

City of Beatrice, Nebraska  
Beatrice Regular City Council Meeting  
Tuesday, February 17, 2026 at 6:00 PM  
BPS Administration Building Board Room  
320 N 5th Street  
Beatrice, NE 68310



## Pledge of Allegiance

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **CONSENT AGENDA**
  - 3.a. Approve agenda as submitted.
  - 3.b. Receive and place on file all notices pertaining to this meeting.
  - 3.c. Receive and place on file all materials having any bearing on this meeting.
  - 3.d. Approval of minutes of regular meeting on February 2, 2026, as on file in the City Clerk's Office.
  - 3.e. Approval of Treasurer's Report of Claims in the amount of \$1,168,419.55.
  - 3.f. Approval of BASWA Report of Claims in the amount of \$53,819.85.
  - 3.g. Approval of BPW Report of Claims in the amount of \$676,504.82.
  - 3.h. Resolution Number 7722 executing Amendment No. 5 to the Lottery Operator Agreement with EHPV Lottery Services LLC, dba Big Red Keno, to extend the Lottery Operator Agreement to expire on February 28, 2031.
  - 3.i. Resolution Number 7723 granting permission to Kevin Kramer, d/b/a Pappys Camels, permission to sell or offer for sale or peddle goods, wares, or merchandise at Chautauqua Park and the Skate Park periodically beginning May 1, 2026 and terminating on October 31, 2026 for camel rides and a petting zoo.
  - 3.j. Resolution Number 7724 granting permission to Blue Valley Indivisible, and their designees, permission to sell or offer for sale or peddle goods, wares, or merchandise at Charles Park on March 28, 2026, between 12:00 p.m. and 3:00 p.m, as part of their rally/festival.
  - 3.k. Resolution Number 7725 appointing Amber Tempelmeyer to the City of Beatrice Library Advisory Board.
  - 3.l. Resolution Number 7726 executing any and all contracts or documents between the City and the Nebraska Department of Economic Development (NDED) regarding the Planning Opportunity CDBG Grant 25-PP-001 to update the City's comprehensive plan.
4. **DISCUSSIONS/REPORTS**
  - 4.a. Proposed Electric Generation Facility Presentation – *John Krajewski, JK Energy Consulting, Inc.*
5. **RESOLUTIONS**
  - 5.a. Resolution Number 7727 committing to pursuing the next steps in the construction of a natural gas-fired electric generation facility.
6. **PUBLIC HEARINGS/BIDS**

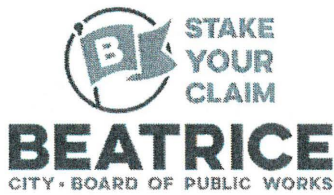
- 6.a. Public Hearing for the purpose of considering adoption of Plan Modification “26-1” to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)
- 6.b. Public Hearing for the purpose of considering adoption of Plan Modification “26-2” to the Redevelopment Plan for Redevelopment Area No.2. (Stoddard Place II – Workforce Housing Redevelopment Project)
- 6.c. Public Hearing for the purpose of considering the rezoning of a tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska, Parcel No. 004342100, from Agricultural District “AG” to General Industrial District “GI”.
- 7. **RESOLUTIONS**
  - 7.a. Resolution Number 7728 adopting Plan Modification 26-1 to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)
  - 7.b. Resolution Number 7729 adopting Plan Modification 26-2 to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - Workforce Housing Redevelopment Project)
  - 7.c. Resolution Number 7730 executing the Grant Agreement with the United States Department of Transportation (USDOT), and any and all other documents necessary for USDOT to grant funds to the City for the purpose of funding the City’s CAST Initiative, and any and all other documents necessary to implement the CAST Initiative.
  - 7.d. Resolution Number 7731 executing the Memorandum of Agreement with First Star Recycling for the processing of recyclable material generated by the City.
  - 7.e. Resolution Number 7732 approving and adopting the Aquatic Master Plan developed by Waters Edge Aquatic Design, for the redevelopment of the City’s Water Park.
- 8. **ORDINANCES**
  - 8.a. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of Parcel No. 004342100, from Agricultural District “AG” to General Industrial District “GI”.
- 9. **PUBLIC FORUM**
- 10. **DISCUSSIONS/REPORTS**
  - 10.a. City Administrator’s Monthly Report.
- 11. **MISCELLANEOUS**
  - 11.a. The next regular City Council meeting is March 2, 2026 at 6:00 p.m. in the BPS Administration Building Board Room.

## NOTICE OF MEETING

Notice is hereby given that a meeting of the Mayor and Council of the City of Beatrice, Nebraska will be held at 6:00 P.M. on Tuesday, February 17, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, and will be open to the public. An agenda for such meeting is available for public inspection at the office of the City Clerk, 400 Ella Street, Beatrice, Nebraska, and on the City website, [www.beatrice.ne.gov](http://www.beatrice.ne.gov).

Erin Saathoff, MMC, City Clerk

February 12, 2026



CITY OF BEATRICE, NEBRASKA  
MINUTES OF THE REGULAR CITY COUNCIL MEETING

FEBRUARY 2, 2026

6:00 P.M.

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The Mayor and City Council of the City of Beatrice, Nebraska met in regular session in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska on the 19<sup>th</sup> day of January, 2026, beginning at 6:00 p.m.

Notice of this meeting was given in advance thereof by publication in the Beatrice Daily Sun on January 29, 2026, a copy of the proof of publication being on file in the City Clerk's office. Notice of this meeting was simultaneously given to the Mayor and all members of the City Council and a copy of their acknowledgement of receipt of the advance notice and agenda is filed in this office. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and City Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Mayor Morgan led those in attendance in the Pledge of Allegiance.

#### ROLL CALL

Attending: Mayor Morgan, Councilmembers: Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain, Ruh  
Absent: Barnard

Mayor Morgan announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

#### Presentation of Beatrice Sertoma Club Donation

Greg Leech, John Dageford, and Bryan Behrends, Beatrice Sertoma Club members, presented a check for the Sertoma Club donation for the improvements to Sertoma-Astro Park in the amount of \$75,000. Leech thanked Mark Pethoud, Public Properties Director, and Amanda Kuhlman, Community Relations Coordinator, for their work on the project. Leech noted all funding was raised in Beatrice. Leech further noted the splash pad and playground are very well used and a great asset to the community. Dageford noted he has seen many vehicles with out-of-county and out-of-state license plates at the park. Mayor Morgan thanked the Sertoma Club for their partnership at the Sertoma-Astro Park, including a splash pad, restrooms, and new playground equipment.

#### CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on January 19, 2026, as on file in the City Clerk's Office.
- e. Approval of Treasurer's Report of Claims in the amount of \$113,970.42.
- f. Approval of BASWA Report of Claims in the amount of \$28,753.05.
- g. Approval of BPW Report of Claims in the amount of \$1,474,214.24.

- h. Approval of Pay Request #4 in the amount of \$147,785.83 and Pay Request #5 in the amount of \$147,729.60 to Building Crafts, Inc., for the WPC Grit Improvements project, as recommended by the Board of Public Works.
- i. Resolution Number 7717 executing the Letter Agreement Amendment No. 2, and any and all other documents necessary, between the City and Olsson, Inc., to update the labor rate schedule to 2026 rates, as recommended by the Board of Public Works.
- j. Resolution Number 7718 executing the Letter Agreement for Professional Services with Olsson, Inc., for assistance in submitting the 2025 Air Emissions Inventory Report to the Nebraska Department of Water, Energy, and Environment (DWEE), as recommended by the Board of Public Works.
- k. Resolution Number 7719 entering into a Farm Lease with Ethan Wright and Steve Wright.
- l. Resolution Number 7720 entering into a Hay Lease with Mark Schaaf.
- m. Resolution Number 7721 executing any and all documents necessary to release and discharge Marjorie A. Itzen, regarding the Contract for Donation of Real Estate dated November 1, 2021.

Moved by McLain, seconded by Ruh, that the items listed under the consent agenda, be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain, Ruh  
 Nay: None

MOTION CARRIED.

**PUBLIC HEARINGS/BIDS**

There were no public hearings/bids

**RESOLUTIONS**

There were no resolutions.

**ORDINANCES**

**Ordinance approving the plat of Landmark Addition to the City of Beatrice, Gage County, Nebraska**

Mayor Morgan introduced an ordinance approving the plat of Landmark Addition to the City of Beatrice, Gage County, Nebraska.

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-4, the title thereof be approved, the rules be suspended, and said ordinance be read by number only three (3) times tonight.

Roll Call: Yea: Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain, Ruh  
 Nay: None

MOTION CARRIED.

Mayor Morgan read Ordinance Number 26-4 by number only the first, second, and third time.

Moved by McLain, seconded by Fairbanks, that Ordinance Number 26-4 be passed and approved.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council this ordinance is to replat the 24.01 acres of the Schwartzkopf ground the City is selling to Landmark Snacks for their expansion.

There was no further discussion by the Council or public.

Roll Call: Yea: Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain, Ruh  
Nay: None

MOTION CARRIED.

**ORDINANCE NUMBER 26-4 – Passed and Approved – approving the plat of Landmark Addition to the City of Beatrice, Gage County, Nebraska**

*The passage and adoption of said motion having been concurred in by a majority of the members elected to the City Council, said ordinance was by the Mayor declared passed and approved and the Mayor signed and approved said ordinance and the City Clerk attested the passage and approval of the same and affixed her signature and the Seal of the City thereto.*

**PUBLIC FORUM**

No one appeared during public forum.

**DISCUSSIONS/REPORTS**

**Aquatic Park Study Presentation - Waters Edge**

Kyle McCawley, Waters Edge Aquatic Design, gave an overview of their assessment of the current water park and amenities, as well as their recommendations on concept design alternatives and costs. McCawley stated the current water park was built in 1998 and has been in operation since. Waters Edge's findings include some structure corrosion, slide coating deterioration, concrete movement from freeze/thaw patterns, and ground water issues. McCawley noted the staff has done a great job of maintaining the facility and the condition of the pool is as it would be expected for its age. McCawley reported the ADA audit conducted by JEO was included in the report as an additional guide of items that need to be addressed. McCawley stated the City held two (2) public meetings and an online survey. McCawley noted eighty-six (86%) of the survey responses were from Beatrice residents and eighty-five percent (85%) of the responses supported the development. The top five (5) amenities in a new swimming facility include a lazy river, large waterslides, zero-depth entry, kid features, and a play structure for kids. The top five (5) most important programs include recreational swimming, a place for birthday/private parties, swim lessons, toddler time/baby swim hours, and water aerobics/fitness.

McCawley presented three (3) concept designs to the Council. Tier 1 addressed the recommended repairs to the existing facility at a total of \$1.5 to \$2 million, depending upon when the project is completed. Councilmember Doyle inquired how many years the improvements would extend the life of the pool and McCawley stated the repairs would be expected to last twenty (20) to thirty (30) years. Tier 2 would replace all recommendations in Tier 1 and add a spray pad instead of a wading pool where the sand volleyball courts are today. McCawley noted the addition of a spray pad would optimize staff, as there would be no standing water and parents would be responsible for the supervision of their children in that area. The staff space would be reconfigured to include a small break room and larger concessions area. The engineer's estimate for Tier 2 is \$6 to \$8 million, based off some of Waters Edge's recently bid projects.

Tier 3 is a full replacement that would include items based on survey results. McCawley noted it is important to also consider the operational costs, such as how many lifeguards it will take to operate a facility like this. McCawley noted when looking at the current site, the parking lot and existing building

are good assets, as well as the stormwater channel. The recommendations would be to keep the mechanical components where they are, utilize the current entryway, and move the deeper water further northeast to get away from the groundwater issues. Tier 3 features a zero-entry pool, separate from a deep-water activity pool, with a basketball goal, floatable climbing wall, and 3M diving, two (2) new slide complexes, and a lazy river. The engineer's estimate for Tier 3 is \$9 to \$11 million. Councilmember Fairbanks inquired about the timeframe of Tier 3 and McCawley noted depending upon when the engineering work and design is complete, you would be able to finish a swim season, finalize construction, and be ready to go with the new facility for the next swim season.

Councilmember Fairbanks noted he was on the Committee and Water's Edge was very good to work with, further noting they were very knowledgeable and had no hesitation when asked questions. Councilmember Fairbanks noted the current facility is closing in on thirty (30) years and by the time the upgrades or replacement is made, the facility will be ten (10) years past the original expectancy. Councilmember Fairbanks inquired when it will be possible for these updates to be completed. Tobias J. Tempelmeyer, City Administrator/General Manager, stated there are a few funding sources to consider. If the City wishes to proceed with a sales tax bond requiring a vote of the people like was used for the Fire Station, we will wait until 2029-2030, when the Fire Station bonds are paid off.

Councilmember McLain inquired if it would be possible to keep the current facility while starting construction on the new one. McCawley stated you could, however, you would have to be careful as items such as the mechanical components will remain where they are and will have to continue to be maintained while the pool is open. McCawley noted that would be something the City would want to spell out to the contractor to make sure the communication is open and clear. McCawley also noted you would want to make sure safety is the priority.

Councilmember Hydo inquired if Water's Edge is seeing more of new facilities with a lazy river versus smaller items. McCawley noted the key is to focus on finding the right size for the community. Based on Beatrice's population Tier 3 is not too large when benchmarked among other facilities. Councilmember Hydo noted when reviewing the public comments, over and over citizens were asking why Beatrice has a pool that is less than smaller communities have. Councilmember Hydo stated Tier 3 offers something for everyone and would keep our citizens in our community, as well as draw people from neighboring communities.

Councilmember Doyle thanked the public for their input and inquired which tier the Committee would prefer. Councilmember McLain noted the Committee's recommendation would be if you are going to spend \$8 million to upgrade the current facility and not get items the public would like to see, it would be best to spend an extra \$2 to \$3 million on a full replacement with Tier 3. Councilmember McLain stated a new facility could be treated as a tourism package, or a place for families to have a "staycation", instead of leaving our community.

McCawley noted the City could chose other options to explore in order to meet the City's goals of a new facility.

Mayor Morgan thanked McCawley for their work on the study. Mayor Morgan noted the City now has a master concept plan that can be used as a project for grant funding, if available, and would like to have a plan to move forward in place by the end of 2026.

## City Administrator's Evaluation

Mayor Morgan reviewed the results of the evaluation conducted by the Council for Tobias J. Tempelmeyer, City Administrator/General Manager. Mayor Morgan noted overall the evaluations were very positive, which was not a surprise as Tempelmeyer has put a lot of investment into this community. Mayor Morgan noted the evaluation he used is from an organization that manages city administrators across the country. Mayor Morgan noted Tempelmeyer's overall evaluation score on a one (1) to five (5) scale is 4.57. The overall citizen relations score is 4.42 which is a good score, considering the city administrator often has to be the person to say no, due to timing, legal matters, etc. Mayor Morgan noted with Tempelmeyer's guidance and the quality of the City's Department Heads and employees, we are in a good position for this community to grow. Mayor Morgan reviewed some affirmative comments, as well as constructive feedback. Mayor Morgan read a statement of appreciation and confidence in Tempelmeyer. Councilmember McLain also read a statement of appreciation and confidence in Tempelmeyer on behalf of the City Council.

## ADJOURNMENT

The next regular City Council meeting is Tuesday, February 17, 2026 at 6:00 p.m. in the BPS Administration Building Board Room.

Moved by McLain, seconded by Fairbanks, that the meeting be adjourned at 7:05 p.m.

Roll Call: Yea: Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain, Ruh  
Nay: None

MOTION CARRIED.

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Erin Saathoff, MMC, City Clerk

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Robert Morgan, Mayor

**City Claims approved as follows:** (*Abbreviations are: Ex, Expenses; Fe, Fees; Re, Reimbursement; Se, Services; Su, Supplies*): All Copy Products, Se, \$138.87; Arbor Ink, Su, \$49.99; Armstrong Rentals Llc, Se, \$350.00; B & T Specialties Llc, Su, \$610.50; Beatrice Area Solid Waste Agnc, Re, \$84.10; Beatrice Community Hospital, Se, \$90.00; Beatrice Iron And Metal Co, Su, \$533.88; Beatrice Mechanical Serv Inc, Se, Su, \$1,663.80; Beatrice Ready Mixed, Su, \$103.13; Beatrice Sand And Gravel, Su, \$3,844.25; Beatrice Valvoline Express Care, Se, Su, \$63.29; Black Hills Energy, Se, \$5,206.55; Bomgaars Supply Inc, Su, \$428.06; Bound Tree Medical Llc, Su, \$2,577.99; Bragg, Robert, Se, \$6,000.00; Bryan Health - Health Information Mgmt, Fe, \$24.90; Carpenter Paper Co, Su, \$149.91; Cary's Cleaning, Se, \$5,166.00; Cather And Sons Construction, Inc, Su, \$11,500.50; Centurylink Communications Llc, Se, \$3,379.40; Charter Communications, Se, \$12.37; City Motor Supply, Su, \$251.42; City Treas. Petty Cash, Re, \$101.74; Column Software Pbc, Fe, \$528.88; Concrete Doctor, Inc, Se, \$2,150.00; Das State Acctg-Central Finance Ocio, Se, \$1,843.20; Dawgs Sports Specialties, Su, \$87.00; Demco, Su, \$111.49; Diode Technologies Llc, Se, Su, \$3,063.91; Eakes, Inc, Su, \$506.94; Earl's Window Service, Se, \$94.00; Echo Group, Inc, Su, \$841.64; First Wireless Inc, Se, \$1,039.53; Firststar Fiber Inc, Se, \$4,116.86; Gage County Register Of Deeds, Fe, \$160.00; Galls Llc, Su, \$200.85; Gb Auto Service Inc, Se, Su, \$2,568.46; George Ulrick Iii Forklift Service, Se, Su, \$745.50; Global Payments, Fe, \$397.84; Heartland Business Systems Llc, Se, \$1,414.20; Hotsy Equipment Co, Su, \$65.38; Ideus Tree Service, Se, \$5,500.00; Interstate Power Systems, Inc, Se, Su, \$6,317.70; Jason Zvolanek, Se, \$15,000.00; Johnny's Welding Inc, Se, Su, \$1,741.54; Klecans Diverse Service Llc, Se, \$1,250.00; Lammel Plumbing Inc, Se, Su, \$759.33; Lampton Welding Supply Co., Inc, Su, \$212.91; Mead Lumber And Rental-Beatrice, Se, Su, \$185.90; Menci, Dave, Re, \$85.00; Merchant McIntyre & Assoc Llc, February 2, 2026

Fe, \$8,000.00; Mhc, Su, \$244.42; Modern Imaging Solutions Inc, Su, \$109.90; Nebr Dept Of Revenue, Fe, \$5,355.00; Nebraska Dept Of Agriculture, Fe, \$191.54; Nebraska Dept. Of Revenue, Fe, \$18,323.89; Nebraska Statewide Arboretum, Fe, \$150.00; Nebraska Supreme Court, Su, \$164.15; Nmc, Inc, Su, \$1,802.36; Nutrien Ag Solutions, Su, \$3,429.00; Oakview Veterinary Clinic, Se, Su, \$44.13; O'reilly Auto Parts, Su, \$1,386.48; Paymentech, Fe, \$997.91; Precision Auto Tune Inc, Se, Su, \$761.24; Priority Printing, Su, \$229.39; Refuse Inc, Ex, Su, \$9,640.00; Rollins Inc, Se, \$75.00; Sapp Brothers, Su, \$7,919.35; Schuster's Outdoor And Rv Inc, Su, \$1,170.90; Sherwin-Williams Co, Su, \$612.43; Speece Lewis Engineers Inc, Se, \$1,318.90; State Of Nebraska, Fe, \$818.33; Summit Fire Protection Co, Se, Su, \$17.00; Sunny Smith, Se, \$900.00; The Library Store Inc, Su, \$1,928.28; The Will-Burt Company, Su, \$4,167.00; Univerisity Of Nebraska Lincoln B&Fbc , Se, \$1,500.00; Verizon Wireless, Se, \$1,283.01; Walker Uniform Rental, Se, \$68.92; Westlake Ace Hardware, Su, \$243.10; Windstream, Se, \$622.93; Witmer Public Safety Group, Inc, Su, \$839.46; Wrightsman Plbg And Heat Inc, Su, \$22.58; Xpress Bill Pay, Fe, \$573.86; Zoellner Ford-Lincoln Of Beatrice, Su, \$142.80

**BPW Claims approved as follows:** (*Abbreviations are: Ex, Expenses; Fe, Fees; Re, Reimbursement; Se, Services; Su, Supplies*): American Electric Power, Se, \$924,983.96; Arbor Ink, Su, \$61.51; Auto Zone, Su, \$31.64; Beatrice Iron And Metal, Su, \$17.16; Beatrice Ready Mixed, Su, \$903.00; Blue Valley Door Co., Inc., Se, Su, \$343.00; Bomgaars Supply Inc, Su, \$227.69; Border States Industries, Inc, Su, \$2,989.32; Building Crafts Inc, Se, Su, \$147,729.60; Carpenter Paper Company, Su, \$496.99; Cary D Udell, Se, \$1,381.62; Cintas Loc 749, Se, \$70.00; City Treasurer, Re, \$37.50; Column Software Pbc, Se, \$13.59; Datashield Corporation, Se, \$54.53; Diebold Incorporated, Fe, \$873.29; Dutton-Lainson Co, Su, \$1,437.49; Echo Group, Inc., Su, \$1,370.53; Husker Electric Supply, Su, \$1,835.20; Jk Energy Consulting Llc, Se, \$1,200.00; Lampton Welding Supply, Su, \$109.47; Lawson Products, Inc., Su, \$1,101.50; Mead Lumber Company, Su, \$4,846.41; Messner, Carolyn, Re, \$5.47; Ne Department Of Revenue, Fe, \$92,050.02; Ne Dept Water Energy And Environment, Fe, \$355.65; Nebraska Health And Human Services, Re, \$1.00; Nebraska Public Health Environmental Lab, Se, \$807.00; Nextera Energy Resources, Se, \$232,095.85; O'reilly Automotive, Inc., Su, \$32.04; Price, Dr. Wayne, Re, \$668.00; Priority Printing, Su, \$3,291.57; Ray's Welding, Se, \$280.00; Sack Lumber Company, Su, \$19.33; Sapp Bros. Petroleum, Inc., Su, \$4,259.96; Skarshaug Test Lab, Inc., Se, Su, \$488.38; Tractor Supply Company, Su, \$1,997.24; Wesco Distributing, Inc., Su, \$709.50; Western Area Power Administration, Se, \$44,225.52; Westlake Hardware, Inc., Su, \$711.34; Wrightsman Plbg, Heat And Cool, Inc., Su, \$101.37

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>GENERAL FUND</b>					
10010	WPS Government Health Administrators	REFUND - 23-1995 24-280	Refund Overpayment - Call #23-1995	01/30/2026	787.48
10010	WPS Government Health Administrators	REFUND - 23-1995 24-280	Refund Overpayment - Call #24-2806	01/30/2026	396.51
Total :					1,183.99
<b>ADMINISTRATION</b>					
960	BEATRICE HUMANE SOCIETY	FEBRUARY 2026	Monthly Contractual Service Fee	02/01/2026	5,000.00
960	BEATRICE HUMANE SOCIETY	REIMB. UT. DEC25	Reimb BPW Utilities- Dec25	01/07/2026	1,000.00
1350	BOARD OF PUBLIC WORKS	86-11863	City Admin postage - Jan26	01/30/2026	961.92
1350	BOARD OF PUBLIC WORKS	86-11863	Ambulance postage - Jan26	01/30/2026	168.84
9650	CARDMEMBER SERVICE	0308 0324	Flight f/IIIMC Conf - Saathoff	01/15/2026	423.57
9650	CARDMEMBER SERVICE	2978-FY26	envelopes f/Employee Recognition Dinner	01/15/2026	8.41
9650	CARDMEMBER SERVICE	3723-FY26	Registration f/IIIMC Conf - Saathoff	01/15/2026	700.00
9650	CARDMEMBER SERVICE	5907-FY26	Postage - Employee Recognition Mailings	01/15/2026	78.00
9650	CARDMEMBER SERVICE	7193	Beatrice Daily Sun monthly subscription	01/27/2026	38.99
9650	CARDMEMBER SERVICE	7360 5496	Reissue refunded check f/California SDU pymt	01/13/2026	58.79
9650	CARDMEMBER SERVICE	7790	Bar License f/Rivera	01/12/2026	98.00
9650	CARDMEMBER SERVICE	8194-FY26	Registration f/League Conf - Templemeyer	01/23/2026	410.00
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	Admin Health Insurance Funding	02/01/2026	25,200.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	10,810.00
2080	CITY TREASURER	W-O MOWING-FEB26	AR 1319 - write-off mowing - send to CA	02/03/2026	412.24
2080	CITY TREASURER	W-O MOWING-FEB26	AR 1286 - write-off mowing - send to CA	02/03/2026	275.09
2080	CITY TREASURER	W-O MOWING-FEB26 AD	AR 1042 - write-off mowing - send to CA	02/10/2026	152.88
2080	CITY TREASURER	W-O MOWING-FEB26 AD	AR 1322 - write-off mowing - send to CA	02/10/2026	135.34
12490	COLUMN SOFTWARE PBC	7FF24556-0640	Ord 26-2	01/16/2026	130.73
12490	COLUMN SOFTWARE PBC	7FF24556-0641	Ord 26-2	01/16/2026	102.72
12490	COLUMN SOFTWARE PBC	7FF24556-0643	Notice of Mtg - 2/2/26	01/23/2026	9.63
12490	COLUMN SOFTWARE PBC	7FF24556-0644	Notice of P&Z Mtg - 2/2/26	01/23/2026	9.06
12490	COLUMN SOFTWARE PBC	7FF24556-0649	Notice of CC Public Hearing f/Plan Mod 26-2 - Stodd	01/23/2026	59.43
12490	COLUMN SOFTWARE PBC	7FF24556-0650	Notice of CC Public Hearing f/Plan Mod 26-1 - Stodd	01/23/2026	59.43
12490	COLUMN SOFTWARE PBC	7FF24556-0651	Notice of P&Z Public Hearing f/Armstong Rezone	01/26/2026	11.33
12490	COLUMN SOFTWARE PBC	7FF24556-0652	Notice of CC Public Hearing f/Armstong Rezone	01/26/2026	10.76
12490	COLUMN SOFTWARE PBC	7FF24556-0653	Notice of Firefighter Retirement Committee Mtg - 2/7/	02/02/2026	6.80
12490	COLUMN SOFTWARE PBC	7FF24556-0654	CC Minutes - 1/19/26	02/03/2026	202.74
12490	COLUMN SOFTWARE PBC	7FF24556-0655	Ord 26-4	02/03/2026	20.39
2690	DAWGS SPORTS SPECIALTIES	11086	City logo clothing - Anello	01/16/2026	100.00
3680	GAGE COUNTY REGISTER OF DEEDS	01272026	Ord City of Beatrice	01/27/2026	28.00
3680	GAGE COUNTY REGISTER OF DEEDS	02052026	Dor Itzen	02/05/2026	16.00
7380	PINNACLE BANK	DECEMBER 2025	Internet Bank Fees	01/02/2026	261.50
7380	PINNACLE BANK	JANUARY 2026	Internet Bank Fees	02/02/2026	143.50
7640	PRIORITY PRINTING	125229	15,000) window envelope - 45% City	01/23/2026	379.02
7640	PRIORITY PRINTING	125229	10,000) regular envelope - 60% City	01/23/2026	318.31
7640	PRIORITY PRINTING	125243	500) scratch pads - 50% City	01/30/2026	327.17
11746	Southeast Nebr Development District	24-03-383-7	Administrate CCFF Grant - Civic & Community Cente	09/30/2025	625.00
11746	Southeast Nebr Development District	24-03-383-8	Administrate CCFF Grant - Civic & Community Cente	12/31/2025	625.00
9070	TEMPELMEYER, TOBIAS	REIMB FEB26	Reimb. mileage f/Testify before the Legislature	02/05/2026	60.18
Total ADMINISTRATION:					49,438.77
<b>COMMUNITY DEVELOPMENT</b>					
840	BEATRICE AREA SOLID WASTE AGNC	236-JAN26	Property Cleanup by Christ Community Church - 823	01/31/2026	50.00
1350	BOARD OF PUBLIC WORKS	86-11863	Community Development postage - Jan26	01/30/2026	63.22
1360	BOCKMANN INC	20260037-1	Asbestos Abatement - Schwartzkopf Barn - Land Par	01/31/2026	2,577.00
9650	CARDMEMBER SERVICE	8149	500) laminating pouch	01/09/2026	23.98
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	Insp. Health Insurance Funding	02/01/2026	8,400.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	258.00
Total COMMUNITY DEVELOPMENT:					11,372.20
<b>POLICE ADMINISTRATION</b>					
9650	CARDMEMBER SERVICE	6037	1) name plate	01/22/2026	19.00
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	PD Health Insurance Funding	02/01/2026	6,300.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	168.00
2940	Eakes, Inc.	9281469-0	4-dz) binder clips, 1-pk) correction tape	02/03/2026	32.65
Total POLICE ADMINISTRATION:					6,519.65
<b>POLICE VAC</b>					
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	VAC Health Insurance Funding	02/01/2026	2,800.00
Total POLICE VAC:					2,800.00
<b>POLICE COMMUNICATIONS</b>					
9650	CARDMEMBER SERVICE	0876	caster f/chair	01/08/2026	17.19
9650	CARDMEMBER SERVICE	1544	3-drawer file cabinet	01/17/2026	123.60
9650	CARDMEMBER SERVICE	6117 FY26	1 TB USB f/eventide recorder	01/18/2026	102.11
9650	CARDMEMBER SERVICE	6385	hanging file folders, tabs	01/07/2026	66.83
9650	CARDMEMBER SERVICE	6748-FY26	4) devotional f/Dispatcher, 1) wall clock, 20-pk) key ta	01/31/2026	125.71
9650	CARDMEMBER SERVICE	7592	sheet protector, utensils	01/13/2026	20.10
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	Comm. Health Insurance Funding	02/01/2026	28,000.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	267.00
3025	Language Line Services	11824779	Interpretation access line - January 2026	01/31/2026	7.67
Total POLICE COMMUNICATIONS:					28,730.21
<b>POLICE PATROL</b>					
120	911 CUSTOM	62879	bullet proof vest f/Stankoski - 50/50 Grant	01/30/2026	525.00
120	911 CUSTOM	62879	bullet proof vest f/Stankoski - 50/50 Grant	01/30/2026	525.00
120	911 CUSTOM	62879	1) Survival armor Class A w/molle f/Stankoski	01/30/2026	349.00
120	911 CUSTOM	62879	2) Add mic tabs to vest f/Stankoski	01/30/2026	20.00
120	911 CUSTOM	62879	1) velcro loop f/Stankoski	01/30/2026	8.00
120	911 CUSTOM	62879	1) add magnetic buckle to outer carrier f/Stankoski	01/30/2026	65.00
120	911 CUSTOM	62879	1) add velcro to back of uniform shirt f/Stankoski	01/30/2026	10.00
11938	Bizco Inc	INV00466739	Power adapter	01/30/2026	168.36
1350	BOARD OF PUBLIC WORKS	86-11863	Police Dept postage - Jan26	01/30/2026	34.75
9650	CARDMEMBER SERVICE	0477-FY26	7) padlock f/rifle locker	01/16/2026	134.77
9650	CARDMEMBER SERVICE	1036-FY26	1) medical pouch	01/30/2026	14.26
9650	CARDMEMBER SERVICE	1257-FY26	neolok faraday bag f/phone	01/07/2026	68.48
9650	CARDMEMBER SERVICE	1713	neolok faraday bag f/phone	01/07/2026	114.37
9650	CARDMEMBER SERVICE	1876	windshield washer fluid, dish soap	02/01/2026	8.12
9650	CARDMEMBER SERVICE	2891-FY26	Flight f/NASRO Training - Ruh	01/09/2026	496.57
9650	CARDMEMBER SERVICE	3895	Halo Care Collar monthly subscription	01/11/2026	9.99
9650	CARDMEMBER SERVICE	6233	7) medical pouch	01/14/2026	64.26
9650	CARDMEMBER SERVICE	6356	2) medical pouch	01/29/2026	28.52
9650	CARDMEMBER SERVICE	8753-FY26	undercover wire minutes	01/08/2026	30.27
9650	CARDMEMBER SERVICE	9284	2) radio pouch	01/31/2026	34.30
9650	CARDMEMBER SERVICE	9607	velcro patches	02/02/2026	53.85
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	PD Health Insurance Funding	02/01/2026	63,700.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	992.00
12566	DATASHIELD CORPORATION	0183822	Shredding Service - PD - January 2026	01/26/2026	54.53
3720	GALLS LLC	033968162	1) poly armorskin fleece base shirt, long sleeve	02/04/2026	96.98
3720	GALLS LLC	033968162	2) emblem app fee	02/04/2026	5.98

