)	
(Popcorn Sales, Online Donations)	
Blue River Arts Council - Additional Funds Raised	\$ 55,000
Nebraska Dept of Economic Dev CCCFF Grant	\$125,000 (Awarded 5/2019 - Assigned to BRAC)
Community Donations Capital Campaign - Received	\$133,750 (as of 12/31/2021) #DONOR WALL
Community Donations Capital Campaign - Received	\$ 44,400 (1/1/22 - present) #DONOR WALL
Community Donations Capital Campaign - Pledged	\$ 1,000 (Rotary Labor)
Sunderland Foundation Grant	\$100,000 (Awarded 10/19/20 )
Ethel S. Abbott Charitable Foundation Grant	\$ 25,000 (Awarded 9/26/20)
Aksarben Foundation Grant	\$ 1,000 (Awarded 8/17/20)
American Family Ins. Dreamers Award	\$ 400 (Awarded 2/4/21)
Daugherty Foundation	\$ 50,000 (Awarded 2/23/21)
Dillon Foundation	\$ 10,000 (Awarded 6/7/21)
Peter Kiewit Foundation	\$ 75,000 (Awarded 6/11/21)
Nebraska Dept of Economic Dev LB566	\$333,100 (Awarded 6/2022)
Received/Pledged to date:	\$1,082,995.00
Spent or Committed to Date:	\$1,082,258.49

Donor Wall  
1/31/2023

\$100,000 +  
Nebraska Shovel-Ready Reconstruction Act  
Nebraska Civic and Community Center Financing Fund  
Sunderland Foundation

\$75,000 +  
Peter Kiewit Foundation

\$50,000 +  
Blue River Arts Council  
City of Crete  
Daugherty Foundation

\$25,000 +  
Ethel S. Abbott Charitable Foundation  
Grace United Methodist Church

\$10,000 +  
Anonymous  
Dillon Foundation  
Drevo Family Trust, Drevo and Wanek Families  
Geoff & Echo Easton, Art D'Echo, Easton West Rentals  
Drs. Jason & Kate Hesser  
Ed & Ann Howard

\$5,000 +  
Bunge Milling  
Crete Area Medical Center  
Crete Community Foundation  
Doane University  
Edward Jones  
Kalkwarf & Smith Law Offices, LLC  
Gregory & Barbara Kuzma  
Money Smarts, Inc.  
Saline Medical Specialties, Dr. Gutierrez and Family  
Michael & Shaylene Smith  
Smithfield Foods  
Teget Foundation  
Union Bank & Trust

\$2,500 +  
David & Ruth Albrecht  
William & Susan Holdren Andelt  
Bauer Insurance, Inc.  
Crete Rotary Club  
Roger & Gayle-Ann Douglas

Eric & Julie Fahrlander  
Bernice Céry Jeffries  
John H. Céry Testamentary Trust  
Dennis & Jody Isernhagen  
Jerome & Donna Kalkwarf  
Larry Kaspar  
Don & Anita Lampila  
Mid-America Arts Alliance  
Nestlé PURINA  
Dan & Valerie Papik  
Pinnacle Bank  
Jennifer Robison & Rick Blessen  
Ross Plumbing, Inc.  
Saline County Visitor's Committee  
Walmart

Additional Foundation Gifts

Aksarben Foundation  
American Family Dreams Award

As of 1/31/2023

\* Complete designations for the Theatre Donor Wall will be determined at a later time and will be dependent on design parameters

**Blue River Arts Council, Inc.****LB566 Grant Account Bank Balance: 343724.51 Ending Balance: \$343,724.51**

<b>Date</b>	<b>Ref No. Type</b>	<b>Payee Account</b>	<b>Memo</b>	<b>Payment</b>	<b>Deposit</b>	<b>Stat</b>	<b>Balance</b>
02/28/2023	Deposit	Pinnacle Bank Interest	INTEREST		\$39.55	R	\$343,724.51
01/31/2023	Deposit	Pinnacle Bank Interest	INTEREST		\$45.48	R	\$343,684.96
01/30/2023	Expenditure	Contractors	CHECK 105	\$7,330.64		R	\$343,639.48
01/03/2023	Transfer	Checking (X037)	Building Funds		\$50,000.00	R	\$350,970.12
12/30/2022	Deposit	Pinnacle Bank Interest	INTEREST		\$29.68	R	\$300,970.12
11/30/2022	Deposit	Pinnacle Bank Interest	INTEREST		\$26.20	R	\$300,940.44
11/25/2022	Expenditure	Kingery Construction Contractors	CHECK 104	\$22,248.81		R	\$300,914.24
10/31/2022	Deposit	Pinnacle Bank Interest	INTEREST		\$22.67	R	\$323,163.05
10/27/2022	Expenditure	Kingery Construction Contractors	CHECK 103	\$3,407.48		R	\$323,140.38
10/12/2022	Deposit	Nebraska DED Grant Received	STATE OF NE ST PAYMENT 832074441		\$166,550.00	R	\$326,547.86
09/30/2022	Deposit	Pinnacle Bank Interest	INTEREST		\$5.48	R	\$159,997.86
09/26/2022	Expenditure	Sonic Equipment Contractors	CHECK 102	\$23,237.58		R	\$159,992.38
09/21/2022	Transfer	Trust account	DEPOSIT		\$139,296.68	R	\$183,229.96

<b>Date</b>	<b>Ref No. Type</b>	<b>Payee Account</b>	<b>Memo</b>	<b>Payment</b>	<b>Deposit</b>	<b>Stat</b>	<b>Balance</b>
09/16/2022	Transfer	Savings (X656)	Transfer To DDA 7327 Per Shay's		\$40,000.00	R	\$43,933.28
09/02/2022	Expenditure	Renze Contractors	CHECK 101	\$6,076.78		R	\$3,933.28
08/31/2022	Deposit	Pinnacle Bank Interest	INTEREST		\$0.01	R	\$10,010.06
08/29/2022	Transfer	Checking (X037)	Transfer To 7327		\$10,000.00	R	\$10,010.05
08/15/2022	Deposit	Bank Charges & Fees	REFUND DDA SERVICE CHARGE		\$10.00	R	\$10.05
08/09/2022	Expenditure	Pinnacle Bank Office Supplies & Software	DELUXE CHECK CHECK/ACC.	\$9.95		R	\$0.05
07/29/2022	Expenditure	Bank Charges & Fees	SERVICE CHARGE	\$10.00		R	\$10.00
07/28/2022	Transfer	Checking (X037)	Opening Transfer		\$20.00	R	\$20.00



# AIA Document G703™ - 1992

Project Update 3/20/23

## Continuation Sheet

AIA Document G702™, 1992, Application and Certificate for Payment, or G732™, 2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached. In tabulations below, amounts are in US dollars. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 5  
 APPLICATION DATE: 2/28/2023  
 PERIOD TO: 2/28/2023  
 ARCHITECT'S PROJECT NO: 11-22-6723H

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)						
01-000	PERMITS	2,111.00	1,611.00				1,611.00	500.00	80.55
02-000	SUPERVISION	18,619.00	1,007.68	784.34			1,792.02	16,826.98	89.61
03-000	GENERAL CONDITIONS	18,019.00	8,135.20	342.83			8,478.03	9,540.97	423.90
04-000	CONCRETE	17,388.00						17,388.00	
05-000	POLISHED CONCRETE	6,385.00						6,385.00	
06-000	STRUCTURAL STEEL - MAT.	21,500.00						21,500.00	
07-000	STEEL - ERECTION	19,200.00						19,200.00	
08-000	SIS LOGO - MATERIAL	10,426.00						10,426.00	
09-000	ROUGH CARPENTRY	10,076.00						10,076.00	
10-000	FINISH CARPENTRY	4,509.00						4,509.00	
11-000	CASEWORK - MATERIAL	3,414.00						3,414.00	
12-000	SOLID SURFACE	8,840.00						8,840.00	
13-000	DOORS/FRMS/HWRE-MAT.	4,300.00						4,300.00	
14-000	DRYWALL/ACT/TECTUM	126,395.00						126,395.00	
15-000	TILE	9,120.00						9,120.00	
16-000	PAINT	5,100.00						5,100.00	
17-000	SPECIALTIES - MATERIAL	7,355.00						7,355.00	
18-000	FIRE SPRINKLER	10,760.00	4,377.00				4,377.00	2,978.00	218.85
19-000	PLUMBING	73,152.00						10,760.00	
20-000	HVAC	18,000.00						55,152.00	900.00
21-000	ELECTRICAL	103,500.00						62,625.00	2,043.75
22-000	FUEL/EQUIPMENT	150,990.00			4,235.00		5,700.00	145,290.00	285.00
23-000	8% FEE	5,500.00			19.85		272.94	5,227.06	13.64
24-100	CO 01 - COR 001, 002	50,933.00			430.56		6,488.80	44,444.20	324.44
		14,638.00	14,638.00				14,638.00		731.90
	Totals	702,230.00	96,420.21	5,812.58			102,232.79	599,997.21	5,111.64

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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**RENZE**

**Renze Display Company**

6847 North 16th Street  
Omaha, NE 68112  
Ph: (402) 342-1111  
FAX: (402) 342-2864  
Web: <http://www.renze.com>

**Estimate #: 23233**

<b>Created Date:</b> 7/28/2022 4:44:19PM	<b>Prepared For:</b> Blue River Arts Council
<b>Salesperson:</b> Stephanie Magers	<b>Contact:</b> Julie Fahrlander
<b>Email:</b> smagers@renze.com	<b>Office Phone:</b> (402) 826-7369
<b>Office Phone:</b> (402) 342-1111 x138	<b>Fax:</b> N/A
<b>Cell Phone:</b> (402) 699-1739	<b>Email:</b> fahrside@gmail.com
<b>Entered by:</b> Scott Buchanan	<b>Address:</b> 1240 Ivy Ave PO Box 272 Crete, NE 68333-2318

**Description: Isis Theater Donor Wall**

		Quantity	Unit Price	Subtotal
<b>1</b>	<p><b>Description:</b> Donor wall made from (1) 154" x 91" tall REXframe with curved top. Behind the fabric graphic are blocking panels with magnets that will allow (31) total panels of various sizes to attach. These panels are made from 1/4" thick white PVC and will be printed on the face. Above and to the sides of the REXframe will be dimensional accent pieces that are made from printed and routed 1/2" thick white PVC.</p> <p>- Left and right accent pieces are estimated at roughly 12" wide x 89" tall - Top accent piece is estimated at roughly 159" x 5" tall and is curved. this will be made in 2 pieces due to material size constraints.</p> <p>Donor panels sizes and qtys are as follows            (21) @ 20" x 10"            (2) @ 60" x 10"            (1) @ 50" x 10"            (3) @ 30" x 10"            (3) @ 40" x 10"            (1) @ 20" x 20"</p>	1	\$9,903.55	\$9,903.55
<b>2</b>	<p><b>Description:</b> Renze Travel and Installation. All work is to be performed during normal business hours 9:00am - 4:00pm, Monday - Friday.</p>	1	\$2,250.00	\$2,250.00



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Web: <http://www.renze.com>

**Estimate #: 23233**

**Notes**

\*\* Please note this estimate is based on production ready art files supplied by others.

\*\* This is a budget estimate only and will be honored for 15 calendar days from date of estimate. After expiration, we reserve the right to review all due to the constant fluctuations in material costs, freight expenses and delivery times. Any variations from estimate regarding final sizes, materials, finishes and time frame could also impact pricing.

\*\* A 50% deposit is due at time of order with balance due upon completion of project.

**Estimate Total:** \$12,153.55  
**Subtotal:** \$12,153.55

The above estimate does not include shipping or taxes. Any applicable shipping or taxes will be charged on the final invoice.

**Client Reply Request**

Estimate Accepted "As Is". Please proceed with Order.  
 Changes required, please contact me.

Other: \_\_\_\_\_  
SIGN: \_\_\_\_\_ Date: / /



900 West Miller Road  
Iola, Kansas 66749  
(620)365-5701

**Blue River Arts Council**  
**Crete, NE**  
Good Through **10/15/2022**

<b>Front Ends</b>	<b>\$</b>	<b>28,635.40</b>
<b>Travel and Labor</b>	<b>\$</b>	<b>15,979.12</b>
<b>Total</b>	<b>\$</b>	<b>44,614.52</b>

A handwritten signature in black ink, appearing to be the initials "CC" or similar, located below the total amount.

- \*Any balance left after 61 days from each invoice will be charged 1.5% interest monthly until paid in full.
- \*Prices will be held only with signed Terms of Purchase .
- \*Sales tax is figured at 7.500% Sales tax may vary due to sales tax rate at time of purchase.
- \*Theatre/property is responsible for all applicable sales tax.
- \*Owner is responsible for insuring the equipment once it is delivered to the site.
- \*Please read terms sheet\*

## Exhibitor Cost

### Front Ends

Qty	Item	Unit Price	Total
1	<b>Matte White Motorized Roll Down Screen</b> <i>Picture Size Scope 11'3" x 27'</i> <i>Screen Cage Size 1'-2"ht. X 32'-6"wd.</i> <i>Estimated screen weight 609 Lbs., shipping create not included</i>	\$ 21,594.00	\$ 21,594.00
1	<b>Shipping crate</b>	\$ 1,643.58	\$ 1,643.58
1	<b>Freight</b>	\$ 3,400.00	\$ 3,400.00
		<b>Sub total</b>	\$ 23,237.58
		<b>Freight</b>	\$ 3,400.00
		<b>Tax</b>	\$ 1,997.82
		<b>Total</b>	\$ 28,635.40

### Travel and Labor

Qty	Item	Unit Price	Total
1	Travel and installation for the roll down screen above.	\$ 14,864.30	\$ 14,864.30
		<b>Sub total</b>	\$ 14,864.30
		<b>Tax</b>	\$ 1,114.82
		<b>Total</b>	\$ 15,979.12

Blue River Arts Council

Good Through 10/15/2022

Terms of Purchase

All of the items will be provided by Sonic Equipment Company with the following terms:

**1. Equipment/materials due upon signing/prior to ordering equipment/materials, and remaining due upon completion.**

1st Payment: \$ 23,237.58

Final Payment- \$ 21,376.94

Initial *SM*

2. Payment is expected on or before the due dates indicated. Failure to pay could result in the installation date being delayed.