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
3720	GALLS LLC	033968162	2) shoulder tab	02/04/2026	4.68
3720	GALLS LLC	033968162	3) chain f/whistle	02/04/2026	29.70
3720	GALLS LLC	033968162	Shipping	02/04/2026	8.81
4080	Harms Farms Trucking Inc	19781	Labor - R&R air temp sensor, diag CEL f/BEAST	01/13/2026	345.00
4080	Harms Farms Trucking Inc	19781	Supplies - air temp sensor f/BEAST	01/13/2026	70.26
4080	Harms Farms Trucking Inc	19781	Shop supplies	01/13/2026	34.50
4330	HULS BODY SHOP INC.	26961	Tow - patrol car #6	02/04/2026	160.00
4780	JONES AUTOMOTIVE, INC	2-64642	Labor - install 2) camera - vigilant LPR system	01/29/2026	675.00
4780	JONES AUTOMOTIVE, INC	2-64642	Supplies - waterproof fitting	01/29/2026	62.01
4780	JONES AUTOMOTIVE, INC	2-64642	Misc supplies	01/29/2026	30.00
7060	O'REILLY AUTO PARTS	0749-129688	weatherstrip adhesive	02/02/2026	9.83
7590	PRECISION AUTO TUNE INC.	2662	Labor - LOF f/23 Interceptor	01/30/2026	20.00
7590	PRECISION AUTO TUNE INC.	2662	Supplies - 6) oil f/23 Interceptor	01/30/2026	29.64
7590	PRECISION AUTO TUNE INC.	2662	Shop supplies f/23 Interceptor	01/30/2026	2.98
1008	TRANSUNION RISK AND ALTERNATIV	41141-JAN26	Records Search - January	02/01/2026	100.00
Total POLICE PATROL:					69,194.77
<b>FIRE ADMINISTRATION</b>					
100	3 & 33 MUTUAL AID ASSOC	DAAKE-2026	2026 Membership Dues	02/11/2026	25.00
9650	CARDMEMBER SERVICE	8923-FY26	Registration f/FORCE Conf - Daake	01/21/2026	650.00
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	FD Ad Health Insurance Funding	02/01/2026	5,600.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	1,383.00
12566	DATASHIELD CORPORATION	0183821	Shredding Service - Fire - January 2026	01/26/2026	54.53
3090	ENERSPECT MEDICAL SOLUTIONS	33876	Shipping & handling	01/27/2026	183.94
Total FIRE ADMINISTRATION:					7,896.47
<b>FIRE SUPPRESSION</b>					
12095	Bomgaars Supply Inc	550944	4) 2-pk lithium batteries	02/10/2026	63.96
9650	CARDMEMBER SERVICE	3716	3) 409, 3) handsoap, paper towels	01/20/2026	46.38
9650	CARDMEMBER SERVICE	4050	4) hand sanitizer	01/20/2026	23.09
9650	CARDMEMBER SERVICE	4923	lysol toilet bowl cleaner, dishwasher detergent, paper	01/08/2026	70.90
9650	CARDMEMBER SERVICE	9077-FY26	credit - return bleach	01/11/2026	27.49-
9650	CARDMEMBER SERVICE	9610-FY26	3) pledge	01/07/2026	12.72
2010	CITY MOTOR SUPPLY	914833	pliers	01/28/2026	36.49
2010	CITY MOTOR SUPPLY	914839	2) heat shrink tubing f/E1	01/28/2026	19.48
2010	CITY MOTOR SUPPLY	914886	heat shrink tubing, 50) butt connector, torch f/E1	01/30/2026	143.98
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	FD Health Insurance Funding	02/01/2026	47,040.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	200.00
3210	FARMERS COOPERATIVE	200370-JAN26	Labor - LOF f/FC4	01/31/2026	34.68
3210	FARMERS COOPERATIVE	200370-JAN26	Supplies - oil filter f/FC4	01/31/2026	7.00
3210	FARMERS COOPERATIVE	200370-JAN26	Supplies - 1.5) oil f/FC4	01/31/2026	31.77
12685	THE WILL-BURT COMPANY	10076461	Light Tower Upgrade f/E1	01/23/2026	225.00
9730	WALKER UNIFORM RENTAL	1454642	Shop Towel Service	02/05/2026	26.70
12465	WITMER PUBLIC SAFETY GROUP, INC	INV822780	10) helmet band	01/20/2026	51.46
Total FIRE SUPPRESSION:					48,006.12
<b>FIRE AMBULANCE</b>					
890	BEATRICE COMMUNITY HOSPITAL	704	Laundry Service - January 2026	02/02/2026	432.00
1420	BOUND TREE MEDICAL LLC	70375179	credit - billing correction f/12-pk suction cups f/LUCA	02/03/2026	749.99-
1420	BOUND TREE MEDICAL LLC	86082800	1) amiodarone	02/02/2026	76.99
1420	BOUND TREE MEDICAL LLC	86082800	1) transcend glucose gel	02/02/2026	30.29
1420	BOUND TREE MEDICAL LLC	86082800	freight	02/02/2026	8.64
1420	BOUND TREE MEDICAL LLC	86082801	1) rocuronium	02/02/2026	223.99
1420	BOUND TREE MEDICAL LLC	86092583	1) lorazepam	02/09/2026	66.09

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
1420	BOUND TREE MEDICAL LLC	86092583	misc charge	02/09/2026	14.95
1420	BOUND TREE MEDICAL LLC	88072643	1) 12-pk suction cups f/LUCAS	01/23/2026	749.99
9650	CARDMEMBER SERVICE	2948-FY26	Paramedic Recert App fee f/Lieneman	01/29/2026	32.00
9650	CARDMEMBER SERVICE	7073	Registration f/Les Lukert Conf - Koch, Nathan	01/07/2026	299.00
12411	Central Community College	0288094	Spring 2026 Paramedic Tuition f/Leseberg	02/04/2026	885.00
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	EMS Health Insurance Funding	02/01/2026	20,160.00
2040	CITY TREAS. PETTY CASH	P-CASH 02-17-2026	9) Meal - OTT	02/13/2026	67.50
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	250.00
3090	ENERSPECT MEDICAL SOLUTIONS	33876	10) Defibrillator pad, adult	01/27/2026	500.00
3090	ENERSPECT MEDICAL SOLUTIONS	33876	4) tempus printer paper roll	01/27/2026	272.00
3090	ENERSPECT MEDICAL SOLUTIONS	33876	2) tempus NIBP hose	01/27/2026	148.00
3090	ENERSPECT MEDICAL SOLUTIONS	33876	1) tempus NIBP cuff, adult	01/27/2026	58.00
3090	ENERSPECT MEDICAL SOLUTIONS	33876	2) tempus NIBP cuff, adult lg	01/27/2026	158.00
3090	ENERSPECT MEDICAL SOLUTIONS	34025	10) Defibrillator pad, pediatric	02/03/2026	550.00
3210	FARMERS COOPERATIVE	200370-JAN26	Labor - LOF f/M1	01/31/2026	25.00
3210	FARMERS COOPERATIVE	200370-JAN26	Supplies - oil filter f/M1	01/31/2026	44.43
3210	FARMERS COOPERATIVE	200370-JAN26	Supplies - air filter f/M1	01/31/2026	67.37
3210	FARMERS COOPERATIVE	200370-JAN26	Supplies - 13) oil f/M1	01/31/2026	134.19
5110	LAMPTON WELDING SUPPLY Co., INC	0000679560	10-yr Lease f/MHP - 4/2026 - 4/2036	02/01/2026	317.21
5110	LAMPTON WELDING SUPPLY Co., INC	0001152735	Cylinder rent - Fire	01/31/2026	585.17
5110	LAMPTON WELDING SUPPLY Co., INC	0020322340	Medical Oxygen	01/30/2026	593.44
Total FIRE AMBULANCE:					25,999.26
<b>PUBLIC PROPERTIES</b>					
840	BEATRICE AREA SOLID WASTE AGNC	236-JAN26	Pub prop - tipping fee	01/31/2026	10.81
840	BEATRICE AREA SOLID WASTE AGNC	236-JAN26	Roll-off f/Aud tank	01/31/2026	140.00
980	BEATRICE IRON AND METAL CO	111719	emery cloth f/PD	01/29/2026	13.89
12095	Bomgaars Supply Inc	548756	3) weedeater heads	02/03/2026	101.97
12095	Bomgaars Supply Inc	550461	post puller	02/09/2026	49.99
2010	CITY MOTOR SUPPLY	914873	3) spark plug	01/30/2026	22.14
2010	CITY MOTOR SUPPLY	914893	2) spark plug	02/02/2026	13.00
2010	CITY MOTOR SUPPLY	914923	3) spark plug	02/03/2026	13.79
2010	CITY MOTOR SUPPLY	914971	3) oil filter, 2) fuel filter	02/06/2026	39.29
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	Pub Prop Health Insurance Fund	02/01/2026	11,200.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	425.00
2940	Eakes, Inc.	9283942-0	17) trash bag, 14) toilet paper	02/05/2026	1,044.31
2940	Eakes, Inc.	9283942-0	15) hand towels	02/05/2026	529.70
2940	Eakes, Inc.	9283942-0	bowl cleaner, 5) urinal screen, ecobowl clip, soap, dis	02/05/2026	291.82
2940	Eakes, Inc.	9283942-1	1) multisurface cleaner	02/10/2026	61.46
2940	Eakes, Inc.	INV734622	vacuum	02/05/2026	679.99
3210	FARMERS COOPERATIVE	3010-JAN26	32.733 gal Super E89 @ 2.729	01/31/2026	89.33
3210	FARMERS COOPERATIVE	3010-JAN26	26.825 gal Super No Lead @ 2.29897	01/31/2026	61.67
3210	FARMERS COOPERATIVE	3010-JAN26	25.159 gal Premium @ 3.029	01/31/2026	76.21
3210	FARMERS COOPERATIVE	3010-JAN26	Supplies - 1) tire f/Exmark mower	01/31/2026	141.25
3210	FARMERS COOPERATIVE	3010-JAN26	14.507 gal Premium @ 2.999	01/31/2026	43.51
3210	FARMERS COOPERATIVE	3010-JAN26	19.328 gal Super No Lead @ 2.26614	01/31/2026	43.80
3210	FARMERS COOPERATIVE	3010-JAN26	17078 gal Super No Lead @ 2.269	01/31/2026	38.75
3210	FARMERS COOPERATIVE	3010-JAN26	30.439 gal Super No Lead @ 2.26913	01/31/2026	69.07
3210	FARMERS COOPERATIVE	3010-JAN26	19.581 gal Super No Lead @ 2.36607	01/31/2026	46.33
3210	FARMERS COOPERATIVE	3010-JAN26	5.352 gal Super No Lead @ 2.36547	01/31/2026	12.66
3210	FARMERS COOPERATIVE	3010-JAN26	13.16 gal Super E89 @ 2.799	01/31/2026	36.83
3210	FARMERS COOPERATIVE	3010-JAN26	26.0 gal Super No Lead @ 2.36885	01/31/2026	61.59
3210	FARMERS COOPERATIVE	3010-JAN26	15.917 gal Premium @ 3.099	01/31/2026	49.33
3210	FARMERS COOPERATIVE	3010-JAN26	30.998 gal Super No Lead @ 2.36886	01/31/2026	73.43
3630	GAGE COUNTY EQPT INC.	I713036	1) cutting edge f/bobcat	02/06/2026	353.85
3630	GAGE COUNTY EQPT INC.	I713037	bulk nuts, bolts f/bobcat cutter bar	02/06/2026	56.48

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
2960	J AND B WINDOW AND GRAPHICS INC	01072026	Clean windows f/BPW building	01/07/2026	60.00
2960	J AND B WINDOW AND GRAPHICS INC	01072026	Clean windows f/PD	01/07/2026	55.00
4710	JIM'S CARPET AND SUPPLIES INC	INV-2483	Labor - repair carpet f/Library Teen Room	01/29/2026	175.00
4770	JOHNNY'S WELDING INC.	195784	Labor - make 3) bits f/UTV cutting blades	02/05/2026	180.00
4770	JOHNNY'S WELDING INC.	195784	Supplies - iron f/UTV cutting blades	02/05/2026	117.13
11503	Johnstone Supply	2367686	3) 3-way ball valve f/PD heating system	02/09/2026	336.54
5110	LAMPTON WELDING SUPPLY Co., INC	0001152735	Cylinder rent - Pub. Prop.	01/31/2026	35.16
5690	MEAD LUMBER AND RENTAL-BEATRI	13116658	2) plywood f/Heritage Heights	02/06/2026	61.42
5690	MEAD LUMBER AND RENTAL-BEATRI	65877475	1) lag f/Heritage Height sign	02/11/2026	21.11
11729	Nutrien Ag Solutions	58426694	28 lb) ground sterlant f/Trail; Beatrice to Cortland	01/30/2026	1,169.00
8000	ROEHR'S MACHINERY INC.	IV92473	2) knob f/tractor	02/05/2026	65.12
8150	SACK LUMBER COMPANY	2602-148169	200) cable ties f/Pickleball screen	02/10/2026	31.18
8370	SCHUSTER'S OUTDOOR AND RV INC.	32285	2) belt f/Exmark 96	02/02/2026	221.98
8370	SCHUSTER'S OUTDOOR AND RV INC.	32294	10) spring pin f/Exmark 96	02/05/2026	47.90
8370	SCHUSTER'S OUTDOOR AND RV INC.	32300	3) anti-scalp roller	02/10/2026	137.97
1050	SHERIDAN INDUSTRIES	15582	Clean @ Indoor Hitting Facility - January 2026	02/02/2026	72.00
12521	SUNNY SMITH	JAN26 2026 - FEB6 2026	Office cleaning f/Aud offices	02/06/2026	450.00
12521	SUNNY SMITH	JAN26 2026 - FEB6 2026	Office cleaning f/BPW offices	02/06/2026	450.00
9760	Westlake Ace Hardware	10359178	valve supplies f/heating system	01/30/2026	16.89
9760	Westlake Ace Hardware	10359187	3) windex, 4) toilet bowl cleaner, 3) glass cleaner, spo	01/30/2026	54.46
9760	Westlake Ace Hardware	10359195	blank wall plate	01/30/2026	1.43
9760	Westlake Ace Hardware	10359232	3) trimmer head	02/03/2026	91.77
9760	Westlake Ace Hardware	10359330	flagging tape f/Tree removal	02/10/2026	22.27
Total PUBLIC PROPERTIES:					19,764.58

## LIBRARY

9660	CARDMEMBER SERVICE	JANUARY 2026	To Die For	02/02/2026	20.80
9660	CARDMEMBER SERVICE	JANUARY 2026	Avatar, DVD	02/02/2026	10.90
9660	CARDMEMBER SERVICE	JANUARY 2026	Avatar; The Way of Water, DVD	02/02/2026	25.99
9660	CARDMEMBER SERVICE	JANUARY 2026	outdoor sun hat	02/02/2026	12.59
9660	CARDMEMBER SERVICE	JANUARY 2026	inflatable dinosaur costume	02/02/2026	40.99
9660	CARDMEMBER SERVICE	JANUARY 2026	53) Titles	02/02/2026	642.51
9660	CARDMEMBER SERVICE	JANUARY 2026	paper	02/02/2026	8.19
9660	CARDMEMBER SERVICE	JANUARY 2026	4) Lysol disinfectant spray	02/02/2026	28.97
9660	CARDMEMBER SERVICE	JANUARY 2026	Star Trek: The Enterprise, DVD	02/02/2026	46.55
9660	CARDMEMBER SERVICE	JANUARY 2026	Perfect Loaf	02/02/2026	22.29
9660	CARDMEMBER SERVICE	JANUARY 2026	My Funny Demon Valentine	02/02/2026	8.88
9660	CARDMEMBER SERVICE	JANUARY 2026	My Demon Hunter	02/02/2026	8.40
9660	CARDMEMBER SERVICE	JANUARY 2026	Dark Joy	02/02/2026	20.58
9660	CARDMEMBER SERVICE	JANUARY 2026	Shop on Hidden Lane	02/02/2026	25.74
9660	CARDMEMBER SERVICE	JANUARY 2026	Order of Royals	02/02/2026	27.96
9660	CARDMEMBER SERVICE	JANUARY 2026	Track of Courage	02/02/2026	16.38
9660	CARDMEMBER SERVICE	JANUARY 2026	Guardian Demon Deluxe	02/02/2026	13.10
9660	CARDMEMBER SERVICE	JANUARY 2026	Farmhouse	02/02/2026	13.36
9660	CARDMEMBER SERVICE	JANUARY 2026	Demon with Benefits	02/02/2026	9.66
9660	CARDMEMBER SERVICE	JANUARY 2026	Right to Remain	02/02/2026	27.96
9660	CARDMEMBER SERVICE	JANUARY 2026	Music of Bees	02/02/2026	12.20
9660	CARDMEMBER SERVICE	JANUARY 2026	Private Rome	02/02/2026	35.00
9660	CARDMEMBER SERVICE	JANUARY 2026	Naughty Kitten	02/02/2026	1.23
9660	CARDMEMBER SERVICE	JANUARY 2026	Snowy Reindeer	02/02/2026	7.50
9660	CARDMEMBER SERVICE	JANUARY 2026	See You Later Alligator	02/02/2026	8.91
9660	CARDMEMBER SERVICE	JANUARY 2026	Infinite Glade	02/02/2026	27.91
9660	CARDMEMBER SERVICE	JANUARY 2026	Dueling Crowns	02/02/2026	12.60
9660	CARDMEMBER SERVICE	JANUARY 2026	War Games	02/02/2026	11.61
9660	CARDMEMBER SERVICE	JANUARY 2026	Swifts	02/02/2026	7.00
9660	CARDMEMBER SERVICE	JANUARY 2026	Lightlark Saga Set	02/02/2026	44.09

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	JANUARY 2026	Pocket Bear	02/02/2026	14.69
9660	CARDMEMBER SERVICE	JANUARY 2026	Amazing Generation	02/02/2026	11.24
9660	CARDMEMBER SERVICE	JANUARY 2026	Barnyard Dance!	02/02/2026	4.34
9660	CARDMEMBER SERVICE	JANUARY 2026	Crown Tide	02/02/2026	18.74
9660	CARDMEMBER SERVICE	JANUARY 2026	Humble Pie	02/02/2026	15.99
9660	CARDMEMBER SERVICE	JANUARY 2026	I am Rebel	02/02/2026	9.31
9660	CARDMEMBER SERVICE	JANUARY 2026	Love Finds a Way	02/02/2026	16.82
9660	CARDMEMBER SERVICE	JANUARY 2026	Troubling Tonsils	02/02/2026	11.18
9660	CARDMEMBER SERVICE	JANUARY 2026	Girl in Pieces	02/02/2026	4.75
9660	CARDMEMBER SERVICE	JANUARY 2026	Dragonborn	02/02/2026	13.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Runaway Rabbit	02/02/2026	5.39
9660	CARDMEMBER SERVICE	JANUARY 2026	Cuddly Seal	02/02/2026	5.57
9660	CARDMEMBER SERVICE	JANUARY 2026	Lonely Pony	02/02/2026	5.76
9660	CARDMEMBER SERVICE	JANUARY 2026	Gallery of Rogues	02/02/2026	9.91
9660	CARDMEMBER SERVICE	JANUARY 2026	Lost Puppy	02/02/2026	8.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Unsettling Salad	02/02/2026	12.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Shipping	02/02/2026	4.75
9660	CARDMEMBER SERVICE	JANUARY 2026	plastic egg shakers	02/02/2026	18.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Time	02/02/2026	12.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Hooky vol. 2	02/02/2026	11.33
9660	CARDMEMBER SERVICE	JANUARY 2026	Secret Garden graphic novel	02/02/2026	7.68
9660	CARDMEMBER SERVICE	JANUARY 2026	Anne of Green Gables	02/02/2026	5.53
9660	CARDMEMBER SERVICE	JANUARY 2026	Wrinkle in Time graphic novel	02/02/2026	15.09
9660	CARDMEMBER SERVICE	JANUARY 2026	Anne of Green Gables graphic novel	02/02/2026	5.92
9660	CARDMEMBER SERVICE	JANUARY 2026	Hooky vol. 1	02/02/2026	8.90
9660	CARDMEMBER SERVICE	JANUARY 2026	50) plastic martini glass sets	02/02/2026	30.59
9660	CARDMEMBER SERVICE	JANUARY 2026	North and South, DVD	02/02/2026	18.80
9660	CARDMEMBER SERVICE	JANUARY 2026	Rings of Fate	02/02/2026	23.09
9660	CARDMEMBER SERVICE	JANUARY 2026	First Time I Saw Him	02/02/2026	20.28
9660	CARDMEMBER SERVICE	JANUARY 2026	Lost Bookshop	02/02/2026	10.39
9660	CARDMEMBER SERVICE	JANUARY 2026	Storm	02/02/2026	20.28
9660	CARDMEMBER SERVICE	JANUARY 2026	Half his Age	02/02/2026	20.98
9660	CARDMEMBER SERVICE	JANUARY 2026	My Husband's Wife	02/02/2026	19.88
9660	CARDMEMBER SERVICE	JANUARY 2026	We Who Will Die	02/02/2026	22.38
9660	CARDMEMBER SERVICE	JANUARY 2026	Viper	02/02/2026	21.30
9660	CARDMEMBER SERVICE	JANUARY 2026	Homeschooled	02/02/2026	21.00
9660	CARDMEMBER SERVICE	JANUARY 2026	Firestorm	02/02/2026	26.40
9660	CARDMEMBER SERVICE	JANUARY 2026	Invisible Woman	02/02/2026	20.58
9660	CARDMEMBER SERVICE	JANUARY 2026	Devil's Daughter	02/02/2026	19.89
9660	CARDMEMBER SERVICE	JANUARY 2026	Friend of the Family	02/02/2026	21.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Ones We Wait For	02/02/2026	14.85
9660	CARDMEMBER SERVICE	JANUARY 2026	Moon Drinks Mojitos	02/02/2026	17.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Curses Dance with Bourbon	02/02/2026	16.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Homeschool Without the Headache	02/02/2026	16.99
9660	CARDMEMBER SERVICE	JANUARY 2026	John Proctor is the Villain Broadway Review Book	02/02/2026	13.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Woman Down	02/02/2026	12.40
9660	CARDMEMBER SERVICE	JANUARY 2026	Dear Debbie	02/02/2026	13.13
9660	CARDMEMBER SERVICE	JANUARY 2026	Black Ice	02/02/2026	9.49
9660	CARDMEMBER SERVICE	JANUARY 2026	Hexes go Well with Tequila	02/02/2026	5.82
9660	CARDMEMBER SERVICE	JANUARY 2026	Hunting Justice	02/02/2026	16.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Vanishing Legacy	02/02/2026	16.79
9660	CARDMEMBER SERVICE	JANUARY 2026	Guarding Truth	02/02/2026	16.19
9660	CARDMEMBER SERVICE	JANUARY 2026	Little Jaded	02/02/2026	22.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Little Tempting	02/02/2026	20.50
9660	CARDMEMBER SERVICE	JANUARY 2026	Little Complicated	02/02/2026	22.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Knight of the Seven Kingdoms	02/02/2026	28.43
9660	CARDMEMBER SERVICE	JANUARY 2026	The Real Yellow Pages - formerly Vivial monthly fee	02/02/2026	60.70

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	JANUARY 2026	Most Beautiful in Cuba	02/02/2026	9.00
9660	CARDMEMBER SERVICE	JANUARY 2026	Our Last Days in Barcelona	02/02/2026	12.66
9660	CARDMEMBER SERVICE	JANUARY 2026	Scarlet Coat	02/02/2026	11.19
9660	CARDMEMBER SERVICE	JANUARY 2026	Promise of Unbroken Straw	02/02/2026	22.99
9660	CARDMEMBER SERVICE	JANUARY 2026	Credit - return Demon with Benefits	02/02/2026	9.66-
9660	CARDMEMBER SERVICE	JANUARY 2026	Christmas Train	02/02/2026	6.39
9660	CARDMEMBER SERVICE	JANUARY 2026	Credit - return The Lightlark Saga	02/02/2026	44.09-
9660	CARDMEMBER SERVICE	JANUARY 2026	Harry Potter and The Sorcerer's Stone	02/02/2026	14.95
9660	CARDMEMBER SERVICE	JANUARY 2026	50) 11x17 cardstock	02/02/2026	17.99
9660	CARDMEMBER SERVICE	JANUARY 2026	2) compressed air duster	02/02/2026	9.47
9660	CARDMEMBER SERVICE	JANUARY 2026	Shipping	02/02/2026	8.11
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	Lib Health Insurance Funding	02/01/2026	8,400.00
2080	CITY TREASURER	FEB26-IT GENERAL	IT Services	02/01/2026	579.00
7120	OVERDRIVE	CD141926036599	Deposit on account f/ content credit	02/03/2026	1,000.00
7120	OVERDRIVE	CD141926036599	Deposit on account f/ content credit	02/03/2026	4,000.00
12137	Unite Private Networks LLC	SI-26-004582	E-Rate FRN 2599014260 (monthly rate) - February	02/01/2026	313.60-
12137	Unite Private Networks LLC	SI-26-004582	Federal Regulatory Recovery	02/01/2026	1.52
12137	Unite Private Networks LLC	SI-26-004582	NE Universal Service	02/01/2026	25.48
12137	Unite Private Networks LLC	SI-26-004582	Education Wide Area Network Monthly fee w/ E-Rate	02/01/2026	365.00
Total LIBRARY:					16,222.15
Total GENERAL FUND:					287,128.17
<b>STREET FUND</b>					
<b>STREET FUND</b>					
920	BEATRICE FIRE PROTECTION LLC	5003	3) Fire Extinguisher Inspections	01/20/2026	16.50
920	BEATRICE FIRE PROTECTION LLC	5003	2)5lb ABC Recharge @16.95	01/20/2026	33.90
920	BEATRICE FIRE PROTECTION LLC	5003	1)5.5lb ABC Recharge @19.95	01/20/2026	19.95
920	BEATRICE FIRE PROTECTION LLC	5003	1)Hydrostat Test 5-6lb @19.00	01/20/2026	19.00
920	BEATRICE FIRE PROTECTION LLC	5003	3)Valve Stem@15.95	01/20/2026	47.85
920	BEATRICE FIRE PROTECTION LLC	5003	2)O-Ring @7.95	01/20/2026	15.90
920	BEATRICE FIRE PROTECTION LLC	5003	Shop fees	01/20/2026	14.00
920	BEATRICE FIRE PROTECTION LLC	5003	1)Hose Clip and Strap@6.50	01/20/2026	6.50
870	Beatrice Ready Mixed	B1 748975	2.75cy)47B1S383500HW @192.50	02/09/2026	529.38
870	Beatrice Ready Mixed	B1 748975	2.75yd)NCA 10oz-1% @7.50	02/09/2026	20.63
870	Beatrice Ready Mixed	B1 748975	winter service	02/09/2026	19.25
1350	BOARD OF PUBLIC WORKS	1131.01-FEB26	Share building repair fund	02/01/2026	250.00
1350	BOARD OF PUBLIC WORKS	1456.00-FEB26	Engineering Services-Street	02/01/2026	5,612.00
12095	Bomgaars Supply Inc	549316	1)Wash Brush @48.99	02/05/2026	48.99
2060	CITY SELF INSURED HEALTH PLAN	FEB26-STREET	Street Dept Health Insurance Funding	02/01/2026	25,200.00
2080	CITY TREASURER	ATTY-FEB26	Attorney Services-Street	02/01/2026	827.00
2080	CITY TREASURER	GM-FEB26	general Manager Stry-Street	02/01/2026	1,776.00
2080	CITY TREASURER	ST IT-FEB26	IT Fund Monthly Obligation-Street	02/01/2026	7,192.00
3210	FARMERS COOPERATIVE	2265-JAN26	35.76gal Dyed Diesel	01/31/2026	103.21
3210	FARMERS COOPERATIVE	2265-JAN26	23.2370 gal Unleaded gas	01/31/2026	75.50
3210	FARMERS COOPERATIVE	2265-JAN26	40.015 gal dyed diesel	01/31/2026	115.48
3210	FARMERS COOPERATIVE	2265-JAN26	49.72 lbs Propane cylinder fill	01/31/2026	48.23
3210	FARMERS COOPERATIVE	2265-JAN26	1)11r22.5Ironhead @325.00	01/31/2026	325.00
3210	FARMERS COOPERATIVE	2265-JAN26	tire disposal	01/31/2026	5.25
3210	FARMERS COOPERATIVE	2265-JAN26	tire tax	01/31/2026	1.00
3960	GRAINGER	9788556745	90) 60lb bags Pavement Patch @22.14/ea	01/29/2026	1,992.60
3960	GRAINGER	9788556745	Shipping	01/29/2026	169.00
12591	Interstate Power Systems, Inc	R023065665 01	Labor-Failed Cam Follower Gaskets	01/29/2026	2,760.00
12591	Interstate Power Systems, Inc	R023065665 01	Parts	01/29/2026	453.99
12591	Interstate Power Systems, Inc	R023065665 01	Misc Charges	01/29/2026	185.00
12591	Interstate Power Systems, Inc	R023065938 01	Labor-Left rear sire can replacement	02/05/2026	450.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
12591	Interstate Power Systems, Inc	R023065938 01	Springbrk CPS Piggybk 0300KLS@58.83	02/05/2026	58.83
4670	JEO CONSULTING GROUP INC	171323	33rd & Lincoln Construction Engineering & Inspection	01/30/2026	220.00
4670	JEO CONSULTING GROUP INC	171323	33rd & Lincoln Construction Engineering & Inspection	01/30/2026	910.00
4670	JEO CONSULTING GROUP INC	171323	33rd & Lincoln Construction Engineering & Inspection	01/30/2026	184.28
4670	JEO CONSULTING GROUP INC	171324	Construction Administration & Staking f/Heritage Heig	01/30/2026	1,053.75
4670	JEO CONSULTING GROUP INC	171324	Construction Observation & Material Testing f/Heritag	01/30/2026	6,212.50
4670	JEO CONSULTING GROUP INC	171325	Construction Administration & Staking f/Corral Crossi	01/30/2026	1,542.50
4670	JEO CONSULTING GROUP INC	171325	Construction Observation & Material Testing f/Corral	01/30/2026	2,475.00
4670	JEO CONSULTING GROUP INC	171340	Construction Administration f/Lincoln Street Improve	01/30/2026	153.75
4670	JEO CONSULTING GROUP INC	171347	Task #3 - Misc Prog 2022-2024 tasks - MS4 Complia	01/30/2026	2,625.00
4770	JOHNNY'S WELDING INC.	195643	Labor to repair snow gate	01/29/2026	1,250.00
4770	JOHNNY'S WELDING INC.	195643	Steel and Materials	01/29/2026	120.00
5110	LAMPTON WELDING SUPPLY Co., INC	0001152735	Cylinder rent - Street	01/31/2026	23.43
5690	MEAD LUMBER AND RENTAL-BEATRI	13125639	1)Chalk@15.35	02/10/2026	15.35
5690	MEAD LUMBER AND RENTAL-BEATRI	13125639	3)Great Stuff Big Gap@7.29	02/10/2026	21.87
5690	MEAD LUMBER AND RENTAL-BEATRI	13125639	1)GS Pond & Stone Foam @13.99	02/10/2026	13.99
6430	NMC, INC	CUI1573105	10)Bolt@5.21	01/23/2026	52.10
6430	NMC, INC	CUI1573105	10)Nut@3.74	01/23/2026	37.40
6430	NMC, INC	CUI1573105	Freight	01/23/2026	20.00
11962	Noakes, Inc.	23713	2)40Amp 2PL 24V Contactor@28.30	01/26/2026	56.60
7060	O'REILLY AUTO PARTS	0749-131676	1)12oz P/Sfluid@7.63	02/11/2026	7.63
7060	O'REILLY AUTO PARTS	0749-131676	2)Lift Support@15.39	02/11/2026	30.78
3011	RDO Truck Center Co	129278L	1)Cable @80.58	01/30/2026	80.58
3011	RDO Truck Center Co	129278L	freight	01/30/2026	15.00
12393	Rollins Inc	290564654	Pest Control Standard f/Street -Jan26	01/16/2026	75.27
12660	STREETSCAN USA INC	INV-00000737	Data Processing -Pavement	01/29/2026	8,840.00
12660	STREETSCAN USA INC	INV-00000737	Project Management	01/29/2026	780.00
12464	TMK Enterprises	90024	Remove Snow on Meadow 1/24/26	01/21/2026	175.00
12464	TMK Enterprises	90024	Remove snow s 25th, Quail Rdge cir-Covered Bridge	01/21/2026	175.00
9260	TRACTOR SUPPLY	473048	1)Trv Marine Offroad 3pk grease@6.99	02/02/2026	6.99
9260	TRACTOR SUPPLY	473048	3) CNL Top Link Pin Cat 1 3/4x2-3/4@6.99	02/02/2026	20.97
9260	TRACTOR SUPPLY	473048	3)Cnl Lynch Pin 7/16x 1-1/2@.69	02/02/2026	2.07
9260	TRACTOR SUPPLY	473049	1)Trv Marine Offroad 3pk grease-ret	02/02/2026	6.99
9260	TRACTOR SUPPLY	473049	10)Trv Extreme Duty Grease 14oz@5.79	02/02/2026	57.90
9260	TRACTOR SUPPLY	473383	2)Armorall 64oz Car Wash@7.99	02/05/2025	15.98
11418	VISA	20081-S-JAN26	Registration f/Pesticide Safety - Meints	02/02/2026	95.00
11418	VISA	20081-S-JAN26	Registration f/Pesticide Safety - Saathoff	02/02/2026	95.00
11418	VISA	20081-S-JAN26	Registration f/Pesticide Safety - Hanshaw	02/02/2026	95.00
11418	VISA	20081-S-JAN26	Registration f/Pesticide Safety - Hespín	02/02/2026	95.00
11418	VISA	20081-S-JAN26	Registration f/Pesticide Safety - Calver	02/02/2026	95.00
11418	VISA	20081-S-JAN26	General Standard (00) Manual	02/02/2026	45.91
11418	VISA	20081-S-JAN26	2) rechargeable waterproof flashlight	02/02/2026	59.98
11418	VISA	20081-S-JAN26	air-vent magnetic phone mount	02/02/2026	4.99
11418	VISA	20081-S-JAN26	2) 2-port USB car charger	02/02/2026	13.98
11418	VISA	20081-S-JAN26	20V cordless drill & impact driver kit	02/02/2026	99.99
11418	VISA	20081-S-JAN26	3D Holographic Christmas tree f/Holiday Lighted Para	02/02/2026	299.00
11418	VISA	20081-S-JAN26	3) 99' LED string lights f/Holiday Lighted Parade	02/02/2026	90.11
Total STREET FUND:					76,744.60
Total STREET FUND:					76,744.60
<b>AIRPORT FUND</b>					
<b>AIRPORT-GENERAL</b>					
9650	CARDMEMBER SERVICE	1458	direcTV monthly subscription	01/10/2026	49.99
9650	CARDMEMBER SERVICE	1554-FY26	66-pc Socket set	01/21/2026	59.99
9650	CARDMEMBER SERVICE	1554-FY26	10-pc deep socket set	01/21/2026	14.99