3. Sonic retains a security interest in this equipment until it is paid in full.

Initial *SM*

Tax rate billed must reflect the current rate at the time of last invoice. The tax rate listed in the bid reflects the tax rate at the time the bid was created. Tax rates are subject to change.

Example: Sales tax, general excise tax, etc.

4. Included in the installation is testing and training. Sonic Equipment Company will train theatre management on operation of installed equipment prior to opening.

5. Defective parts are covered under the various manufacturer warranties.

6. This bid covers only labor provided by Sonic Equipment Company. Necessary site-ready labor provided by others is the responsibility of the owner/operator. (Electrician, HVAC, Booth window, site construction etc.)

7. This quote does not include the use of union labor or prevailing wage labor. In the event that union labor or prevailing wage labor is required, labor cost will be affected accordingly.

8. In the event that site-specific licensing or permit fees are required to be obtained by Sonic Equipment Company, these costs will be invoiced as a passthrough cost and invoiced accordingly.

9. In the event that Sonic's proposed scope of work cannot be completed as quoted due to local restrictions, Sonic can/will remove associated labor from our bid and scope of work. Sonic will not be responsible to hire/pay a third party to complete any labor that it is later found that Sonic will not be permitted to perform.

10. This quote covers only materials and labor as specifically noted. There is no implied labor or material, beyond what is specifically listed. Any changes to the scope of work (either added or removed materials and/or labor) must be agreed upon by both the site owner and Sonic Equipment. All changes will be addressed via change order.

11. Travel expenses include mileage, meals, motel rooms and flights as necessary.

12. This bid is not binding until it has been agreed upon by an authorized representatives of Sonic Equipment Company and the buyer with signature below.

**13. Any balance left after 61 days from each invoice will be charged 1.5% interest monthly until paid in full.**

14. If the site is not ready, and this is not communicated prior to Sonic traveling to site, return trips and labor will be billed accordingly. Additional work requested not included in this quote will be billed accordingly.

15. Credit card payments are accepted up to \$10,000. Anything over \$10,000 must be paid by check, wire or ACH.

16. All credit card payments will be charged a convenience fee.

17. Owner is responsible for insuring and storing equipment once it is delivered. It is recommended to store materials/equipment in a secure locked location that only the owner or owners rep has access to and can provide access to Sonic technicians during installation. If materials/equipment become damaged, go missing or are thrown away by other contractors on site Sonic is not responsible for providing replacements.

I accept the attached quote from Sonic Equipment Company dated as written.  
Please send invoice to begin purchase and installation process.

*Shayla Blue River Arts Co*  
\_\_\_\_\_  
Theatre/Property Owner  
*Cassie Cole*  
\_\_\_\_\_  
Sonic Representative

*9/16/22*  
\_\_\_\_\_  
Date  
*9-20-22*  
\_\_\_\_\_  
Date

Total: \$ 44,614.52

Please check this box if you would like more information about our service packages.

**PHASE 3 - AUDITORIUM/STAGE AREA/EXTERIOR**

Paid or Incurred by BRAC Already - Seating \$ 15,600.00

2022 Kingery Bid \$595,342.00

Add 10% \$ 59,534.20

Sales Tax \$ 49,115.70

ANTICIPATED COST \$703,991.90

Stage Improvements

Heating/AC/Electrical

Auditorium Mobility

Auditorium Ceiling, Walls, Sound Quality

Wi-Fi, Technology Needs

2023 Marquee Bid \$ 72,307.56

(Was \$64,000 +/- in 2022 without sales tax)

ANTICIPATED COST \$ 72,307.56

Digital Marquee and Install

Balance to Sonic

ANTICIPATED COST \$ 20,000.00

Stage and Front Entrance Curtains

Install Seats

Install and Calibrate Projector

\*\* Moved to Phase 3 to pay sales tax in Phase 2

Sprinkler System Est.

ANTICIPATED COST \$ 30,000.00

Start-up Costs

ANTICIPATED COST \$ 20,000.00

**TOTAL BID TO FINISH \$845,299.49**

**\$860,899.49**

Balance due to Complete Project	\$850,000
Proposed Sources/Requests 2023:	
City of Crete Community Center/LB840	\$430,000
Acklie Family Foundation	\$125,000
Sherwood Foundation	\$125,000
Annette & Paul Smith Charitable Fund	\$ 75,000
Additional Smaller Foundation Gifts	\$ 50,000
Crete Community Foundation 2 <sup>nd</sup> Request	\$ 5,000
Farmer's Coop	\$ 5,000 (Request Pending)
Black Hills Energy	\$ 5,000 (Request Pending)
Kinetic Windstream	\$ 5,000
Orscheln's	\$ 5,000
Fairfield Inn/Marriott	\$ 5,000
First Interstate Bank	\$ 5,000
KUTT 99.5/Flood Communications	\$ 5,000
Spectrum	\$ 5,000
ALLO	\$ 5,000
Sapp Bros.	\$ 5,000
Project Funding Requests	\$860,000

ISIS Theatre  
Crete, NE  
Renovation - Phase 1 Budget - Revised

Project name      ISIS Theatre  
Labor rate table      Kingery  
Duration      2 mnth  
Bid date      8/11/2022      01:00 PM

Phase 02 only  
Lobby, Bathrooms

• 687,592 ①

• 1,282,934

# 595,342 ②

**ISIS Theatre  
Crete, NE  
Renovation - GMP**

Project name	ISIS Theatre	
Labor rate table	Kingery	
Job size	5054 SF	
Duration	5 mnth	
Bid date	7/1/2022	02:00 PM

*Draft from  
Kingery MHS*

Description	Labor Amount	Material Amount	Sub Amount	Total Amount	Notes
<b>GENERAL CONDITIONS</b>					
SUPERVISION					
Supervision	37,239	-	-	37,239	
PROJECT MANAGEMENT					
Project Management	-	-	4,800	4,800	
GENERAL CONDITIONS					
<b>Project Size - Total Square Feet</b>	-	-	-	0	
Layout	710	80	-	791	
Clean Up	2,841	536	-	3,377	
Professional Clean-up	-	1,946	-	1,946	
Set Up Office & Sheds	-	-	2,000	2,000	
Office Supplies	-	402	-	402	
Project Software - Field	-	536	-	536	
Move Equipment In & Out	710	-	-	710	
Temporary Toilets(\$100=1 dump/wk)	-	536	-	536	
<b>Temporary Electrical Service</b>	-	-	-	0	
<b>Temporary Power Usage</b>	-	-	-	0	by Owner
<b>Wire Office &amp; Sheds</b>	-	-	-	0	
<b>Temporary Lighting</b>	-	-	-	0	by electrical
<b>Temporary Water Service</b>	-	-	-	0	
<b>Temporary Water Usage</b>	-	-	-	0	by Owner
Temporary Internet Service - Air Card	-	483	-	483	
Cell Phone	-	965	-	965	
<b>Temporary Heat</b>	-	-	-	0	
<b>Cold Weather Protection</b>	-	-	-	0	
Site Project Sign	-	536	-	536	
Temp. Const. Signs	-	161	-	161	
Safety	-	536	-	536	
Hard Hat Decal	-	241	-	241	
Pest Control - Final Inspection	-	536	-	536	
Dumpster Fees	-	2,574	-	2,574	
Courier service	-	150	-	150	
Plan Printing Cost	-	536	-	536	
Copies	-	402	-	402	
Postage Costs	-	107	-	107	
<b>Testing and Inspection</b>	-	-	-	0	
Punch List	710	536	-	1,246	
<b>SITework</b>					
DEMOLITION					
<b>Demolition - Subcontract</b>	-	-	-	0	Previously completed
Media Blast Existing Wood Trusses	-	-	7,896	7,896	McGill
Misc. Remaining Demo	1,704	200	-	1,904	
<b>CONCRETE</b>					
CONCRETE					
Interior Flatwork Subcontractor	-	-	17,388	17,388	Ott
<b>Slab on Grade w/out Forms</b>	-	-	-	0	
<b>Grout Column Bases - Labor</b>	-	-	-	0	
<b>Grout Column Bases - Material</b>	-	-	-	0	
POLISHED CONCRETE					
Polished Concrete Subcontractor	-	-	6,385	6,385	ST. & Sm.
<b>MASONRY</b>					
MASONRY					
4" CMU at Louver Infill	383	270	-	653	
<b>METALS</b>					
STRUCTURAL STEEL					
Structural Steel Contract	-	42,400	-	42,400	4G
Structural Steel Erection-Subcontract	-	-	53,600	53,600	Atlas
MISCELLANEOUS STEEL					
Ships Ladder	1,420	-	-	1,420	w/ steel
<b>Floor MT Pipe Railings</b>	-	-	-	0	w/ steel
<b>Wall MT Railings</b>	-	-	-	0	w/ steel
<b>Tie Rods</b>	-	-	-	0	w/ steel
ORNAMENTAL METALS					

P Ladde

FE Install

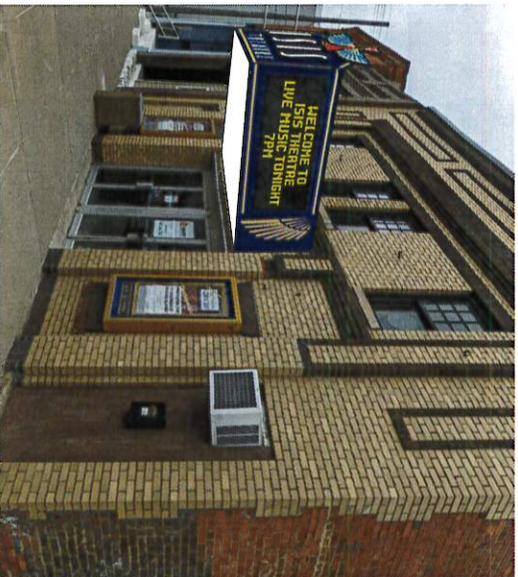
Description	Labor Amount	Material Amount	Sub Amount	Total Amount	Notes
<b>ORNAMENTAL METALS</b>					
ISIS Logo - Allowance for Material	426	10,000	-	10,426	TMCO / Plug * Laser Cut Metal
<b>CARPENTRY</b>					
<b>ROUGH CARPENTRY</b>					
Rough Hardware	-	2,500	-	2,500	
Blocking at Misc. Items - 2x6	1,846	1,560	-	3,406	
3/4" Fire Trt. Ply at Basement Stairs	-	1,350	-	1,350	
3/4" Plywood	-	50	-	50	
1/2" Plywood at Doner Wall	-	320	-	320	
3/4" T&G Plywood at Stage Floor	91	480	-	571	
Fire Trt. 2x12's	-	1,560	-	1,560	
Fire Trt. 1x8's	-	360	-	360	
<b>MILLWORK</b>					
Unload & Distribute Casework	182	-	-	182	
Finish Carpentry - Sub	-	-	10,731	10,731	Schooner
Millwork - Mat'l	-	3,414	-	3,414	C&H
<b>Base Cabinets</b>	-	-	-	0	
<b>SOLID POLYMER FABRICATNS</b>					
Solid Surface - Sub	-	-	8,840	8,840	Custom *
<b>THERM &amp; MOIST PROTECTION</b>					
<b>AIR BARRIERS</b>					
Fluid Applied Air Barrier at Louver Opening	50	140	-	190	
<b>SPRAYED INSULATION</b>					
Sprayed Insulation Subcontractor	-	-	41,113	41,113	
Deduct to go to Mineral Wool in Place of Spray Foam	-	-	(35,018)	(35,018)	J&H
<b>CAULKING</b>					
Caulking Subcontract	-	-	2,500	2,500	
<b>DOORS AND WINDOWS</b>					
<b>METAL DOORS &amp; FRAMES</b>					
Hollow Metal / Hardware - Mat'l	-	12,211	-	12,211	TCH
<b>Hollow Metal Doors</b>	-	-	-	0	
Standard H.M. Frames in Masonry	364	-	-	364	
Locate Hollow Metal Frames for Drywall	169	-	-	169	
<b>ALUMINUM ENTRANCES</b>					
<b>Aluminum Entrance Subcontract</b>	-	-	-	0	by Owner
<b>FINISHES</b>					
<b>GYPSUM BOARD</b>					
Gypsum Board Subcontract	-	-	304,505	304,505	J&H (incl. Tectum and ACT)
<b>TILE</b>					
Tile Subcontract	-	-	9,120	9,120	MW Floors * Labor Only
<b>ACOUSTICAL CEILINGS</b>					
<b>Acoustical Ceilings Subcontract</b>	-	-	-	0	w/ tectum
<b>CARPET</b>					
Carpet / Base	-	-	5,535	5,535	North Am.
<b>SOUND-ABSORPTIVE PANELS</b>					
<b>Tectum Panels</b>	-	-	-	0	w/ drywall
Deduct to go to 1" Thk. Mat'l vs. 2"	-	-	(29,000)	(29,000)	J&H
<b>PAINTING</b>					
Painting Subcontract	-	-	9,050	9,050	Cornhusker
<b>SPECIALTIES</b>					
<b>TOILET PARTITIONS</b>					
Toilet Partitions - Mat'l <i>Painted Steel</i>	-	2,544	-	2,544	EPCO
<b>Partitions</b>	-	-	-	0	
<b>Urinal Screen</b>	-	-	-	0	
<b>FIRE PROTECT. SPECIALTIES</b>					
Fire Extinguishers & Cabinets - Mat'l	-	434	-	434	EPCO
<b>Fire Extinguishers</b>	-	-	-	0	
<b>Fire Extinguisher Cabinets</b>	-	-	-	0	
<b>TOILET &amp; BATH ACCESSORIES</b>					
Toilet & Bath Accessories - Mat'l	-	4,377	-	4,377	EPCO
<b>Semi-recessed Paper Towel Dispenser/Waste Unit</b>	-	-	-	0	
Mirrors	-	750	-	750	

Description	Labor Amount	Material Amount	Sub Amount	Total Amount	Notes
<b>TOILET &amp; BATH ACCESSORIES</b>					
<i>Soap Dispenser</i>	-	-	-	0	
<i>Paper Holders</i>	-	-	-	0	
<i>Napkin Disposals</i>	-	-	-	0	
<i>Grab Bars</i>	-	-	-	0	
<i>Baby Changing Station</i>	-	-	-	0	
<b>MECHANICAL</b>					
<b>FIRE PROTECTION</b>					
<i>Fire Sprinkler Subcontract</i>	-	-	-	0	Deleted
<b>PLUMBING</b>					
Plumbing Subcontract	-	-	75,552	75,552	Ross
<b>SITE UTILITIES</b>					
<i>Fire Service - Bore under street</i>	-	-	-	0	N/A
<b>HVAC SYSTEMS</b>					
HVAC Systems Subcontract	-	-	189,660	189,660	Hawks
<b>CONTROLS</b>					
<i>Controls Subcontractor</i>	-	-	-	0	in HVAC
<b>TEST, ADJUST AND BALANCE</b>					
<i>Mech. Testing, Adjusting and Balancing Subcontractor</i>	-	-	-	0	in HVAC
<b>ELECTRICAL</b>					
<b>ELECTRICAL COMPLETE</b>					
Electrical Complete Subcontract	-	-	322,300	322,300	Sentry

## Estimate Totals

Description	Amount	Totals	Rate	Cost Basis
Labor	48,845			
Material	96,723			
Subcontract	1,006,957			
Equipment				
Other				
	<u>1,152,525</u>	1,152,525		
Builders Risk Insur - 5 mo.	577		0.045 \$ / 100	T
Building Permit Fee	2,300			L
Building Permit Fire Marshal	500			L
Contingency	<u>20,000</u>			L
	23,377	1,175,902		
Fuel for Equipment	3,500			L
Equipment Rent	<u>8,500</u>			L
	12,000	1,187,902		
Profit	<u>95,032</u>		8.000 %	T
	95,032	1,282,934		
Bond - Not Included				L
<b>Total</b>		<b>1,282,934</b>		





**NS** NEBRASKA SIGN  
 www.nebraskasign.com  
 1140 North 21st Street PH. (402) 476-6663  
 Lincoln, Nebraska 68503 FAX (402) 476-3461

CLIENT	Isis Theatre	DWG #	TP8819	DATE	03/29/22
PROJECT	New Canopy Projection	SCALE	1/2" = 1'-0"	REV	
ADDRESS	139 W 13th St. Crete, NE 68333	SALES	Tony Persons		
DESIGN	Persons				

This design and other design produced for this project are considered intent drawings. Some interpretation may be necessary. Colors are shown for reference only, and are subject to the limitations of the design. This design is provided to your company for the sole purpose of considering the purchase of a sign manufactured by Nebraska Sign Company. Understanding, reproduction and/or display without written permission is expressly prohibited.

APPROVAL SIGNATURE OF AUTHORIZED CLIENT \_\_\_\_\_

DATE OF APPROVAL \_\_\_\_\_



1140 North 21st Street FAX (402) 476-3461  
 Lincoln, Nebraska 68503 Ph. (402) 476-6563  
 www.nebraskasign.com

# PROPOSAL

## Proposal #: 18107

Proposal Date: 03/20/23  
 Customer #: 11096  
 Page: 1 of 4

<b>SOLD TO:</b>	<b>JOB LOCATION:</b>
ISIS THEATRE 139 W 13TH STREET CRETE NE 68333	Isis Theatre 139 W 13th Street Crete NE 68333

NEBRASKA SIGN COMPANY (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #8819B-03-20-23 <b>3-SIDED AWNING MARQUEE W/ WATCHFIRE DISPLAYS</b> Per rendering TP8819, fabricate and install new theater marquee with 8mm 2' x 6' Watchfire full-color, electronic message centers. Copy on front of structure to be front lit channel logos and 1" acrylic push thru lettering. Internal structure to be steel, with exterior cabinets fabricated with aluminum framing and exterior. Graphics to be routed out of faces and backed with acrylic lit with internal LED. Top and bottom exterior to be aluminum, with LED down lighting on bottom section.  Watchfire message displays to have lifetime 4G communications with OPx cloud based software (Apple and Windows compatible). Displays to have 5 year parts warranty from manufacturer.  Price incudes awning structure, install and displays. Electrical, engineering and any additional structure required in building to be provided by separate contractors.	\$67,262.84	\$67,262.84
		<b>SUB TOTAL:</b>	<b>\$67,262.84</b>
		<b>ESTIMATED SALES TAXES:</b>	<b>\$5,044.72</b>

**DESIGN(S) PROVIDED WITH THIS PROPOSAL IS (ARE) THE PROPERTY OF NEBRASKA SIGN COMPANY. RIGHTS ARE TRANSFERRED UPON ACCEPTANCE OF THIS PROPOSAL.**

All materials used are of the highest quality. All work to be completed according to standard practices. Any alteration from specifications must be upon written order and charges adjusted. All agreements are contingent upon strikes, delays or accidents beyond our control. Our workmen are fully covered by workmen's compensation insurance. Customer assumes responsibility for any damage to unmarked underground utilities, underground sprinklers or when additional costs are incurred during excavations where underground obstructions (including rock) are encountered.

**TOTAL PROPOSAL AMOUNT: \$72,307.56**

**TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION**

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



1140 North 21st Street FAX (402) 476-3461
Lincoln, Nebraska 68503 Ph. (402) 476-6563
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PROPOSAL
Proposal #: 18107

Proposal Date: 03/20/23
Customer #: 11096
Page: 2 of 4

INTEREST OF 1.5% MONTH WILL BE ADDED TO PAST DUE ACCOUNTS.

THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED. AN ADDITIONAL 3% TRANSACTION FEE FOR CREDIT CARD PAYMENTS IS REQUIRED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

TERMS AND CONDITIONS

- 1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, NEBRASKA SIGN COMPANY MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGREES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.
2. BOTH PARTIES HERETO AGREE THAT THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL OF DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT EFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.
3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.
4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. CUSTOMER SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION, AND IF CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN HE PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH HE HAD OBTAINED SAID PERMISSION AND HE AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.
6. WHEN PIER DRILLING IS NECESSARY, THE COMPANY WILL CONTACT DIG TEST TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK IS ENCOUNTERED IN THE DRILLING PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.
7. ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS AS THEY ARE NEVER GUARANTEED.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY AN OFFICER OF THE COMPANY.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



**NEBRASKASIGN**

1140 North 21st Street      FAX (402) 476-3481  
Lincoln, Nebraska 68503    Ph. (402) 476-6563  
[www.nebraskasign.com](http://www.nebraskasign.com)

# PROPOSAL

## Proposal #: 18107

Proposal Date: 03/20/23  
Customer #: 11096  
Page: 3 of 4

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



# NEBRASKASIGN

1140 North 21st Street FAX (402) 476-3461  
 Lincoln, Nebraska 68503 Ph. (402) 476-6563  
[www.nebraskasign.com](http://www.nebraskasign.com)

## DEPOSIT INVOICE

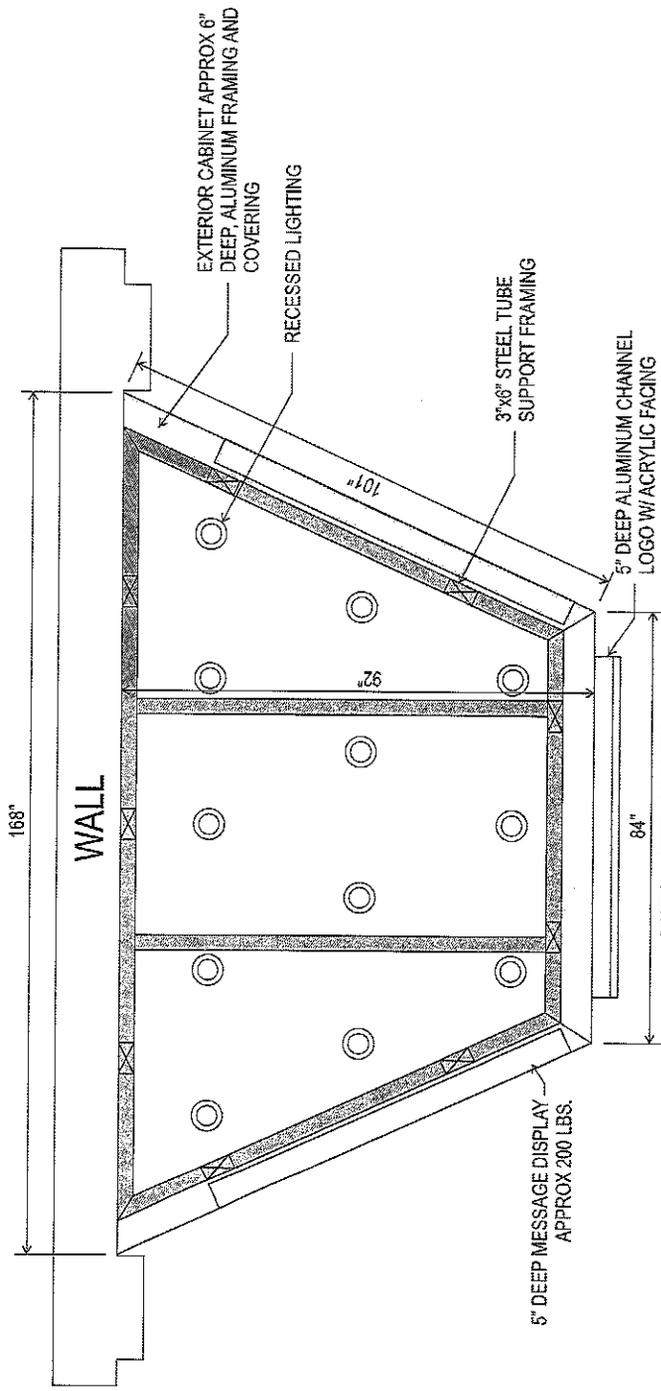
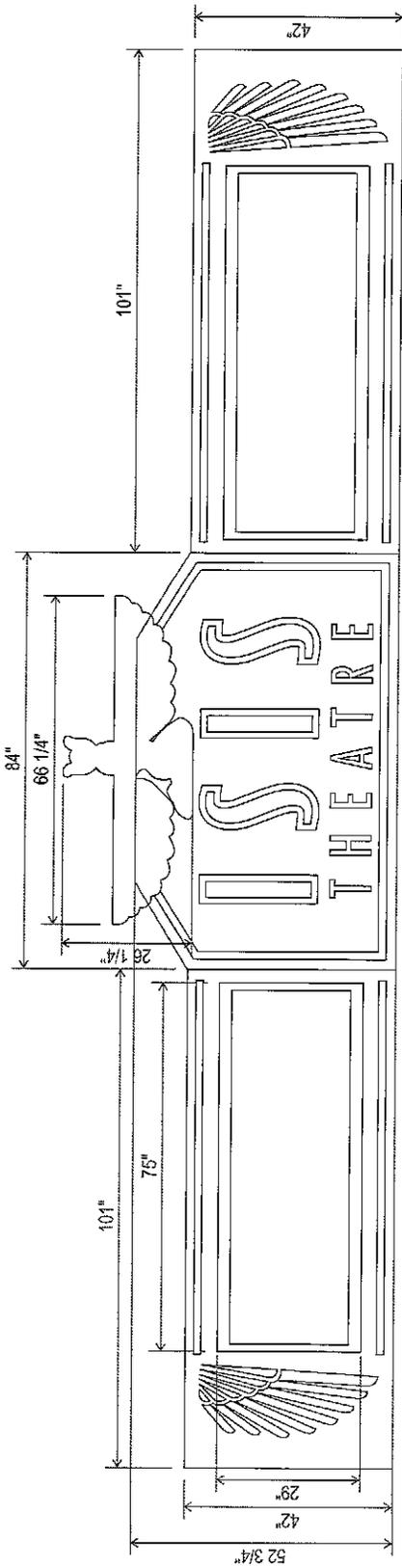
Invoice #: DP18107

Inv Date: 03/20/23  
 Customer #: 11096  
 Page: 4 of 4

<b>SOLD TO:</b>	<b>JOB LOCATION:</b>
ISIS THEATRE 139 W 13TH STREET CRETE NE 68333	Isis Theatre 139 W 13th Street Crete NE 68333

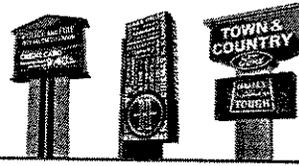
ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		Tony Persons	03/20/23	50.0% Due Upon Receipt	08/15/23

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	<p>QUOTE #8819B-03-20-23            3-SIDED AWNING MARQUEE W/ WATCHFIRE DISPLAYS            Per rendering TP8819, fabricate and install new theater marquee with 8mm 2' x 6' Watchfire full-color, electronic message centers. Copy on front of structure to be front lit channel logos and 1" acrylic push thru lettering. Internal structure to be steel, with exterior cabinets fabricated with aluminum framing and exterior. Graphics to be routed out of faces and backed with acrylic lit with internal LED. Top and bottom exterior to be aluminum, with LED down lighting on bottom section.</p> <p>Watchfire message displays to have lifetime 4G communications with OPx cloud based software (Apple and Windows compatible). Displays to have 5 year parts warranty from manufacturer.</p> <p>Price incudes awning structure, install and displays. Electrical, engineering and any additional structure required in building to be provided by separate contractors.</p>	\$67,262.84	\$67,262.84
		SUB TOTAL	\$67,262.84
		ESTIMATED SALES TAXES	\$5,044.72
		TOTAL PROPOSAL AMOUNT	\$72,307.56
		*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***	
		PLEASE PAY THIS DEPOSIT AMOUNT:	\$36,153.78