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9650	CARDMEMBER SERVICE	1554-FY26	8" needlenose pliers	01/21/2026	7.99
9650	CARDMEMBER SERVICE	1554-FY26	4-pc adjustable wrench set	01/21/2026	17.99
9650	CARDMEMBER SERVICE	1554-FY26	10-pc deep socket set, metric	01/21/2026	14.99
9650	CARDMEMBER SERVICE	1554-FY26	3) socket rail	01/21/2026	3.87
9650	CARDMEMBER SERVICE	1554-FY26	4-pc channel lock set	01/21/2026	16.99
9650	CARDMEMBER SERVICE	1576-FY26	Registration f/Underground Storage Tank training - Bo	01/12/2026	13.77
9650	CARDMEMBER SERVICE	2017	3) 120V bulbs f/REILs	01/05/2026	91.44
9650	CARDMEMBER SERVICE	2043-FY26	1) flood light bulb	01/10/2026	56.57
9650	CARDMEMBER SERVICE	4095	toner, labels	01/14/2026	69.69
9650	CARDMEMBER SERVICE	4095	door latch guard	01/14/2026	14.92
9650	CARDMEMBER SERVICE	4642	2) bulbs	01/12/2026	61.35
9650	CARDMEMBER SERVICE	9759	Lodging f/NE Aviation Symposium Conf - Schmitt	01/30/2026	314.38
2060	CITY SELF INSURED HEALTH PLAN	AIRPORT-FEB26	Airport Health Insurance Funding	02/01/2026	8,400.00
2080	CITY TREASURER	FEB26-IT AIRPORT	IT Services	02/01/2026	242.00
3210	FARMERS COOPERATIVE	2759-JAN26	405.0 gal Unleaded fuel @ 2.43	01/31/2026	984.15
5100	LAMMEL PLUMBING INC	86384	Labor - backflow test	01/29/2026	98.00
5100	LAMMEL PLUMBING INC	86384	Labor - backflow test equipment use	01/29/2026	200.00
5100	LAMMEL PLUMBING INC	86384	Shop supplies	01/29/2026	6.00
5690	MEAD LUMBER AND RENTAL-BEATRI	13114288	lumber f/MALSr tip downs	02/06/2026	16.32
7060	O'REILLY AUTO PARTS	0749-129799	4) 1-gal antifreeze, PB'laster, 2) 14-oz brake cleaner f	02/03/2026	78.95
9760	Westlake Ace Hardware	10359320	blue primer and cement f/PVC	02/09/2026	13.48
<b>Total AIRPORT-GENERAL:</b>					<b>10,847.82</b>
<b>AIRPORT-CAPITAL IMPROVEMENTS</b>					
1080	ALFRED BENESCH AND COMPANY	10E-PROJ24	Design Phase f/T-Hangar, upgrade Taxilanes & recon	02/02/2026	4,680.11
1080	ALFRED BENESCH AND COMPANY	10E-PROJ24	Bidding Phase f/T-Hangar, upgrade Taxilanes & recon	02/02/2026	1,747.43
1080	ALFRED BENESCH AND COMPANY	11E-PROJ24	Design Phase f/T-Hangar, upgrade Taxilanes & recon	02/02/2026	2,785.07
1080	ALFRED BENESCH AND COMPANY	11E-PROJ24	Bidding Phase f/T-Hangar, upgrade Taxilanes & recon	02/02/2026	12,852.43
1080	ALFRED BENESCH AND COMPANY	11E-PROJ24	Construction Phase f/T-Hangar, upgrade Taxilanes &	02/02/2026	3,386.43
1080	ALFRED BENESCH AND COMPANY	4E-NAVAID	Design f/Grant No: 3-31-0009-025, Navaid Upgrades	02/06/2026	7,706.91
1080	ALFRED BENESCH AND COMPANY	9E-PROJ24	Design f/Grant No: 3-31-0009-025, Navaid Upgrades	02/02/2026	748.69
1080	ALFRED BENESCH AND COMPANY	9E-PROJ24	Bidding f/Grant No: 3-31-0009-025, Navaid Upgrades	02/02/2026	495.37
1080	ALFRED BENESCH AND COMPANY	9E-PROJ24	Construction f/Grant No: 3-31-0009-025, Navaid Upgr	02/02/2026	2,466.34
12519	VOGTS PARGA CONSTRUCTION LLC	PMT 10	Reconstruct Taxiway "C" & Apron (AIP 3-31-0009-021	01/31/2026	118,507.54
12519	VOGTS PARGA CONSTRUCTION LLC	PMT 10 IJA	Reconstruct Taxiway "C" & Apron (AIP 3-31-0009-021	01/31/2026	145,124.38
<b>Total AIRPORT-CAPITAL IMPROVEMENTS:</b>					<b>300,500.70</b>
<b>Total AIRPORT FUND:</b>					<b>311,348.52</b>
<b>BEATRICE AREA SOLID WASTE AGNC</b>					
<b>BASWA</b>					
980	BEATRICE IRON AND METAL CO	111682	hydraulic filter f/dump truck	01/28/2026	33.02
980	BEATRICE IRON AND METAL CO	111682	28' iron	01/28/2026	71.12
980	BEATRICE IRON AND METAL CO	111682	Wire strippers	01/28/2026	25.48
980	BEATRICE IRON AND METAL CO	111814	6) filters	02/03/2026	515.99
980	BEATRICE IRON AND METAL CO	111932	filter f/wheel loader	02/09/2026	32.37
1350	BOARD OF PUBLIC WORKS	#1456.00-FEB26	Engineering Services	02/01/2026	1,104.00
1350	BOARD OF PUBLIC WORKS	40154911-FEB26	Security Lights f/Compost	02/05/2026	13.89
12095	Bomgaars Supply Inc	547654	4) spray paint	01/30/2026	43.96
12095	Bomgaars Supply Inc	548630	tap, 2) adapter, ball valve, fuel line hose	02/02/2026	42.21
12095	Bomgaars Supply Inc	548636	2) extension cord	02/02/2026	119.98
12095	Bomgaars Supply Inc	548742	2) adapter, 2) flat iron, chain	02/03/2026	55.72
2060	CITY SELF INSURED HEALTH PLAN	BASWA-FEB26	BASWA Health Insurance Funding	02/01/2026	14,000.00
2080	CITY TREASURER	FEB26-IT BASWA	IT Services	02/01/2026	1,913.00
2080	CITY TREASURER	FEBRUARY 2026	Legal Services	02/01/2026	460.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
2080	CITY TREASURER	FEBRUARY 2026	Accounting Services	02/01/2026	3,201.00
2080	CITY TREASURER	FEBRUARY 2026	Landfill Manager Salary	02/01/2026	1,594.00
2080	CITY TREASURER	FEBRUARY 2026	Lease Payment	02/01/2026	4,000.00
2080	CITY TREASURER	FEBRUARY 2026	Management Contract	02/01/2026	2,577.00
3210	FARMERS COOPERATIVE	3010-JAN26	12.122 gal Super No Lead @ 2.29913	01/31/2026	27.87
3210	FARMERS COOPERATIVE	3010-JAN26	9.864 gal Super E89 @ 2.699	01/31/2026	26.62
3210	FARMERS COOPERATIVE	3010-JAN26	Labor - Service call	01/31/2026	75.00
3210	FARMERS COOPERATIVE	3010-JAN26	Supplies - 2) tire	01/31/2026	1,005.90
12419	HEARTLAND BUSINESS SYSTEMS LL	855134-H	2) Meraki License	01/14/2026	624.42
12591	Interstate Power Systems, Inc	R023065246.01	Labor - R&R clutch	01/30/2026	2,492.00
12591	Interstate Power Systems, Inc	R023065246.01	Supplies - clutch	01/30/2026	2,075.51
12591	Interstate Power Systems, Inc	R023065246.01	Labor - R&R crankcase pressure sensor	01/30/2026	623.00
12591	Interstate Power Systems, Inc	R023065246.01	Supplies - crankcase pressure sensor	01/30/2026	354.03
12591	Interstate Power Systems, Inc	R023065246.01	Labor - weld latch to tailgate	01/30/2026	650.00
12591	Interstate Power Systems, Inc	R023065246.01	Labor - LOF	01/30/2026	210.00
12591	Interstate Power Systems, Inc	R023065246.01	Supplies - oil filter, fuel filter, water separator filter	01/30/2026	107.30
12591	Interstate Power Systems, Inc	R023065246.01	Labor - diag air bags	01/30/2026	178.00
12591	Interstate Power Systems, Inc	R023065246.01	Labor - R&R air bags	01/30/2026	801.00
12591	Interstate Power Systems, Inc	R023065246.01	Supplies - air bags	01/30/2026	815.00
12591	Interstate Power Systems, Inc	R023065246.01	Labor - R&R rear main seal	01/30/2026	356.00
12591	Interstate Power Systems, Inc	R023065246.01	Supplies - rear main seal	01/30/2026	194.30
12591	Interstate Power Systems, Inc	R023065246.01	Labor - welded crack f/bracket	01/30/2026	569.60
12591	Interstate Power Systems, Inc	R023065246.01	Labor - R&R fuel water separator	01/30/2026	36.00
12591	Interstate Power Systems, Inc	R023065246.01	Labor - R&R air filter	01/30/2026	24.00
12591	Interstate Power Systems, Inc	R023065246.01	Supplies - oil	01/30/2026	212.50
12591	Interstate Power Systems, Inc	R023065246.01	Supplies - fuel filter, washer fluid, air prim seal, lube fil	01/30/2026	177.00
12591	Interstate Power Systems, Inc	R023065881.01	Labor - PM f/D6T	01/31/2026	900.00
5690	MEAD LUMBER AND RENTAL-BEATRI	13122526	2) spray paint, safety yellow	02/09/2026	22.98
6430	NMC, INC	CU11576231	1) lube filter, 1) element separator, 1) fuel element, 1)	01/30/2026	145.43
6430	NMC, INC	CU11577608	2) hose asy f/D6D	02/04/2026	369.02
6820	NORRIS PUBLIC POWER DISTRICT	304097500-JAN26	Energy Charge f/LF	02/05/2026	4,644.10
6820	NORRIS PUBLIC POWER DISTRICT	304098500-JAN26	Electric charge f/Compost Site	02/05/2026	722.51
6820	NORRIS PUBLIC POWER DISTRICT	312515400-JAN26	Electric charge f/W Locust Rd Lift Station	02/05/2026	105.00
6820	NORRIS PUBLIC POWER DISTRICT	312515800-JAN26	Electric charge f/W Locust Rd Leachate Pond	02/05/2026	35.00
6820	NORRIS PUBLIC POWER DISTRICT	312516000-JAN26	Electric charge f/W Locust Admin/Equipment Building	02/05/2026	1,788.92
7060	O'REILLY AUTO PARTS	0749-127006	2) fuel hose, 4) absorbent, 2) hose clamps	01/20/2026	83.61
7060	O'REILLY AUTO PARTS	0749-127568	credit - return DEF pump	01/22/2026	759.99-
7060	O'REILLY AUTO PARTS	0749-127568	DEF pump	01/22/2026	666.22
7060	O'REILLY AUTO PARTS	0749-131206	silicone, 2) gear lube f/brown bear	02/09/2026	40.99
8260	SAPP BROTHERS	IN4946934	500.0 gal ULSD #1 Dyed Winter Diesel @ 3.020006	02/02/2026	1,510.00
8260	SAPP BROTHERS	IN4946934	500.0 gal ULSD #2 Dyed Winter Diesel @ 2.620006	02/02/2026	1,310.00
9260	TRACTOR SUPPLY	473174	magnetic amber light	02/03/2026	34.99
9260	TRACTOR SUPPLY	473174	6' safety flag	02/03/2026	19.99
11418	VISA	20081-B-JAN26	2) 55-60-gal trash bag	02/02/2026	72.78
11418	VISA	20081-B-JAN26	1) 60-gal clear trash bag	02/02/2026	43.06
11418	VISA	20081-B-JAN26	3) 4--tier heavy duty storage shelf	02/02/2026	269.97
9730	WALKER UNIFORM RENTAL	1450909	Uniform Service	01/15/2026	43.97
9730	WALKER UNIFORM RENTAL	1453398	Uniform Service	01/29/2026	42.22
9730	WALKER UNIFORM RENTAL	1454645	Uniform Service	02/05/2026	42.22
9760	Westlake Ace Hardware	10359182	3) spray paint, yellow	01/30/2026	18.87
9760	Westlake Ace Hardware	10359182	3) brass close nipple, 3) brass reducing coupling	01/30/2026	43.14
9760	Westlake Ace Hardware	10359182	2) 9' x 12' drop cloth	01/30/2026	14.38
9760	Westlake Ace Hardware	10359226	2) 4-pk padlock	02/02/2026	61.18
9760	Westlake Ace Hardware	10359319	2) rectangle reflector, 3) spray paint, yellow, barb hos	02/09/2026	53.21
12020	Zabokrtsky, Tracy	REFUND JAN26	Reimb - 7) case of water	01/29/2026	38.29

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total BASWA:					53,819.85
Total BEATRICE AREA SOLID WASTE AGNC:					53,819.85
<b>CAPITAL IMP FUND</b>					
<b>CAPITAL IMPROVEMENTS-GENERAL</b>					
840	BEATRICE AREA SOLID WASTE AGNC	236-JAN26	Dempsters Clean-up	01/31/2026	139.88
9650	CARDMEMBER SERVICE	9458-FY26	4' x 8' corner sign f/Corral Crossing	01/30/2026	550.93
11746	Southeast Nebr Development District	23RCRP039-4	Administrate NDED RCRP grant f/ADA-compliant pla	12/31/2025	4,285.71
Total CAPITAL IMPROVEMENTS-GENERAL:					4,976.52
<b>CAPITAL IMPROVEMENTS-PSDS</b>					
160	ADAMS RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	5,938.32
160	ADAMS RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
170	ADAMS VILLAGE OF	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	2,862.05
170	ADAMS VILLAGE OF	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
790	BARNESTON RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution (Includes Village of Ba	02/12/2026	4,708.81
790	BARNESTON RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds - Barneston Rural Fire District	02/12/2026	5,000.00
790	BARNESTON RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds - Village of Barneston	02/12/2026	5,000.00
1040	BEATRICE RURAL FIRE DEPT.	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	11,240.34
1040	BEATRICE RURAL FIRE DEPT.	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
1280	BLUE SPRINGS FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	3,789.05
1280	BLUE SPRINGS FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
1250	BLUE SPRINGS, CITY	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	807.84
1250	BLUE SPRINGS, CITY	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
2140	CLATONIA FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	1,522.30
2140	CLATONIA FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
2190	CLATONIA VILLAGE OF	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	3,295.38
2190	CLATONIA VILLAGE OF	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
2420	CORTLAND LANCASTER RURAL FIRE	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	4,121.33
2420	CORTLAND LANCASTER RURAL FIRE	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
2470	CORTLAND VILLAGE OF	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	1,793.18
2470	CORTLAND VILLAGE OF	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
3330	FILLEY RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	4,105.18
3330	FILLEY RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
11867	MacQueen Equipment LLC	P61883	2.5" Flamefighter hose tester	02/03/2026	4,222.00
11867	MacQueen Equipment LLC	P61883	Shipping	02/03/2026	225.39
6890	ODELL RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	6,286.14
6890	ODELL RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
6900	ODELL, VILLAGE OF	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	832.30
6900	ODELL, VILLAGE OF	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
7360	PICKRELL RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	4,599.30
7360	PICKRELL RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
7370	PICKRELL VILLAGE OF	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	665.76
7370	PICKRELL VILLAGE OF	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
10070	WYMORE CITY OF	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	3,917.57
10070	WYMORE CITY OF	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
10080	WYMORE RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	1st Half Paid MFO Distribution	02/12/2026	3,589.39
10080	WYMORE RURAL FIRE DISTRICT	2025-26 MFO-1ST HALF	Add. LB664 Funds	02/12/2026	10,000.00
Total CAPITAL IMPROVEMENTS-PSDS:					238,521.63
Total CAPITAL IMP FUND:					243,498.15

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>COMMUNITY REDEVELOP AUTHORITY</b>					
3400	FIRST NATIONAL BANK OF OMAHA	ZEPHYR-TIF-JAN26	TIF - Zephyr Towers	02/10/2026	11,001.49
Total :					11,001.49
Total COMMUNITY REDEVELOP AUTHORITY:					11,001.49
<b>INFO TECH SERV FUND</b>					
12056	ALL COPY PRODUCTS	41239039	Copier Rental	02/09/2026	389.54
12056	ALL COPY PRODUCTS	41239039	Copy usage - 1/5 - 2/4	02/09/2026	68.04
12056	ALL COPY PRODUCTS	41262752	Copier Rental - Billing	02/11/2026	438.76
9650	CARDMEMBER SERVICE	0643	100) UniFi Hosting	01/16/2026	29.00
9650	CARDMEMBER SERVICE	0996	screen protector f/iPad 11th	01/28/2026	14.95
9650	CARDMEMBER SERVICE	2189-FY26	2) outdoor fiber optic cable	01/17/2026	56.98
9650	CARDMEMBER SERVICE	2615	5) otterbox, 2) screen protector f/iPad	01/28/2026	236.18
9650	CARDMEMBER SERVICE	3416	2) displayport to HDMI adapter	01/06/2026	29.50
9650	CARDMEMBER SERVICE	4338	1) CoveData Protection - Jan26	01/17/2026	11.00
9650	CARDMEMBER SERVICE	4504	2) wireless mouse, keyboard	01/11/2026	58.94
9650	CARDMEMBER SERVICE	6566-FY26	1) multimode SFP module, 2) fiber patch cable	01/28/2026	92.77
9650	CARDMEMBER SERVICE	7063-FY26	1) Microsoft 365 - Jan26	01/18/2026	38.70
9650	CARDMEMBER SERVICE	8504	10) UPS	01/02/2026	504.40
9650	CARDMEMBER SERVICE	8661	Linode - Jan26	02/01/2026	60.00
9650	CARDMEMBER SERVICE	8684-FY26	1) multimode SFP module, 1) fiber patch cable	01/31/2026	84.40
9650	CARDMEMBER SERVICE	9221-FY26	3) Microsoft 365 - Jan26	01/03/2026	26.61
9650	CARDMEMBER SERVICE	9914-FY26	1) wireless HDMI transmitter, 2) HDMI cable	01/28/2026	131.55
1034	CHARTER COMMUNICATIONS	156544301020726	Cable charges/500 N Commerce - Feb26	02/07/2026	60.02
1034	CHARTER COMMUNICATIONS	176176901020726	Internet f/AMI & Sub 8 - Feb26	02/07/2026	139.98
1034	CHARTER COMMUNICATIONS	176178901012126	Cable services/Police - Dec25	01/21/2026	33.48
1034	CHARTER COMMUNICATIONS	176179201020726	Internet f/AMI & Sub 5 - Jan26	02/07/2026	129.98
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Library	02/01/2026	33.20
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Fire	02/01/2026	83.67
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Fire	02/01/2026	35.86
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Police	02/01/2026	46.48
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Hannibal Park	02/01/2026	6.64
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Auditorium	02/01/2026	59.77
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/City Hall	02/01/2026	26.56
12067	Diode Communications	(SEC)000-0123-FEB26	Rhombus f/Police	02/01/2026	49.74
12067	Diode Communications	(SEC)000-0123-FEB26	Rhombus f/Hannibal	02/01/2026	49.74
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Senior Center	02/01/2026	13.28
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Service Center	02/01/2026	66.41
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Electric	02/01/2026	46.49
12067	Diode Communications	(SEC)000-0123-FEB26	OpenPath f/Aud IT	02/01/2026	6.64
12067	Diode Communications	(SEC)000-0123-FEB26	4) One-Time Charge	02/01/2026	20.00
2940	Eakes, Inc.	INV728241	8) printer w/paper feed unit	01/20/2026	2,080.15
2940	Eakes, Inc.	INV728242	5) printer	01/20/2026	1,845.75
2940	Eakes, Inc.	INV728243	2) WiFi interface unit	01/20/2026	90.00
2940	Eakes, Inc.	INV729090	Contract Billing 11/21/2025 - 1/15/2026 - 50% City	01/22/2026	124.79
2940	Eakes, Inc.	INV729090	Contract Billing 11/21/2025 - 1/15/2026 - 50% BPW	01/22/2026	124.80
2940	Eakes, Inc.	INV729090	Contract Billing 11/21/2025 - 1/15/2026 - Ambulance	01/22/2026	97.29
2940	Eakes, Inc.	INV729091	Contract Billing 11/18/2025 - 1/15/2025 - BPW	01/22/2026	26.10
2940	Eakes, Inc.	INV729091	Contract Billing 11/18/2025 - 1/15/2025 - BPW	01/22/2026	26.10
2940	Eakes, Inc.	INV729091	Contract Billing 11/18/2025 - 1/15/2025 - BPW	01/22/2026	26.10
12091	Esri, Inc.	900192646	Small Govt Enterprise Agreement - 2/9/2026 - 2/8/20	02/09/2026	30,200.00
12670	GHD SERVICES INC	340-0174380	Software Licensing f/City Webiste	01/30/2026	12,302.58
12670	GHD SERVICES INC	723003594	Software Licensing f/City Webiste	02/02/2026	8,747.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
12419	HEARTLAND BUSINESS SYSTEMS LL	858196-H CXXN	1) Meraki License f/PD	01/21/2026	973.20
4300	HOMETOWN LEASING	518017322226	51801732 Lease f/multiple - Feb26	02/03/2026	1,802.66
12675	INTERMEDIA.NET INC	2602090050	Phone Service	02/01/2026	149.65
12675	INTERMEDIA.NET INC	2602090050	Phone Service	02/01/2026	89.79
12675	INTERMEDIA.NET INC	2602090050	Phone Service	02/01/2026	59.86
2076	U.S. Cellular	0760697927-CXXN	Water - Cell Phone Charges - cxxn from Oct	10/06/2025	72.00
2076	U.S. Cellular	0787591360	Electric - Cell Phone Charges	02/06/2026	256.58
2076	U.S. Cellular	0787591360	Electric - Tablet Data Charges	02/06/2026	143.60
2076	U.S. Cellular	0787591360	Water - Cell Phone Charges	02/06/2026	216.11
2076	U.S. Cellular	0787591360	Water - Tablet Data Charges	02/06/2026	286.30
2076	U.S. Cellular	0787591360	WPC - Cell Phone Charges	02/06/2026	53.42
2076	U.S. Cellular	0787591360	Street - Cell Phone Charges	02/06/2026	37.31
2076	U.S. Cellular	0787591360	MARS - Cell Phone Charges	02/06/2026	137.12
2076	U.S. Cellular	0787591360	MARS - Tablet Data Charges	02/06/2026	163.60
9920	WINDSTREAM	092151344-JAN26	Library Phone Service	01/26/2026	99.10
9920	WINDSTREAM	092226581-JAN26	Airport Phone Service	01/26/2026	86.43
9920	WINDSTREAM	092256506-FEB26	Utility Billing fax service	01/30/2026	70.68
9920	WINDSTREAM	092256507-FEB26	WPC phone service	01/30/2026	65.01
9920	WINDSTREAM	092256543-FEB26	4) lines	02/04/2026	304.75
Total :					63,937.09
Total INFO TECH SERV FUND:					63,937.09
<b>SANITATION FUND</b>					
840	BEATRICE AREA SOLID WASTE AGNC	480-JAN26	Tonnage Fees - January 2026	01/31/2026	70,416.36
980	BEATRICE IRON AND METAL CO	111507	2) bearing	01/19/2026	112.94
980	BEATRICE IRON AND METAL CO	111524	credit - return 2) bearing	01/20/2026	112.94-
980	BEATRICE IRON AND METAL CO	111524	bearing	01/20/2026	20.66
980	BEATRICE IRON AND METAL CO	111769	headlight	01/30/2026	13.33
1350	BOARD OF PUBLIC WORKS	86-11863	MARS postage - Jan26	01/30/2026	779.51
2060	CITY SELF INSURED HEALTH PLAN	FEBRUARY 2026	Sanitation Health Insurance	02/01/2026	39,200.00
2080	CITY TREASURER	FEB26-IT SANITATION	IT Services	02/01/2026	2,071.00
2080	CITY TREASURER	SANITATION-FEB26	Accounting Services	02/01/2026	7,417.00
12082	Elliott Equipment Co.	191222	Labor - diag 2) pivot asy installed incorrectly	01/20/2026	92.50
12082	Elliott Equipment Co.	191222	Labor - drive time f/diag	01/20/2026	202.50
12082	Elliott Equipment Co.	191222	Supplies - 2) pivot asy	01/20/2026	1,593.30
12643	Environmental Maintenance Services LL	15481	Labor - Service Call	01/30/2026	65.00
12643	Environmental Maintenance Services LL	15481	Labor - R&R air brake alcohol	01/30/2026	562.50
12643	Environmental Maintenance Services LL	15481	Supplies - air brake alcohol	01/30/2026	42.89
3150	EXTREME MOTORSPORTS	02032026	Labor - install signs f/Garbage trucks	02/03/2026	250.00
3210	FARMERS COOPERATIVE	44577-JAN26	12.017 gal Super No Lead @ 2.479	01/31/2026	29.79
3210	FARMERS COOPERATIVE	44577-JAN26	20.188 gal Roadmaster Clear Diesel @ 3.399	01/31/2026	68.62
3210	FARMERS COOPERATIVE	44577-JAN26	Supplies - 4) tire	01/31/2026	1,632.00
3210	FARMERS COOPERATIVE	44577-JAN26	24.931 gal Super No Lead @ 2.449	01/31/2026	61.06
3210	FARMERS COOPERATIVE	44577-JAN26	24.415 gal Super E89 @ 2.949	01/31/2026	72.00
3210	FARMERS COOPERATIVE	44577-JAN26	13.239 gal Super No Lead @ 2.549	01/31/2026	33.75
3210	FARMERS COOPERATIVE	44577-JAN26	19.622 gal Super No Lead @ 2.549	01/31/2026	50.02
3210	FARMERS COOPERATIVE	44577-JAN26	Labor - 1) tire repair	01/31/2026	65.00
3210	FARMERS COOPERATIVE	44577-JAN26	Supplies - 2) tire	01/31/2026	916.00
12099	George Ulrick III Forklift Service	3244	Labor - R&R throttle cable fyale	02/09/2026	165.00
12099	George Ulrick III Forklift Service	3244	Supplies - throttle cable fyale	02/09/2026	35.44
12099	George Ulrick III Forklift Service	3244	Labor - R&R transmission filter fyale	02/09/2026	247.50
12099	George Ulrick III Forklift Service	3244	Supplies - transmission filter fyale	02/09/2026	33.67
12591	Interstate Power Systems, Inc	R023065840.01	Labor - CEL diag, fuel system losing efficiency	01/28/2026	281.25
12591	Interstate Power Systems, Inc	R023065840.01	Misc Charges	01/28/2026	20.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
12591	Interstate Power Systems, Inc	R023065841.01	Labor - CEL diag - regen, cleared codes	01/28/2026	301.25
12591	Interstate Power Systems, Inc	R023065860.01	Labor - R&R wheel seal kit	01/30/2026	393.76
12591	Interstate Power Systems, Inc	R023065860.01	Supplies - wheel seal kit	01/30/2026	196.96
12591	Interstate Power Systems, Inc	R023065860.01	Misc charges	01/30/2026	47.24
12591	Interstate Power Systems, Inc	R023065860.01	Shop Supplies	01/30/2026	52.88
12591	Interstate Power Systems, Inc	R023065864.01	Labor - CEL diag - regen, excessively plugged DPF	01/29/2026	675.00
12591	Interstate Power Systems, Inc	R023065864.01	Misc Charges	01/29/2026	30.00
4770	JOHNNY'S WELDING INC.	195633	53") 3/4" hose	01/27/2026	42.93
4770	JOHNNY'S WELDING INC.	195633	2) hose fitting	01/27/2026	73.53
4770	JOHNNY'S WELDING INC.	195633	Labor to make hose	01/27/2026	50.00
5110	LAMPTON WELDING SUPPLY Co., INC	0020321915	22 lb) wcm wire	01/29/2026	53.90
5110	LAMPTON WELDING SUPPLY Co., INC	0020321915	10) mil tip contact	01/29/2026	29.80
5110	LAMPTON WELDING SUPPLY Co., INC	0020321915	Hazmat Fee	01/29/2026	3.50
7060	O'REILLY AUTO PARTS	0749-123089	20' trailer cable	12/30/2025	58.40
7060	O'REILLY AUTO PARTS	0749-123120	2) multi-purpose relay, 2) 40-amp relay, 2) fuse assort	12/31/2025	108.30
7060	O'REILLY AUTO PARTS	0749-123390	compressor governor	01/01/2026	21.72
7060	O'REILLY AUTO PARTS	0749-129753	trailer jack	02/03/2026	82.99
7640	PRIORITY PRINTING	125229	15,000) window envelope - 30% MARS	01/23/2026	252.68
3011	RDO Truck Center Co	129445L	transmission f/Mack	02/03/2026	11,084.12
3011	RDO Truck Center Co	129445L	core deposit f/Mack transmission	02/03/2026	5,750.00
12393	Rollins Inc	290564655	Pest Control Standard f/MARS - January 2026	01/29/2026	87.60
8260	SAPP BROTHERS	IN4942835	300.0 gal ULSD #1 Clear Winter Diesel @ 3.265986	01/28/2026	979.80
8260	SAPP BROTHERS	IN4942835	300.0 gal ULSD #2 Clear Winter Diesel @ 2.865986	01/28/2026	859.80
8260	SAPP BROTHERS	IN4948599	410.0 gal ULSD #2 Clear Winter Diesel @ 2.838993	02/03/2026	1,163.99
11418	VISA	20081-M-JAN26	3) 2-pc LED work light	02/02/2026	131.10
11418	VISA	20081-M-JAN26	7) air freshener, 4) air freshener dispenser, toilet table	02/02/2026	100.95
9760	Westlake Ace Hardware	10359205	electrical receptacle & plug	02/01/2026	43.18
Total :					149,113.03
Total SANITATION FUND:					149,113.03
Grand Totals:					1,196,590.90

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
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Dated: \_\_\_\_\_

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

City Council: \_\_\_\_\_

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>GENERAL FUND</b>					
<b>ADMINISTRATION</b>					
6500	NEBRASKA DEPT. OF REVENUE	393142-2025	Annual Sales Tax - 2025	12/31/2025	17.12
11311	Paymentech	5707000-DEC25	Monthly CC Fees - City	12/31/2025	498.96
11312	Xpress Bill Pay	INV-XPR031029	Monthly CC Fees - City	12/31/2025	286.93
Total ADMINISTRATION:					803.01
<b>POLICE PATROL</b>					
6500	NEBRASKA DEPT. OF REVENUE	393142-2025	Annual Sales Tax - 2025	12/31/2025	28.64
Total POLICE PATROL:					28.64
<b>FIRE ADMINISTRATION</b>					
6500	NEBRASKA DEPT. OF REVENUE	393142-2025	Annual Sales Tax - 2025	12/31/2025	22.32
Total FIRE ADMINISTRATION:					22.32
<b>PUBLIC PROPERTIES</b>					
6500	NEBRASKA DEPT. OF REVENUE	393142-2025	Annual Sales Tax - 2025	12/31/2025	8,679.54
Total PUBLIC PROPERTIES:					8,679.54
<b>PP-WATER PARK</b>					
6500	NEBRASKA DEPT. OF REVENUE	393142-2025	Annual Sales Tax - 2025	12/31/2025	8,052.67
Total PP-WATER PARK:					8,052.67
<b>LIBRARY</b>					
6500	NEBRASKA DEPT. OF REVENUE	393142-2025	Annual Sales Tax - 2025	12/31/2025	697.75
Total LIBRARY:					697.75
Total GENERAL FUND:					18,283.93
<b>STREET FUND</b>					
<b>STREET FUND</b>					
6500	NEBRASKA DEPT. OF REVENUE	393142-2025	Annual Sales Tax - 2025	12/31/2025	789.48
Total STREET FUND:					789.48
Total STREET FUND:					789.48
<b>KENO/LOTTERY FUND</b>					
<b>KENO FUND</b>					
6520	NEBR DEPT OF REVENUE	KENO-DEC25	4th QTR KENO LOTTERY TAX - 2025	12/31/2025	5,355.00
Total KENO FUND:					5,355.00
Total KENO/LOTTERY FUND:					5,355.00
<b>AIRPORT FUND</b>					
<b>AIRPORT-GENERAL</b>					
6500	NEBRASKA DEPT. OF REVENUE	557773-2025	Annual Sales Tax - 2025	12/31/2025	36.37
Total AIRPORT-GENERAL:					36.37

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total AIRPORT FUND:					<u>36.37</u>
<b>BEATRICE AREA SOLID WASTE AGNC</b>					
<b>BASWA</b>					
12688	Global Payments	6921-DEC25	Monthly credit card fees	12/31/2025	48.84
12688	Global Payments	6921-DEC25	Credit Card Processor Equipment	12/31/2025	349.00
Total BASWA:					<u>397.84</u>
Total BEATRICE AREA SOLID WASTE AGNC:					<u>397.84</u>
<b>SANITATION FUND</b>					
11311	Paymentech	5707000-DEC25	Monthly CC Fees - Sanitation	12/31/2025	498.95
11312	Xpress Bill Pay	INV-XPR031029	Monthly CC Fees - Sanitation	12/31/2025	286.93
Total :					<u>785.88</u>
Total SANITATION FUND:					<u>785.88</u>
Grand Totals:					<u><u>25,648.50</u></u>

Dated: \_\_\_\_\_

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

City Council: \_\_\_\_\_

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Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
<b>APX Inc</b>				
26223	02/01/2026	Transfer Fee: Cottonwood Wind4 1/2026	ELECTRIC FUND	53.93
26223	02/01/2026	Transfer Fee: Cottonwood Wind4 12/2025	ELECTRIC FUND	47.67
Total APX Inc:				101.60
<b>BASWA</b>				
222-JAN26	01/31/2026	#16124-VAC TRUCK -6YDX12	ELECTRIC FUND	72.00
222-JAN26	01/31/2026	#16125-VAC TRUCK -8YDX12	ELECTRIC FUND	96.00
222-JAN26	01/31/2026	#16125-VAC TRUCK -3YDX12	ELECTRIC FUND	36.00
222-JAN26	01/31/2026	#16125-VAC TRUCK -8YDX12	ELECTRIC FUND	96.00
222-JAN26	01/31/2026	#21793-YARD BOX-4.4X2.34	ELECTRIC FUND	10.30
226-JAN26	01/31/2026	#16127-VAC TRUCK-1YDX12	WPC	12.00
226-JAN26	01/31/2026	#21632-GRIT/RAGS-2.18TX2.34	WPC	5.10
226-JAN26	01/31/2026	#21959-GRIT AND RAGS-1.25TX2.34	WPC	2.93
365-JAN26	01/31/2026	#16113-Vac Truck -1ydx12	WATER FUND	12.00
365-JAN26	01/31/2026	#16130-vac truck-1ydx12	WATER FUND	12.00
365-JAN26	01/31/2026	#16132-vac truck -2ydx12	WATER FUND	24.00
365-JAN26	01/31/2026	#16138-vac truck-10ydx12	WATER FUND	120.00
365-JAN26	01/31/2026	#16139-vac truck-4ydx12	WATER FUND	48.00
SLUDGE-JAN26	02/01/2026	SLUDGE-JAN26	WPC	11,773.70
Total BASWA:				12,320.03
<b>Beatrice Mechanical Service, Inc.</b>				
218672	01/30/2026	Labor-Diagnostic (admin bld not heating)	WPC	115.00
218672	01/30/2026	Labor-Replace Fan belt	WPC	25.00
218672	01/30/2026	1)V Belt@12.13	WPC	12.13
218672	01/30/2026	12)20x25x2 Extended Filter@5.66	WPC	67.92
Total Beatrice Mechanical Service, Inc.:				220.05
<b>Beatrice Ready Mixed</b>				
B1 748643	01/30/2026	5cy)Sand Fill & Water @63.00	WATER FUND	315.00
B1 748643	01/30/2026	Winter Service	WATER FUND	35.00
B1 748643	01/30/2026	Sales Tax	WATER FUND	26.26
B1 748685	02/03/2026	8cy)Sand Fill & Water@63.00	WATER FUND	504.00
B1 748685	02/03/2026	Winter Service	WATER FUND	56.00
B1 748685	02/03/2026	Sales Tax	WATER FUND	42.00
B1 748976	02/09/2026	3.75cy)NDOT EZ Fill 10'@138.00 (LS#3 forcemain)	WPC	517.50
B1 748976	02/09/2026	Winter Service	WPC	26.25
Total Beatrice Ready Mixed:				1,522.01
<b>Bomgaars Supply Inc</b>				
00492238	08/08/2025	1)Hydraulic Hose	WPC	19.99
547351	01/29/2026	1)Screw Extractor Set @13.99	WATER FUND	13.99
547351	01/29/2026	Sales Tax	WATER FUND	1.05
551090	02/11/2026	2)Mouse Trap @2.79	WATER FUND	5.58
551090	02/11/2026	1)Mouse Attractant@4.99	WATER FUND	4.99
551090	02/11/2026	Sales Tax	WATER FUND	.79
Total Bomgaars Supply Inc:				46.39
<b>Border States Industries, Inc</b>				
931921278	02/09/2026	12)JUNCTION 4 POINT CPR - LJ215C4U 15KV 200A W/ U-STRAPS	ELECTRIC FUND	2,703.19
931921278	02/09/2026	20)ELBOW RECEPTACLE 4/0 CHN - 215LEJ58	ELECTRIC FUND	1,450.39