 1140 North 21st Street Lincoln, Nebraska 68503 www.nebrasign.com PH. (402) 476-6563 FAX (402) 476-3461	CLIENT Isis Theatre PROJECT New Canopy Projection ADDRESS 139 W 13th St. Crele, NE 68333	DWG # TP8819 SCALE 1/2" = 1'-0" SALES Tony Persons DESIGN Persons	DATE 03/29/22 REV	APPROVAL SIGNATURE OF AUTHORIZED CLIENT DATE OF APPROVAL
	<p>This design and other design produced for this project are considered the property of Nebraska Sign Company. Some alterations may be necessary. Colors are subject to change only, and are subject to the limitations of the production process. This design is provided to your company for the sole purpose of manufacturing the sign. It is not to be used for any other purpose without the express written permission of Nebraska Sign Company.</p>			

# On Premise Quote



QUOTE NUMBER: 2206900.0 (Version 0) DATE: 3/30/2022

SIGN ID: 1626653 w8-S

Nebraska Neon Sign Co 141200  
 Tony Persons,  
 1140 N 21st St  
 Lincoln, NE 68503-1614  
 402-476-6563  
 tpersons@nebraskasign.com

Shipping Destination  
 Nebraska Neon Sign Co  
 1140 N 21st St  
 Lincoln, NE 68503-1614

Job Site  
 Name: Isis Theatre  
 Address: 139 W 13th St.  
 City: Crete  
 State: NE Zip: 68333

## PRODUCT SPECIFICATIONS

Pixel Pitch:	W8mm LED RGB
Pixel Matrix:	72 X 216
Ventilation Style:	Front Ventilation
Cabinet Size:	29in H x 6ft 3in L x 5in D
Viewing Area:	24in H x 6ft L
Cabinet Style:	Double Face (Slim)
Character Size:	7 lines / 43.2 Characters at a 3" type
Approx. Weight:	396.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	4-7 weeks (after this document is signed & returned and receipt of down payment).
Electrical Service:	120 VOLT 18.0 amps (9.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. <i>Example: 11.2 KWHrs a day x \$0.07 = \$0.78/Day</i>

## OPTIONS

Software	Ignite OPx (cloud-based, single region)
Software Training	Web Based Software Training
Communications	OPx - 4G Wireless w/ Life-of-Sign Cellular Data Plan
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard As Quoted
Temperature Sensor	Not Ordered
Sign Mounting Kit	Not Ordered / Not Required
Personal Computer	PC Not ordered. Ignite Included
Spare Parts Kit	Not Ordered
Warranty	Standard 5-Year Parts Warranty
Technician On-Site	Not Ordered

OPx Customer Email (required): \_\_\_\_\_

## STANDARD FEATURES

Brightness	Daytime 7000 NITs Maximum; Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	up to 30 FPS
Viewing Angles	150 Horizontal/95 Vertical

## ORDER ACCEPTANCE

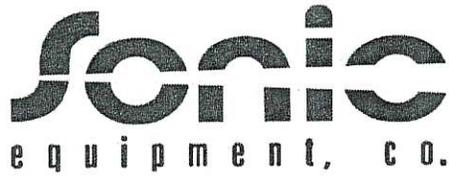
QUOTE VALID UNTIL 5/14/2022

System Price: 8mm Highbrightness Color LED Message Center - Front Ventilation

Your 4.00% Gold Level Customer Discount of \$818.76 USD per unit has been applied.

Buyer acknowledges that prior to executing this Agreement Buyer has read or has had the opportunity and means to review the TERMS OF SALE and Seller's LIMITED WARRANTY, SOFTWARE LICENSE, AND LIMITATION OF LIABILITIES AND REMEDIES at <http://watchfiresigns.com/terms-and-conditions-of-sale> or in the alternative, a hard copy has been provided to Buyer and its receipt is acknowledged.

This quote/offer is expressly limited to the acceptance by the buyer of its exact terms, including the terms of sale and seller's limited warranty, software license, and limitation of liabilities and remedies, all of which are a part of the agreement. Any purchase order or related documents buyer issues to seller (even if it contains terms in addition to or inconsistent with the terms of this agreement) for this transaction shall constitute buyer's unconditional agreement to be bound exclusively by the seller's terms and conditions of this agreement, and buyer hereby agrees that such additional or inconsistent terms shall not apply nor become a part of this agreement.



900 West Miller Road  
Iola, Kansas 66749  
(620)365-5701

**Blue River Arts Council**  
**Crete, NE**  
Good Through 8/21/2022

<b>Audio System and Speakers</b>	<b>\$</b>	<b>6,794.27</b>
<b>Front Ends</b>	<b>\$</b>	<b>33,281.01</b>
<b>Travel and Labor</b>	<b>\$</b>	<b>21,784.12</b>
<b>Total</b>	<b>\$</b>	<b>61,859.40</b>

- \*Any balance left after 61 days from each invoice will be charged 1.5% interest monthly until paid in full.
- \*Prices will be held only with signed Terms of Purchase .
- \*Sales tax is figured at 7.500% Sales tax may vary due to sales tax rate at time of purchase.
- \*Theatre/property is responsible for all applicable sales tax.
- \*Owner is responsible for insuring the equipment once it is delivered to the site.
- \*Please read terms sheet\*

① Divided Screen Now \$44,600

② Balance of Work and Curtains Later \$20,000 ±  
2023 Prices  
TBD

## Exhibitor Cost

### Audio Systems and Speakers

Qty	Item	Unit Price	Total
3	QSC SC-222X Passive Stage Speaker	\$ 1,987.50	\$ 5,962.50
		<b>Sub total</b>	\$ 5,962.50
		<b>Freight</b>	\$ 357.75
		<b>Tax</b>	\$ 474.02
		<b>Total</b>	\$ 6,794.27

### Front Ends

Qty	Item	Unit Price	Total
1	<b>Matte White Motorized Roll Down Screen</b> <i>Picture Size Scope 11'3" x 27'</i> <i>Screen Cage Size 1'-2"ht. X 32'-6"wd.</i> <i>Estimated screen weight 609 Lbs., shipping create not included</i>	\$ 21,546.00	\$ 21,546.00
1	<b>Shipping crate</b>	\$ 1,643.58	\$ 1,643.58
1	<b>Front Bi-Parting Velour Curtain</b> <i>We would provide a bi-parting front curtain sewn in a box pleat pattern out of KM Velour's 16oz Princess velour fabric. Each curtain panel will have a 12" turn back on the leading edge with a 4" chain weighted bottom hem and 2" off stage side hem. The tops will be grommeted on 12" centers.</i>	\$ 2,462.50	\$ 2,462.50
1	<b>ADC Bi-Parting Curtain Track System</b> <i>We will provide a hand drawn bi-parting ADC track system to operate the curtain. This track system will come complete with a black sash cord and floor mounted tension pulley to open and close the curtain.</i>	\$ 1,566.00	\$ 1,566.00
1	<b>Velour Valance</b> <i>We will provide a valance that will also be sewn in a box pleated pattern to match the Front Curtain.</i>	\$ 385.00	\$ 385.00
	<b>Optional Exit Velour Curtains</b> <i>We can also provide as an option two Black Velour panels sewn to fit on the rods that are existing. These Exit panels will be box pleated with 4" bottom hems and have 2" side hems. (one panel will be 7'-0" X 5'-0" and One panel will be 7'-0" X 7'-0")</i>	\$ 416.25	\$ -
	<b>Freight for exit velour curtains</b>	\$ 90.00	\$ -
1	<b>Freight</b>	\$ 3,356.00	\$ 3,356.00
		<b>Sub total</b>	\$ 27,603.08
		<b>Freight</b>	\$ 3,356.00
		<b>Tax</b>	\$ 2,321.93
		<b>Total</b>	\$ 33,281.01

## Travel and Labor

Qty	Item	Unit Price	Total
1	<p>Travel and installation for new stage speakers above, sites existing subs, existing surrounds, existing amplifiers, existing audio processor and existing projector and server. This also includes 1 tech available to assist with the seat consulting and layout only. The tech will train whoever the site provides for the seat install labor, but not perform the seat install. It is recommended the site purchases new seat anchors. Sonic can quote those, but a seat count is needed to know the correct number of anchors to quote.</p> <p><i>*New speaker wire and install of speaker wire is not included, but can be quoted. Sonic is not responsible for any issues that have arose with existing equipment that has been in storage. Travel and install price for existing audio and projector/server is based off the techs being on site for 2.5 days not counting travel days. Any additional time required on site/return trips needed due to issues out of Sonic's control will result in additional fees being charged.</i></p>	\$ 5,700.00	\$ 5,700.00
1	Travel and installation for the roll down screen above.	\$ 14,864.30	\$ 14,864.30
1	Travel and installation for bi-parting ADC track system, front curtain and valance.	\$ 5,400.00	\$ 5,400.00
	<i>Installation for exit curtains above if site adds on the option.</i>	\$ 610.00	\$ -
<b>Sub total</b>			\$ 20,264.30
<b>Tax</b>			\$ 1,519.82
<b>Total</b>			\$ 21,784.12

Blue River Arts Council

Good Through 8/21/2022

**Terms of Purchase**

All of the items will be provided by Sonic Equipment Company with the following terms:

**1. Equipment/materials due upon signing/prior to ordering equipment/materials, and remaining due upon completion.**

1st Payment: \$ 33,565.58

Initial \_\_\_\_\_

Final Payment- \$ 28,293.82

2. Payment is expected on or before the due dates indicated. Failure to pay could result in the installation date being delayed.
3. Sonic retains a security interest in this equipment until it is paid in full.  
Tax rate billed must reflect the current rate at the time of last invoice. The tax rate listed in the bid reflects the tax rate at the time the bid was created. Tax rates are subject to change.  
Example: Sales tax, general excise tax, etc.
4. Included in the installation is testing and training. Sonic Equipment Company will train theatre management on operation of installed equipment prior to opening.
5. Defective parts are covered under the various manufacturer warranties.
6. This bid covers only labor provided by Sonic Equipment Company. Necessary site-ready labor provided by others is the responsibility of the owner/operator. (Electrician, HVAC, Booth window, site construction etc.)
7. This quote does not include the use of union labor or prevailing wage labor. In the event that union labor or prevailing wage labor is required, labor cost will be affected accordingly.
8. In the event that site-specific licensing or permit fees are required to be obtained by Sonic Equipment Company, these costs will be invoiced as a passthrough cost and invoiced accordingly.
9. In the event that Sonic's proposed scope of work cannot be completed as quoted due to local restrictions, Sonic can/will remove associated labor from our bid and scope of work. Sonic will not be responsible to hire/pay a third party to complete any labor that it is later found that Sonic will not be permitted to perform.
10. This quote covers only materials and labor as specifically noted. There is no implied labor or material, beyond what is specifically listed. Any changes to the scope of work (either added or removed materials and/or labor) must be agreed upon by both the site owner and Sonic Equipment. All changes will be addressed via change order.
11. Travel expenses include mileage, meals, motel rooms and flights as necessary.
12. This bid is not binding until it has been agreed upon by an authorized representatives of Sonic Equipment Company and the buyer with signature below.
- 13. Any balance left after 61 days from each invoice will be charged 1.5% interest monthly until paid in full.**
14. If the site is not ready, and this is not communicated prior to Sonic traveling to site, return trips and labor will be billed accordingly. Additional work requested not included in this quote will be billed accordingly.
15. Credit card payments are accepted up to \$10,000. Anything over \$10,000 must be paid by check, wire or ACH.
16. All credit card payments will be charged a convenience fee.
17. Owner is responsible for insurnig and storing equipment once it is delivered. It is recommended to store materials/equipment in a secure locked location that only the owner or owners rep has access to and can provide access to Sonic technicians during installation. If materials/equipment become damaged, go missing or are thrown away by other contractors on site Sonic is not responsible for providing replacements.

Initial \_\_\_\_\_

I accept the attached quote from Sonic Equipment Company dated as written.  
Please send invoice to begin purchase and installation process.

\_\_\_\_\_  
Theatre/Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sonic Representative

\_\_\_\_\_  
Date

**Total:** \$ 61,859.40

**Please check this box if you would like more information about our service packages.**

**Terms of Purchase Continued**

**ACH information:**

PLEASE INCLUDE INVOICE # OR LOCATION ON ACH/WIRE.

CoreFirst Bank & Trust  
16201 West 95th St  
Lenexa, KS 66219  
(913) 248-7051

Account Number: 4077202  
Routing Number: 101100728

**NOTICE TO OWNER**

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

**Proposed Funding for LB840 Application**

**Blue River Arts Council**

**Isis Theater Renovation – Phase 3**

Movie Screen and sound system – Sonic Equipment .....	\$ 40,075.28
Sales Tax .....	\$ 49,115.70
Marquee – Nebraska Sign Proposal 18107 .....	\$ 72,307.56
HVAC – Hawks Plumbing & Heating LLC .....	<u>\$189,660.00</u>
<b>Total</b>	<b>\$351,158.54</b>

Considerations:

Default requires all property and improvements (all phases) return to City of Crete

City of Crete Economic Development LB840 recognition

City of Crete Economic Development LB840 Plan and Sales Tax renewal support

The 1206  
1206 Main Ave  
Crete, NE 68333



402-450-7465  
savethedate@the1206.com  
www.the1206.com

Tom Ourada, City Administrator  
City Hall  
Crete, NE 68333

March 30, 2023

Tom:

Enclosed please find our application for LB840 funds for the purposes of purchasing and erecting signage and a marquee display on the main facade of The 1206. We will use the funds to engage the services of Nebraska Sign to design, fabricate, and install the marquee. Preliminary design work has already been completed and is shown in the attachment, along with a price quote. We will also perform facade modifications and electrical work to support installation of the marquee. This work will represent our in-kind contribution to the total cost of the project.

Regarding economic development: our business model focuses on bringing people to Crete for public and private events at our venue. This signage will materially assist us in growing our business and therefore, bringing more people to town. This results in an economic ripple effect as they spend on hotels, gas, food, vendors, and other amenities while in town celebrating their life events. The signage will also enhance the appearance of Main Avenue and will be an eye-catching, memorable aspect of the streetscape.

Our projections based on Q1 revenue for 2023 show continued revenue growth at a rate of approximately 14% over last year, with a projected annual revenue of \$100,000. We see this rate of growth continuing for the foreseeable future as we continue to develop our niche in the marketplace.

Please see the attachments for the requested documentation. We are happy to provide additional info on request. Thank you for your consideration.

Sincerely,

Elayne Woods and Justin Jones  
The 1206

## ECONOMIC DEVELOPMENT PROGRAM APPLICATION FOR FUNDS

**Please Type or Print Clearly and Answer Each Question** (If Question Does Not Apply – Mark N/A).

**Please Note:** The Information Contained in this portion of the document is Public Information and will **NOT** be Considered Confidential.

**A. APPLICANT INFORMATION:**

Name of Entity Applying for Assistance: The 1206, LLC

Business Address: 1206 Main Ave Crete NE 68333  
(City) (State) (Zip Code)

Contact Person: Justin G Jones Telephone Number: 4026132035

Fax Number: \_\_\_\_\_ Email Address: justin@the1206.com

Federal Tax ID Number: 861210977

Type of Entity:     Start-Up         Buyout         Existing

If Existing, Number of Years in Business in Crete: 2

**Business Classification: (Please Choose One)**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Manufacturing      | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter            | <input type="checkbox"/> Telecommunications | <input checked="" type="checkbox"/> Tourism     |
| <input type="checkbox"/> Warehouse/Distribution | <input type="checkbox"/> Government         | <input type="checkbox"/> Other                  |

**Business Type: (Please Choose One)**

- |   |  |                                      |
|---|--|--------------------------------------|
| <input type="checkbox"/> Proprietorship | <input type="checkbox"/> Corporation         | <input type="checkbox"/> Partnership |
| <input checked="" type="checkbox"/> LLC | <input type="checkbox"/> Governmental Entity | <input type="checkbox"/> Other       |

Does the Company have a Parent or Subsidiaries?     Yes         No

If Yes, Please List Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(City) (State) (Zip Code)

**Ownership Identification:** Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Elayne Woods	Owner	50
Justin Jones	Owner	50

Which type of assistance is the entity applying for?

- Grant     Loan Guarantee If so, Lender? \_\_\_\_\_     Other

Explain: \_\_\_\_\_

What is the general purpose of the request (must be an allowed LB840/Economic Dev. Plan Project)?

- New Development     New Business Startup     Building Renovation     Public Works  
 Professional/Employee Recruitment     Promotion/Tourism     Job Training  
 Working Capital     Low - Moderate Income Housing     Workforce Housing  
 Technology     Plan Management     Technical Assistance     Equity Investment

Does the business qualify to receive any incentives from the State of Nebraska?  Yes  No  DK

Has the business applied for any incentives from the State of Nebraska?  Yes  No

If yes, please explain: \_\_\_\_\_

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: 4

Number of Full-Time Equivalent Positions to Be Created: tbd

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Crete, their Two-Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Crete?

- Yes  No

If no, please explain: \_\_\_\_\_

Does the Company Employ Any Seasonal Employees?  Yes  No

If Yes, How Many: \_\_\_\_\_  
(Seasonal employees must work for at least three continuous months and the position must reoccur annually)

**B. PROJECT INFORMATION:**

Please provide a Brief Project Summary Description:

*See attachment*

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$	\$
Renovation/Rehabilitation	\$ <i>6,000 electrical</i>	\$
New Construction	\$ <i>24,876.66</i>	\$ <i>24,876.66</i>
Machinery / Equipment Acquisition	\$	\$
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$	\$
Small Business Development	\$	\$
Working Capital (Includes Inventory)	\$	\$
Job Training	\$	\$
Other	\$	\$
Total Project Cost	\$ <i>31,000.00</i>	<i>24,876.66</i>
	Total LB840 Funds Requested:	\$ <i>24,876.00</i>

**C. FUNDING SOURCES AND EQUITY INJECTION:**

If Borrowing, Name of Lender: \_\_\_\_\_

Loan Amount: \_\_\_\_\_ Loan Term (Years): \_\_\_\_\_

Amount Injected Into the Project by Business/Partners/Owners:

*\$6,000 electrical costs*

Other Funding Source(s) and Amount(s): *business funded*

**C. PROJECT LOCATION:**

- |  |   |                             |
|--|---|-----------------------------|
| Within the Crete City Limits?              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Within the Crete Two-Mile Jurisdiction?    | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Land Owned by the City of Crete?           | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Not Located in Crete but for area benefit? | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |

If Not in City Jurisdiction, please explain local benefit:

---

**D. ATTACHMENTS:** - Please Include the Attachments that Apply to Your Entity – See *checklist Page 5.*

**Please Note:** The Information provided pursuant to this Section **Will** be Deemed Confidential and will not be Available for Public Disclosure.

- Business Plan: Brief Description of the Business
- Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- For Existing Businesses – Three (3) Yearly Financial Statements
- For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- For Start-Up Businesses – Current Business Plan
- For Start-Up Businesses – Three Year Projections
- Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required for Proprietorship
- Letter from Lending Institution if applicable
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, Bylaws)
- Please Note that Other Financial Documents May Be Required

**E. APPLICANT SIGNATURE:**

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Crete or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date

# United States Citizenship Attestation Form

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:



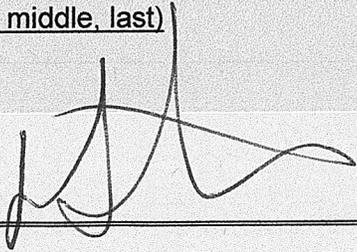
I am a citizen of the United States.

— OR —



I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows: \_\_\_\_\_, and I agree to provide a copy of my USCIS documentation upon request.

**I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.**

PRINT NAME	Justin G. Jones <hr/> <small>(first, middle, last)</small>
SIGNATURE	 <hr/>
DATE	3/31/23 <hr/>



1140 North 21st Street FAX (402) 476-3461  
 Lincoln, Nebraska 68503 Ph. (402) 476-6563  
 www.nebraskasign.com

# PROPOSAL

## Proposal #: 18088

Proposal Date: 03/08/23  
 Customer #: CRM006794  
 Page: 1 of 3

SOLD TO:	JOB LOCATION:
The 1206 1206 Main Ave. Crete NE	The 1206 1206 Main Ave. Crete NE

NEBRASKA SIGN COMPANY (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #9662B ENTRANCE MARQUEE - OPTION B Fabricate a new, front lit wall sign and push-thru cabinet on a backer panel. Cabinet to have white Lexan face fitted for 3 lines of 6" changeable copy. Border to have LED carnival lighting. Logo to be 3" deep reverse lit channel letters mounted to a 1" backer. Underside of cabinet to covered with 5 recessed lights.	\$23,141.08	\$23,141.08
		<b>SUB TOTAL:</b>	<b>\$23,141.08</b>
		<b>ESTIMATED SALES TAXES:</b>	<b>\$1,735.58</b>

**DESIGN(S) PROVIDED WITH THIS PROPOSAL IS (ARE) THE PROPERTY OF NEBRASKA SIGN COMPANY. RIGHTS ARE TRANSFERRED UPON ACCEPTANCE OF THIS PROPOSAL.**

All materials used are of the highest quality. All work to be completed according to standard practices. Any alteration from specifications must be upon written order and charges adjusted. All agreements are contingent upon strikes, delays or accidents beyond our control. Our workmen are fully covered by workmen's compensation insurance. Customer assumes responsibility for any damage to unmarked underground utilities, underground sprinklers or when additional costs are incurred during excavations where underground obstructions (including rock) are encountered.

**TOTAL PROPOSAL AMOUNT: \$24,876.66**

**TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION**  
**INTEREST OF 1.5% MONTH WILL BE ADDED TO PAST DUE ACCOUNTS.**

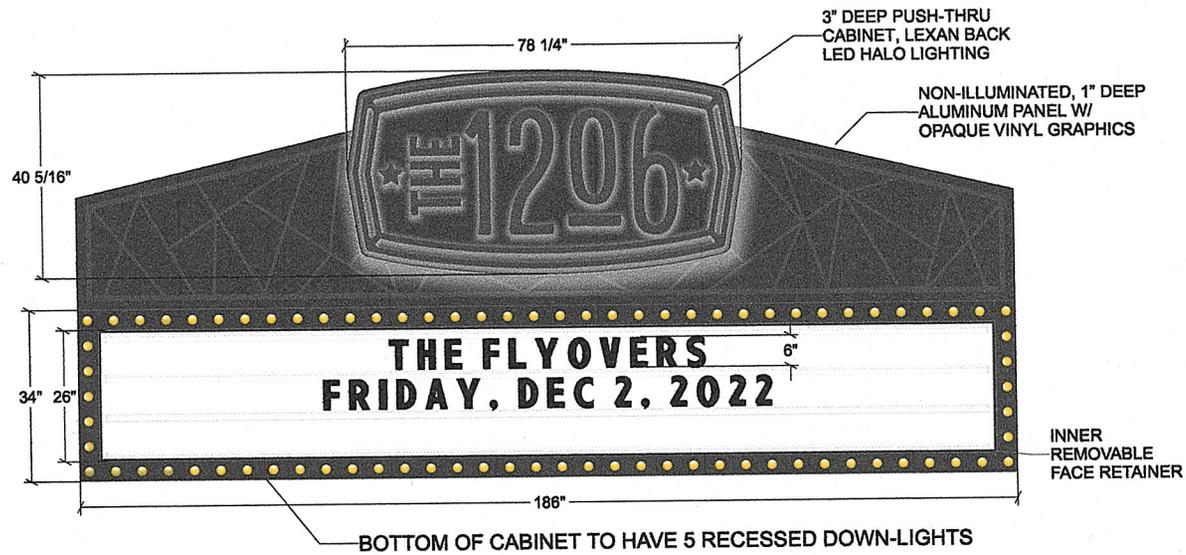
**THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.**

**NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED. AN ADDITIONAL 3% TRANSACTION FEE FOR CREDIT CARD PAYMENTS IS REQUIRED.**

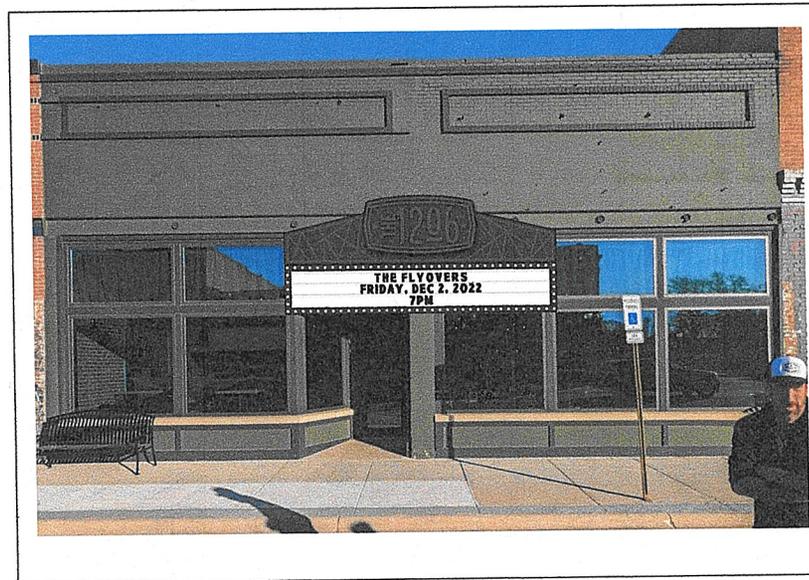
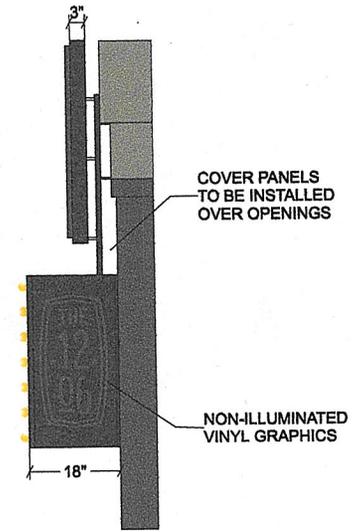
ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

COMPANY INITIALS \_\_\_\_\_

CUSTOMER INITIALS \_\_\_\_\_



**SIDE VIEW**



1140 N. 21st St.  
Lincoln, NE 68503  
P. 402-476-6563  
F. 402-476-3481

nebraskasign.com

CLIENT

THE 1206

ADDRESS

1206 MAIN ST.  
CRETE NE

PROJECT

WEST MARQUEE

DRAWING #

TP9662B

SCALE

1/2" = 1'-0"

SALES REP

TONY PERSONS

DESIGNER

PERSONS

DATE

02/28/23

REVISIONS

This design and other design produced for this project are considered intent drawings. Some interpretation may be necessary. Colors are shown for reference only, and are subject to the limitations of the production process.

This design is provided to your company for the sole purpose of considering the purchase of a sign manufactured by Nebraska Sign Company. Unauthorized use, reproduction and/or display without written permission is expressly forbidden.