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
931921294	02/09/2026	18)TERMINATOR 4/0 RUBBER JACKETED MMM-5462-4/0	ELECTRIC FUND	1,241.30
931921302	02/09/2026	100)BUR-YPC26R8U 2/0 ALCU Tap Conn@.66	ELECTRIC FUND	70.95
Total Border States Industries, Inc:				5,465.83
<b>BPW - Bldg Repair</b>				
1131.01-FEB26	02/01/2026	Electric Building Repair Fund	ELECTRIC FUND	1,250.00
1131.01-FEB26	02/01/2026	Water Building Repair Fund	WATER FUND	850.00
Total BPW - Bldg Repair:				2,100.00
<b>BPW - Bond Reserve</b>				
FEB2026	02/01/2026	Water D311674 - SFR Land	WATER FUND	3,611.00
FEB2026	02/01/2026	Water D311685 - SRF Projects	WATER FUND	20,770.00
FEB2026-SERIES	02/01/2026	Electric Series 2025 Bonds	ELECTRIC FUND	16,476.00
FEB2026-SERIES	02/01/2026	Water Series 2025 Bonds	WATER FUND	8,007.00
FEB2026-SERIES	02/01/2026	WPC Series 2025 Bonds	WPC	1,000.00
Total BPW - Bond Reserve:				49,864.00
<b>BPW - Engineering Charges</b>				
1456.00-FEB26	02/01/2026	Water Engineering Charges	WATER FUND	3,903.00
1456.00-FEB26	02/01/2026	WPC Engineering Charges	WPC	3,903.00
Total BPW - Engineering Charges:				7,806.00
<b>BPW - Utilities</b>				
12058900-JAN26	02/05/2026	Utilities/electric/Sub 1	ELECTRIC FUND	645.64
15051800-JAN26	02/05/2026	Utilities/WPC/Lift Station 424 Irving	WPC	273.55
21104000-JAN26	02/05/2026	Utilities/Water/19th & hoyt	WATER FUND	76.02
21104500-JAN26	02/05/2026	Utilities/electric/Sub 3	ELECTRIC FUND	161.82
21176000-JAN26	02/05/2026	Utilities/WPC/Lift Station 1831 1/2 Carlyle	WPC	90.96
23001000-JAN26	02/05/2026	Utilities/WPC/Lift Station 204 S 1st	WPC	803.38
24107600-JAN26	02/05/2026	Utilities/WPC/Lift Station 2118 Market	WPC	42.31
31004001-JAN26	02/05/2026	Utilities/electric/Sub 5	ELECTRIC FUND	224.03
31013810-JAN26	02/05/2026	Utilities/Electric/Switch station #1	ELECTRIC FUND	11.51
320118000-JAN26	02/05/2026	Utilities/WPC/Lift Station 910 w Court	WPC	39.67
35041000-JAN26	02/05/2026	Utilities/WPC/Lift Station 624 Pleasant	WPC	48.41
37009500-JAN26	02/05/2026	Utilities/WPC/Lift Station 800 herbert	WPC	333.81
37039110-JAN26	02/05/2026	Utilities/electric/Sub 2	ELECTRIC FUND	29.87
38146000-JAN26	02/05/2026	Utilities/Water/Mulberry & West	WATER FUND	84.93
39079000-JAN26	02/05/2026	Utilities/WPC/Disposal Plant	WPC	14,085.34
39079100-JAN26	02/05/2026	Utilities/WPC/Disposal Plant	WPC	756.60
39093000-JAN26	02/05/2026	Utilities/WPC/Lift Station 1618 Country Club In	WPC	83.71
40013000-JAN26	02/05/2026	Utilities/Water Reed & W Scott	WATER FUND	401.67
40013500-JAN26	02/05/2026	Utilities/Electric/Sub 6	ELECTRIC FUND	244.03
4002110-JAN26	02/05/2026	Utilities/Electric/1st & Ella Security Light	ELECTRIC FUND	11.51
40031000-JAN26	02/05/2026	Utilities/Water/Hoyt Rd & Blueridge	WATER FUND	21.10
40033500-JAN26	02/05/2026	Utilities/Electric/Sub 9	ELECTRIC FUND	296.00
40057600-JAN26	02/05/2026	Utilities/Water/500 N Commerce	WATER FUND	2,718.15
40057700-JAN26	02/05/2026	Utilities/electric/500 N Commerce	ELECTRIC FUND	3,328.32
40086010-JAN26	02/05/2026	Utilities/Electric/Sub 7	ELECTRIC FUND	14.65
40116000-JAN26	02/05/2026	Utilities/Electric/Sub 4	ELECTRIC FUND	173.32
40137200-JAN26	02/05/2026	Utilities/electric/Sub 10	ELECTRIC FUND	189.72
40260000-JAN26	02/05/2026	Utilities/Water/North Reservoir	WATER FUND	2,999.60
40260500-JAN26	02/05/2026	Utilities/Water/South Reservoir	WATER FUND	3,574.11
40261000-JAN26	02/05/2026	Utilities/Water/Wells Hoag	WATER FUND	4,894.06

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
45016000-JAN26	02/05/2026	Utilities/Water RR3	WATER FUND	21.59
5013000-JAN26	02/05/2026	Utilities/Electric/400 Ella	ELECTRIC FUND	990.55
Total BPW - Utilities:				37,669.94
<b>CINTAS LOC 749</b>				
4258378689	02/03/2026	Uniform Cleaning/Rental WPC	WPC	35.00
Total CINTAS LOC 749:				35.00
<b>City Economic Development Fund</b>				
ED-FEB26	02/01/2026	Economic Development Support-FEB26	ELECTRIC FUND	25,000.00
Total City Economic Development Fund:				25,000.00
<b>City Treasurer</b>				
AR80099-FEB26	02/10/2026	UTV registration renewal-Oltman	ELECTRIC FUND	25.00
ATTY-FEB26	02/01/2026	Attorney Salary -FEB26	ELECTRIC FUND	4,257.00
ATTY-FEB26	02/01/2026	Attorney Salary -FEB26	WATER FUND	2,554.00
ATTY-FEB26	02/01/2026	Attorney Salary -FEB26	WPC	1,703.00
CR-FEB26	02/01/2026	Community Relations Coord(50% of Amanda)-FEB26	ELECTRIC FUND	2,747.00
CR-FEB26	02/01/2026	Community Relations Coord(50% of Amanda)-FEB26	WATER FUND	1,648.20
CR-FEB26	02/01/2026	Community Relations Coord(50% of Amanda)-FEB26	WPC	1,098.80
FINANCE-HR-FEB26	02/01/2026	Finance/HR Salary-FEB26	ELECTRIC FUND	8,424.00
FINANCE-HR-FEB26	02/01/2026	Finance/HR Salary-FEB26	WATER FUND	5,054.40
FINANCE-HR-FEB26	02/01/2026	Finance/HR Salary-FEB26	WPC	3,369.60
GARBAGE-JAN26	02/06/2026	Garbage-JAN26	ELECTRIC FUND	130,295.24
GM-FEB26	02/01/2026	General Manager Salary -FEB26	ELECTRIC FUND	10,933.00
GM-FEB26	02/01/2026	General Manager Salary -FEB26	WATER FUND	6,559.80
GM-FEB26	02/01/2026	General Manager Salary -FEB26	WPC	4,373.20
HOMETOWN	02/04/2026	REFUND COPIER LEASE FINAL PMT-HOMETOWN LEASING	ELECTRIC FUND	132.54
IT-FEB26	02/01/2026	IT Monthly Contribution -FEB26	ELECTRIC FUND	40,030.00
IT-FEB26	02/01/2026	IT Monthly Contribution -FEB26	WATER FUND	13,614.00
IT-FEB26	02/01/2026	IT Monthly Contribution -FEB26	WPC	9,432.00
PLUS-JAN26	02/06/2026	Beatrice Plus-JAN26	ELECTRIC FUND	2,439.48
Total City Treasurer:				248,690.26
<b>Collection Associates LLC</b>				
186-JAN26	01/31/2026	Collections/Jan 2026	ELECTRIC FUND	643.28
Total Collection Associates LLC:				643.28
<b>Column Software PBC</b>				
7FF24556-0648	01/23/2026	Notice of Meeting 2/11/26	ELECTRIC FUND	13.02
Total Column Software PBC:				13.02
<b>Dawgs Sports Specialties</b>				
11086	01/16/2026	State Sales/Use	ELECTRIC FUND	14.70
11086	01/16/2026	City Sales/Use	ELECTRIC FUND	5.35
11086	01/16/2026	Uniform - Dave W	ELECTRIC FUND	86.45
11086	01/16/2026	Uniform-Lisa,Diane	ELECTRIC FUND	200.94
Total Dawgs Sports Specialties:				267.34

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
<b>Echo Group, Inc.</b>				
S011608428.001	01/28/2026	1)Pas Rec Duplex 20a@4.12	WATER FUND	4.12
S011608428.001	01/28/2026	1)Pas SW SP 20a @6.00	WATER FUND	6.00
S011608428.001	01/28/2026	Pas Female 3W 15x@23.88	WATER FUND	23.88
S011608428.001	01/28/2026	6)Arl 3/8" Bx/MC Conn Snap @1.9698	WATER FUND	11.82
S011608428.001	01/28/2026	1)Egs 4sq Cover Duplex@5.42	WATER FUND	5.42
S011608428.001	01/28/2026	1)Egs 4sq Box 2-1/8@3.43	WATER FUND	3.43
S011608428.001	01/28/2026	10)Flex 12-2WGMC Cut blk-wht-grn@.916	WATER FUND	9.16
S011608428.001	01/28/2026	Sales Tax	WATER FUND	4.79
S011612614.001	02/01/2026	3)Int LED/Electronic Phot Cell@33.08	ELECTRIC FUND	99.24
S011612614.001	02/01/2026	Sales Tax	ELECTRIC FUND	7.44
S011621252.001	02/05/2026	1)Idl 2" Carbide Tip Hole Cutter	WATER FUND	134.13
S011621252.001	02/05/2026	Sales Tax	WATER FUND	10.06
S011621837.001	02/10/2026	3)LEDrv180UNV1250DUNAYX@97.73	ELECTRIC FUND	293.19
S011621837.001	02/10/2026	Sales Tax	ELECTRIC FUND	21.99
Total Echo Group, Inc.:				634.67
<b>Employee Benefit Account</b>				
HEALTH INS-FEB26	02/01/2026	Engineering Health Ins	ELECTRIC FUND	8,400.00
HEALTH INS-FEB26	02/01/2026	Electric Health Ins	ELECTRIC FUND	36,400.00
HEALTH INS-FEB26	02/01/2026	Billing & Service-elec	ELECTRIC FUND	5,600.00
HEALTH INS-FEB26	02/01/2026	Jean & Zab-elec	ELECTRIC FUND	2,800.00
HEALTH INS-FEB26	02/01/2026	Water Health Ins	WATER FUND	28,000.00
HEALTH INS-FEB26	02/01/2026	Billing & Service-wtr	WATER FUND	3,360.00
HEALTH INS-FEB26	02/01/2026	Jean & Zab-wtr	WATER FUND	1,680.00
HEALTH INS-FEB26	02/01/2026	WPC Health Ins	WPC	16,800.00
HEALTH INS-FEB26	02/01/2026	Billing & Service-wpc	WPC	2,240.00
HEALTH INS-FEB26	02/01/2026	Jean & Zab - wpc	WPC	1,120.00
Total Employee Benefit Account:				106,400.00
<b>Farmers Cooperative</b>				
2266-JAN26	01/31/2026	19.98lbs Propane cylinder fill	WATER FUND	21.48
2266-JAN26	01/31/2026	Propane Exchange	WATER FUND	23.75
2266-JAN26	01/31/2026	Propane Exchange	WATER FUND	23.75
2266-JAN26	01/31/2026	Propane Exchange	WATER FUND	23.75
2267-JAN26	01/31/2026	12.167 gal E89	WPC	30.97
2267-JAN26	01/31/2026	20.0710 gal Super No lead	WPC	46.14
2267-JAN26	01/31/2026	Tire Repair	WPC	65.00
2267-JAN26	01/31/2026	15.1090 gal Super No Lead	WPC	34.28
2267-JAN26	01/31/2026	21.1190 gal Super No Lead	WPC	53.20
2267-JAN26	01/31/2026	11.9460 gal Super No lead	WPC	28.30
2267-JAN26	01/31/2026	18.830 gal Super No lead	WPC	44.61
2267-JAN26	01/31/2026	14.1610 Super No lead	WPC	33.55
2267-JAN26	01/31/2026	20.3410 gal Super No lead	WPC	48.19
2267-JAN26	01/31/2026	13.2180 gal Super E89	WPC	34.57
2267-JAN26	01/31/2026	3.1720 gal Super No Lead	WPC	7.29
2267-JAN26	01/31/2026	28.920 gal Super no Lead (gas can)	WPC	68.51
2268-JAN26	01/31/2026	Tire Repair	ELECTRIC FUND	25.00
Total Farmers Cooperative:				612.34
<b>Fastenal Company</b>				
180377	02/06/2026	24)S/S HCS 3/4-10x4@9.91	WATER FUND	238.00
180377	02/06/2026	20)3/4"-10 18-8 S/S FHN @3.29	WATER FUND	65.86
180377	02/06/2026	4)3/4-10 HxJamNut S/S@2.064	WATER FUND	8.26

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
180377	02/06/2026	Sales Tax	WATER FUND	23.41
Total Fastenal Company:				335.53
<b>GE Software Inc</b>				
226539	01/31/2026	Fuel Site Modeul Monthly Service-Jan26	ELECTRIC FUND	86.00
226539	01/31/2026	State Sales/Use	ELECTRIC FUND	4.40-
226539	01/31/2026	City Sales/Use	ELECTRIC FUND	1.60-
Total GE Software Inc:				80.00
<b>General Traffic Controls, Inc.</b>				
27200	02/11/2026	10)LED 12" Insert@69.99	ELECTRIC FUND	699.90
27200	02/11/2026	Import Tariff 8%	ELECTRIC FUND	55.99
27200	02/11/2026	Shipping	ELECTRIC FUND	30.11
Total General Traffic Controls, Inc.:				786.00
<b>Grainger</b>				
9794125774	02/03/2026	1)Radiant Enclosure Heater@178.92	WATER FUND	178.92
9794125774	02/03/2026	Sales Tax	WATER FUND	13.42
Total Grainger:				192.34
<b>HDR Engineering Inc</b>				
1200796709	02/01/2026	12/28/26-1/24/26)Evaluate generation equip/develop comprehensive strate	ELECTRIC FUND	25,628.22
Total HDR Engineering Inc:				25,628.22
<b>Husker Electric Supply</b>				
79399	02/09/2026	8)IPEX 12x12x6 Pvc Junction Box @69.99	ELECTRIC FUND	559.92
79399	02/09/2026	500)12/3 SOOW Rubber Cord 600V @1.699	ELECTRIC FUND	849.50
79399	02/09/2026	Sales Tax	ELECTRIC FUND	105.71
Total Husker Electric Supply:				1,515.13
<b>Hydro Optimization and Automat, Inc</b>				
13181	01/23/2026	Cyber Protect Services Jan-Dec 2026	WATER FUND	9,633.15
13181	01/23/2026	Sales Tax	WATER FUND	722.48
13238	01/23/2026	ScreenConnect Hosting 2026	WATER FUND	550.00
13238	01/23/2026	Sales Tax	WATER FUND	41.25
Total Hydro Optimization and Automat, Inc:				10,946.88
<b>JEO Consulting Group, Inc.</b>				
171149	01/26/2026	Engineering design for Chemical Feed Improvement Project #251912	WATER FUND	1,968.75
Total JEO Consulting Group, Inc.:				1,968.75
<b>Johnny's Welding, Inc.</b>				
195608	01/20/2026	4)feet 2x2x10 gauge box @2.01	ELECTRIC FUND	8.04
195608	01/20/2026	4)feet 3x3x11 ga box @6.41	ELECTRIC FUND	25.64
195608	01/20/2026	Sales Tax	ELECTRIC FUND	2.53
195646	01/30/2026	4)feet 1/4 x 4 flat @3.11(N final clarifier skimage arm)	WPC	12.44
Total Johnny's Welding, Inc.:				48.65

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
<b>Landis and Gyr Technology, Inc.</b>				
90425069	02/03/2026	SaaS Monthly flat Fee/Jan2026	ELECTRIC FUND	3,645.00
Total Landis and Gyr Technology, Inc.:				3,645.00
<b>Lincoln Winwater Works</b>				
117664 01	01/21/2026	20ft) PVC 9600B 6x20 s40 Be Pipe@6.98	WATER FUND	139.60
117664 01	01/21/2026	1) 6 PVCDV HXH 90 ell@52.17	WATER FUND	52.17
117664 01	01/21/2026	Sales Tax	WATER FUND	14.38
117687 01	01/21/2026	20ft) PVC 9800B 8x20 S40 BE Pipe @7.77-ret	WATER FUND	155.40-
117687 01	01/21/2026	1)1056-88 8" CI/PL-CI/PL@29.37-ret	WATER FUND	29.37-
117687 01	01/21/2026	1) 8 PVCDWV HxH 90 Bell @101.29-ret	WATER FUND	101.29-
117687 01	01/21/2026	1)PVCDWV Coupling @45.89-ret	WATER FUND	45.89-
117687 01	01/21/2026	Sales Tax	WATER FUND	24.90-
117874 01	02/05/2026	1)24" MJ BUTTERFLY GATE VALVE	WATER FUND	9,018.18
117886 01	02/05/2026	1)6 PVCDWV HXH 45 ell @40.12	WATER FUND	40.12
117886 01	02/05/2026	Sales Tax	WATER FUND	3.01
117963 01	02/10/2026	Sales Tax	WATER FUND	165.00
117963 01	02/10/2026	4)100lb Drum Chlorine-5gal bucket @550.00	WATER FUND	2,200.00
Total Lincoln Winwater Works:				11,275.61
<b>Mead Lumber Company</b>				
13087147	01/29/2026	1)Great Stuff window/door@8.49	WATER FUND	8.49
13087147	01/29/2026	Sales Tax	WATER FUND	.64
13088357	01/29/2026	1)Great Stuff window/door@8.49	WATER FUND	8.49
13088357	01/29/2026	Sales Tax	WATER FUND	.64
13092604	01/30/2026	13)4x8x1/2 FRP Panel @131.25	WATER FUND	1,706.25
13092604	01/30/2026	25)8'FRP H Mould@9.27	WATER FUND	231.75
13092604	01/30/2026	Sales Tax	WATER FUND	145.35
13097521	02/02/2026	1)9x3 Bronze star screw5#@43.20	WATER FUND	43.20
13097521	02/02/2026	1)9x2 Bronze Star Screw 5#@44.15	WATER FUND	44.15
13097521	02/02/2026	2)Kitch/Bath clear@12.47	WATER FUND	24.94
13097521	02/02/2026	Sales Tax	WATER FUND	8.43
13101835	02/03/2026	1)Oil Aire Tool @5.79	WATER FUND	5.79
13101835	02/03/2026	2)130DC-NA Tape, Duct@10.55	WATER FUND	21.10
13101835	02/03/2026	Sales Tax	WATER FUND	2.02
13106521	02/04/2026	2)Single Key @1.33	ELECTRIC FUND	2.66
13106521	02/04/2026	Sales Tax	ELECTRIC FUND	.20
13107576	02/04/2026	1)55-045 Bar , wonder II@7.00	WATER FUND	7.00
13107576	02/04/2026	1)Screwdriver std8" @13.43	WATER FUND	13.43
13107576	02/04/2026	1)Snip,93/4" Right ct@22.91	WATER FUND	22.91
13107576	02/04/2026	1set)Screwdriver 6pc @10.55	WATER FUND	10.55
13107576	02/04/2026	Sales Tax	WATER FUND	4.04
13115120	02/06/2026	1)7-1/8" Wire Stripper/Cutter @19.19	WPC	19.19
13115120	02/06/2026	1)6pc Precision Screwdriver Set @31.99	WPC	31.99
922537	02/04/2026	3) P73948125 ADH, PL Prem 10.2oz-ret(invoice 13068292)	WATER FUND	25.89-
922537	02/04/2026	Sales Tax	WATER FUND	1.94-
Total Mead Lumber Company:				2,335.38
<b>Midwest Laboratories, Inc.</b>				
1272502	02/03/2026	Weekly Wastewater Samples/Jan26	WPC	1,219.12
1272503	02/03/2026	Annual Water Quality	WATER FUND	341.03
Total Midwest Laboratories, Inc.:				1,560.15

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
<b>Nebraska Public Power District</b>				
47259	02/10/2026	Power Bill/Transmission-Jan26	ELECTRIC FUND	22,802.72
9000061799	01/31/2026	Power Bill/Transmission-Dec25	ELECTRIC FUND	184.00
9000061943	01/31/2026	Pole Attach Elect -Prior Year (Contract 05-L20-1658)	ELECTRIC FUND	25.00
Total Nebraska Public Power District:				23,011.72
<b>Norris Public Power District</b>				
311885100-JAN26	02/05/2026	Power Bill/City Wells/Jan2026	WATER FUND	4,792.87
Total Norris Public Power District:				4,792.87
<b>One Call Concepts, Inc.</b>				
6010132	01/31/2026	Street-locate fees	ELECTRIC FUND	23.65
6010132	01/31/2026	Elec-locate fees	ELECTRIC FUND	23.64
6010132	01/31/2026	Water-locate fees	WATER FUND	23.64
6010132	01/31/2026	WPC-locate fees	WPC	23.64
Total One Call Concepts, Inc.:				94.57
<b>O'Reilly Automotive, Inc.</b>				
0749-130029	02/04/2026	1)Oil Filter@7.93	WATER FUND	8.52
0749-130029	02/04/2026	1)Oil Filter@7.93	WATER FUND	8.52
0749-130029	02/04/2026	1)Oil Filter@7.93	WATER FUND	8.52
0749-130029	02/04/2026	1)Oil Filter@7.93	WATER FUND	8.52
0749-130029	02/04/2026	12)14ozBrakecln@3.49	WATER FUND	45.03
0749-130029	02/04/2026	1)Oil Ch Decal @10.59	WATER FUND	11.39
0749-130507	02/06/2026	1)Glass Wand@9.79	ELECTRIC FUND	9.79
0749-130507	02/06/2026	Sales Tax	ELECTRIC FUND	.73
0749-131256	02/09/2026	1)OIL FILTER@7.93	ELECTRIC FUND	7.93
0749-131256	02/09/2026	2)5qtMotorOil@36.95	ELECTRIC FUND	73.90
0749-131256	02/09/2026	2)GL-Wiper Fld @6.49	ELECTRIC FUND	12.98
0749-131256	02/09/2026	1)16ozProtect @8.49	ELECTRIC FUND	8.49
0749-131256	02/09/2026	1)3pk Towels@8.99	ELECTRIC FUND	8.99
0749-131256	02/09/2026	2)Quik Wax @10.99	ELECTRIC FUND	21.98
0749-131256	02/09/2026	1)6pk Paper@7.99	ELECTRIC FUND	7.99
0749-131256	02/09/2026	1)12ozGasAntFz@3.49	ELECTRIC FUND	3.49
0749-131256	02/09/2026	Sales Tax	ELECTRIC FUND	10.93
Total O'Reilly Automotive, Inc.:				257.70
<b>Philippi Electric Inc</b>				
6834	02/06/2026	Install 600amp Panen-Refeed all equip, hk up existng transfer switch(north	WATER FUND	33,379.12
Total Philippi Electric Inc:				33,379.12
<b>Pinnacle Bank</b>				
DEC25	01/02/2026	Internet Banking Fees Dec 2025	ELECTRIC FUND	62.30
JAN26	02/02/2026	Internet Banking Fees Jan 2026 (plus city overpayment)	ELECTRIC FUND	134.00
Total Pinnacle Bank:				196.30
<b>Plymouth Electric, Inc.</b>				
125089	01/26/2026	Install outlet for TV in Conf Room -Admin building	WPC	177.82
125094	01/27/2026	1)Contactor@244.47	WPC	244.47
125094	01/27/2026	1)Transformer 12290@387.23	WPC	387.23
125094	01/27/2026	Labor -Replace Transformer /Contactor pit heater Processing bld	WPC	440.00

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
Total Plymouth Electric, Inc.:				1,249.52
<b>Premier GMC Beatrice LLC</b>				
6031454 1	01/22/2026	1)Housing @118.56	ELECTRIC FUND	118.56
6031454 1	01/22/2026	1)Cylinder @117.66	ELECTRIC FUND	117.66
6031454 1	01/22/2026	Shop Supplies	ELECTRIC FUND	50.00
6031454 1	01/22/2026	Sales Tax	ELECTRIC FUND	21.46
6031454 1	01/22/2026	Labor-Faulty Ignition Lock	ELECTRIC FUND	495.00
6031713 1	01/23/2026	Labor-R/R Idler Pulley and belt	ELECTRIC FUND	280.50
6031713 1	01/23/2026	Shop Supplies	ELECTRIC FUND	50.00
6031713 1	01/23/2026	Sales Tax	ELECTRIC FUND	3.75
Total Premier GMC Beatrice LLC:				1,136.93
<b>Priority Printing</b>				
125229	01/23/2026	State Sales/Use Tax	ELECTRIC FUND	5.84-
125229	01/23/2026	State Sales/Use Tax	ELECTRIC FUND	5.79-
125229	01/23/2026	City Sales/Use Tax	ELECTRIC FUND	2.12-
125229	01/23/2026	City Sales/Use Tax	ELECTRIC FUND	2.11-
125229	01/23/2026	10,000)#10 Regular Envelope/split	ELECTRIC FUND	114.06
125229	01/23/2026	15,000) #10 Window Envelope /share cost	ELECTRIC FUND	113.18
125229	01/23/2026	State Sales/Use Tax	WATER FUND	3.50-
125229	01/23/2026	State Sales/Use Tax	WATER FUND	3.48-
125229	01/23/2026	City Sales/Use Tax	WATER FUND	1.27-
125229	01/23/2026	City Sales/Use Tax	WATER FUND	1.26-
125229	01/23/2026	10,000)#10 Regular Envelope/split	WATER FUND	68.44
125229	01/23/2026	15,000) #10 Window Envelope /share cost	WATER FUND	67.91
125229	01/23/2026	10,000)#10 Regular Envelope/split	WPC	42.44
125229	01/23/2026	15,000) #10 Window Envelope /share cost	WPC	42.11
125243	01/30/2026	State Sales/Use Tax	ELECTRIC FUND	17.99-
125243	01/30/2026	City Sales/Use Tax	ELECTRIC FUND	6.54-
125243	01/30/2026	500) Note Pads/split	ELECTRIC FUND	351.71
Total Priority Printing:				749.95
<b>Quadient Leasing USA Inc</b>				
31270251-JAN26	02/03/2026	Postage /split	ELECTRIC FUND	2,005.05
31270251-JAN26	02/03/2026	Postage /split	WATER FUND	1,203.03
31270251-JAN26	02/03/2026	Postage /split	WPC	802.02
Total Quadient Leasing USA Inc:				4,010.10
<b>Roehr's Machinery, Inc.</b>				
IV92500	02/04/2026	1)Filter,Eng@33.75	WATER FUND	36.28
IV92500	02/04/2026	1)Filter,Eng@33.75	WATER FUND	36.28
IV92500	02/04/2026	1)Filter,Eng@33.75	WATER FUND	36.28
IV92500	02/04/2026	1)Filter, Air@69.90	WATER FUND	75.14
IV92500	02/04/2026	1)Filter, Air@69.90	WATER FUND	75.14
IV92500	02/04/2026	1)Filter, Air@69.90	WATER FUND	75.14
IV92500	02/04/2026	1)Filter Fuel @43.70	WATER FUND	46.98
IV92500	02/04/2026	1)Filter Fuel @43.70	WATER FUND	46.98
IV92500	02/04/2026	1)Filter Fuel @43.70	WATER FUND	46.98
IV92500	02/04/2026	1)Filter, Fuel @56.40	WATER FUND	60.63
IV92500	02/04/2026	1)Filter, Fuel @56.40	WATER FUND	60.63
IV92500	02/04/2026	1)Filter, Fuel @56.40	WATER FUND	60.63
IV92500	02/04/2026	1)Kit @168.80	WATER FUND	181.46

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
IV92502	02/06/2026	State Sales/Use	WATER FUND	9.28-
IV92502	02/06/2026	City Sales/Use	WATER FUND	3.38-
IV92502	02/06/2026	Kit@168.80	WATER FUND	168.80
IV92502	02/06/2026	Use Tax	WATER FUND	12.66
Total Roehr's Machinery, Inc.:				1,007.35
<b>Sapp Bros. Petroleum, Inc.</b>				
IN4947801	02/02/2026	900)UNLEADED GASOLINE@2.239	ELECTRIC FUND	2,015.10
IN4947801	02/02/2026	1104)DIESEL 50/50 blend@2.81	ELECTRIC FUND	3,102.24
Total Sapp Bros. Petroleum, Inc.:				5,117.34
<b>Sunbelt Solomon Services, LLC</b>				
417025	01/26/2026	SUB 4 breaker repair(s/n 17141, IC# 125163571)	ELECTRIC FUND	2,050.00
417025	01/26/2026	Sales Tax	ELECTRIC FUND	153.75
Total Sunbelt Solomon Services, LLC:				2,203.75
<b>The Wilson Bohannan Padlock Company</b>				
0223822-IN	02/10/2026	State Sales/Use	WATER FUND	19.13-
0223822-IN	02/10/2026	City Sales/Use	WATER FUND	6.95-
0223822-IN	02/10/2026	12)Brass Padlock model 112@12.68	WATER FUND	152.16
0223822-IN	02/10/2026	12)Brass Padlock Model 162@14.74	WATER FUND	176.88
0223822-IN	02/10/2026	Freight	WATER FUND	18.75
0223822-IN	02/10/2026	Use Tax	WATER FUND	26.08
Total The Wilson Bohannan Padlock Company:				347.79
<b>Tractor Supply Company</b>				
473180	02/03/2026	2)Blue DEF 2.5gal @16.99	ELECTRIC FUND	33.98
473180	02/03/2026	Sales Tax	ELECTRIC FUND	2.55
473266	02/04/2026	1)Professional Measuring wheel@74.99	WATER FUND	74.99
473266	02/04/2026	Sales Tax	WATER FUND	5.62
Total Tractor Supply Company:				117.14
<b>Tredz Central LLC</b>				
58019	01/29/2026	4)Sumitomo Encounter At.@230.00	ELECTRIC FUND	920.00
58019	01/29/2026	Mount & Balance@40.00	ELECTRIC FUND	160.00
58019	01/29/2026	Tire Disposal	ELECTRIC FUND	28.00
58019	01/29/2026	Tire Disposal Fee	ELECTRIC FUND	4.00
58019	01/29/2026	Sales Tax	ELECTRIC FUND	61.16
58019	01/29/2026	Tire tax	ELECTRIC FUND	4.00
Total Tredz Central LLC:				1,177.16
<b>Uline</b>				
203845822	02/05/2026	State Sales/Use	ELECTRIC FUND	48.62-
203845822	02/05/2026	City Sales/Use	ELECTRIC FUND	17.68-
203845822	02/05/2026	3)Industrial Floor Squeegee@36.00	ELECTRIC FUND	108.00
203845822	02/05/2026	3)Aluminum Threaded handle @33.00	ELECTRIC FUND	99.00
203845822	02/05/2026	25)Heavy duty Reflective traffic Cones 18"@22.00	ELECTRIC FUND	550.00
203845822	02/05/2026	Shipping	ELECTRIC FUND	126.96
203845822	02/05/2026	Use Tax	ELECTRIC FUND	66.30
203880274	02/06/2026	State Sales/Use	ELECTRIC FUND	64.70-
203880274	02/06/2026	City Sales/Use	ELECTRIC FUND	23.53-

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
203880274	02/06/2026	50)Heavy Duty Reflective Traffic Cones 18" @21.00	ELECTRIC FUND	1,050.00
203880274	02/06/2026	Shipping	ELECTRIC FUND	126.38
203880274	02/06/2026	Use Tax	ELECTRIC FUND	88.23
Total Uline:				2,060.34
<b>US Postmaster</b>				
020626	02/06/2026	cycle billing postage	ELECTRIC FUND	1,571.36
020626	02/06/2026	cycle billing postage	WATER FUND	942.82
020626	02/06/2026	cycle billing postage	WPC	628.54
Total US Postmaster:				3,142.72
<b>USA Bluebook</b>				
INV00945740	01/27/2026	4)Pyrex Economy Beaker 400mL@11.30	WPC	45.20
INV00945740	01/27/2026	Shipping	WPC	19.95
Total USA Bluebook:				65.15
<b>Viking Painting LLC</b>				
PS-INV106544	01/30/2026	Replacement of PAX PWM 150 Mixer -South Water Tower	WATER FUND	15,000.00
Total Viking Painting LLC:				15,000.00
<b>Visa</b>				
20081-JAN26	02/02/2026	OSI Batteries-Cyclon Line Recloser	ELECTRIC FUND	211.82
20081-JAN26	02/02/2026	Walmart-Drano	ELECTRIC FUND	10.18
20081-JAN26	02/02/2026	Walmart-SC cleaning suppies	ELECTRIC FUND	173.55
20081-JAN26	02/02/2026	Amazon-Jean Stamp refills/split	ELECTRIC FUND	8.94
20081-JAN26	02/02/2026	City Sales/use	ELECTRIC FUND	2.64
20081-JAN26	02/02/2026	Motion-Cyl Roller	ELECTRIC FUND	42.65
20081-JAN26	02/02/2026	Midwest Tire-Turf Tires	ELECTRIC FUND	833.85
20081-JAN26	02/02/2026	Harbor Freight--Tools	ELECTRIC FUND	236.49
20081-JAN26	02/02/2026	UPS - Shipping Sharshaug testing	ELECTRIC FUND	160.21
20081-JAN26	02/02/2026	Harbor Freight-parts washer	ELECTRIC FUND	150.14
20081-JAN26	02/02/2026	Walmart-Office supplies	ELECTRIC FUND	44.89
20081-JAN26	02/02/2026	Amazon-Jean Stamp refills/split	ELECTRIC FUND	8.94
20081-JAN26	02/02/2026	Walmart-Supplies	ELECTRIC FUND	78.53
20081-JAN26	02/02/2026	USPS-Employee Recog dinner	ELECTRIC FUND	78.00
20081-JAN26	02/02/2026	Canva-Employee Recog Dinner	ELECTRIC FUND	139.26
20081-JAN26	02/02/2026	Use Tax City	ELECTRIC FUND	2.64
20081-JAN26	02/02/2026	Remarkable-Monthly Subscription digital notepad	ELECTRIC FUND	3.21
20081-JAN26	02/02/2026	Taco Johns-BPW mtg	ELECTRIC FUND	75.19
20081-JAN26	02/02/2026	Walmart-BPW mtg	ELECTRIC FUND	12.14
20081-JAN26	02/02/2026	Valentino's-Bpw mtg	ELECTRIC FUND	75.80
20081-JAN26	02/02/2026	Menards-Garage Floor epoxy-rebate 44.00	WATER FUND	144.79
20081-JAN26	02/02/2026	State Sales/Use	WATER FUND	8.64
20081-JAN26	02/02/2026	City Sales/use	WATER FUND	3.14
20081-JAN26	02/02/2026	Sunrise Bakery-meeting	WATER FUND	39.38
20081-JAN26	02/02/2026	Buy Door-Door Lock(Well 1A)	WATER FUND	157.07
20081-JAN26	02/02/2026	Use Tax	WATER FUND	11.78
20081-JAN26	02/02/2026	Caseys-meal	WATER FUND	22.58
20081-JAN26	02/02/2026	Menards-1/3HP Plastic sump pump- rebate 28.30	WATER FUND	66.16
20081-JAN26	02/02/2026	Harbor Freight-ump pump	WATER FUND	96.74
20081-JAN26	02/02/2026	Amazon-space heater	WATER FUND	80.58
20081-JAN26	02/02/2026	Zoro-Truck Trailer Wash	WATER FUND	63.55
20081-JAN26	02/02/2026	Walmart-shop supplies	WATER FUND	457.82

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
20081-JAN26	02/02/2026	Schaefers-Shop Wash/Dryer	WATER FUND	2,963.32
20081-JAN26	02/02/2026	Amazon-Metal Clipboards w/storage	WATER FUND	141.84
20081-JAN26	02/02/2026	Amazon-Jean Stamp refills/split	WATER FUND	8.94
20081-JAN26	02/02/2026	WEF -Membership /Heideman	WPC	89.00
20081-JAN26	02/02/2026	Walmart-Plant Supplies	WPC	234.45
20081-JAN26	02/02/2026	Walmart-plant supplies	WPC	21.88
20081-JAN26	02/02/2026	Walmart-Tv,Keyboard	WPC	330.32
20081-JAN26	02/02/2026	Gillteq-PO11200 Center Unit outerand inner ring	WPC	8,972.50
20081-JAN26	02/02/2026	Zoro-Coil,Relay(LS #9)	WPC	283.36
20081-JAN26	02/02/2026	Ebay-Relay(LS #9)	WPC	116.42
20081-JAN26	02/02/2026	Dawgs Sports-Uniforms	WPC	180.00
20081-JAN26	02/02/2026	Walmart-Barta Retirement	WPC	190.04
20081-JAN26	02/02/2026	Walmart-office supplies	WPC	30.35
Total Visa:				17,034.88

**Westlake Hardware, Inc.**

10359164	01/29/2026	3)Ace Rstp Spray Redprm@5.29	WPC	15.87
10359164	01/29/2026	3)WD40@8.09	WPC	24.27
10359164	01/29/2026	1)Mtl Cut Whl@11.69	WPC	11.69
10359164	01/29/2026	5)Mason Cutwhl@5.39	WPC	26.95
10359165	01/29/2026	5)Mason Cutwhl@5.39-ret	WPC	26.95-
10359193	01/30/2026	1)Shelf Board White @13.49	WPC	13.49
10359193	01/30/2026	2)Bracket Shelf@14.39	WPC	28.78
10359193	01/30/2026	5)Bulk Fasteners@.53	WPC	2.65
10359193	01/30/2026	6)Bulk Fasteners @.45	WPC	2.70
10359193	01/30/2026	4)Bulk Fasteners @.58	WPC	2.32
10359196	01/30/2026	1)Test Plug slip @7.73(SC Geo loop)	ELECTRIC FUND	7.73
10359196	01/30/2026	Sales Tax	ELECTRIC FUND	.58
10359206	02/01/2026	1)OSC Bld Set 9pc@68.37	WATER FUND	68.37
10359206	02/01/2026	Sales Tax	WATER FUND	5.13
10359206	02/01/2026	Instant Savings	WATER FUND	15.00-
10359208	02/02/2026	1)MLW Mag Nut Dr set 4@17.09	WATER FUND	17.09
10359208	02/02/2026	sales tax	WATER FUND	1.28
10359210	02/02/2026	1)Cable HDMI slim 6' @24.29	WPC	24.29
10359230	02/03/2026	8)Clorox Splashless@5.94	WATER FUND	47.52
10359230	02/03/2026	1)Dawn Ultra dsh soap@4.49	WATER FUND	4.49
10359230	02/03/2026	1)Tool Asstd blue@10.79	WATER FUND	10.79
10359230	02/03/2026	Sales Tax	WATER FUND	4.71
10359237	02/03/2026	1)Dur Batt Lthm @8.09	WPC	8.09
10359237	02/03/2026	1)Cleanr Drn Drbmx@7.19	WPC	7.19
10359293	02/05/2026	1)Couple Hose Barb3/4x3@8.09	WPC	8.09
10359293	02/05/2026	15)Hose Heatr 3/4x@4.13	WPC	61.95
10359301	02/06/2026	2)Elbow 45 PVC @3.59-Wellf5	WATER FUND	7.18
10359301	02/06/2026	Sales Tax	WATER FUND	.54
10359318	02/09/2026	2)Silicon@13.49	WATER FUND	26.98
10359318	02/09/2026	Insulate Sealnt@7.19	WATER FUND	7.19
10359318	02/09/2026	4)Caulk Lexel Clear@12.59	WATER FUND	50.36
10359318	02/09/2026	1)Panel Nail@5.93	WATER FUND	5.93
10359318	02/09/2026	Sales Tax	WATER FUND	6.78
10359324	02/09/2026	1)Sprypnt@7.19	WATER FUND	7.19
10359324	02/09/2026	1)Duct Tape @14.39	WATER FUND	14.39
10359324	02/09/2026	2)Leverlock tape measr@11.69	WATER FUND	23.38
10359324	02/09/2026	11)El Marko marker@1.61	WATER FUND	17.71
10359324	02/09/2026	1)Engineers Hammer@25.19	WATER FUND	25.19
10359324	02/09/2026	1)Braid NylN Line500'@14.39	WATER FUND	14.39
10359324	02/09/2026	Sales Tax	WATER FUND	7.67

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
10359354	02/11/2026	1)Mini Tube Cutter@24.29	WPC	24.29
10359354	02/11/2026	1)Sharkbite Dismnt@2.69	WPC	2.69
10359354	02/11/2026	1)Sharkbite Cap@17.09	WPC	17.09
Total Westlake Hardware, Inc.:				623.02
Grand Totals:				676,504.82

Dated: \_\_\_\_\_

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

City Council: \_\_\_\_\_

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

RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the City of Beatrice {"City"} currently has a Lottery Operator Agreement with EHPV Lottery Services LLC, a Nebraska limited liability company doing business as Big Red Keno ("Contractor"), as the operator of a keno-style lottery in Beatrice; and

**WHEREAS**, the current Lottery Operator Agreement expires on February 28, 2026, unless extended or renewed upon mutual agreement of the Municipality and the Contractor; and

**WHEREAS**, the City and the Contractor wish to extend the Lottery Operator Agreement, to expire on February 28, 2031.

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

**SECTION 1.** That the Mayor be and is hereby authorized to execute Amendment No. 5 to Lottery Operator Agreement with EHPV Lottery Services LLC, a Nebraska limited liability company doing business as Big Red Keno, to extend the Lottery Operator Agreement to expire on February 28, 2031. A copy of said Amendment No. 5 to Lottery Operator Agreement, marked as Exhibit "A", is attached hereto and incorporated by reference.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan, Mayor

Exhibit "A"

**AMENDMENT NO. 5 TO LOTTERY OPERATOR AGREEMENT**

THIS AMENDMENT NO. 5 to Lottery Operator Agreement (this "Amendment") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Beatrice, Nebraska, a municipal corporation, hereinafter referred to as "City," and EHPV Lottery Services LLC, a Nebraska limited liability company doing business as Big Red Keno, hereinafter referred to as "Contractor."

**RECITALS**

WHEREAS, City currently has a Lottery Operator Agreement with Contractor, as the operator of a keno-style lottery in Beatrice; and

WHEREAS, the Lottery Operator Agreement expires on February 28, 2026 unless extended or renewed upon mutual agreement of City and Contractor; and

WHEREAS, the City and Contractor wish to extend the Lottery Operator Agreement, to expire on February 28, 2031.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties do hereby agree as follows:

1. The term of the Lottery Operator Agreement between the parties is hereby extended for an additional five (5) years, and will expire on the 28<sup>th</sup> Day of February, 2031.
2. All other terms of the Lottery Operator Agreement and previous Amendments remain in full force and effect.

DATED as of the day and year first written above.

ATTEST:

Gary L Vander Woude  
Witness Gary L Vander Woude  
CFO

ATTEST:

\_\_\_\_\_  
Witness

CONTRACTOR:

EHPV LOTTERY SERVICES LLC  
a Nebraska limited liability company  
d/b/a Big Red Keno

By: Todd R

Name: Todd Ryan

Title: President & COO

CITY:

BEATRICE, NEBRASKA  
a municipal corporation

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

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

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



**Beatrice Keno Sales  
2021 – 2025**

By year and By Location

<u>Year</u>	<u>Bigg's</u>	<u>Brass Rail</u>	<u>402 Sports Bar &amp; Grill</u>	<u>Micheal J's</u>	<u>10 Pinz Fun Center</u>	<u>J's Grill &amp; Pub</u>	<u>Total</u>
<b>2021</b>	617,956.39	486,834.10	256,286.89			21,626.49	<b>1,382,703.87</b>
<b>2022</b>	713,589.44	581,308.34	257,636.17				<b>1,552,533.95</b>
<b>2023</b>	449,808.87	606,766.23	254,820.43		1,086.15		<b>1,312,481.68</b>
<b>2024</b>	238,750.80	542,373.74	194,111.80	5,108.12	89,634.26		<b>1,069,978.72</b>
<b>2025</b>		531,821.30	235,496.49	175,732.05	141,526.94		<b>1,084,576.78</b>
<b>Total</b>	<b>2,020,105.50</b>	<b>2,749,103.71</b>	<b>1,198,351.78</b>	<b>180,840.17</b>	<b>232,247.35</b>	<b>21,626.49</b>	<b>\$6,402,275.00</b>



SCIENCE & MATH  
PROGRAM

## Grants Awarded to Beatrice Public Schools 2018-2026

Grant Date	Amount	Description
1/6/2026	7,500.00	The Forge and the Future: Integrated STEM and Entrepreneurship Initiative (see accompanying grant application)
1/16/2024	7,500.00	Surveying Land & Buildings; Support for Computer Science
2/28/2023	7,500.00	Outdoor Science Learning Area
2/1/2022	6,000.00	Project YES/Science Olympiad
3/2/2021	7,500.00	for Digital Media Equipment
5/29/2018	3,750.00	Implementation of drones into the High Ability Learners curriculum (2 <sup>nd</sup> half payment)
2/6/2018	3,750.00	Implementation of drones into the High Ability Learners curriculum (1 <sup>st</sup> half payment)
<b>Total</b>	<b>\$43,500</b>	

-41-

RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the Beatrice City Code requires any person desiring to sell or offer for sale or peddle goods, wares, or merchandise upon the public street or public parking lots must first obtain permission from the Mayor and City Council; and

**WHEREAS**, Kevin Kramer, d/b/a Pappys Camels, has requested permission from the Mayor and City Council to sell or offer for sale or peddle goods, wares, or merchandise at Chautauqua Park and the Skate Park ; and

**WHEREAS**, the Mayor and City Council of Beatrice, Nebraska, have reviewed said request and desire to grant Kevin Kramer, d/b/a Pappys Camels, permission to sell or offer for sale or peddle good, wares, or merchandise at Chautauqua Park and the Skate Park periodically beginning May 1, 2026 and terminating on October 31, 2026 for camel rides and a petting zoo.

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

**SECTION 1.** That the Mayor and City Council of Beatrice, Nebraska hereby grants permission to Kevin Kramer, d/b/a Pappys Camels, permission to sell or offer for sale or peddle good, wares, or merchandise at Chautauqua Park and the Skate Park periodically beginning May 1, 2026 and terminating on October 31, 2026 for camel rides and a petting zoo. Said permission should be effective periodically beginning May 1, 2026 and terminating on October 31, 2026.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

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Erin Saathoff, MMC, City Clerk

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Robert Morgan, Mayor

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## Camel Rides

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Kevin Kramer <pappyscamels@icloud.com>  
To: Erin Saathoff <esaathoff@beatrice.ne.gov>

Tue, Feb 3, 2026 at 9:57 AM

Good morning Erin,

I would like to the Came Rides same as last year out in west court. I also have a Petting Zoo this year. All manure to be picked up and removed. Area will be kept clean.

The Camel Rides need an area approximately 60'x60'. The Zoo needs approximately 30'x30'.

I would also be interested in try the park across the bridge and across from the bar on the south side of town.

Please contact me if you have any questions on 4022300667.

Sincerely,

Kevin

Pappys Camels

Sent from my iPhone

RESOLUTION NUMBER \_\_\_\_

**WHEREAS**, the Beatrice City Code requires any person desiring to sell or offer for sale or peddle goods, wares, or merchandise upon the public street, public parking lots, or public property to first obtain permission from the Mayor and City Council; and

**WHEREAS**, Blue Valley Indivisible has requested permission from the Mayor and City Council to sell or offer for sale or peddle goods, wares, or merchandise upon the City Property located in Charles Park (hereinafter "Property") as part of their rally/festival; and

**WHEREAS**, the Mayor and City Council of Beatrice, Nebraska, have reviewed said request and desire to grant Blue Valley Indivisible, and their designees, permission to sell or offer for sale or peddle good, wares, or merchandise upon the above-described Property on March 28, 2026, between 12:00 p.m. and 3:00 p.m.

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

**SECTION 1.** That the Mayor and City Council of Beatrice, Nebraska hereby grants permission to Blue Valley Indivisible and their designees, to sell or offer for sale or peddle goods, wares, or merchandise upon above-described Property. Said permission should be effective on March 28, 2026, between 12:00 p.m. and 3:00 p.m.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan, Mayor

---

**Fwd: Permission to sell on city property**

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**Tobias Tempelmeyer** <ttempelmeyer@beatrice.ne.gov>  
To: Erin Saathoff <esaathoff@beatrice.ne.gov>

Fri, Feb 13, 2026 at 11:55 AM

For CC 2/17. She is not asking for food trucks, just t-shirts ect.

Tobias J. Tempelmeyer  
City Administrator / General Manager  
City of Beatrice / Beatrice Board of Public Works  
400 Ella Street  
Beatrice, NE 68310  
Office - (402) 228-5200  
Fax - (402) 228-2312  
[www.beatrice.ne.gov](http://www.beatrice.ne.gov)



----- Forwarded message -----

From: **Rosanna** <bluevalleyindivisible@gmail.com>  
Date: Fri, Feb 13, 2026 at 9:01 AM  
Subject: Permission to sell on city property  
To: <ttempelmeyer@beatrice.ne.gov>  
Cc: Teresa Burt <tburt120@outlook.com>

Hello,

Teresa Burt reached out for our organization yesterday to ask what we would need to do in order to sell things on city property and I'm putting in that request this morning as she is tied up and it sounds like if we get it in before 10 am, this could be on Monday's agenda for your council meeting.

Our organization Blue Valley Indivisible will be holding a rally/festival event in Charles Park on Saturday, March 28 from about noon to 3 (set up will be earlier in the morning but no sales of anything until noon).

We would like to sell t-shirts for a fundraiser, raffle tickets also for a fundraiser, and we would also like to invite licensed food vendors to sell prepared food and non-alcoholic beverages. This might be inside the park but the food might also be sold from food trucks or trailers parked outside the park.

If they would have trucks or trailers to sell from, it would be ideal if they could park on 5th street or in the administration building parking lot. Is that allowed? Do the vendors themselves need to obtain permission for where to park their vehicles?

So we would be asking for permission to sell raffle tickets and shirts for a fundraiser for local nonprofits, and then would also like permission for food vendors either in the park or outside the park on 5th street or the administration parking lot.

Thank you for your consideration and please let me know if you need more information.

Rosanna Dell  
Blue Valley Indivisible  
402-499-4308

RESOLUTION NUMBER \_\_\_\_

**WHEREAS**, Jason Sutter has resigned from his position on the City of Beatrice Library Advisory Board; and

**WHEREAS**, the City of Beatrice has a need to fill a position on the City of Beatrice Library Advisory Board; and

**WHEREAS**, the Mayor and City Council desire to appoint Amber Tempelmeyer to the City of Beatrice Library Advisory Board.

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

**SECTION 1.** That Amber Tempelmeyer be and hereby is appointed to the City of Beatrice Library Advisory Board for a term expiring on July 1, 2028.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan, Mayor

**RESOLUTION NUMBER \_\_\_\_**

**WHEREAS**, the City of Beatrice, Nebraska (“City”), is an eligible unite of a general local government authorized to file an application under the Housing and Community Development Act of 1974, as amended, for Small Cities Community Development Block Grant (“CDBG”) Program; and

**WHEREAS**, the City was approved for a grant from the Nebraska Department of Economic Development’s (“NDED’s”) Planning Opportunity Community Development Block Grant (“CDBG”) Program (25-PP-001) in the amount of Fifty-Three Thousand Dollars (\$53,000.00) to update the City’s comprehensive plan; and

**WHEREAS**, the Mayor and City Council of the City of Beatrice desire to accept said grant award.

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

**SECTION 1.** That the Mayor, City Clerk, Finance Director, and City Attorney be authorized and directed to execute any and all contracts, or other documents between the City of Beatrice and NDED, and any other necessary parties, so as to affect acceptance of said grant award and all related documents, including but not limited to a Grant Agreement.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan, Mayor

RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the City of Beatrice, Nebraska (“City”) has contracts for capacity and energy requirements through 2030; and

**WHEREAS**, the City needs to secure capacity and energy beyond 2030; and

**WHEREAS**, in 2024 the City retained 1898 Co., a part of Burns & McDonnell Engineering Company, to conduct a Site Selection Study to evaluate potential locations for the development of a natural-gas fired electric generation facility; and

**WHEREAS**, in 2025 the City retained HDR, Inc. (“HDR”) to evaluate available generating equipment, propose a strategy for equipment procurement and construction, identify expected project permitting needs, develop a preliminary risk matrix, and develop a high-level project schedule; and

**WHEREAS**, the City commits to pursuing the next steps in the construction of a natural-gas fired electric generation facility which include identifying partners to provide economies of scale, develop ownership structure and purchase power agreements (PPA), and work with HDR to prepare bid documents for major equipment.

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

**SECTION 1.** That the Mayor and City Council for the City of Beatrice hereby commit to pursuing the next steps in the construction of a natural-gas fired electric generation facility which include identifying partners to provide economies of scale, develop ownership structure and purchase power agreements (PPA), and work with HDR to prepare bid documents for major equipment.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan Mayor

**PUBLIC HEARING  
FOR PLAN MODIFICATION "26-1" TO THE REDEVELOPMENT PLAN FOR  
REDEVELOPMENT AREA NO. 2**

The Mayor and City Council of the City of Beatrice will hold a public hearing on Tuesday, February 17, 2026, at 6:00 p.m. in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, for the purpose of considering adoption of Plan Modification "26-1" to the Redevelopment Plan for Redevelopment Area No. 2. The developer, Stoddard Place II, LP, a Nebraska limited partnership, has proposed the redevelopment of real property legally described as: All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the West, and Lots 139, 140, 141, 142, 143, and 144 on the East, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, Gage County Parcel No. 014478000, and all required public infrastructure improvements within Redevelopment Area #2 in accordance with the redevelopment plan. The developer further proposes financial assistance from the City of Beatrice Community Redevelopment Authority using monies collected and held in a special fund established under Section 18-2147 of the Nebraska Revised Statutes (tax increment financing). At the hearing all interested parties shall be afforded an opportunity to express their views regarding the proposed Modification "26-1". The plan, maps of the area, and the proposed modifications are available for public inspection in the office of the City Clerk, 400 Ella Street, Beatrice, Nebraska or online at [www.beatrice.ne.gov](http://www.beatrice.ne.gov).

Erin Saathoff, MMC, City Clerk

January 30, 2026

February 6, 2026

RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the Mayor and City Council of the City of Beatrice, Nebraska (the “City”) passed and approved Ordinance No. 27-33 creating the Community Redevelopment Authority of the City of Beatrice, Nebraska (the “Authority”) pursuant to Sections 18-2101 et seq., Reissue Revised Statutes of Nebraska, as amended (the “Act”); and

**WHEREAS**, on April 15, 2024, the City adopted a resolution declaring areas in and around the City of Beatrice as blighted and substandard in accordance with Section 18-2103 of the Act, known as Redevelopment Area No. 2; and

**WHEREAS**, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act; and

**WHEREAS**, the Authority has adopted a Redevelopment Plan for such Redevelopment Area No. 2; and

**WHEREAS**, the Authority has prepared a proposed Plan Modification 26-1 to the Redevelopment Plan for Redevelopment Area No. 2; and

**WHEREAS**, a Modification to the Redevelopment Plan for Redevelopment Area No. 2 (the “Modification”) for the Stoddard Place II LIHTC Redevelopment Project (the “Project”) has been prepared pursuant to the Act, to identify specific property within Redevelopment Area No. 2 that is in need of redevelopment to cause the removal of blight and substandard conditions; and

**WHEREAS**, on January 16, 2026, the Authority submitted the proposed Modification 26-1 regarding the Project to the Planning and Zoning Commission for review and recommendations as to the Modification’s conformity with the general plan for the development of the City as a whole pursuant to Section 18-2112 of the Act; and

**WHEREAS**, on January 19, 2026, the Planning and Zoning Commission held a public hearing and reviewed the proposed Modification 26-1 regarding the Project, determined that amended Redevelopment Plan is feasible and is in conformance with the general plan for development of the City of Beatrice as a whole, as set forth in the City of Beatrice Comprehensive Plan, as amended and recommended to the Authority and the Beatrice City Council to approve Modification 26-1 regarding the Project; and

**WHEREAS**, on January 23, 2026, the Authority, as required under Section 18-2113(2) of the Act, held a public meeting in order to conducted a Cost-Benefit Analysis of the Project, which is attached to the Modification as Exhibit “D”, and incorporated by this reference and determined that the Modification and the Cost-Benefit Analysis should be approved; and

**WHEREAS**, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Modification to the Redevelopment Plan for Redevelopment Area No. 2 prepared by the Authority. A copy of the Modification of the Redevelopment Plan for the Redevelopment Area No. 2 as recommended to the City Council is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the City has published notice of a public hearing on the proposed Modification to the Redevelopment Plan and held a public hearing on February 17, 2026, pursuant to and in accordance with Section 18-2115 of the Act.

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

**SECTION 1.** That the Mayor and City Council hereby make the following findings with respect to the Redevelopment Plan for Redevelopment Area No. 2, as modified by Modification 26-1:

- A. The Redevelopment Plan as modified by the Modification is feasible as a plan of Redevelopment Area in accordance with and as contemplated by Section 18-2116 of the Act;
- B. The Redevelopment Plan as modified by the Modification is in conformity with the Comprehensive Plan of the City of Beatrice, Nebraska, which such Comprehensive Plan of the City of Beatrice, Nebraska includes a general plan for the development of the City as a whole;
- C. The Redevelopment Plan as modified by the Modification is in conformity with the Legislative declarations and determinations set forth in the Community Development Law, Neb. Rev. Stat. Section 18-2101, et. Seq., which such declarations and determinations are incorporated in this resolution by this reference; and
- D. The Redevelopment Project in the Redevelopment Plan as modified by the Modification would not be economically feasible without the use of tax-increment financing; the Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing; and the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivision, the economy of the community and the demand for public and private services have been analyzed by the City Council and have been found to be the long-term best interest of the community impacted by the Redevelopment Project.

**SECTION 2.** That the Redevelopment Plan, as modified by Modification 26-1 in the form attached as Exhibit "A" to this resolution, which is attached hereby by this reference, is hereby approved pursuant to and in accordance with Section 18-2116 of the Act.

**SECTION 3.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

---

Erin Saathoff, MMC, City Clerk

---

Robert Morgan, Mayor

**PLAN MODIFICATION "26-1" TO REDEVELOPMENT AREA #2  
OF THE CITY OF BEATRICE, NEBRASKA  
(STODDARD PLACE II LIHTC REDEVELOPMENT PROJECT)**

The City of Beatrice, Nebraska (the "City") has undertaken a plan of redevelopment within the community pursuant to the adoption of a Redevelopment Plan for a portion the City of Beatrice identified as the Redevelopment Area #2. The Redevelopment Plan was approved by the Mayor and City Council on April 15, 2024. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 et. seq. (the "Act"), as amended, the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

**I. PROJECT-SPECIFIC AMENDMENT**

**A. The Project Site**

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Stoddard Place II LIHTC Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located will consist of a portion of Parcel No. 014478000. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2. The initial upfront costs associated with the necessary public improvements make development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

**B. Description of the Stoddard Place II LIHTC Redevelopment Project**

Stoddard Place II, LP, a Nebraska limited partnership (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constraints or other factors, but it presents the vision and the intended character of the Project.

**1. The Private Improvements**

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2.

**2. The Public Improvements**

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper is in the process of acquiring the parcels to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for legal fees, architect fees, and engineering in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and parking spaces.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax increment revenues

generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #2. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

**C. Implementation of the Stoddard Place II LIHTC Redevelopment Project**

The Project will be completed in up to two (2) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

**D. Statutory Elements**

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

**E. Cost-Benefit Analysis**

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

**EXHIBIT "A"**  
**Project Site**

All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the West, and Lots 139, 140, 141, 142, 143, and 144 on the East, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska,

Parcel No. 014478000. \*

\*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.

EXHIBIT "B"  
Site Plan



**EXHIBIT "C"**  
**Statutory Elements**

A. Property Acquisition, Demolition and Disposal

The Redeveloper in the process of acquiring the Project Site. No relocation of families is necessary to accomplish the Project.

B. Population Density

The Project Site is currently vacant. The Project will bring a residential development to the Project Site. Population density will increase in the immediate area as a result of this project.

C. Land Coverage

The Project Site consists of approximately 2 acres of land. The footprint of the improvements is approximately 38,621 ft<sup>2</sup>. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts will be evaluated during development.

E. Parking

The project includes the construction of residential units which will include parking lots and other off-street parking.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Multiple-Family Residential (R-4). The parcel will not require rezoning to permit the construction of planned improvements; the Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

**EXHIBIT "D"**  
**Cost-Benefit Analysis**  
**Stoddard Place II LIHTC Redevelopment Project**

This Cost-Benefit Analysis of the Stoddard Place II LIHTC Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #2. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Stoddard Place II LIHTC Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Stoddard Place II LIHTC Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$0.00
b.	Estimated Completed Project Assessed Valuation:	\$3,000,000.00
c.	Estimated Increase in Valuation	\$3,000,000.00
d.	Estimated Annual Projected Tax Increment:	\$50,599.00

*Notes:*

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Stoddard Place II LIHTC Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.686636, which is the Gage County tax levy based on the*

*most current information set forth on the website for the Gage County Assessor, and is subject to change.*

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Stoddard Place II LIHTC Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Stoddard Place II LIHTC Redevelopment Project.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of Ten Million Seven Hundred Thousand Dollars (\$10,700,00.00) for the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2, including expenditures for eligible public improvements. It is proposed that up to approximately Four Hundred Eighty Thousand Dollars (\$480,000.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. The impact on Beatrice Public Schools is expected to be moderate due to the possible increase in the number of families and children. This project will enable the Redeveloper to develop a low-to-moderate-income housing development located on the Project Site.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future without the Project. While the use of tax increment financing will defer the receipt of a majority

of new ad valorem real property taxes generated by the Project, it is intended to create long-term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project is expected to have a positive impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project due to additional employees and patrons. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is anticipated to have a positive impact on other local area employers, as it will provide much-needed housing to attract and retain employees.

**5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to Four Hundred Eighty Thousand Dollars (\$480,000.00) in TIF to create approximately Three Million Dollars (\$3,000,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redeveloper's costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

**6. Cost Benefit Analysis Conclusion:**

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

**PUBLIC HEARING  
FOR PLAN MODIFICATION "26-2" TO THE REDEVELOPMENT PLAN FOR  
REDEVELOPMENT AREA NO. 2**

The Mayor and City Council of the City of Beatrice will hold a public hearing on Tuesday, February 17, 2026, at 6:00 p.m. in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, for the purpose of considering adoption of Plan Modification "26-2" to the Redevelopment Plan for Redevelopment Area No. 2. The developer, Stoddard Place II Workforce, LLC, a Nebraska limited liability company, has proposed the redevelopment of real property legally described as: All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the West, and Lots 139, 140, 141, 142, 143, and 144 on the East, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska, Gage County Parcel No. 014478000, and all required public infrastructure improvements within Redevelopment Area #2 in accordance with the redevelopment plan. The developer further proposes financial assistance from the City of Beatrice Community Redevelopment Authority using monies collected and held in a special fund established under Section 18-2147 of the Nebraska Revised Statutes (tax increment financing). At the hearing all interested parties shall be afforded an opportunity to express their views regarding the proposed Modification "26-2". The plan, maps of the area, and the proposed modifications are available for public inspection in the office of the City Clerk, 400 Ella Street, Beatrice, Nebraska or online at [www.beatrice.ne.gov](http://www.beatrice.ne.gov).

Erin Saathoff, MMC, City Clerk

January 30, 2026

February 6, 2026

RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the Mayor and City Council of the City of Beatrice, Nebraska (the “City”) passed and approved Ordinance No. 27-33 creating the Community Redevelopment Authority of the City of Beatrice, Nebraska (the “Authority”) pursuant to Sections 18-2101 et seq., Reissue Revised Statutes of Nebraska, as amended (the “Act”); and

**WHEREAS**, on April 15, 2024, the City adopted a resolution declaring areas in and around the City of Beatrice as blighted and substandard in accordance with Section 18-2103 of the Act, known as Redevelopment Area No. 2; and

**WHEREAS**, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act; and

**WHEREAS**, the Authority has adopted a Redevelopment Plan for such Redevelopment Area No. 2; and

**WHEREAS**, the Authority has prepared a proposed Plan Modification 26-2 to the Redevelopment Plan for Redevelopment Area No. 2; and

**WHEREAS**, a Modification to the Redevelopment Plan for Redevelopment Area No. 2 (the “Modification”) for the Stoddard Place II Workforce Housing Redevelopment Project (the “Project”) has been prepared pursuant to the Act, to identify specific property within Redevelopment Area No. 2 that is in need of redevelopment to cause the removal of blight and substandard conditions; and

**WHEREAS**, on January 16, 2026, the Authority submitted the proposed Modification 26-2 regarding the Project to the Planning and Zoning Commission for review and recommendations as to the Modification’s conformity with the general plan for the development of the City as a whole pursuant to Section 18-2112 of the Act; and

**WHEREAS**, on January 19, 2026, the Planning and Zoning Commission held a public hearing and reviewed the proposed Modification 26-2 regarding the Project, determined that amended Redevelopment Plan is feasible and is in conformance with the general plan for development of the City of Beatrice as a whole, as set forth in the City of Beatrice Comprehensive Plan, as amended and recommended to the Authority and the Beatrice City Council to approve Modification 26-2 regarding the Project; and

**WHEREAS**, on January 23, 2026, the Authority, as required under Section 18-2113(2) of the Act, held a public meeting in order to conducted a Cost-Benefit Analysis of the Project, which is attached to the Modification as Exhibit “D”, and incorporated by this reference and determined that the Modification and the Cost-Benefit Analysis should be approved; and

**WHEREAS**, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Modification to the Redevelopment Plan for Redevelopment Area No. 2 prepared by the Authority. A copy of the Modification of the Redevelopment Plan for the Redevelopment Area No. 2 as recommended to the City Council is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the City has published notice of a public hearing on the proposed Modification to the Redevelopment Plan and held a public hearing on February 17, 2026, pursuant to and in accordance with Section 18-2115 of the Act.

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

**SECTION 1.** That the Mayor and City Council hereby make the following findings with respect to the Redevelopment Plan for Redevelopment Area No. 2, as modified by Modification 26-2:

- A.** The Redevelopment Plan as modified by the Modification is feasible as a plan of Redevelopment Area in accordance with and as contemplated by Section 18-2116 of the Act;
- B.** The Redevelopment Plan as modified by the Modification is in conformity with the Comprehensive Plan of the City of Beatrice, Nebraska, which such Comprehensive Plan of the City of Beatrice, Nebraska includes a general plan for the development of the City as a whole;
- C.** The Redevelopment Plan as modified by the Modification is in conformity with the Legislative declarations and determinations set forth in the Community Development Law, Neb. Rev. Stat. Section 18-2101, et. Seq., which such declarations and determinations are incorporated in this resolution by this reference; and
- D.** The Redevelopment Project in the Redevelopment Plan as modified by the Modification would not be economically feasible without the use of tax-increment financing; the Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing; and the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivision, the economy of the community and the demand for public and private services have been analyzed by the City Council and have been found to be the long-term best interest of the community impacted by the Redevelopment Project.