APPROVAL BY AUTHORIZED CLIENT

SIGNATURE

DATE



# One Billing Solutions

YOUR ONE STOP SOLUTION, FOR MEDICAL BILLING

## RATE CHANGE REQUEST

CLIENT NAME \_\_\_\_\_

REQUESTORS NAME \_\_\_\_\_

When determining your billing rates, take into consideration all of your expenses including daily, annual, depreciated and future capital costs. Your service may charge any rate amount appropriate to your service's financial needs. If your current rates are higher than the new rates below, your rates will not be adjusted. You must sign and provide your effective date below before the changes will be made.

HCCPS/DESCRIPTION	INDUSTRY RATE RANGES	NEW RATE	OLD RATE
AO425: Ground mileage	\$16.35 - \$25.07	\$ 23	\$ 23
AO426: ALS Non -Emergency	\$752.10 - \$1,510.47	\$ 1,375	\$ 1,250
AO427: ALS Emergency	\$814.78 - \$1,742.37	\$ 1,551	\$ 1,410
AO428: BLS Non-Emergency	\$532.74 - \$1,341.25	\$ 1,133	\$ 1,030
AO429: BLS Emergency	\$589.15 - \$1,475.32	\$ 1,254	\$ 1,190
AO433: ALS 2	\$915.06 - \$2,281.37	\$ 1,936	\$ 1,700
AO434 SCT	\$1,065.48 - \$2,381.65	\$ 2,100	None/used
TNT	\$125.35 - \$188.03	\$ 175	\$ 175

Are your ambulance rates set by ordinance? \_\_\_\_\_ Yes \_\_\_\_\_ No (If Yes, send a copy of the ordinance.)

\_\_\_\_\_  
Signature of Requestor

\_\_\_\_\_  
Date



# INVOICE

\*\*\* NEW REMITTANCE ADDRESS \*\*\*  
 25814 RUDOLPH AVE  
 SIOUX FALLS, SD 57107  
 (605) 543-5510

FEDERAL ID#: 46-0448157

INVOICE NUMBER 0919116-IN	CUSTOMER NUMBER 0000202
INVOICE DATE 3/23/2023	ORDER DATE 1/26/2023
PO NUMBER CY/ph	TERMS Net 30 days

**SOLD TO:**

Crete Fire Dept. NE  
 Attn: Tod Allen  
 PO Box 411  
 Crete, NE 68333

**SHIP TO:**

Crete Fire Dept. NE  
 210 East 14th  
 Crete, NE 68333

TRACKING #:

QTY	Shipped	BO	ITEM NUMBER	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
1.00	1.00	0.00	3266-REPAIR	Truck Repairs Parts: \$1342.65 Labor: 24 Hrs @ \$125/hr \$3000.00	EA	4,342.65	4,342.65

Serial Number: CRETE, NE

1.00

*FIRE  
 VEH. REPAIRS  
 301-5791  
 TA*

SALESPERSON# COMMENTS:

0202

SUBTOTAL:	4,342.65
DISCOUNT:	0.00
FREIGHT & HANDLING:	0.00
TAX:	0.00

<b>TOTAL</b> PLEASE PAY THIS AMOUNT	<b>4,342.65</b>
--	-----------------

Any Invoice over 31 days will have 1 1/2% Service Charge Added. \*R.G.A. Number must be used on all returns.

**RETURNED GOODS:** No returned goods will be accepted without a written "Return Goods Authorization". Returned shipments must be made "Freight Prepaid" and freight must be paid both ways; collect shipments will be refused. If accepted, all goods returned are subject to a restocking charge, in addition to any reconditioning and repackaging charges.

\*NO CLAIMS FOR SHORTAGES OR REJECTS WILL BE HONORED AFTER 30 DAYS FROM DATE OF INVOICE.

\*THIS SHIPMENT IS RECEIPTED FOR IN GOOD CONDITION BY THE CARRIERS ANY CLAIM FOR LOSS OR DAMAGE IN TRANSIT MUST BE COLLECTED FROM CARRIERS BY CONSIGNEE.

Accompanying this Bid, as a guaranty that the undersigned will execute the Contract and furnish satisfactory bonds and insurance certificates, in accordance with the terms and requirements of the Contract Documents, is a bid security of the type specified in the Instructions to Bidders, made payable to the City of Crete, Nebraska, in the amount of \$ \_\_\_\_\_.

It is hereby agreed that, in case of failure of the undersigned either to execute the Contract, or to furnish bonds or insurance certificates, which are satisfactory to the Owner, within 15 days after issuance of Notice of Award, the amount of this Bid guaranty shall be forfeited to the City of Crete, Nebraska, as liquidated damages arising out of the failure of the undersigned to complete the above-stated. It is understood that, in case the undersigned is not awarded the Work, the Bid guaranty will be returned, as provided in the Bidding Documents.

The Owner reserves the right to award the Contract to the lowest, responsive, responsible Bidder, based on the sum of the total aggregate bid for the Work to be performed, start date, completion date, materials, and past performance on contracts with the Owner.

If awarded the Contract, our surety will be Harco Nat'l of Raleigh, NC.

Bidders shall comply with Fair Labor Standards, as defined in Section 73-104-R.S., Nebraska Statutes, in pursuit of all business related to this Project, including execution of the Contract on this Work for which Bids are being submitted.

The undersigned has carefully checked the above Bid quantities against the Project Manual before preparing this Bid, and accepts the said quantities and amounts as correctly listing the complete Work to be done in accordance with the Project Manual.

The Bidder shall state below his intended starting date, date of Substantial Completion, and date of final Completion of all Work as specified in the Agreement. Dates of substantial and final completion as indicated by the Bidder in this Bid will be incorporated into the Agreement. Bidder's intended start date is June / July 2023

Bidder agrees that the Work will be Substantially Complete on or before 11-30-2023

Bidder agrees that the Work will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before 12-30-2023

The Owner reserves the right to reject any and all Bids and to waive any technicalities or informalities in bidding.

The terms used in this Bid have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

NOTE: Bidders shall not add any conditions or qualifying statements to this Bid as otherwise the Bid may be declared irregular as not being responsive to the Advertisement for Bids.

Bidders Business Address: 13520 Discovery Dr

Telephone: 785-285-0863 Fax No.: \_\_\_\_\_

Email Address: Cory@pave911.com

SUBMITTED ON 3-7-23, ~~2022~~

State Contractor's License No. \_\_\_\_\_ (If applicable)

This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): \_\_\_\_\_

By: \_\_\_\_\_  
(Individual's Signature)

Doing Business as: \_\_\_\_\_

A Partnership

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

By: \_\_\_\_\_  
(Signature of general partner – attach evidence of authority to sign)

Name of above signature (typed or printed): \_\_\_\_\_

A Corporation

Corporation Name: Pave LLC (SEAL)

State of Incorporation: Nebraska

Type (General Business, Professional, Service, Limited Liability): LLC

By: Cory Saner  
(Signature – attach evidence of authority to sign)

Name of above signature (typed or printed): CORY SANER

Title: President  
(CORPORATE SEAL)

Attest \_\_\_\_\_

A Joint Venture

Name of Joint Venture: \_\_\_\_\_

Bidder and safety precautions and programs incident thereto. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the times, price, and other terms and conditions of the Bidding Documents.

- (e) Bidder is aware of the general nature of Work to be performed by Owner and others at the Site that relates to Work for which this Bid is submitted as indicated in the Bidding Documents.
- (f) Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports, and drawings identified in the Bidding Documents and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.
- (g) Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents and the written resolution thereof by Engineer is acceptable to Bidder, and the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
- (h) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation 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 person, firm, or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

Bidder will complete the Work in accordance with the Contract Documents for the following prices. The Work shall be bid complete in place. Bids shall include sales tax and all other applicable taxes and fees on items not exempt from sales tax.

#### BID SCHEDULE

##### CITY OFFICE SOUTH DRIVE

Item No.	Description	Estimated Quantity	Unit Price	Total Price
1.	Remove Concrete Paving	683 Sq. Yds.	\$ 22	\$ 15,026
2.	Remove Concrete Walk	216 Sq. Yds.	18	3,888
3.	Remove Inlet	1 Each	500	500
4.	Construct 7" PC Concrete Paving	838 Sq. Yds.	95	79,610
5.	Construct 5" PC Concrete Walk	110 Sq. Yds.	81	8,910
6.	Construct Open Throat Inlet	1 Each	7,500	7,500
7.	Construct Grate Inlet	1 Each	7,500	7,500
8.	Construct Combination Inlet/Junction Box	1 Each	7,000	7,000
9.	Construct 12" Storm Sewer Pipe	61 L.F.	150	9,150
10.	Pavement Marking	1 JOB	LUMP SUM	3,500

## CITY OFFICE SOUTH DRIVE - CONT'D

Item No.	Description	Estimated Quantity	Unit Price	Total Price
11.	ADA Detectable Panel	1 Each	\$ <u>300</u>	\$ <u>300</u>
12.	SWPPP and Inlet Protection	1 JOB	<u>LUMP SUM</u>	<u>9,500</u>
13.	Fill Material (Estimated 120 Cu. Yds.)	1 JOB	<u>LUMP SUM</u>	<u>15,500</u>
14.	Final Grading/Sod	1 JOB	<u>LUMP SUM</u>	<u>17,500</u>

TOTAL AGGREGATE BASE BID, CITY OFFICE SOUTH DRIVE, Item Nos. 1 through 14, inclusive:

DOLLARS (\$ 185,384 )

The Bid shall be an aggregate bid on all Work to be performed, broken down in such a manner as will accurately reflect unit prices for estimated quantities set out herein. Details of construction, materials to be used, and methods of installation for this Project are given in the Project Manual. The Owner reserves the right to award the base bid and any combination of alternates or additions, if any. Bidder acknowledges that quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

Complete sets of Bidding Documents as issued by QuestCDN and/or the Issuing Office must be used in preparing Bids; neither Owner nor Engineer assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents or Bidding Documents obtained from any source other than QuestCDN or the Issuing Office.

The Bidder shall thoroughly examine the construction site, soil conditions, contract documents, addenda, scope, and intent of the Work prior to preparing his Bid for items listed in the Bid Schedule as "Lump Sum". Failure of the Bidder to accurately estimate the quantity of materials or suitability of his construction means to perform the Work required in the Contract Documents shall not be a basis for additional payments for any item listed in the Bid Schedule as "Lump Sum" and no additional compensation shall be made. Cost of all materials and work necessary for, or incidental to, the construction of the Project as shown on the Drawings or described in the Project Manual, and not specifically listed in the Bid Schedule, shall be incorporated by the Bidder in the "Lump Sum" items of the Bid Schedule as he deems appropriate. Complete compensation will be considered as included in the payment for the "Lump Sum" items of the Bid Schedule.

Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

Bidder agrees that the Work will be substantially completed and ready for final payment in accordance with Article 15.06 of the Standard General Conditions on or before the date indicated in the Agreement. The total base bid, in combination with any alternates, substitutions, or additions, if any, accepted and awarded by Owner shall be the basis for establishing the amount of the Performance Bond and Payment Bond on this Contract. The total base bid is based on the quantities shown in the Bid and is subject to additions or reductions according to the actual construction quantities and measurements of finished construction, as determined by the Engineer, upon completion of construction.

The undersigned hereby agrees, if awarded the Contract, to furnish a Performance Bond in an amount equal to 100 percent of the Contract sum as security for the faithful performance of the Contract (including guarantee provisions) and also a Labor and Materials Payment Bond in an amount not less than 100 percent of the Contract sum as security for the payment of all persons performing labor on the Project under the Contract, and furnishing materials in connection with this Contract.

The undersigned also agrees to furnish the required bonds and insurance certificates, and to execute the Contract within 15 days from and after the acceptance of this Bid, and further agrees to begin and complete all Work under the Contract within the time limit set forth in the Agreement.

Nebraska Department of Transportation Highway Safety Office (NDOT-HSO)  
**SELECTIVE OVERTIME ENFORCEMENT MINI-GRANT CONTRACT APPLICATION AND AWARD**  
**MUST BE APPROVED BY NDOT-HSO PRIOR TO PURCHASE**

Please Type DATE: \_\_\_\_\_  
**APPLICANT:** Crete Police Department  
**ADDRESS:** 1945 Forest Avenue  
**CITY, STATE, ZIP:** Crete, Nebraska 68333 **E-MAIL:** dawn.jonas@crete.ne.gov  
**TELEPHONE #:** 402-826-4311 **FAX #:** 402-826-2180 **FEDERAL I.D. #:** 47-06006154  
**Commercial and Government Entity (CAGE) Code:** 6VZ55  
**Unique Entity Identifier (UEI) #:** NSZJX92LS4R3

**PROJECT DESCRIPTION:** The purpose of this mini-grant contract is to provide funding assistance to law enforcement agencies for selective overtime enforcement in the emphasis area of: (Check One) Occupant Protection  Alcohol  Speed  Distracted Driving  or General Traffic  . The funding assistance will provide reimbursement for overtime salaries. Regular traffic enforcement activities must remain at the current level and all activities funded by this mini-grant must be above and beyond the current level of enforcement activity.

Please complete items 1 – 5 below using the definitions on the reverse side and submit a copy of your department’s current seat belt policy and drug-free workplace policy.

1. **Baseline Information:**  
To Participate in the "Click It or Ticket" High Visibility Enforcement Mobilization May 15 - June 4, 2023
2. **Selective Overtime Enforcement Objective:**  
To increase statewide observed seat belt use of front seat outboard occupants in passenger vehicles by 2.7percentage points from the 2021 calendar year usage rate 81.2% to 83.9% by December 31, 2023
3. **Selective Overtime Enforcement Activity:**  
See attached
4. **Selective Overtime Enforcement Budget:**  
See attached
5. **Impact Evaluation:**  
See attached

Within sixty (60) days from the conclusion of the activity the reimbursement request must be submitted. After sixty (60) days, reimbursements may not be honored. This mini-grant contract is financed on a reimbursement basis. The applicant must 1) receive approval of the mini-grant contract from the NDOTHSO; 2) incur the expenses (pay the bills); 3) request reimbursement on a Mini-Grant Contract Claim for Reimbursement (CR) located on the NDOT-HSO website at <http://dot.nebraska.gov/safety/hso/grants/grant-forms/>; and 4) complete the CR and attach the required supporting documentation as prescribed below.

- a) Copies of the pre- and post-publicity announcing the overtime enforcement activity.
- b) Grant Funded Enforcement Activity Summary (provided with award letter).
- c) Provide the name, number of hours worked, regular and overtime hourly rates, and SFST certificate (alcohol only) for each officer.
- d) Provide the amount paid to each officer and payroll documents to substantiate each expenditure.

**Acceptance of Conditions:** The mini-grant contract award recipient agrees to comply with all applicable federal and state laws, rules and regulations, and certification and assurances located in Attachment A of the Grant Contract Proposal Guide and Policies and Procedures. The Guide can be found on the NDOT-HSO website at <http://dot.nebraska.gov/safety/hso/grants/> .

Failure to comply with these conditions may result in termination of this grant contract award. All awards are subject to availability of Federal Funding.

Authorized Signature of Applicant	Date	Print or Type Name, Title
NDOT - Highway Safety Office	Date	William J. Kovarik, Administrator

Return completed form to: NDOT - Highway Safety Office Email: [ndot.hso@nebraska.gov](mailto:ndot.hso@nebraska.gov)  
P.O. Box 94612 Phone (402) 471-2515  
Lincoln, Nebraska 68509-4612 FAX (402) 471-3865

**TO BE COMPLETED BY NDOT-HSO**

**FUNDING ASSISTANCE:** The NDOT-HSO will provide reimbursement for the following expenditures:  
Overtime Salaries \$ \_\_\_\_\_ Total Reimbursement not to Exceed \$ \_\_\_\_\_

**Project No.:** SB:  DF:  RA:  **Contract Approval Date:** \_\_\_\_\_

The Catalog of Federal Domestic Assistance (CFDA) number assigned to this Mini-Grant Contract is: 20.600  
Federal Aid Identification Number (FAIN): 69A37522300004020NE0/69A37523300004020NE0/69A3752330SUP4020NE0 Revised 03/2023



**REQUEST FOR  
FUTURE AGENDA ITEM**

If you have a specific topic or item you would like the City Council to act on or discuss at a future meeting, please fill out the form below. The topic or item will be reviewed by City staff, who may be able to assist you, or scheduled for a future meeting if the Mayor and Council agree to hear the matter.

Name:

Eugene Wit

Address:

619 Ivy Ave - Crete - Neb

Telephone #:

402 826-2249

Email:

ewit3@neb.rr.com

Date of Request:

March 21, 2023

**Description of Requested Topic or Item:**

What is being done to clean up the town.  
1- Junk vehicles on properties - No Plates  
2- People living in campers & sheds  
3 Sewage going on the ground.

# LEGISLATIVE BULLETIN

## LEAGUE OF NEBRASKA MUNICIPALITIES

108th Legislature, First Session

March 24, 2023 - Bulletin 12



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### ITEMS OF INTEREST TO MUNICIPALITIES

- **LB 381:** League strongly opposes bill to authorize counties to impose a local option sales tax, including inside any incorporated municipality which has adopted a local option sales tax
- **LBs 481 and 533:** Urban Affairs Committee holds last day of public hearings
- **Hearing held to appoint Norfolk employee as Nebraska State Fire Marshal**
- **LB 412:** Transportation Committee Priority Bill contains several bills affecting municipalities
- **LB 559:** League opposes bill requiring elected officials in cities of the first class to file statements of financial interest
- **Committee hearings schedule**

NOT ALL ITEMS OF INTEREST ARE INCLUDED ON THIS LIST.  
ALSO SEE THE REMAINDER OF THE LEGISLATIVE BULLETIN.

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**LB 381: League strongly opposes bill to authorize counties to impose a local option sales tax, including inside any incorporated municipality which has adopted a local option sales tax**

**O**n March 23, the Revenue Committee held a hearing on **LB 381**, introduced by Omaha **Sen. Machaela Cavanaugh**, to adopt the Mental Health Wellness Act and authorize counties to impose a local option sales tax with a vote of the people, **including inside any incorporated municipality which already has adopted a local option sales tax.**

Current law in Section 13-319 provides as follows: “Any county by resolution of the governing body may impose a sales and use tax of one-half percent, one percent, or one and one-half percent upon the same transactions sourced as provided in

*sections 77-2703.01 to 77-2703.04 within the county, but outside any incorporated municipality which has adopted a local sales tax pursuant to section 77-27,142, on which the state is authorized to impose a tax pursuant to the Nebraska Revenue Act of 1967, as amended from time to time. Any sales and use tax imposed pursuant to this section must be used (1) to finance public safety services provided by a public safety commission, (2) to provide the county share of funds required under any other agreement executed under the Interlocal Cooperation Act or Joint Public Agency Act, or (3) to finance public safety services provided by the county.”*

**2023**

**LEGISLATIVE SESSION**



A **League representative** testified in strong opposition to LB 381 stating that the League has no opposition to using county sales and use taxes for mental health wellness programs, however, the League strongly opposes allowing counties to do so inside any incorporated city or village which has adopted a local option sales tax. **A League representative also testified that**

*Continued on page 4*

**LBs 481 and 533: Urban Affairs Committee holds last day of public hearings**

**O**n Tuesday, the Urban Affairs Committee held its last day of public hearings for the year.

The first bill, **LB 533** changes plumbing board membership for Lincoln and provides for licensure requirements for plumbers in cities and villages. With the bill, the Lincoln plumbing board is increased from 5 to 7 members. It also changes the composition of the Lincoln plumbing board to include a master gas fitter and registered water conditioning contractor to the board to reflect the current membership of that board.

LB 533 also adds language that nothing in the law prohibits a city or village which has not established a plumbing board from requiring the licensure of plumbers. The Urban

Affairs Committee conducted an interim study last year that determined there are over 10 municipalities who license plumbers but do not have plumbing board.

The **City of Lincoln** and a **League representative** both testified in favor of the bill. There was no opposition.

Also heard on Tuesday was Lincoln **Sen. Jane Raybould’s** bill to adopt the Housing Incentive District Act. **LB 481** encourages the development and renovation of housing in cities and counties in this state by authorizing cities and counties

to assist directly in the financing of public improvements, including the use of funding similar to tax-increment financing (TIF).

Two housing developers, the Nebraska Housing Developers Association and the Nebraska Association of County Officials testified in favor of the bill. A League representative testified in opposition to the bill stressing that the League is supportive of innovative ways to build more affordable housing in the state but raised some constitutional concerns about the bill, including allowing counties to use TIF. ■



**Important dates to know**

**March 28:** Full Day Floor debate begins

**June 9:** Final day of 90-day session

# Hearing held to appoint Norfolk employee as Nebraska State Fire Marshal



Norfolk City Attorney Dani Myers-Noelle, State Fire Marshal Nominee Scott Cordes, and Norfolk Director of Administrative Services Lyle Lutt pose for a quick picture at the state Capitol.

## 2023 LEGISLATIVE SESSION



On March 23, the Legislature’s Government Committee heard testimony on Gov. Pillen’s nomination of Scott Cordes as State Fire Marshal. Cordes has been an employee of the City of Norfolk for 26 years and has served in a number of leadership positions in the Fire Department and in Norfolk city administration. Cordes has been involved in numerous League committees and working groups. The appointment was supported by a representative from the League, the Nebraska Professional Firefighters Association and the City of Norfolk. ■

### LB 412: Transportation Committee Priority Bill contains several bills affecting municipalities

The Legislature’s Transportation and Telecommunications Committee declared LB 412 to be one of the Committee’s two priority bills. The committee amendment to LB 412 incorporates the provisions of several other bills that were heard before the Committee.

The amendment retains the provisions of the original LB 412 which provides clarification on how the Public Service Commission can distribute broadband grants to areas surrounding cities of the second class

*Continued on page 4*

### LB 559: League opposes bill requiring elected officials in cities of the first class to file statements of financial interest

LB 559, introduced by Bellevue **Sen. Carol Blood**, adds elected officials from cities of the first class, which includes mayors and members of the city council, to the list of people who are required to file statements of financial interests. The bill also requires for mandatory electronic filing to expedite the filing process for the Nebraska Accountability and Disclosure Commission (NADC).

In her opening, Sen. Blood talked about the importance of having more transparency

for elected officials regarding their financial interests. Several people testified in favor of the bill including the League of Women Voters, Common Cause Nebraska and the NADC. A League representative testified in opposition to the bill citing concerns about having an additional hurdle for city council members and mayors to have their names placed on the ballot. The League stated they did not object to electronic filing with the NADC.

The Government Committee has not yet acted on this bill. ■

## Tax

*Continued from page 2*

**Section 13-319 should be amended to allow the use of county sales tax to adopt the Mental Health Wellness Act, however, only outside of any incorporated municipality which has a local option sales tax.** A League representative also reminded the committee that the **ONLY** time the Legislature has authorized any county to impose a local option sales tax on top of a municipal sales tax was when Gage County needed funds to pay the settlement in the “Beatrice Six Case”; Adams Sen. Myron Dorn, primary introducer of the bill, was successful in getting authority for Gage County to do so **without a vote of the people**. The county sales tax imposed by Gage County is no longer in effect since the settlement was paid in full.

Of the 528 municipalities in Nebraska, 256 have local option sales tax approved by voters: Omaha, Lincoln, all 31 cities of the first class, 110 of the 117 cities of the second class and 113 of the 378 villages. The only other opponent to LB 381 who testified at the hearing was Doug Kagan, representing the Nebraska Taxpayers for Freedom.

The Assistant County Administrator of Douglas County testified in support of LB 381 indicating that Douglas County asked Sen. Cavanaugh to introduce the bill; Douglas County intends to collaborate with its Behavioral Health District to implement the Mental Health Wellness Act. Since the bill as introduced would authorize Douglas County to impose a sales tax on top of Omaha’s local option sales tax, it was noted that there would be significant dollars raised for their program. Also testifying in support was Christa Yoakum, Chair of the Lancaster County Board; Joe Kohout, representing the Nebraska Association of Regional Administrators which is comprised of the behavioral health administrators of the six Behavioral Health Districts; Jon Cannon, Executive Director of the Nebraska Association of County Officials; and a representative of the League of Women Voters. ■

## Transportation

*Continued from page 3*

and villages. There was some confusion created by the language in LB 1024 from last year’s legislative session.

LB 412 also contains an amended version of LB 122 related to the one-call system. The amendment has two main concepts. First, the amendment attempts to address the issue of repeat locate requests. The amendment would make it a violation of the act to request a locate if work cannot be commenced within 17 days or request a relocate if work cannot be commenced within 14 days. This was put in at the request of the League, the Rural Electric Association, OPPD, the gas companies and many others.

The second concept forms what is being called the “One-Call Hit Court” that will have authority to deal with small one-call disputes when infrastructure is damaged.

The amendment creates the Underground Excavation Safety Committee (the Hit Court) comprised of five members:

- State Fire Marshal (or designee)
- Two operators (underground facility owners)
- Two excavators

The duty of the Committee will be to review complaints of One-Call Act violations, determine if violations have occurred and determine if a civil penalty should be assessed when a violation has occurred.

If the recommended civil penalty is less than \$10,000 a process is initiated where the party can pay the fine or request a hearing under the APA etc. The Committee can require continuing education for a violator.

If the recommended civil penalty exceeds \$10,000 the matter shall be referred to the Attorney General for prosecution.

LB 412 also contains the provisions of LB 722 supported by the League and others. LB 722 would clarify that the Public Service Commission has authority to oversee the smooth transition of services to telecommunications ratepayers and broadband customers when a telecommunications carrier that wants to provide service in the territory of another provider purchases the infrastructure to serve those customers.

LB 412 also contains the provisions of LB 155 supported by the City of Omaha and the League. LB 155 clarifies that a fiber optic project in Omaha does not fall under the provisions of the Small Wireless Facilities Deployment Act.

LB 412 also contains the provisions of LB 359 which changes some of the deadlines in the Broadband Bridge Act. ■



NEBRASKA UNICAMERAL LEGISLATURE  
108<sup>th</sup> LEGISLATURE, FIRST SESSION

TENTATIVE SCHEDULE OF COMMITTEE HEARINGS

The order of the bills listed may not be the order in which they are heard that day in committee.

**Wednesday, March 29, 2023**

**Health and Human Services  
Room 1510 - 1:00 p.m.**

Appointment	Dexter, April - Nebraska Rural Health Advisory Commission
Appointment	Fattig, Martin - Nebraska Rural Health Advisory Commission
Appointment	Kusek, Katherine - Nebraska Rural Health Advisory Commission
Appointment	Hesser, Kate - Nebraska Rural Health Advisory Commission
Appointment	Jensen, Linda L. - Board of Emergency Medical Services
Appointment	Kilstrom, Jonathan L. - Board of Emergency Medical Services
Appointment	Bowlin, Karen - Board of Emergency Medical Services
Appointment	Harrison, Prince - Board of Emergency Medical Services
Appointment	Batenhorst, Ryan K. - Board of Emergency Medical Services
Appointment	Lottman, Brent E. - Board of Emergency Medical Services
Appointment	Vaughn, Jr., Leslie L. - Board of Emergency Medical Services
Appointment	Stoney, Myra - Nebraska Rural Health Advisory Commission
Appointment	Smith, James - Board of Emergency Medical Services

If auxiliary aids or reasonable accommodations are needed for attendance at a hearing, please call the Clerk of the Legislature's Office at (402) 471-2271. Advance notice of ten business days is needed when requesting an interpreter.