**SECTION 2.** That the Redevelopment Plan, as modified by Modification 26-2 in the form attached as Exhibit "A" to this resolution, which is attached hereby by this reference, is hereby approved pursuant to and in accordance with Section 18-2116 of the Act.

**SECTION 3.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

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Erin Saathoff, MMC, City Clerk

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Robert Morgan, Mayor

**PLAN MODIFICATION "26-2" TO REDEVELOPMENT AREA #2  
OF THE CITY OF BEATRICE, NEBRASKA  
(STODDARD PLACE II WORKFORCE HOUSING REDEVELOPMENT PROJECT)**

The City of Beatrice, Nebraska (the "City") has undertaken a plan of redevelopment within the community pursuant to the adoption of a Redevelopment Plan for a portion the City of Beatrice identified as the Redevelopment Area #2. The Redevelopment Plan was approved by the Mayor and City Council on April 15, 2024. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 et. seq. (the "Act"), as amended, the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

**I. PROJECT-SPECIFIC AMENDMENT**

**A. The Project Site**

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Stoddard Place II Workforce Housing Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located will consist of a portion of Parcel No. 014478000. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2. The initial upfront costs associated with the necessary public improvements make development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

**B. Description of the Stoddard Place II Workforce Housing Redevelopment Project**

Stoddard Place II, Workforce, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constraints or other factors, but it presents the vision and the intended character of the Project.

**1. The Private Improvements**

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2.

**2. The Public Improvements**

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper is in the process of acquiring the parcels to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for legal fees, architect fees, and engineering in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and parking spaces.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax increment revenues

generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #2. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

**C. Implementation of the Stoddard Place II Workforce Housing Redevelopment Project**

The Project will be completed in up to two (2) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

**D. Statutory Elements**

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

**E. Cost-Benefit Analysis**

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

**EXHIBIT "A"**  
**Project Site**

All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the West, and Lots 139, 140, 141, 142, 143, and 144 on the East, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska,

Parcel No. 014478000. \*

\*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.



**EXHIBIT "C"**  
**Statutory Elements**

A. Property Acquisition, Demolition and Disposal

The Redeveloper in the process of acquiring the Project Site. No relocation of families is necessary to accomplish the Project.

B. Population Density

The Project Site is currently vacant. The Project will bring a residential development to the Project Site. Population density will increase in the immediate area as a result of this project.

C. Land Coverage

The Project Site consists of approximately 2 acres of land. The footprint of the improvements is approximately 5,635 ft<sup>2</sup>. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts will be evaluated during development.

E. Parking

The project includes the construction of residential units which will include parking lots and other off-street parking.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Multiple-Family Residential (R-4). The parcel will not require rezoning to permit the construction of planned improvements; the Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

**EXHIBIT "D"**  
**Cost-Benefit Analysis**  
**Stoddard Place II Workforce Housing Redevelopment Project**

This Cost-Benefit Analysis of the Stoddard Place II Workforce Housing Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #2. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Stoddard Place II Workforce Housing Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Stoddard Place II Workforce Housing Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$0.00
b.	Estimated Completed Project Assessed Valuation:	\$850,000.00
c.	Estimated Increase in Valuation	\$850,000.00
d.	Estimated Annual Projected Tax Increment:	\$14,336.00

*Notes:*

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Stoddard Place II Workforce Housing Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.686636, which is the Gage County tax levy based on the*

*most current information set forth on the website for the Gage County Assessor, and is subject to change.*

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Stoddard Place II Workforce Housing Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Stoddard Place II Workforce Housing Redevelopment Project.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of One Million Dollars (\$1,000,000.00) for the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2, including expenditures for eligible public improvements. It is proposed that up to approximately One Hundred Thirty-Six Thousand Dollars (\$136,000.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. The impact on Beatrice Public Schools is expected to be moderate due to the possible increase in the number of families and children. This project will enable the Redeveloper to develop a low-to-moderate-income housing development located on the Project Site.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future without the Project. While the use of tax increment financing will defer the receipt of a majority

of new ad valorem real property taxes generated by the Project, it is intended to create long-term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project is expected to have a positive impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project due to additional employees and patrons. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is anticipated to have a positive impact on other local area employers, as it will provide much-needed housing to attract and retain employees.

**5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to Four Hundred Eighty Thousand Dollars (\$480,000.00) in TIF to create approximately Three Million Dollars (\$3,000,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redeveloper's costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

**6. Cost Benefit Analysis Conclusion:**

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

## NOTICE OF HEARING

The Mayor and City Council of the City of Beatrice, Nebraska will hold a public hearing at 6:00 p.m. on Tuesday, February 17, 2026, in the BPS Administration Building, 320 N 5<sup>th</sup> Street, Beatrice, Nebraska for the purpose of considering the rezoning of a tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6<sup>th</sup> P.M., City of Beatrice, Gage County, Nebraska, Parcel No. 004342100, from Agricultural District "AG" to General Industrial District "GI".

Erin Saathoff, MMC, City Clerk

February 6, 2026

**ORDINANCE NUMBER 26-\_\_\_**

An ordinance to amend the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of the real property legally described as:

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6<sup>th</sup> P.M., City of Beatrice, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29, thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet, thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 52°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1,012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning

from "AG" Agricultural District to "GI" General Industrial District; to repeal conflicting ordinances; and to provide for publication in electronic form and for an effective date of this ordinance.

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

**SECTION 1:** That the Zoning Map of the City of Beatrice, Nebraska be amended by changing the zoning of the property legally described above from "AG" Agricultural District to "GI" General Industrial District.

**SECTION 2.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3.** That this ordinance shall be in full force and effect from and after its passage, approval and publication in electronic form as required by law.

PASSED AND APPROVED this 17<sup>th</sup> day of February, 2026.

Attest:

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Erin Saathoff, MMC, City Clerk

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Robert Morgan, Mayor



**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260021

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): Armstrong Rentals, LLC  
Address: 1250 Lakeside  
Beatrice, NE 68310  
Phone: (402) 239-9930  
Email: joe@armstrongrentalsllc.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): Joe Armstrong  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: PTA: 004342100  
Legal Description (or attach legal description and label Exhibit "A"): \_\_\_\_\_

Present Use: AG / materials Present Zone: AG  
Proposed Use: Crushing / material yard Proposed Zone: G1

How are adjoining properties used (list use type and zone for each):

North: AG South: AG  
East: G1 - Id. Park West: AG

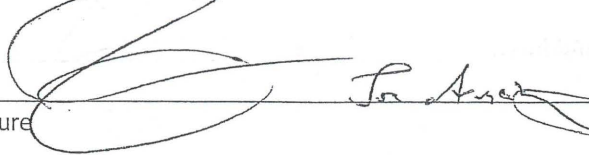
If change is granted, how will it affect adjoining properties? None

List reason(s) for request: Rezone to G1 to use for construction yard / material storage.

List exhibit(s) or plan(s) submitted: \_\_\_\_\_

**APPLICANT(S) SIGNATURE**

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Signature 

Date 1/21/26


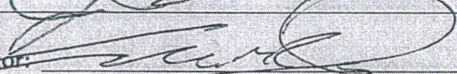
Signature \_\_\_\_\_

Date \_\_\_\_\_

**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: Chelsea Date: 1/21/26  
Date Posted on Property: 2/6/2026 Date of Hearing: 2/17/26

Comments: \_\_\_\_\_

City Engineer:  Date: 1-21-2026  
Com Dev Director:  Date: 1/21/2026

**RECOMMENDATIONS**

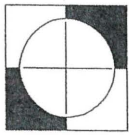
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied

Planning and Zoning Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

CITY COUNCIL RECOMMENDATION this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied

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

City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_



Land  
Survey  
Tech

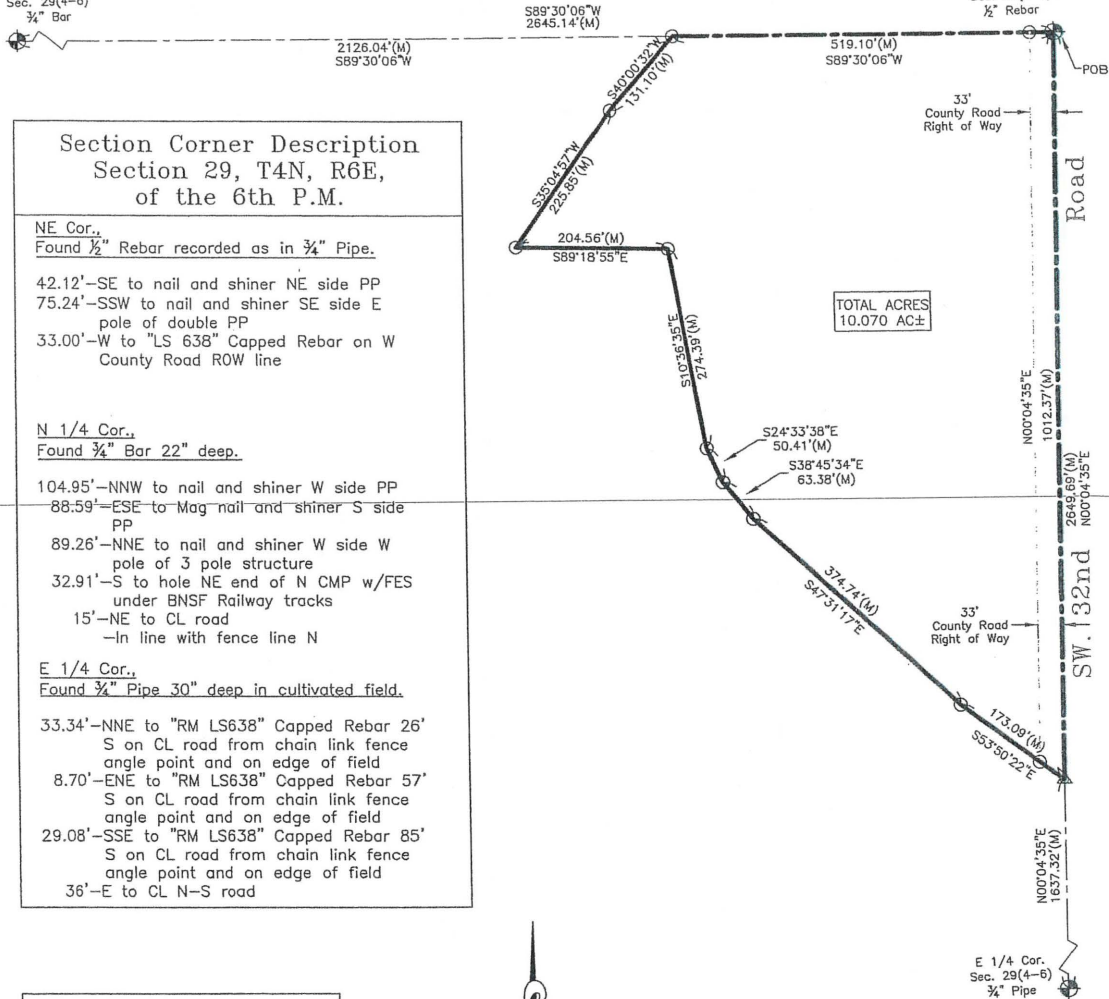
P.O.  
Box 713  
Beatrice, Ne  
68310-0713  
JOB - # 4854

# SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter  
Section 29 T.4 N. R.6 E. of the 6th P.M.  
Gage County, Nebraska  
Date of Survey: 2-26-2025

N 1/4 Cor.  
Sec. 29(4-6)  
3/4" Bar

NE Cor.  
Sec. 29(4-6)  
1/2" Rebar



**Section Corner Description**  
Section 29, T4N, R6E,  
of the 6th P.M.

NE Cor.,  
Found 1/2" Rebar recorded as in 3/4" Pipe.

42.12'-SE to nail and shiner NE side PP  
75.24'-SSW to nail and shiner SE side E  
pole of double PP  
33.00'-W to "LS 638" Capped Rebar on W  
County Road ROW line

N 1/4 Cor.,  
Found 3/4" Bar 22" deep.

104.95'-NNW to nail and shiner W side PP  
88.59'-ESE to Mag nail and shiner S side  
PP  
89.26'-NNE to nail and shiner W side W  
pole of 3 pole structure  
32.91'-S to hole NE end of N CMP w/FES  
under BNSF Railway tracks  
15'-NE to CL road  
-In line with fence line N

E 1/4 Cor.,  
Found 3/4" Pipe 30" deep in cultivated field.

33.34'-NNE to "RM LS638" Capped Rebar 26'  
S on CL road from chain link fence  
angle point and on edge of field  
8.70'-ENE to "RM LS638" Capped Rebar 57'  
S on CL road from chain link fence  
angle point and on edge of field  
29.08'-SSE to "RM LS638" Capped Rebar 85'  
S on CL road from chain link fence  
angle point and on edge of field  
36'-E to CL N-S road

- Legend**
- ⊕ = Section, Quarter, or Sixteenth Corner Found
  - = Corner Found
  - = Corner Set
  - = 3/8" Rebar with LS638 plastic cap, unless otherwise noted
  - ⊗ = Corner Set 60d Spike
  - ▭ = Lath, Flag and 60d Spike Set
  - (M) = Measured Distance
  - (P) = Plat Distance
  - (D) = Deed Distance
  - (R) = Record Distance
  - (Δ) = Temporary Point



Scale 1"=200'

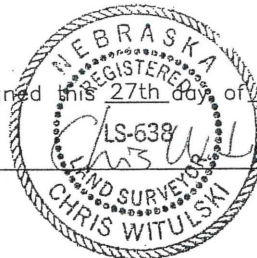
All bearings are assumed

Nebraska  
Survey Record Repository  
RECEIVED  
\$5.00  
MAY 09 2025  
GAGE  
1719-208 1/2  
Repository Stamp

**Surveyor's Certificate**

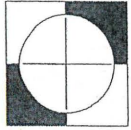
I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.



Chris Witulski

Exhibit A



Land Survey Tech

P.O. Box 713 Beatrice, Ne 68310-0713 JOB - # 4854

SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter Section 29 T. 4 N. R. 6 E. of the 6th P.M. Gage County, Nebraska Date of Survey: 2-26-2025

LEGAL DESCRIPTION

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29; thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet; thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 53°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning;

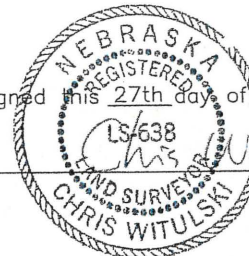
Containing a calculated area of 10.070 acres more or less of which 0.758 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

1719-208 2/2

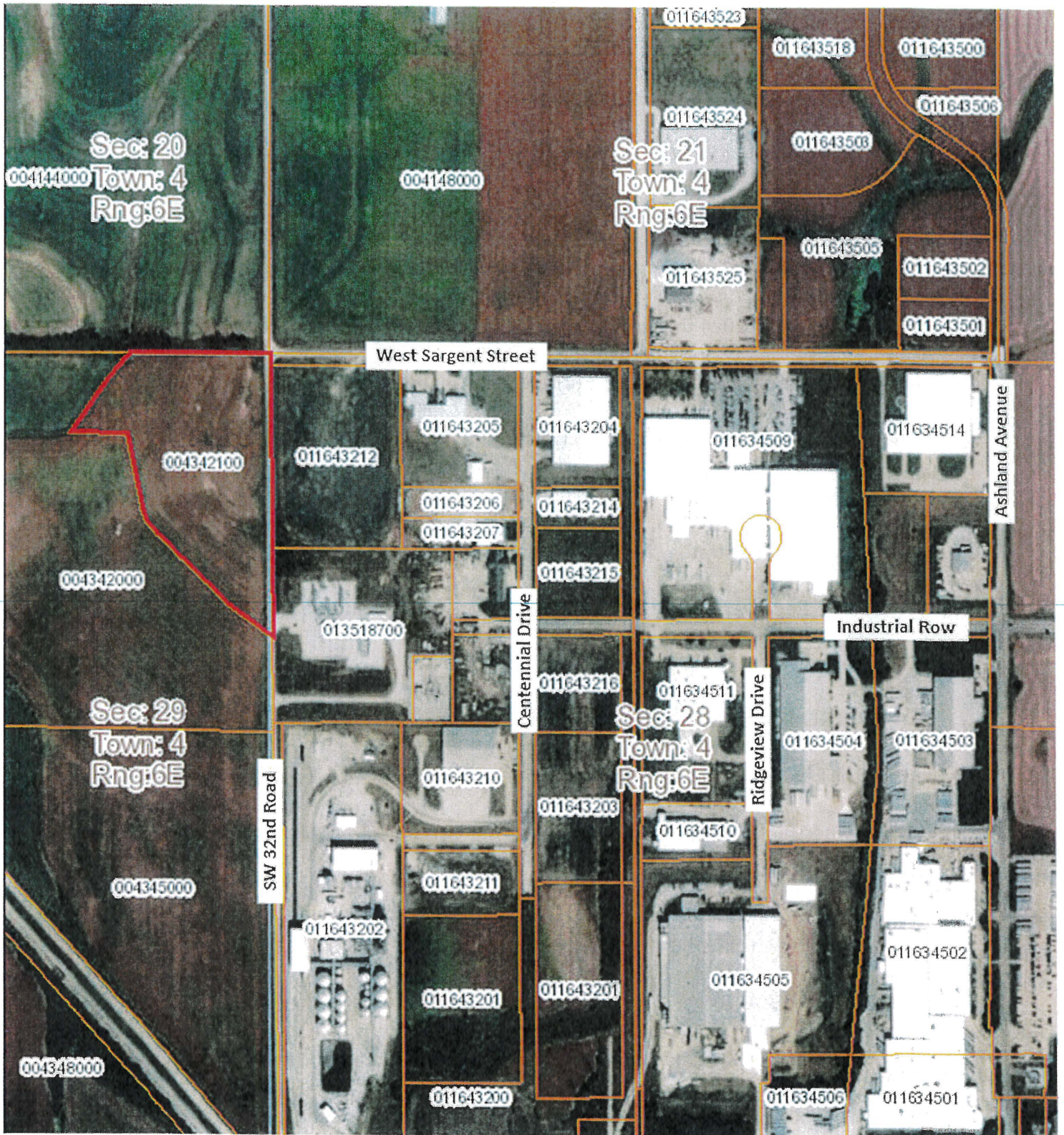
Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.



Chris Witulski



RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the Mayor and City Council of the City of Beatrice, Nebraska (the “City”) passed and approved Ordinance No. 27-33 creating the Community Redevelopment Authority of the City of Beatrice, Nebraska (the “Authority”) pursuant to Sections 18-2101 et seq., Reissue Revised Statutes of Nebraska, as amended (the “Act”); and

**WHEREAS**, on April 15, 2024, the City adopted a resolution declaring areas in and around the City of Beatrice as blighted and substandard in accordance with Section 18-2103 of the Act, known as Redevelopment Area No. 2; and

**WHEREAS**, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act; and

**WHEREAS**, the Authority has adopted a Redevelopment Plan for such Redevelopment Area No. 2; and

**WHEREAS**, the Authority has prepared a proposed Plan Modification 26-1 to the Redevelopment Plan for Redevelopment Area No. 2; and

**WHEREAS**, a Modification to the Redevelopment Plan for Redevelopment Area No. 2 (the “Modification”) for the Stoddard Place II LIHTC Redevelopment Project (the “Project”) has been prepared pursuant to the Act, to identify specific property within Redevelopment Area No. 2 that is in need of redevelopment to cause the removal of blight and substandard conditions; and

**WHEREAS**, on January 16, 2026, the Authority submitted the proposed Modification 26-1 regarding the Project to the Planning and Zoning Commission for review and recommendations as to the Modification’s conformity with the general plan for the development of the City as a whole pursuant to Section 18-2112 of the Act; and

**WHEREAS**, on January 19, 2026, the Planning and Zoning Commission held a public hearing and reviewed the proposed Modification 26-1 regarding the Project, determined that amended Redevelopment Plan is feasible and is in conformance with the general plan for development of the City of Beatrice as a whole, as set forth in the City of Beatrice Comprehensive Plan, as amended and recommended to the Authority and the Beatrice City Council to approve Modification 26-1 regarding the Project; and

**WHEREAS**, on January 23, 2026, the Authority, as required under Section 18-2113(2) of the Act, held a public meeting in order to conducted a Cost-Benefit Analysis of the Project, which is attached to the Modification as Exhibit “D”, and incorporated by this reference and determined that the Modification and the Cost-Benefit Analysis should be approved; and

**WHEREAS**, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Modification to the Redevelopment Plan for Redevelopment Area No. 2 prepared by the Authority. A copy of the Modification of the Redevelopment Plan for the Redevelopment Area No. 2 as recommended to the City Council is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the City has published notice of a public hearing on the proposed Modification to the Redevelopment Plan and held a public hearing on February 17, 2026, pursuant to and in accordance with Section 18-2115 of the Act.

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

**SECTION 1.** That the Mayor and City Council hereby make the following findings with respect to the Redevelopment Plan for Redevelopment Area No. 2, as modified by Modification 26-1:

- A. The Redevelopment Plan as modified by the Modification is feasible as a plan of Redevelopment Area in accordance with and as contemplated by Section 18-2116 of the Act;
- B. The Redevelopment Plan as modified by the Modification is in conformity with the Comprehensive Plan of the City of Beatrice, Nebraska, which such Comprehensive Plan of the City of Beatrice, Nebraska includes a general plan for the development of the City as a whole;
- C. The Redevelopment Plan as modified by the Modification is in conformity with the Legislative declarations and determinations set forth in the Community Development Law, Neb. Rev. Stat. Section 18-2101, et. Seq., which such declarations and determinations are incorporated in this resolution by this reference; and
- D. The Redevelopment Project in the Redevelopment Plan as modified by the Modification would not be economically feasible without the use of tax-increment financing; the Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing; and the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivision, the economy of the community and the demand for public and private services have been analyzed by the City Council and have been found to be the long-term best interest of the community impacted by the Redevelopment Project.

**SECTION 2.** That the Redevelopment Plan, as modified by Modification 26-1 in the form attached as Exhibit "A" to this resolution, which is attached hereby by this reference, is hereby approved pursuant to and in accordance with Section 18-2116 of the Act.

**SECTION 3.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

---

Erin Saathoff, MMC, City Clerk

---

Robert Morgan, Mayor

**PLAN MODIFICATION "26-1" TO REDEVELOPMENT AREA #2  
OF THE CITY OF BEATRICE, NEBRASKA  
(STODDARD PLACE II LIHTC REDEVELOPMENT PROJECT)**

The City of Beatrice, Nebraska (the "City") has undertaken a plan of redevelopment within the community pursuant to the adoption of a Redevelopment Plan for a portion the City of Beatrice identified as the Redevelopment Area #2. The Redevelopment Plan was approved by the Mayor and City Council on April 15, 2024. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 et. seq. (the "Act"), as amended, the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

**I. PROJECT-SPECIFIC AMENDMENT**

**A. The Project Site**

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Stoddard Place II LIHTC Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located will consist of a portion of Parcel No. 014478000. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2. The initial upfront costs associated with the necessary public improvements make development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

**B. Description of the Stoddard Place II LIHTC Redevelopment Project**

Stoddard Place II, LP, a Nebraska limited partnership (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constraints or other factors, but it presents the vision and the intended character of the Project.

**1. The Private Improvements**

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2.

**2. The Public Improvements**

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper is in the process of acquiring the parcels to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for legal fees, architect fees, and engineering in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and parking spaces.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax increment revenues

generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #2. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

**C. Implementation of the Stoddard Place II LIHTC Redevelopment Project**

The Project will be completed in up to two (2) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

**D. Statutory Elements**

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

**E. Cost-Benefit Analysis**

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

**EXHIBIT "A"**  
**Project Site**

All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the West, and Lots 139, 140, 141, 142, 143, and 144 on the East, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska,

Parcel No. 014478000. \*

\*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.

EXHIBIT "B"  
Site Plan



**EXHIBIT "C"**  
**Statutory Elements**

A. Property Acquisition, Demolition and Disposal

The Redeveloper in the process of acquiring the Project Site. No relocation of families is necessary to accomplish the Project.

B. Population Density

The Project Site is currently vacant. The Project will bring a residential development to the Project Site. Population density will increase in the immediate area as a result of this project.

C. Land Coverage

The Project Site consists of approximately 2 acres of land. The footprint of the improvements is approximately 38,621 ft<sup>2</sup>. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts will be evaluated during development.

E. Parking

The project includes the construction of residential units which will include parking lots and other off-street parking.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Multiple-Family Residential (R-4). The parcel will not require rezoning to permit the construction of planned improvements; the Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

**EXHIBIT "D"**  
**Cost-Benefit Analysis**  
**Stoddard Place II LIHTC Redevelopment Project**

This Cost-Benefit Analysis of the Stoddard Place II LIHTC Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #2. The Project will consist of the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Stoddard Place II LIHTC Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Stoddard Place II LIHTC Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$0.00
b.	Estimated Completed Project Assessed Valuation:	\$3,000,000.00
c.	Estimated Increase in Valuation	\$3,000,000.00
d.	Estimated Annual Projected Tax Increment:	\$50,599.00

*Notes:*

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Stoddard Place II LIHTC Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.686636, which is the Gage County tax levy based on the*

*most current information set forth on the website for the Gage County Assessor, and is subject to change.*

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Stoddard Place II LIHTC Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Stoddard Place II LIHTC Redevelopment Project.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of Ten Million Seven Hundred Thousand Dollars (\$10,700,00.00) for the construction of a low-to-moderate-income housing development, along with all required public improvements within Redevelopment Area #2, including expenditures for eligible public improvements. It is proposed that up to approximately Four Hundred Eighty Thousand Dollars (\$480,000.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. The impact on Beatrice Public Schools is expected to be moderate due to the possible increase in the number of families and children. This project will enable the Redeveloper to develop a low-to-moderate-income housing development located on the Project Site.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future without the Project. While the use of tax increment financing will defer the receipt of a majority

of new ad valorem real property taxes generated by the Project, it is intended to create long-term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project is expected to have a positive impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project due to additional employees and patrons. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is anticipated to have a positive impact on other local area employers, as it will provide much-needed housing to attract and retain employees.

**5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to Four Hundred Eighty Thousand Dollars (\$480,000.00) in TIF to create approximately Three Million Dollars (\$3,000,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redeveloper's costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

**6. Cost Benefit Analysis Conclusion:**

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the Mayor and City Council of the City of Beatrice, Nebraska (the “City”) passed and approved Ordinance No. 27-33 creating the Community Redevelopment Authority of the City of Beatrice, Nebraska (the “Authority”) pursuant to Sections 18-2101 et seq., Reissue Revised Statutes of Nebraska, as amended (the “Act”); and

**WHEREAS**, on April 15, 2024, the City adopted a resolution declaring areas in and around the City of Beatrice as blighted and substandard in accordance with Section 18-2103 of the Act, known as Redevelopment Area No. 2; and

**WHEREAS**, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act; and

**WHEREAS**, the Authority has adopted a Redevelopment Plan for such Redevelopment Area No. 2; and

**WHEREAS**, the Authority has prepared a proposed Plan Modification 26-2 to the Redevelopment Plan for Redevelopment Area No. 2; and

**WHEREAS**, a Modification to the Redevelopment Plan for Redevelopment Area No. 2 (the “Modification”) for the Stoddard Place II Workforce Housing Redevelopment Project (the “Project”) has been prepared pursuant to the Act, to identify specific property within Redevelopment Area No. 2 that is in need of redevelopment to cause the removal of blight and substandard conditions; and

**WHEREAS**, on January 16, 2026, the Authority submitted the proposed Modification 26-2 regarding the Project to the Planning and Zoning Commission for review and recommendations as to the Modification’s conformity with the general plan for the development of the City as a whole pursuant to Section 18-2112 of the Act; and

**WHEREAS**, on January 19, 2026, the Planning and Zoning Commission held a public hearing and reviewed the proposed Modification 26-2 regarding the Project, determined that amended Redevelopment Plan is feasible and is in conformance with the general plan for development of the City of Beatrice as a whole, as set forth in the City of Beatrice Comprehensive Plan, as amended and recommended to the Authority and the Beatrice City Council to approve Modification 26-2 regarding the Project; and

**WHEREAS**, on January 23, 2026, the Authority, as required under Section 18-2113(2) of the Act, held a public meeting in order to conducted a Cost-Benefit Analysis of the Project, which is attached to the Modification as Exhibit “D”, and incorporated by this reference and determined that the Modification and the Cost-Benefit Analysis should be approved; and

**WHEREAS**, there has been submitted to the Mayor and City Council of the City, for its consideration, the proposed Modification to the Redevelopment Plan for Redevelopment Area No. 2 prepared by the Authority. A copy of the Modification of the Redevelopment Plan for the Redevelopment Area No. 2 as recommended to the City Council is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the City has published notice of a public hearing on the proposed Modification to the Redevelopment Plan and held a public hearing on February 17, 2026, pursuant to and in accordance with Section 18-2115 of the Act.

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

**SECTION 1.** That the Mayor and City Council hereby make the following findings with respect to the Redevelopment Plan for Redevelopment Area No. 2, as modified by Modification 26-2:

- A.** The Redevelopment Plan as modified by the Modification is feasible as a plan of Redevelopment Area in accordance with and as contemplated by Section 18-2116 of the Act;
- B.** The Redevelopment Plan as modified by the Modification is in conformity with the Comprehensive Plan of the City of Beatrice, Nebraska, which such Comprehensive Plan of the City of Beatrice, Nebraska includes a general plan for the development of the City as a whole;
- C.** The Redevelopment Plan as modified by the Modification is in conformity with the Legislative declarations and determinations set forth in the Community Development Law, Neb. Rev. Stat. Section 18-2101, et. Seq., which such declarations and determinations are incorporated in this resolution by this reference; and
- D.** The Redevelopment Project in the Redevelopment Plan as modified by the Modification would not be economically feasible without the use of tax-increment financing; the Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing; and the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivision, the economy of the community and the demand for public and private services have been analyzed by the City Council and have been found to be the long-term best interest of the community impacted by the Redevelopment Project.

**SECTION 2.** That the Redevelopment Plan, as modified by Modification 26-2 in the form attached as Exhibit "A" to this resolution, which is attached hereby by this reference, is hereby approved pursuant to and in accordance with Section 18-2116 of the Act.

**SECTION 3.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan, Mayor

**PLAN MODIFICATION "26-2" TO REDEVELOPMENT AREA #2  
OF THE CITY OF BEATRICE, NEBRASKA  
(STODDARD PLACE II WORKFORCE HOUSING REDEVELOPMENT PROJECT)**

The City of Beatrice, Nebraska (the "City") has undertaken a plan of redevelopment within the community pursuant to the adoption of a Redevelopment Plan for a portion the City of Beatrice identified as the Redevelopment Area #2. The Redevelopment Plan was approved by the Mayor and City Council on April 15, 2024. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 et. seq. (the "Act"), as amended, the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

**I. PROJECT-SPECIFIC AMENDMENT**

**A. The Project Site**

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Stoddard Place II Workforce Housing Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located will consist of a portion of Parcel No. 014478000. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2. The initial upfront costs associated with the necessary public improvements make development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

**B. Description of the Stoddard Place II Workforce Housing Redevelopment Project**

Stoddard Place II, Workforce, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constraints or other factors, but it presents the vision and the intended character of the Project.

**1. The Private Improvements**

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2.

**2. The Public Improvements**

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper is in the process of acquiring the parcels to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for legal fees, architect fees, and engineering in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and parking spaces.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax increment revenues

generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #2. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

**C. Implementation of the Stoddard Place II Workforce Housing Redevelopment Project**

The Project will be completed in up to two (2) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

**D. Statutory Elements**

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

**E. Cost-Benefit Analysis**

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

**EXHIBIT "A"**  
**Project Site**

All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the West, and Lots 139, 140, 141, 142, 143, and 144 on the East, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska,

Parcel No. 014478000. \*

\*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.



**EXHIBIT "C"**  
**Statutory Elements**

A. Property Acquisition, Demolition and Disposal

The Redeveloper in the process of acquiring the Project Site. No relocation of families is necessary to accomplish the Project.

B. Population Density

The Project Site is currently vacant. The Project will bring a residential development to the Project Site. Population density will increase in the immediate area as a result of this project.

C. Land Coverage

The Project Site consists of approximately 2 acres of land. The footprint of the improvements is approximately 5,635 ft<sup>2</sup>. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts will be evaluated during development.

E. Parking

The project includes the construction of residential units which will include parking lots and other off-street parking.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Multiple-Family Residential (R-4). The parcel will not require rezoning to permit the construction of planned improvements; the Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

**EXHIBIT "D"**  
**Cost-Benefit Analysis**  
**Stoddard Place II Workforce Housing Redevelopment Project**

This Cost-Benefit Analysis of the Stoddard Place II Workforce Housing Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #2. The Project will consist of the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Stoddard Place II Workforce Housing Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Stoddard Place II Workforce Housing Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$0.00
b.	Estimated Completed Project Assessed Valuation:	\$850,000.00
c.	Estimated Increase in Valuation	\$850,000.00
d.	Estimated Annual Projected Tax Increment:	\$14,336.00

*Notes:*

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Stoddard Place II Workforce Housing Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.686636, which is the Gage County tax levy based on the*

*most current information set forth on the website for the Gage County Assessor, and is subject to change.*

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Stoddard Place II Workforce Housing Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Stoddard Place II Workforce Housing Redevelopment Project.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of One Million Dollars (\$1,000,000.00) for the construction of a residential workforce housing development, along with all required public improvements within Redevelopment Area #2, including expenditures for eligible public improvements. It is proposed that up to approximately One Hundred Thirty-Six Thousand Dollars (\$136,000.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. The impact on Beatrice Public Schools is expected to be moderate due to the possible increase in the number of families and children. This project will enable the Redeveloper to develop a low-to-moderate-income housing development located on the Project Site.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future without the Project. While the use of tax increment financing will defer the receipt of a majority

of new ad valorem real property taxes generated by the Project, it is intended to create long-term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project is expected to have a positive impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project due to additional employees and patrons. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is anticipated to have a positive impact on other local area employers, as it will provide much-needed housing to attract and retain employees.

**5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to Four Hundred Eighty Thousand Dollars (\$480,000.00) in TIF to create approximately Three Million Dollars (\$3,000,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redeveloper's costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

**6. Cost Benefit Analysis Conclusion:**

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.