# LEGISLATIVE BULLETIN

## LEAGUE OF NEBRASKA MUNICIPALITIES

108th Legislature, First Session

March 31, 2023 - Bulletin 13



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### ITEMS OF INTEREST TO MUNICIPALITIES

- **LB 77:** “Constitutional carry” bill advances to final round of debate
- **LB 683:** Broadband Office bill advances
- **NLC Congressional City Conference:** Thanks to municipal officials from Nebraska who attended this conference focusing on infrastructure, affordable housing, ARP Act and other important priorities

NOT ALL ITEMS OF INTEREST ARE INCLUDED ON THIS LIST.  
ALSO SEE THE REMAINDER OF THE LEGISLATIVE BULLETIN.

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## LB 77: “Constitutional carry” bill advances to final round of debate

**L**B 77, introduced by Gordon **Sen. Tom Brewer**, allows a person to carry a concealed weapon without a permit in Nebraska. Minors and prohibited persons, defined as persons who are prohibited from possessing a firearm by state or federal law, are not allowed to carry concealed weapons. The bill outlines places or premises where a person is not allowed to carry a concealed handgun when the owner or employer of the place or premises prohibits it. Currently in Nebraska, getting a concealed-carry

permit requires passing a criminal background check, paying a \$100 fee, and taking an eight- to 16-hour gun safety class.

The first section of LB 77 states that “the regulation of the ownership, possession, storage, transportation, sale and transfer of firearms and other weapons is a matter of statewide concern.” The bill goes on to say that municipalities do not have the power to regulate firearms except as expressly provided by state law. Also, municipalities are not allowed to require registration of

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firearms or other weapons. Any city or village ordinance in violation of these provisions will be declared null and void. Because of this language, a League representative testified in opposition to the bill citing concerns about local control. The

*Continued on page 4*

## LB 683: Broadband Office bill advances

**O**n March 31, **LB 683** introduced by **Sen. Suzanne Geist** of Lincoln, to create the Broadband Office within the Department of Transportation advanced to Select File by overcoming a filibuster with a 43 – 1 vote to invoke cloture allowing the bill to advance on a 43 – 2 vote.

The purpose of LB 683 is to create the Broadband Office within the Department of Transportation with the Director to be appointed by the Governor and approved by the Legislature

As amended by the committee amendments the duties of the Broadband Office are to:

- Engage in outreach and collaborate with all interested parties;
- Develop a broadband strategic plan for the state;
- Coordinate the broadband activity of all state entities that maximizes all public and private resources and encourages innovative models of infrastructure ownership;
- Coordinate state agencies on policy matters



*Sen. Suzanne Geist  
District 25*

affecting the use of federal and state funding for broadband purposes;

- Provide state advocacy of broadband issues on the federal level;
- Ensure funding is utilized in a cost effective manner;
- Oversee the coordination of programs for schools and libraries and digital inclusion and equity projects; and
- Provide public information and resources.

LB 683 was supported by the League because of the possibility of expanded technical assistance for villages and cities that want to improve local broadband. LB 683 also was supported by the Nebraska Department of Transportation, the Nebraska Rural Broadband Alliance, the Nebraska Farm Bureau, the Nebraska Cattlemen, the Nebraska Corn Growers Association, the Nebraska Pork Producers Association, the Nebraska Soybean Association, the Nebraska State Dairy Association, the Nebraska Wheat Growers Association and Renewable Fuels Nebraska and others. ■



*Congressman Don Bacon briefed Nebraskans on recent national security issues at the Nebraska Breakfast in Washington D.C. on March 29.*

**NLC Congressional City Conference: Thanks to municipal officials from Nebraska who attended this conference focusing on infrastructure, affordable housing, ARP Act and other important priorities**

Thanks to municipal officials from Nebraska who took time from their busy schedules to attend the annual Congressional City Conference (CCC) sponsored by the National League of Cities (NLC). More than 3,000 municipal officials from across the United States attended the conference which focused on the importance of infrastructure, affordable housing, ARP Act and other significant priorities.

Several State League Directors outlined concerns to the NLC staff about “zoning reform” issues supported by realtors and home builders. State League Directors emphasized the need to underscore the importance of local control when dealing with affordable housing related issues. Municipalities “plan” for housing but are not in the business of “building” houses; zoning regulations are critically important and do not need to be undermined to achieve affordable housing in communities. ■

*See additional pictures on page 4*



*From left to right - image 1: LNM President Deb VanMatre visited with Congressman Adrian Smith after the Nebraska Breakfast. In 2008, Mayor VanMatre worked for him in his Grand Island District Office where she served for two and one-half years as his "Constituent Services Liaison for Agriculture" helping constituents address issues or problems they had with federal agencies such as the U.S. Dept. of Agriculture, the U.S. Dept. of Housing and Urban Development and the U.S. Postal Service. She also represented Congressman Smith at industry events and conferences relating to agriculture and natural resources. Images 2 & 3: President Deb VanMatre also visited with Congressman Don Bacon and U.S. Senator Deb Fischer and other officials representing Nebraska in D.C.*

# Firearms

*Continued from page 2*

League encouraged changes to the bill to allow each municipality to determine which firearm regulations are right for their community. The cities of Lincoln and Omaha also continue to oppose LB 77.

On the first round of debate, the Legislature adopted an amendment that provides for an additional penalty if a person carries a firearm during the commission of a dangerous misdemeanor. With the amendment added, the Nebraska Sheriffs' Association and the Police Officers' Association of Nebraska moved to support the bill and the Omaha police union changed their

position to neutral on the bill.

After eight hours of debate, a cloture motion was filed. A cloture motion ends debate on a bill but requires 33 Senators to support it. The cloture motion was adopted on a 36-10 vote. The bill advanced to the second round of debate on a vote of 36-12.

This week, the Legislature started the second round of debate on LB 77. No new amendments were adopted. The cities of Lincoln and Omaha continue to raise concerns about the bill including that LB 77 may allow all weapons, including concealed-carry and other weapons, onto public transportation. The

language of the bill allowing owners or employers of places and premises to prohibit concealed carry does not seem to include public transportation based on the mobile nature of public transportation. There also were concerns raised about concealed-carry weapons in municipal parks and whether LB 77 allows a municipality to prohibit concealed-carry in parks.

As with the first round of debate, a cloture motion was filed to end the filibuster on the bill. The cloture motion was adopted on a 33-10 vote and the bill was then advanced to the final round of debate on a 31-10 vote. ■



*On March 29, Congressman Mike Flood briefed those attending the Nebraska Breakfast on the recent banking crisis involving banks in Silicon Valley as well as other important issues he is addressing in his committee work.*



*At the Nebraska Breakfast on March 29, League President Deb VanMatre thanked Nebraska's Congressional Delegation for their ongoing work to assist municipalities in addressing infrastructure needs.*



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## CRETE PLANNING COMMISSION MEETING

February 28, 2023 at 7:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting and publishing in the Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the board members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The board may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

#### 2. Roll Call

Jay Quinn:	Absent
Drew Rische:	Present
Anthony Fitzgerald:	Present
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kuncl:	Present
Tom Ourada:	Present
Jennifer Robison:	Absent
Jeff Wenz:	Absent

Present: 7, Absent: 3.

#### 3. Items of Business

##### 3.A. Approve Planning Commission Minutes

Member Scott Kuncl noted that Tom Ourada was in the minutes as a voter, but he did not vote due to there being a quorum. Fixing that is the only change that needs to be made.

Approve Planning Commission Minutes with the changes discussed. Carried with a motion by Scott Kuncl and a second by Jennifer Robison.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Drew Rische: Aye

Aye: 6, No: 0

**3.B. Provide a recommendation to the City Council on adopting Ordinance 2164: An ordinance to annex Area #6 into the corporate limits of the City of Crete.**

Open a public hearing on the annexation of Area #6 at 7:04pm. Carried with a motion by Scott Kuncl and a second by Ryan Jindra.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Drew Rische: Aye

Aye: 6, No: 0

Attorney Alison Borer explained that this annexation was requested by the property owners. She mentioned that the owners are looking to develop the land, and that the developers want to use Tax Increment Financing (TIF) for the development. In order to qualify for TIF, the land needs to be inside city limits. There is already a plan to extend city services to the property. There was discussion on the intent of the developer and possibly needing to rezone down the road for those plans. It was also mentioned that on March 7, the City Council will have their public hearing on the annexation and will be voting on whether to accept the ordinance's second reading.

There were no members of the public present to speak on the matter.

Close the public hearing at 7:16pm. Carried with a motion by Ryan Jindra and a second by Dave Jurena.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Drew Rische: Aye

Aye: 6, No: 0

Recommend to the City Council to enact Ordinance 2164 to annex Area #6 into city limits. Carried with a motion by Jennifer Robison and a second by Scott Kuncl.

Anthony Fitzgerald: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Drew Rische: Aye

Aye: 6, No: 0

**4. Officers' Reports**

City Administrator Tom Ourada gave an update on the other proposed annexations. Engineers are doing a study of the entire area to get a better idea of what it would cost to extend city services to all of the proposed properties. Ourada also reported that Attorney Alison Borer is working on the agreement with Nestle regarding the pavement of North Boswell. There are a few details that need to be worked out.

**5. Adjournment**

Seward/Saline County

Solid Waste Management Agency

P.O. Box 190, Seward NE 68434

### March 30, 2023 Meeting Minutes

Present: Marvin Kohout-Saline County, Angie Ostrander-Village of Goehner, Kelli Keib-City of Milford, John Singleton-City of Seward, Jessica Bodfield-G&P Development, Jack Oelschlager-City of Crete, Roger Miller-Village of Dorchester, and Dean Bruha-City of Milford.

1. **Meeting was called to order** at 7:05pm by Marvin Kohout. Marvin Kohout announced the Open Meetings Act is posted and a copy is available upon request.
2. **Roll Call** was taken resulting in 21 weighted votes.
3. **Approval of Consent Agenda.** Kelli Keib-City of Milford moved to accept the Consent Agenda, 2<sup>nd</sup> by John Singleton-City of Seward. Motion carried.
4. **Minutes of the January 19, 2023:** minutes were emailed to the SSCSWMA members. Kelli Keib-City of Milford moved to accept the Consent Agenda, 2<sup>nd</sup> by John Singleton-City of Seward. Motion carried.
5. **Citizen's Forum:** Jessica Bodfield-G&P Development announced there are still some bins at the landfill. If you want them come get them soon.
6. **Board Member input/comments/reports:** nothing to report.
7. **Election of 2023 Board Chair:** John Singleton- City of Seward nominated John Culver as the 2023 Board Chair. 2<sup>nd</sup> by Jack Oelschlager- City of Crete. Motion Carried. John Culver was voted as the 2023 Board Chair.
8. **Election of 2023 Vice Chair:** John Singleton nominated Marvin Kohout as the 2023 Board Vice Chair. 2<sup>nd</sup> by Jack Oelschlager- City of Crete. Motion Carried. Marvin Kohout was voted as the 2023 Board Vice Chair.
9. **Election of 2023 Board Treasurer:** Dean Bruha announced that he was stepping down as Treasurer. John Singleton-City of Seward moved that the Treasurer and Secretary position be combined as one. 2<sup>nd</sup> by Kelli Keib- City of Milford. Motion carried. John Singleton- City of Seward nominated Angie Ostrander as the 2023 Board Treasurer/Secretary. 2<sup>nd</sup> by Kelli Keib- City of Milford. Motion carried. Angie Ostrander was voted as the 2023 Board Treasurer/Secretary.
10. **Old Business**
  - A. **Status of Interlocal Agreements:**

Angie Ostrander sent out copies of the Interlocal Agreements that still need to be signed to: City of Crete, Village of Beaver Crossing, Village of Pleasant Dale and Village of Bee. She has not heard from any of them.
  - B. **Audit Waiver Vote:**

Dean has the forms completed for the Audit Waiver to be submitted. A vote is needed to approve the Audit Waiver by the SSCSWMA Agency. John Singleton- City of Seward moved that the SSCSWMA submit an Audit Waiver to the 2022 calendar year. 2<sup>nd</sup> by Kelli Keib-City of Milford. Motion carried.
11. **Other Old Business:** None
12. **New Business**
  - A. **Future activities/efforts/ideas:** None
  - B. **Discussion on recycling efforts agency wide-**None
  - C. **Other new business.** Jack Oelschlager is retiring and moving to Oklahoma.

**10. Treasurer's Report:** Dean Bruha read the current Treasurer's Report. John Singleton-City of Seward moved to accept the Treasurer's Report as read, 2<sup>nd</sup> by Kelli Keib-City of Milford. Motion carried.

**11. Discussion/approval of bills/claims:**

**Bills**

City of Milford                      \$1114.00      @25% = \$278.50

**Total Bill Reimbursement:    \$1114.00      @25% = \$278.50**

**Angie Ostrander-Secretary for 1 Regular Meeting- \$149.75**

**Total Bills: \$428.25**

John Singleton-City of Seward moved to pay the bills, 2<sup>nd</sup> by Jack Oelschlager-City of Crete. Motion carried.

13. **Executive Session:** NONE

**14. Miscellaneous Business and Discussion**

- A. Angie Ostrander has been voted as the 2023 Board Treasurer/ Secretary. She will need to be added to the SSCSWMA Checking account. Dean Bruha will need to be removed from the SSCSWMA Checking account.
- B. Since there is a new Treasurer, John Singleton- City of Seward moved that a CPA be hired to Audit the books, paid for by the SSCSWMA Agency before the new Treasurer takes over. 2<sup>nd</sup> by Roger Miller- Village of Dorchester. Motion carried.
- C. Next meeting is scheduled for June 29th, 2023 at 7:00pm.
- D. Next meeting agenda suggestions/requests

15. Adjournment at 7:39pm. Motion moved by John Singleton-City of Seward, 2<sup>nd</sup> by Jack Oelschwager-City of Crete.

Respectfully,

Angie Ostrander, Secretary