RESOLUTION NUMBER \_\_\_\_\_

**WHEREAS**, the City of Beatrice, Nebraska (“City”) was awarded grant funding under the United States Department of Transportation (“USDOT”) for a “Rebuilding American Infrastructure with Sustainability and Equity” (“RAISE”) Grant to fund the Court Street Access and Safety Transformation (“CAST”) Initiative (“Project”); and

**WHEREAS**, the Mayor and City Council for the City of Beatrice desire to approve the Grant Agreement for the Project.

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

**SECTION 1.** That the Mayor, City Administrator, and City Clerk are hereby authorized to execute the Grant Agreement with USDOT, and any and all other documents necessary for USDOT to grant funds to the City for the purpose of funding the City’s CAST Initiative, and any and all other documents necessary to implement the CAST Initiative. A copy of the said Grant Agreement, marked as Exhibit “A”, is attached hereto and incorporated by reference.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan Mayor

Exhibit "A"

**U.S. DEPARTMENT OF TRANSPORTATION**

**GRANT AGREEMENT UNDER THE  
FISCAL YEAR 2024 RAISE PROGRAM**

This agreement is between the United States Department of Transportation (the "USDOT") and the Nebraska Department of Transportation (the "Recipient").

This agreement reflects the selection of the Recipient to receive a RAISE Grant for the Court Street Access and Safety Transformation (CAST) Initiative.

If schedule A to this agreement identifies a Designated Subrecipient, that Designated Subrecipient is also a party to this agreement, and the parties want the Designated Subrecipient to carry out the project with the Recipient's assistance and oversight.

The parties therefore agree to the following:

**ARTICLE 1  
GENERAL TERMS AND CONDITIONS.**

**1.1 General Terms and Conditions.**

- (a) In this agreement, "General Terms and Conditions" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2024 RAISE Program: FHWA Projects," dated November 4, 2025, which is available at <https://www.transportation.gov/BUILDgrants/grant-agreements>. The General Terms and Conditions reference the information contained in the schedules to this agreement. The General Terms and Conditions are part of this agreement.
- (b) The Recipient states that it has knowledge of the General Terms and Conditions.
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, terminating of the RAISE Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the USDOT the RAISE Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

**ARTICLE 2  
SPECIAL TERMS AND CONDITIONS.**

There are no special terms for this award.

**SCHEDULE A  
ADMINISTRATIVE INFORMATION**

**1. Application.**

Application Title: Court Street Access and Safety Transformation (CAST) Initiative

Application Date: 2/27/2024

**2. Recipient's Unique Entity Identifier.**

See section 28.3 of the General Terms and Conditions.

**3. Recipient Contact(s).**

Jenna Habegger  
Nebraska Infrastructure Hub Planning Manager  
Nebraska Department of Transportation  
1400 Nebraska Parkway, Lincoln, Nebraska 68502  
402-479-3607  
[jenna.habegger@nebraska.gov](mailto:jenna.habegger@nebraska.gov)

Dina Harris  
Highway Program Specialist  
Nebraska Department of Transportation  
1400 Nebraska Parkway, Lincoln, Nebraska 68502  
402-479-4434  
[Dina.harris@nebraska.gov](mailto:Dina.harris@nebraska.gov)

**4. Recipient Key Personnel.**

None.

**5. USDOT Project Contact(s).**

Alison Koch  
Transportation Specialist  
FHWA  
100 Centennial Mall North Room 220, Lincoln, Nebraska 68508  
531-310-4497  
[alison.koch@dot.gov](mailto:alison.koch@dot.gov)

**6. Payment System.**

USDOT Payment System: FMIS

7. **Office for Subaward and Contract Authorization.**

USDOT Office for Subaward and Contract Authorization: FHWA Division

8. **Federal Award Identification Number.**

See section 28.2 of the General Terms and Conditions.

9. **Designated Subrecipient.**

Designated Subrecipient: City of Beatrice

Designated Subrecipient Point of Contact:

Tobias Tempelmeyer  
City Administrator  
City of Beatrice  
400 Ella Street, Beatrice, Nebraska 68310  
402-228-5200  
[ttempelmeyer@beatrice.ne.gov](mailto:ttempelmeyer@beatrice.ne.gov)

## SCHEDULE B PROJECT ACTIVITIES

### 1. General Project Description.

This project includes the rerouting of Highway 136 one block south to Market Street. As a result, Court Street will be redeveloped as a pedestrian-focused corridor with improved seating, benches, bike racks, trash receptacles, sidewalks and sidewalk lighting, amenity zone elements, wayfinding monuments, intersection treatments, and the addition of some public outdoor space. The project will include the use of permeable pavers, mid-block bump outs, rain-gardens, and tree plantings to increase shade cover.

### 2. Statement of Work.

Base Phase: Preliminary Engineering/Pre-NEPA

- Engineering Design
- Environmental studies and NEPA document preparation

Option Phase 1: Final Design

- Final design and construction documents

Option Phase 2: Right of Way

- Title Research
- Appraisal of ROW properties
- Negotiation and acquisition of ROW properties

Option Phase 3: Utilities

- Identification and location of utilities
- Relocation of utilities

Option Phase 4: Construction

- Roadway reconstruction, improved streetscaping, and multi-modal improvements. Work includes wayfinding.
- Court Street will be redeveloped as a pedestrian-focused corridor.

**SCHEDULE C  
AWARD DATES AND PROJECT SCHEDULE**

**1. Award Dates.**

Budget Period End Date: 8/30/2033

Base Phase Budget Period End Date: 6/30/2028  
 Option Phase 1 Budget Period End Date: 9/15/2029  
 Option Phase 2 Budget Period End Date: 7/1/2029  
 Option Phase 3 Budget Period End Date: 7/1/2030  
 Option Phase 4 Budget Period End Date: 12/15/2031

Period of Performance End Date: See section 28.5 of the General Terms and Conditions

**2. Estimated Project Schedule.**

<b>Milestone</b>	<b>Schedule Date</b>
Planned Base Phase Completion Date:	6/30/2027
Planned Option Phase 1 Completion Date:	9/15/2028
Planned Option Phase 2 Completion Date:	7/1/2028
Planned Option Phase 3 Completion Date	7/1/2029
Planned Construction Substantial Completion and Open to Traffic Date:	12/15/2030

**3. Special Milestone Deadlines.**

None.

**SCHEDULE D  
AWARD AND PROJECT FINANCIAL INFORMATION**

**1. Award Amount.**

RAISE Grant Amount: \$21,389,417

**2. Federal Obligation Information.**

Federal Obligation Type: Multiple

<b>Obligation Condition Table</b>		
<b>Portion of the Project</b>	<b>Portion of the RAISE Grant</b>	<b>Obligation Condition</b>
Base Phase: Preliminary Engineering/Pre- NEPA	\$1,167,102.36	
Option Phase 1: Final Design	\$666,178.24	Upon confirmation that all applicable Federal requirements have been met.
Option Phase 2: Right of Way	\$1,486,406.26	Upon confirmation that all applicable Federal requirements have been met.
Option Phase 3: Utilities	\$473,675.76	Upon confirmation that all applicable Federal requirements have been met.
Option Phase 4: Construction/Construction Engineering	\$17,596,054.38	Upon confirmation that all applicable Federal requirements have been met.

3. **Approved Project Budget.**

**Eligible Project Costs**

	<b>Base Phase</b>	<b>Option Phase 1</b>	<b>Option Phase 2</b>	<b>Option Phase 3</b>	<b>Option Phase 4</b>	<b>Total</b>
RAISE Funds:	\$1,167,102.36	666,178.24	\$1,486,406.26	\$473,675.76	\$17,596,054.38	\$21,389,417
Other Federal Funds:	\$0	\$0	\$0	\$0	\$0	\$0
Non-Federal Funds:	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total:</b>	<b>\$1,167,102.36</b>	<b>666,178.24</b>	<b>\$1,486,406.26</b>	<b>\$473,675.76</b>	<b>\$17,596,054.38</b>	<b>\$21,389,417</b>

4. **Cost Classification Table**

Reserved.

5. **Approved Pre-award Costs**

**None.** The USDOT has not approved under this award any costs incurred under an advanced construction authorization (23 U.S.C. 115), any costs incurred prior to authorization (23 CFR 1.9(b)), or any pre-award costs under 2 CFR 200.458.

**SCHEDULE E  
CHANGES FROM APPLICATION**

**Scope:** No changes.

**Schedule:** Planned Construction Substantial Completion and Open to Traffic and Budget period of performance have been updated to match project delivery schedule and construction schedule. The amended completion date factors in the updated execution date, contract timeline, and all necessary coordination and reviews that were not included as the basis for the completion date calculation at the time of the original application. The Recipient anticipates fund obligation of phase 3 and phase 4 to occur prior to the FY 2024 RAISE funds cancellation date of September 30, 2028.

The table below compares the Project milestone dates.

<b>Milestone</b>	<b>Application</b>	<b>Schedule C</b>
Planned Base Phase Completion Date:	6/30/2026	6/30/2027
Planned Option Phase 1 Completion Date:	9/15/2027	9/15/2028
Planned Option 2 Completion Date	7/1/2027	7/1/2028
Planned Option Phase 3 Completion Date	7/1/2028	7/1/2029
Planned Construction Substantial Completion and Open to Traffic Date:	12/15/2029	12/15/2030

**Budget:** No changes.

**Other:** N/A

**SCHEDULE F  
RAISE PROGRAM DESIGNATIONS**

**1. Urban or Rural Designation.**

Urban-Rural Designation: Rural

**2. Capital or Planning Designation.**

Capital-Planning Designation: Capital

**3. Historically Disadvantaged Community/Area of Persistent Poverty Designation.**

HDC/APP Designation: Yes

**4. Funding Act.**

Funding Act: IIA

**5. Security Risk Designation.**

Security Risk Designation: Low

**SCHEDULE G**  
**RAISE PERFORMANCE MEASUREMENT INFORMATION**

**Study Area:** Downtown Area – Court Street and Market Street from 2<sup>nd</sup> Street to 9<sup>th</sup> Street.

**Baseline Measurement Date:** 7/15/2028

**Baseline Report Date:** 9/15/2028

**Table 1: Performance Measure Table**

<b>Performance Measure</b>	<b>Unit Reported</b>
Greenhouse Gas Emissions	Total Carbon Dioxide Emissions (Metric Tons) per Year
Severe Crashes	Total Severe Crashes per Year

**SCHEDULE H  
LABOR AND WORK**

**1. Efforts to Support Good-Paying Jobs and Strong Labor Standards**

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. <i>(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)</i>
X	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. <i>(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)</i>
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. <i>(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. <i>(Describe the partnership and workforce strategies in the supporting narrative below.)</i>
	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>

The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.
--

2. **Supporting Narrative.**

**The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences.**

The City of Beatrice, in partnership with the Nebraska Department of Transportation (NDOT), is investing in high-quality workforce training programs and policies to recruit, train, and retain skilled workers on this project.

The City and NDOT implement an On-The-Job Training (OJT) Program, to expand employment opportunities, in the construction trades. Contractors on the project are required to participate in an NDOT--approved OJT program, which provides structured, hands-on training with defined pathways to journey-level status in skilled trades. Acceptable programs include federally registered apprenticeship programs and other training programs recognized by the U.S. Department of Labor or state apprenticeship agencies, ensuring participants receive high-quality, industry-standard training aligned with equal employment obligations.

In addition, the City enforces Nebraska's Fair Labor Standards (Neb. Rev. Stat. §§ 73-102 and 73-104), requiring contractors to maintain fair wages and working conditions at levels consistent with prevailing industry standards. While Nebraska is a right-to-work state, workers also have the option to join the Nebraska Association of Public Employees (NAPE) for representation and support.

These programs and policies demonstrate Beatrice's commitment to building a skilled workforce through investment in proven training programs and fair hiring practices.

**RECIPIENT SIGNATURE PAGE**

The Recipient, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

Nebraska Department of Transportation

_____	By:	_____
Date		Signature of Recipient's Authorized Representative
		Khalil Jaber
		_____
		Name
		Deputy Director of Engineering
		_____
		Title

**DESIGNATED SUBRECIPIENT SIGNATURE PAGE**

The Designated Subrecipient, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

City of Beatrice

_____	By: _____
Date	Signature of Designated Subrecipient's Authorized Representative
	Bob Morgan
	_____
	Name
	Mayor
	_____
	Title

**USDOT SIGNATURE PAGE**

The USDOT, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

UNITED STATES DEPARTMENT OF  
TRANSPORTATION

\_\_\_\_\_By: \_\_\_\_\_  
Date Signature of USDOT's Authorized Representative  
  
James Simerl  
\_\_\_\_\_  
Name  
  
FHWA Nebraska Division Administrator  
\_\_\_\_\_  
Title

RESOLUTION NUMBER \_\_\_\_\_

A resolution authorizing the Mayor and City Clerk to enter into a Memorandum of Understanding with First Star Recycling for the processing of recyclable material generated by the City of Beatrice, Nebraska.

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

**SECTION 1.** That the Mayor City Clerk are hereby authorized to execute the Memorandum of Agreement with First Star Recycling, and any and all other documents necessary for the processing of recyclable material generated by the City of Beatrice, Nebraska. A copy of the said Memorandum of Understanding, marked as Exhibit "A", is attached hereto and incorporated by reference.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan Mayor



Exhibit "A"

FIRST STAR RECYCLING  
 10330 I Street, Ste 100  
 Omaha, NE 68127  
 (402) 894-0003  
 www.firststarrecycling.com

RECYCLING SERVICES MEMORANDUM OF UNDERSTANDING

First Star Recycling values its partnerships with our customers and works hard to be able to provide recycling services that manage your renewable resources in the best way, both environmentally and economically. First Star Recycling, barring unforeseen circumstances, agrees to process materials generated by the customer per the agreement below.

Community Billing Information		Service Location	
Name:	City of Beatrice	Date:	1/28/26
Address:	400 Ella Street	Account #	CITBEA
City:	Beatrice	Account Rep:	Kyle Bivens
State, Zip:	NE, 68310	Point of Contact:	
Contact:	Jason Moore	Address:	917 S. 11 <sup>th</sup> Street
Phone:	402-228-5219	City:	Beatrice
Email:	jmoore@beatrice.ne.gov	State, Zip:	NE, 68310
		Site Contact:	
		Phone:	
		Email:	

1. **Processing Fees:** The processing fee for recycling services is \$38.01 per ton for all received material. First Star Recycling promotes transparency in the costs of resource management and this processing fee will show as a separate line item on customer reporting. This processing fee is applicable for all materials and may be offset by any applicable rebates for materials shown below. The processing fee reflects the specialized labor required for sortation and marketing of materials in addition to mechanical, AI, and robotics-driven sortation equipment needed to provide innovative and holistic recycling services to help you reduce your waste and disposal obligations.
2. **Acceptable Materials and Rebates:** The following recyclable materials produced by the customer are accepted by First Star Recycling. Where possible, rebates are calculated against third-party market indexes. First Star Recycling will undertake review and determination of the material type, amount, and applicable rebate, if any, as soon as reasonably possible following delivery to First Star Recycling facilities, and in all events within forty-five (45) days of such delivery. Materials not listed may be accepted upon prior approval and agreement of First Star Recycling.

Material Type	Rebate Formula
Mill Direct Baled Cardboard	Market pricing (No processing fee for mill direct)
Single Stream Mixed Material	Market pricing (currently -\$125/ton)
Loose Natural HDPE #2 Plastics	Market pricing
Baled OCC	PPI Midwest OCC Minus \$50/ton

Rebate rates are subject to change based upon changes in applicable third-party market indexes. Rebate will adjust on a monthly basis relative to future changes in the indexes as listed above.

3. **Additional Services and Charges:** First Star Recycling provides a comprehensive renewable resource management approach and in some instances, materials may be subject to special handling or disposal method costs.

Material Type	Service Fee

4. **Logistics and Transport:** If you do not have prior collection services arranged, First Star Recycling can coordinate logistic services to collect your recyclable materials from the service location. Please note that First Star Recycling uses third-party freight providers and passes through these costs, therefore these fees are subject to change. Customers may choose to deliver materials to the First Star Recycling facility at 10330 I Street, Omaha, NE 68127. Deliveries are accepted Monday to Friday between the hours of 8:30am to 10:30am and 3:30pm to 5:00pm.

Logistics Service:	Cost:
Spotted Trailer Swaps	\$375 per swap

5. **Payment, Invoicing and Reporting:** First Star Recycling issues payment for customers receiving rebates on a quarterly basis (the "Rebate Period"). Invoices for processing services are issued 15 days following the end of each month. Invoices will summarize materials, amounts and applicable rebate rate for each Invoice Period. Such invoices shall be deemed final and approved by customer unless customer notifies First Star Recycling in writing of any disputed items on the invoice within twenty (20) days of date of the invoice. First Star Recycling shall issue payment on undisputed rebate invoices within forty-five (45) days after the end of each Rebate Period. Reports of materials received are available upon request 15 business days following the end of the calendar month.
6. **Term of agreement:** Agreement shall be in effect for 3 years beginning from the date of which this agreement is signed.
7. **Grant Reimbursement:** First Star will reimburse the City of Beatrice for \$95,682.85 for the purchase of containers with the purpose 'growing, expanding, and/or starting' recycling programs in their serviced areas. Upon receiving receipts and supporting documents proving the purchase of the containers, First Star will then present those to the Nebraska Environmental Trust per the awarded grant instructions. Upon receiving the reimbursement funds, First Star will reimburse the City of Beatrice equal to but not greater than \$95,682.85. First Star will not be held monetarily or otherwise responsible for the Nebraska Environmental Trust revoking said grant reimbursement for any reason.

### Additional Terms of Service

**Unacceptable Items/Trash:** As a recycling facility, state and local governments monitor how much waste is produced through our system. When customers pass on their trash to us, it makes recycling as a whole more expensive and can risk our ability to be considered a recycling center. Any trash received will be charged at \$50 per bale/gaylord plus cost of disposal at \$260/ton.

**Safe Loading of Trailers:** The Customer agrees to load trailers in a manner that allows for the safe and efficient unloading of materials at the First Star Recycling facility in line with First Star's safe loading policy. First Star considers safety our highest priority. In order to service all our customers in an effective manner, it is vital that Firststar can unload trailers efficiently. If First Star receives trailers that take undue length of time, Firststar reserves the right to charge additional unloading time of \$50 per hour. First Star Recycling retains the right to reject any loads deemed to be unsafe at customer expense.

**Right of Refusal/Rejection:** First Star Recycling has the right to refuse/reject any load or material delivered to its facility, even partial loads. Customer will be responsible for any reasonable damages incurred by First Star Recycling as a result of the receipt of unacceptable or contaminated

materials. This is inclusive for loads sent Direct to Mill or customer baled material received at the Mill.

**Hazardous or Special Wastes:** First Star Recycling is not permitted to accept or handle Hazardous or Special wastes. First Star Recycling will reject any hazardous or special wastes to be removed from the First Star Recycling facility at customer expense.

**Failure to Perform:** Neither party shall be held liable for its failure to perform due to circumstances not its fault and beyond its reasonable control including but not limited to labor shortages or disputes, riots, protests, civil disturbances, commodity market disruptions, changes in law, fires, floods, disease, compliance with government request, accidents, weather, lack of required resources or Acts of God. Each party will notify the other as soon as possible if unable to meet obligations.

**CPI Increase:** Fees and rebates not attached to a price index or pass through cost shall be adjusted annually by the aggregate change in the Consumer Price Index on January 1<sup>st</sup> and each additional year thereafter.

**Termination:** Either party may terminate this agreement with one hundred eighty (180) days written notice. In the

event that this agreement is cancelled, all sums payable for work already performed are payable.

Customer Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

First Star: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**RESOLUTION NUMBER \_\_\_\_\_**

**WHEREAS**, on May 19, 2025, the City of Beatrice, Nebraska (“City”) entered into an Agreement with Waters Edge Aquatic Design to develop an Aquatic Park Master Plan; and

**WHEREAS**, Waters Edge Aquatic Design has completed said Aquatic Park Master Plan; and

**WHEREAS**, the City of Beatrice desires to adopt said Aquatic Master Plan for the redevelopment of the City’s Water Park.

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

**SECTION 1.** That the Mayor and City Council of the City of Beatrice hereby approve and adopt the Aquatic Master Plan developed by Waters Edge Aquatic Design, for the redevelopment of the City’s Water Park. A copy of said Aquatic Master Plan, marked as “Exhibit A”, is attached hereto and incorporated by reference.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17<sup>th</sup> day of February, 2026.

Attest:

\_\_\_\_\_  
Erin Saathoff, MMC, City Clerk

\_\_\_\_\_  
Robert Morgan, Mayor



2026

# Big Blue Water Park Beatrice, Nebraska



Waters Edge Aquatic Design



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## Executive Summary

### Project Summary

In the spring of 2025, the City of Beatrice and Waters Edge Aquatic Design embarked on creating the outdoor aquatic master plan for the Big Blue Water Park (BBWP). The purpose of the study was to create a data-driven guide for the future of BBWP.

The master plan evaluated the current condition of the facility, determined future expansion needs, documented priorities of the community and identified potential opportunities for the future of BBWP. The process involved public engagement along with strategic interactions with the city staff.

### Project Mission and Goals

The Beatrice Aquatic Center feasibility study was developed to be a plan for identifying current and future aquatic needs for the city. The overall project objectives were:

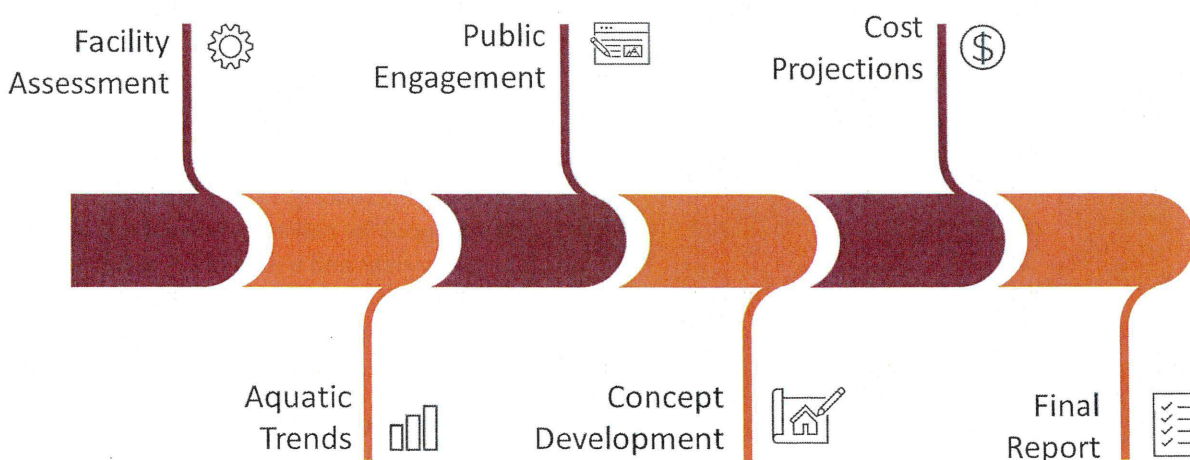
1. Conditions Assessment
2. Public Engagement
3. Aquatic Trends Assessment
4. Concept Design Alternatives and Costs
5. Operational Performance

### Project Process

The study procedure was organized in four phases.

1. Data Collection
2. Conceptual Scenario Development
3. Opinions of Cost
4. Plan Summary

The sequential timeline below was followed to ensure there was an accurate and comprehensive approach for the feasibility study.





## Scenario Summary

### Tier 1 – Repair



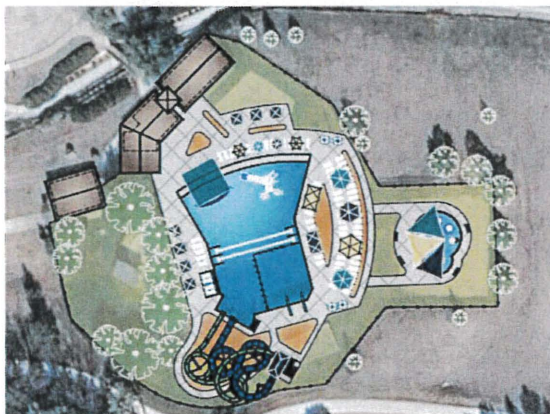
#### Summary

All deficient items identified during the inventory and assessment would be addressed. No additional amenities or upgrades would be incorporated.

#### Opinion of Cost

\$1.5 to \$2.0 Million

### Tier 2 – Upgrade



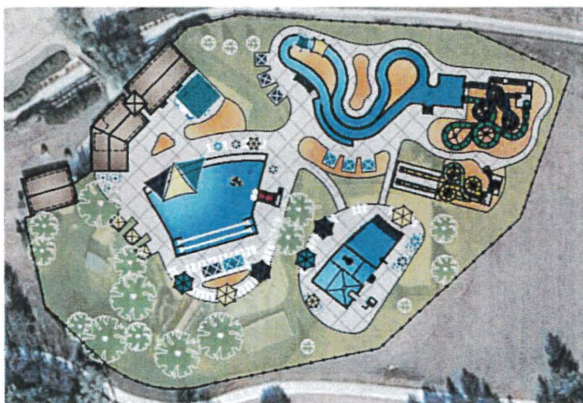
#### Summary

This would be a repair and upgrade of the swimming pool, plus a renovation of the pool house. The conceptual layout below was based on modern aquatic center amenities, public feedback and feedback from staff.

#### Opinion of Cost

\$6.0 to \$8.0 Million

### Tier 3 – Replacement



#### Summary

This would be a replacement for the swimming pool, plus a renovation of the pool house. This scenario is focused on creating a shallow water leisure pool for naivest swimmers, a new lazy river and a new deep basin at an elevation more favorable for existing groundwater.

#### Opinion of Cost

\$9.0 to \$11.0 Million



## Data Collection

### Public Engagement

Community outreach was central to this study. During public engagement, our team received input from residents, and community stakeholders. The results are summarized in the report. Details are included in the appendix.

Methods of collecting public input included the following processes:

- **Online survey**  
Available September 8, 2025, through November 14, 2025
- **Town hall meeting #1.**  
September 10, 2025, at Beatrice Public Library
- **Town hall meeting #2.**  
October 22, 2025, at Beatrice Public Library



### Community Feedback (Online Survey)

Beatrice city staff and the consultant team created a comprehensive survey that was administered in 2025 (September to November). This survey was used to gather community feedback on the Big Blue Water Park conditions, amenities, and program offerings. The full list of questions can be found in the Appendix of this report. The survey received 259 responses.

Respondents overwhelmingly support expanding and modernizing the Beatrice water park to make it inclusive and family orientated destination. Here's a summary of the 70 open-ended comments from the Big Blue Water Park Aquatic Survey (organized by major themes and sentiment):

#### Most-requested amenities:

- Lazy river – mentioned by at least 15 respondents.
- Larger facility / more space – reduce crowding, add zones for different age groups.
- Slides & attractions – multiple respondents want larger or faster slides, comparable to Fairbury, Nebraska or Marysville, Kansas.
- Zero-depth entry / toddler zone – to improve safety and access for young kids.
- More seating, shade, cabanas, loungers, umbrellas – frequently mentioned comfort needs.
- Wave pool / rock wall / basketball area – mentioned as fun ideas by several.

#### Staffing & Operations

- Several comments note excellent current staff and strong safety standards.
- Repeated concern that lifeguard pay is too low; fair wages seen as key to quality and retention.
- Longer hours and longer season are requested, especially for working adults.

#### Adults vs. Kids



- Clear theme: adults feel crowded out by families and kids.
- Suggestions include:
  - o Adults-only swim times or zones.
  - o Lazy river or lounge areas are specifically for adults.
  - o "Peaceful" adult swim during kids' breaks.

#### Youth, Families, and Community

- Many view the new water park as a family and youth hub that strengthens community engagement.
- Several comments emphasize keeping it affordable, with resident discounts suggested.

#### Accessibility, Inclusion & Safety

- Requests for:
  - o Inclusive features for disabilities and autism-friendly design.
  - o Safer play areas (e.g., separation from ball games, more visibility for lifeguards).
  - o Bike and traffic safety near the pool.

#### Cost, Funding & Taxes

- Majority support improvements even if prices rise modestly — provided value improves.
- A small but vocal minority oppose tax increases or see the project as unnecessary.
- Several suggest tiered pricing (resident vs. non-resident) or self-funding through usage fees.

#### Comparisons & Community Pride

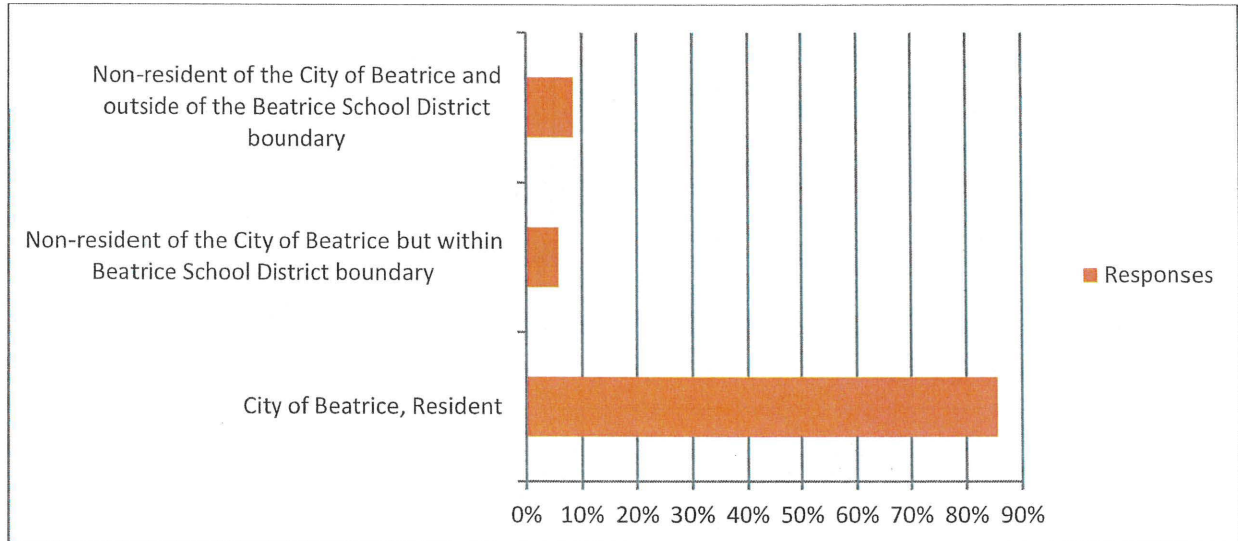
- Frequent comparisons to Fairbury, Wymore, Marysville, Kansas, and Omaha, which are seen as models.
- Repeated sentiment: "Beatrice should have a better facility for its size."
- Some want the water park to be a regional attraction, not just a local amenity.



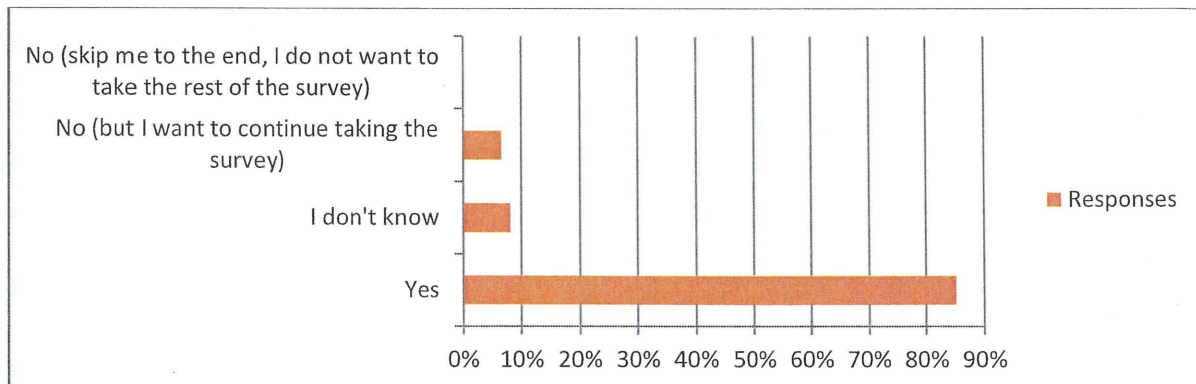
**Online Survey**

A summary of a few questions is highlighted below.

**Please select where you live.**

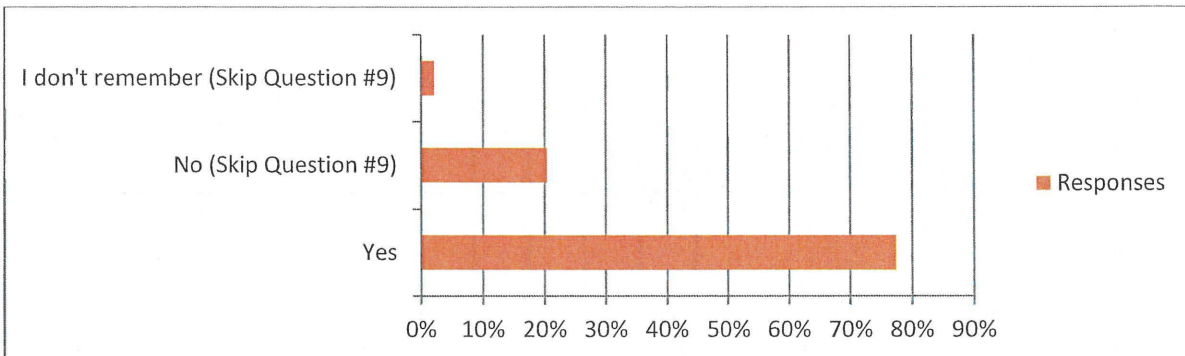


**In general, and on initial instinct, do you support the development of a swimming facility in the City of Beatrice?**

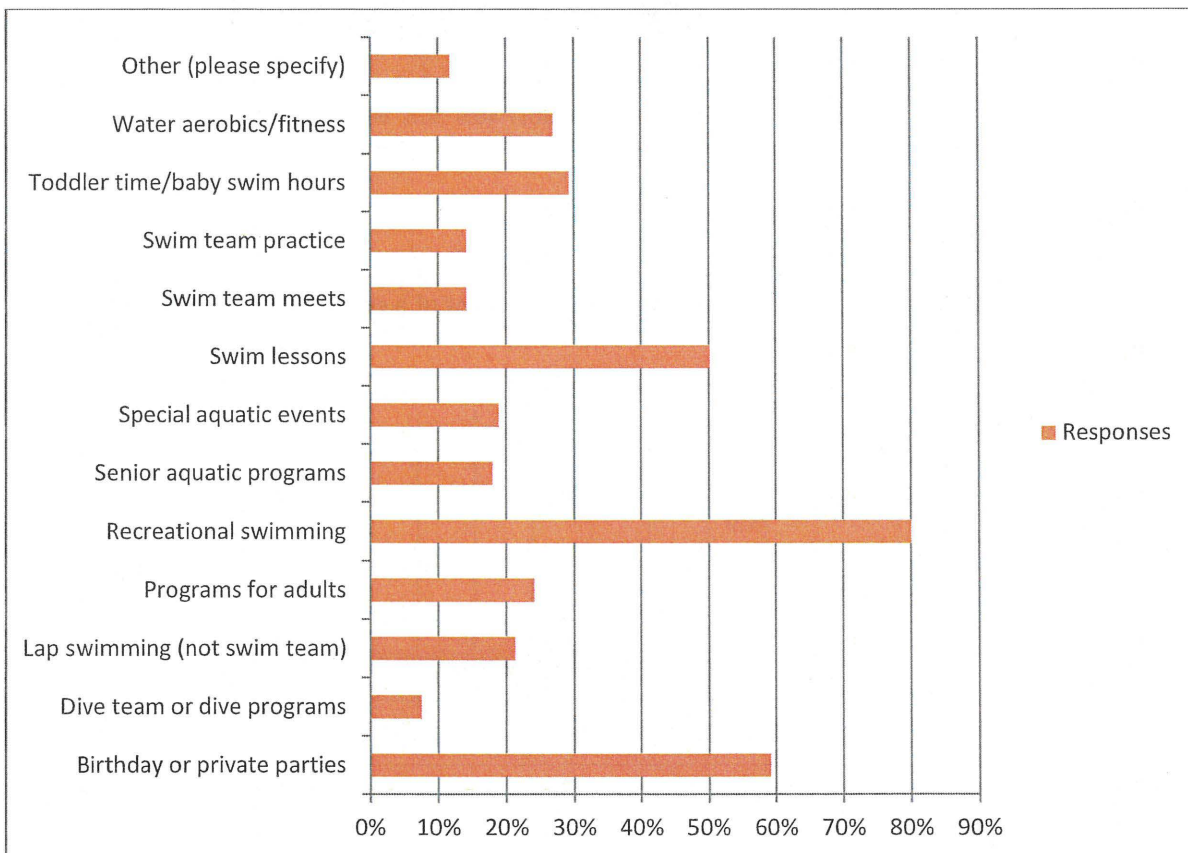




**Has someone in your household participated in a swimming activity at a swimming facility in the last 2 years?**

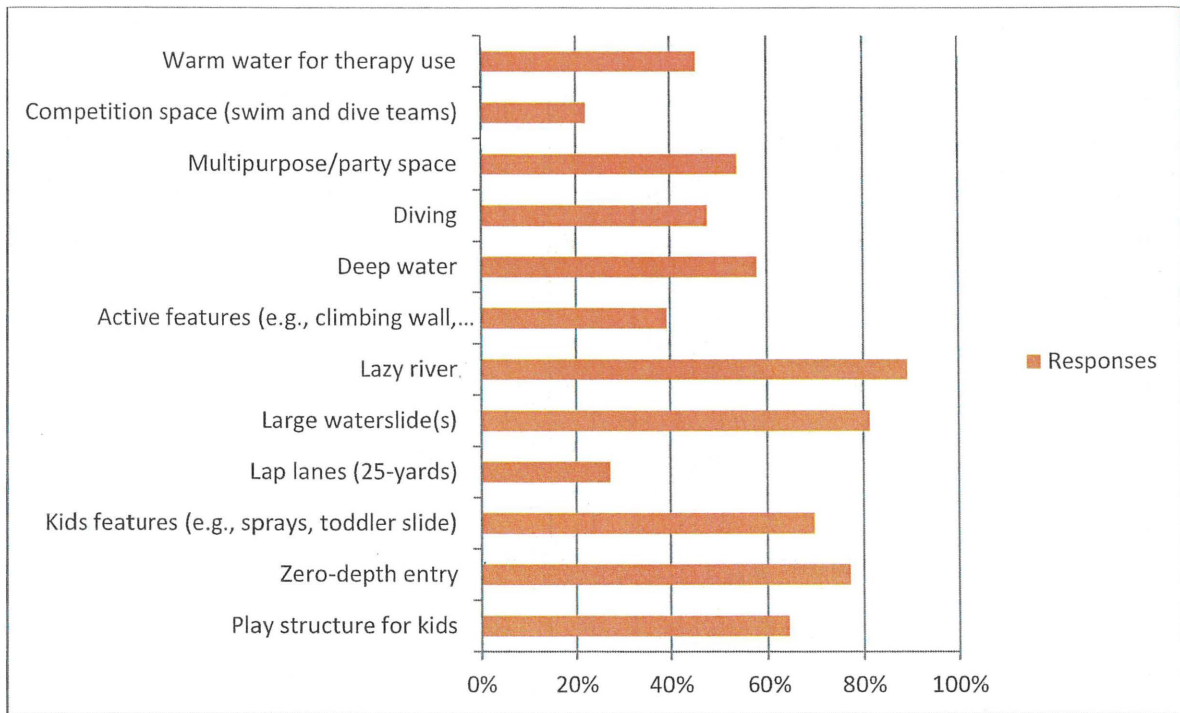


**Why do you visit swimming facilities and/or what would you expect to be offered at a new swimming facility in the City of Beatrice?**

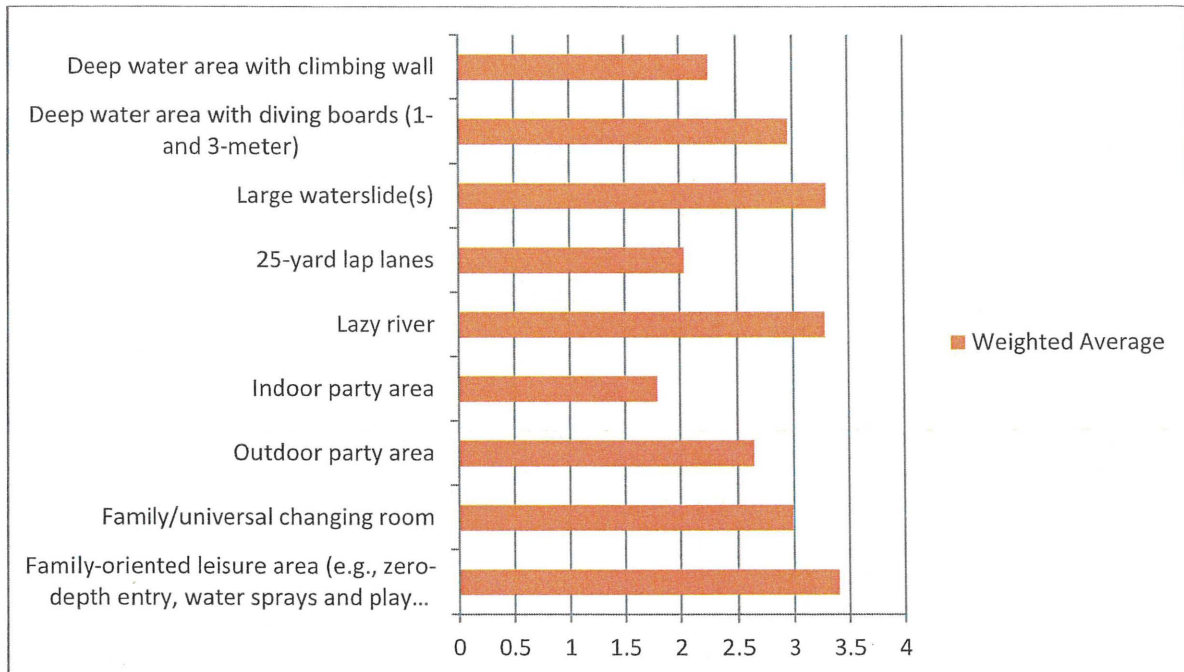




Listed below are various features/amenities that could be included in a new swimming facility. Please select each component you feel is needed in a new swimming facility.

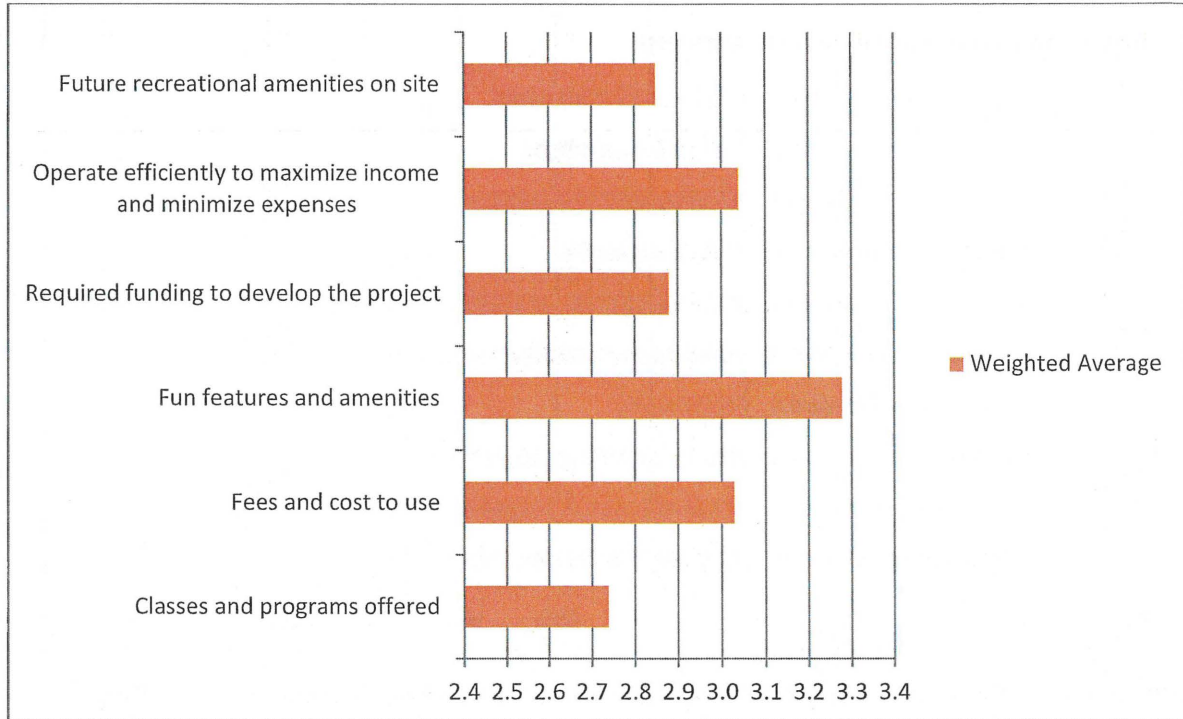


Please select how important each of the following features are to you and/or your household when thinking about an OUTDOOR swimming facility.





Please select how important each of the following are when thinking about a new swimming facility in the City of Beatrice.





### Facility Inventory and Assessment

The assessment of BBWP was based on the current regulatory statutes. These state and national standards provide guidance for best practices of design and operation.

A list of current codes, regulations, guidelines, and standards that Waters Edge believes are most applicable follows. The BBWP facility evaluation was completed based on these standards.

- Nebraska Department of Energy and Environmental – 2021
- Americans with Disabilities Act

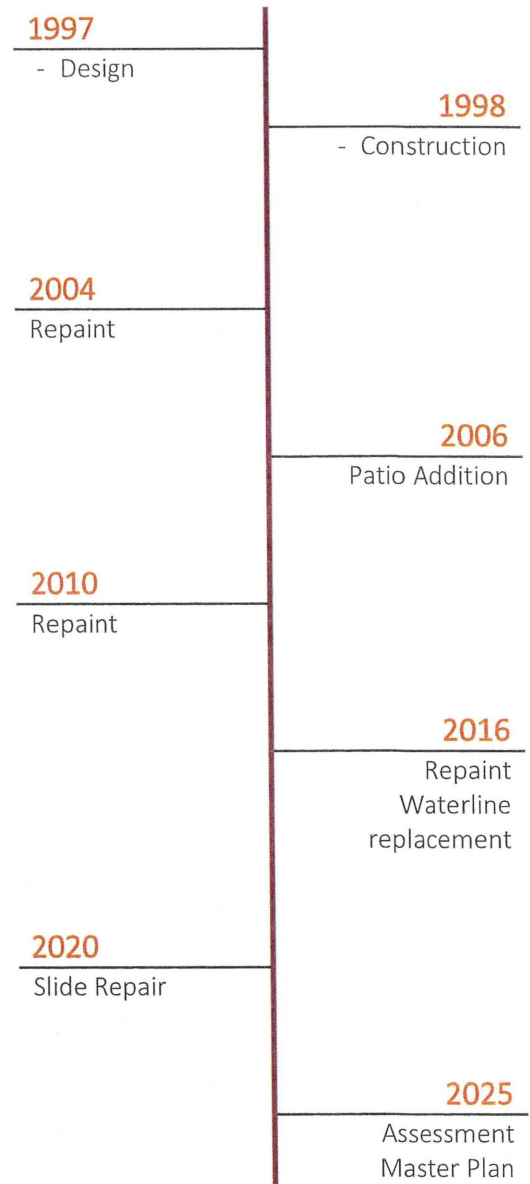
The City of Beatrice owns and operates the pool facility. The existing facility consists of a main zero-depth-entry swimming pool with a well-driving and slide entrance area, a wading pool, and a bathhouse with pool mechanical and concession wings. The existing facility design was completed in 1997, and construction followed.

Other repairs and nontypical maintenance efforts have been performed since the facility opened, including:

- Maintain site dewatering pump equipment.
  - The deep end of the pool is positioned in a high groundwater location. Continual monitoring and dewatering are required to maintain the structural integrity of the concrete basin.
- Replace the water line in the bathhouse replacement within.
- Repair deteriorated fiberglass surface on water slides.
- Other general site maintenance has been provided throughout lifespan including painting the pool, resurfacing the diving boards, replacing the lifeguard chairs and adding concrete patio.

A timeline of the facility life is shown to the right.

### Facility Timeline



**Regular Maintenance**  
(Throughout Entire Timeline)  
Pump service  
Replace lifeguard equipment  
Routine Maintenance



## Assessment Recommendations

The physical condition of Big Blue Water Park is typical of a facility of its age of 26 years (1998). Staff responsible for maintaining the physical condition have properly maintained it as a viable asset to the community.

### Tier 1 – Repair

#### Summary

All deficient items identified during the inventory and assessment would be addressed. No additional amenities or upgrades would be incorporated.

#### Pros

- Resolve deficient operational and maintenance challenges and issues.
- New piping and pumps.
- Resolve water leakage in the filter area
- Resolve ADA compliance

#### Cons

No new pool amenities or attractions added.

#### Opinion of Cost

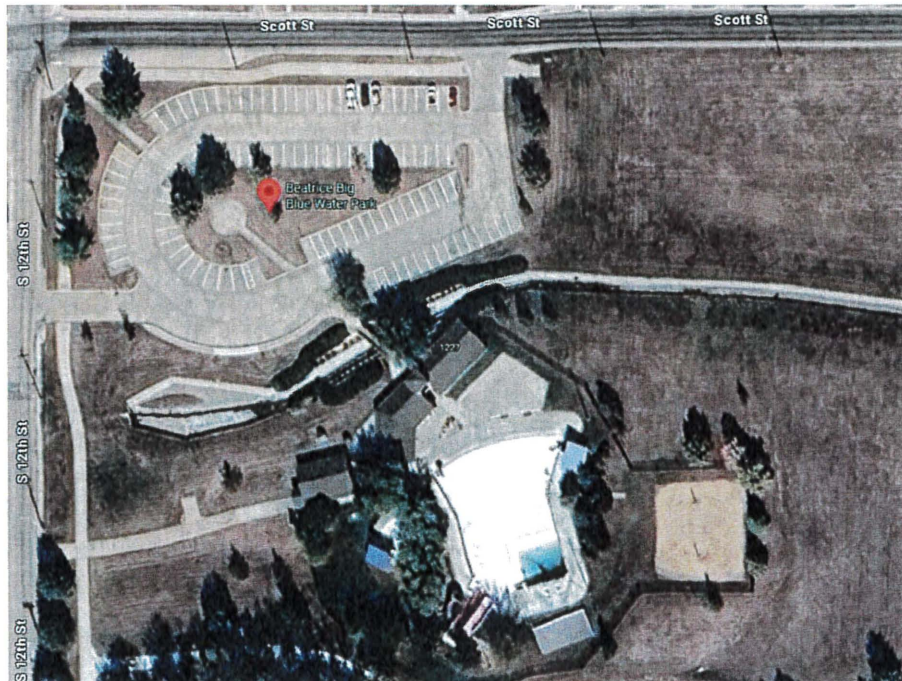
\$1,500,000 to \$2,00,000 Million

#### Opinion of Operational Cost

No change for the current budget

#### Anticipated Construction Period

8-9 Month





Summary	Required Updates	Opinion of Cost
<i>Main Pool</i>		<i>Total: \$625,000</i>
Coating	Staining & deterioration	
Floor	Cracked (Minor)	
Drains	Certification	
Gutter	Rust & Pin Leaks	
Slide Pump	Rusted	
Slide Strainer	Cracked	
Surface	Slip hazard - standing water	
Concrete deck	Cracking and settlement	
Lifeguard Chairs	Corroded	
Depth Markers	Corroded	
Slide Fiberglass	Corroded & cracked	
Slide Tower	Corroded & deteriorating	
Diving board	Slip hazard - smooth	
Toddler Slide (Frog)	Excessive corrosion - Rehab	
Shade	Weathered/Cracking	
<i>Wading Pool</i>		<i>Total: \$145,000</i>
Concrete	Cracked (Minor)	
Coating	Deteriorated	
Movement	Cracked and uneven	
Sprays	Coating corroded	
Shade	Weathered/Cracking	
Pump	Rusted	
Electrical Panels	Corroded	
Piping, Valves & Fittings	Cracked and deteriorating	
Cover	Cracked and deteriorating	



(cont.)

<i>Bathhouse</i>		<b>Total: \$145,000</b>
Building	Cracked brick/CMU grout	
Building	Cracked window frame	
Building	Missing soffit panels	
Concession Area	Moist damaged deck	
Entry	Moist damaged deck	
Lockers	Rusted	
Showers	Scale and corrosion	
Electrical	Rusted and corroded (Wiring, Conduit, Etc.)	
Electrical	Rusted and corroded (Wiring, Conduit, Etc.)	
Paint	Pealed (Changing Areas)	
Paint	Pealed (Staff and Concession Area)	
Water Heater	10 Years	
Doors	Rusted door and frame	
HVAC	Rusted louvers and grills	
ADA	Resolve review deficiencies	
<i>Exterior Site</i>		<b>Total: \$0</b>
None	Nothing observed	
<i>Interior Site</i>		<b>Total: \$50,000</b>
Retaining Walls	Cracking and settlement	
Landscaping & Grass	Maintenance	
<i>Mechanical &amp; Operations</i>		<b>Total: \$620,000</b>
Wall	Cracked and movement	
Paint	Pealed	
Doors	Rusted door and frame	
HVAC	Rusted louvers and grills	
Exhaust Fans	Rusted and non-functioning	
Electrical	Rusted and corroded (Wiring, Conduit, Etc.)	
Motor Controls	Rusted and corroded	
Auto-Fill System	Rusted and corroded	
Filters (Original)	Rusted and corroded	
Piping, Valves & Fittings	Cracked and deteriorating	
Pump	Rusted	



## Tier 2 – Upgrade

### Summary

This would be a repair and upgrade of the swimming pool, plus a renovation of the pool house. The conceptual layout below was based on modern aquatic center amenities, public feedback and feedback from staff.

### Pros

- Eliminates deficient operational and maintenance challenges of existing facilities.
- Provides a new splash pad near the main body of water.
- Create new shaded seating areas for patrons.
- New water slides
- Compatible scope and scale for the community's demographics and population.
- Resolve ADA compliance

### Cons

- High construction cost compared to Scenario 1.

### Opinion of Cost

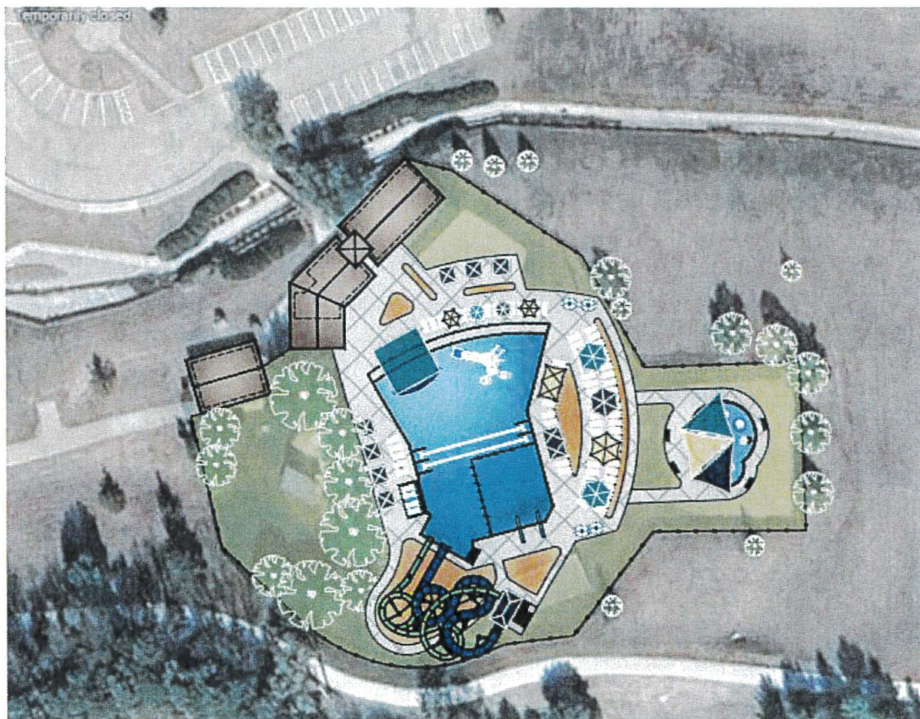
\$6.0 to \$8.0 Million

### Opinion of Operational Cost

Designed to match the current operational budget.

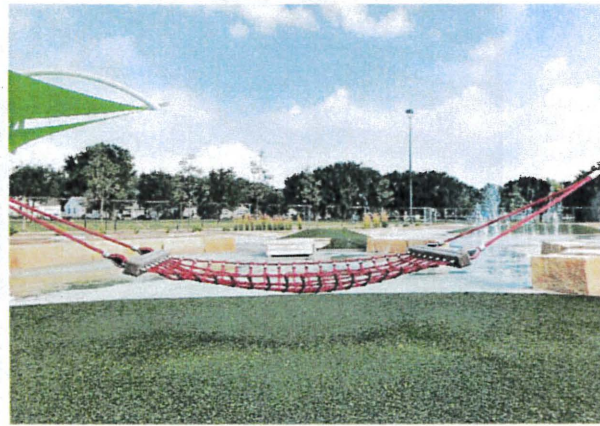
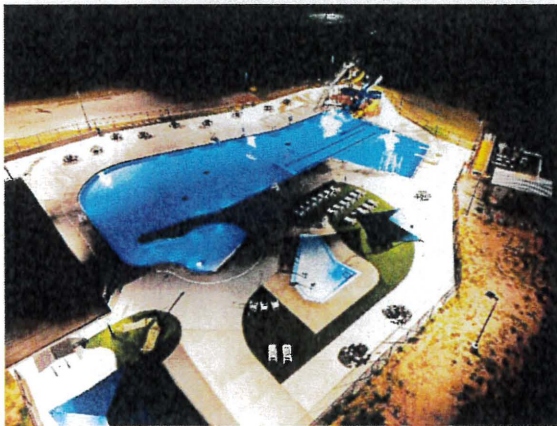
### Anticipated Construction Period

9-10 Months





Tier 2: Representative Imagery





Summary	Opinion of Cost	\$6.0 to \$8.0 Million
<i>Main Pool</i>		
Main pool	Install a shade in the zero-depth entry	
Main pool	Install a shallow water play structure	
Main pool	Replace water slides	
Main pool	Install in water sunbathing ledge	
Patio area	Replace existing patio with a new splash pad	
<i>Wading Pool</i>		
Wading pool	Replace wading pool with seating area	
<i>Bathroom</i>		
Changing areas	Replace plumbing fixtures	
ADA	Resolve review deficiencies	
<i>Exterior Site</i>		
Parking	Increase parking (15 to 20 spots)	
<i>Interior Site</i>		
Seating & Lounge	Replace sand volleyball with seating area	
Perimeter deck	Add shaded lounge (6 to 8)	
Lighting	Overhead lights for night swimming	
<i>Mechanical &amp; Operations</i>		
Recirculation	Replace recirculation system	
Disinfection	Replace disinfection system	



### Tier 3 – Replacement

#### Summary

This would be a replacement for the swimming pool, plus a renovation of the pool house. The conceptual layout below was based on modern aquatic center amenities, public feedback and feedback from staff.

This scenario is focused on creating a shallow water leisure pool for naivest swimmers, a new lazy river and a new deep basin at an elevation more favorable for existing groundwater.

#### Pros

- Eliminates deficient operational and maintenance challenges of existing facilities.
- Provides new swimming pool basins.
- Move the deep-end basin to a higher elevation to reduce high groundwater on structural integrity.
- Compatible scope and scale for the community's demographics and population.
- Resolve ADA compliance

#### Cons

- High construction cost compared to Scenario 1.

#### Opinion of Cost

\$9.0 to \$11.0 Million

#### Opinion of Operational Cost

Increase of water surface will increase the lifeguard staff compared to Tier 1 and 2

#### Anticipated Construction Period

10-12 Months





Scenario 3: Representative Imagery





**Summary** **Opinion of Cost**    **\$9.0 to \$11.0 Million**

<i>Main Pool</i>	
Main pool	Modify existing main pool into a shallow pool, no deep end <ul style="list-style-type: none"> <li>- Install a shallow water play structure</li> <li>- Add in-pool shade</li> <li>- Add interactive sprays</li> </ul>
Lazy river	Add a new lazy river <ul style="list-style-type: none"> <li>- Inner tube river – 8' wide</li> <li>- Water slides – 1 or 2</li> </ul>
Deep/activity pool	Add a new deep pool <ul style="list-style-type: none"> <li>- Diving boards</li> <li>- Climbing wall</li> <li>- Basketball</li> </ul>
Water slides	Add water slides <ul style="list-style-type: none"> <li>- Deck run-out slides</li> <li>- High adventure</li> </ul>
<i>Wading Pool</i>	
Wading pool	Replace wading pool with seating area
<i>Bathhouse</i>	
Changing areas	Replace plumbing fixtures
Staff area	Renovate staff area
Concession	Expand concessions area
ADA	Resolve review deficiencies
<i>Exterior Site</i>	
Parking	Increase parking (20 to 30 spots)
<i>Interior Site</i>	
Seating & Lounge	Replace sand volleyball with seating area
Perimeter deck	Add shaded lounge (10 to 12)
Lighting	Overhead lights for night swimming
<i>Mechanical &amp; Operations</i>	
Recirculation	Replace recirculation system
Disinfection	Replace disinfection system



## Aquatics Programming

When developing programming and operational goals for municipal facilities, it's important to balance the community's needs, operational efficiency, and long-term sustainability. Below are some key programming and operational goals that municipalities typically aim for:

### Programming Goals

Goal	Description	Examples
Promote Community Health & Wellness	Encourage all age groups to engage in regular physical activity through a variety of swimming programs	<ul style="list-style-type: none"> <li>Swimming lessons for children and adults.</li> <li>Water aerobics classes for seniors.</li> <li>Rehabilitation programs for injury recovery.</li> </ul>
Water Safety	Teach water safety skills and develop swimming proficiency in children.	<ul style="list-style-type: none"> <li>School swimming programs.</li> <li>Swimming teams and competitive events.</li> <li>Lifeguard training courses for youth.</li> </ul>
Competitive Aquatics and Events	Provide open swimming times for families, residents, and visitors to relax and enjoy recreational activities.	<ul style="list-style-type: none"> <li>Family swim times.</li> <li>Open swim during evenings and weekends.</li> <li>Private rentals for parties or special events.</li> </ul>
Inclusive & Adaptive Programming	Ensure access for people with disabilities and those with special needs.	<ul style="list-style-type: none"> <li>Adaptive swimming lessons.</li> <li>Water therapy programs.</li> <li>Special hours for individuals with disabilities.</li> </ul>



**Operational Goals**

Goal	Description	Examples
Maximize Facility Utilization	Ensure the pool operates efficiently and serves as many community members as possible.	<ul style="list-style-type: none"> <li>• Utilize data to determine peak and off-peak times, adjusting hours to maximize use.</li> <li>• Offer tiered pricing or membership packages to incentivize regular attendance.</li> <li>• Promote pool use through targeted marketing and outreach.</li> </ul>
Ensure Facility Safety	Maintain a safe environment for swimmers and staff, reducing the risk of accidents.	<ul style="list-style-type: none"> <li>• Regular lifeguard training and certification.</li> <li>• Emergency response drills and safety audits.</li> <li>• Implementation of clear facility rules and supervision.</li> </ul>
Operational Efficiency	Reduce operational costs while maintaining high service quality.	<ul style="list-style-type: none"> <li>• Regular maintenance and upgrades to ensure energy-efficient heating, filtration, and lighting.</li> <li>• Scheduling practices to avoid underutilized time slots and reduce energy waste.</li> <li>• Use technology for automated water quality testing and monitoring.</li> </ul>
User Experience & Customer Service	Improve user satisfaction by providing excellent service and positive pool experience.	<ul style="list-style-type: none"> <li>• Collect regular feedback from patrons to assess needs and preferences.</li> <li>• Ensure timely maintenance and cleanliness of the facility.</li> <li>• Offer flexible programs and schedules to meet the needs of diverse users.</li> </ul>



By setting clear programming and operational goals like these, municipalities can optimize the use of their swimming pools, ensuring they provide valuable services to the community while remaining safe, efficient, and financially sustainable.

**Key Performance Indicators (KPIs)**

To measure the success of these goals, municipalities can track KPIs such as:

- **Pool occupancy rates** (how often and how fully the pool is used).
- **Program participation numbers** (how many people are taking part in various programs).
- **Customer satisfaction scores** (survey-based feedback from pool users).
- **Revenue generation** (for paid programs, memberships, or rentals).
- **Incident reports and safety records** (tracking any accidents or safety violations).

**Programming Example**

The typical program for an aquatic center is developed to offer a wide range of services and activities.

Swim Lessons	Fitness	Youth & Teen	Senior	Specialty Activities
<ul style="list-style-type: none"> <li>- Learn-to-Swim Programs (for children and adults)</li> <li>- Parent &amp; Tot Classes</li> <li>- Preschool Aquatics</li> <li>- Private or Semi-private Lessons</li> </ul>	<ul style="list-style-type: none"> <li>- Aqua Aerobics</li> <li>- Deep Water Fitness</li> <li>- Aqua Zumba</li> <li>- Water Yoga or Pilates</li> <li>- Hydrotherapy/Joint Mobility Classes</li> </ul>	<ul style="list-style-type: none"> <li>- Swim Teams / Clubs</li> <li>- Lifeguard Training</li> <li>- Junior Lifeguard Programs</li> <li>- Swim Instructor Courses</li> </ul>	<ul style="list-style-type: none"> <li>- Gentle Aqua Fitness</li> <li>- Water Walking or Resistance Workouts</li> <li>- Mobility &amp; Rehab Programs</li> </ul>	<ul style="list-style-type: none"> <li>- Diving Lessons</li> <li>- Scuba Intro Classes</li> <li>- Synchronized Swimming</li> <li>- Water Polo</li> </ul>



# BIG BLUE WATER PARK - TIER 2

BEATRICE, NE 12/09/2025



waters edge  
 AQUATIC DESIGN  
 Copyright 2025



### BIG BLUE WATER PARK - TIER 3

BEATRICE, NE 12/09/2025



**ORDINANCE NUMBER 26-\_\_\_**

An ordinance to amend the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of the real property legally described as:

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6<sup>th</sup> P.M., City of Beatrice, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29, thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet, thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 52°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1,012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning

from "AG" Agricultural District to "GI" General Industrial District; to repeal conflicting ordinances; and to provide for publication in electronic form and for an effective date of this ordinance.

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

**SECTION 1:** That the Zoning Map of the City of Beatrice, Nebraska be amended by changing the zoning of the property legally described above from "AG" Agricultural District to "GI" General Industrial District.

**SECTION 2.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3.** That this ordinance shall be in full force and effect from and after its passage, approval and publication in electronic form as required by law.

PASSED AND APPROVED this 17<sup>th</sup> day of February, 2026.

Attest:

---

Erin Saathoff, MMC, City Clerk

---

Robert Morgan, Mayor



**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260021

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): Armstrong Rentals, LLC  
Address: 1250 Lakeside  
Beatrice, NE 68310  
Phone: (402) 239-9930  
Email: joe@armstrongrentalsllc.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): Joe Armstrong  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: PTA: 004342100  
Legal Description (or attach legal description and label Exhibit "A"): \_\_\_\_\_

Present Use: AG / materials Present Zone: AG  
Proposed Use: Crushing / material yard Proposed Zone: G1

How are adjoining properties used (list use type and zone for each):

North: AG South: AG  
East: G1 - Id. Park West: AG

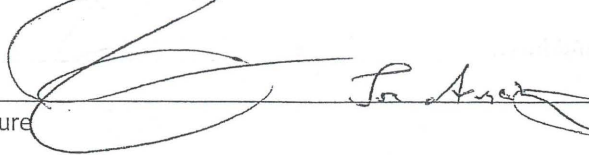
If change is granted, how will it affect adjoining properties? None

List reason(s) for request: Resue to G1 to use for construction  
yard / material storage.

List exhibit(s) or plan(s) submitted: \_\_\_\_\_

**APPLICANT(S) SIGNATURE**

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Signature 

Date 1/21/26


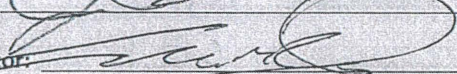
Signature \_\_\_\_\_

Date \_\_\_\_\_

**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: Chelsea Date: 1/21/26  
Date Posted on Property: 2/6/2026 Date of Hearing: 2/17/26

Comments: \_\_\_\_\_

City Engineer:  Date: 1-21-2026  
Com Dev Director:  Date: 1/21/2026

**RECOMMENDATIONS**

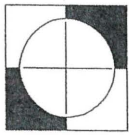
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied

Planning and Zoning Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

CITY COUNCIL RECOMMENDATION this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied

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

City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_



Land  
Survey  
Tech

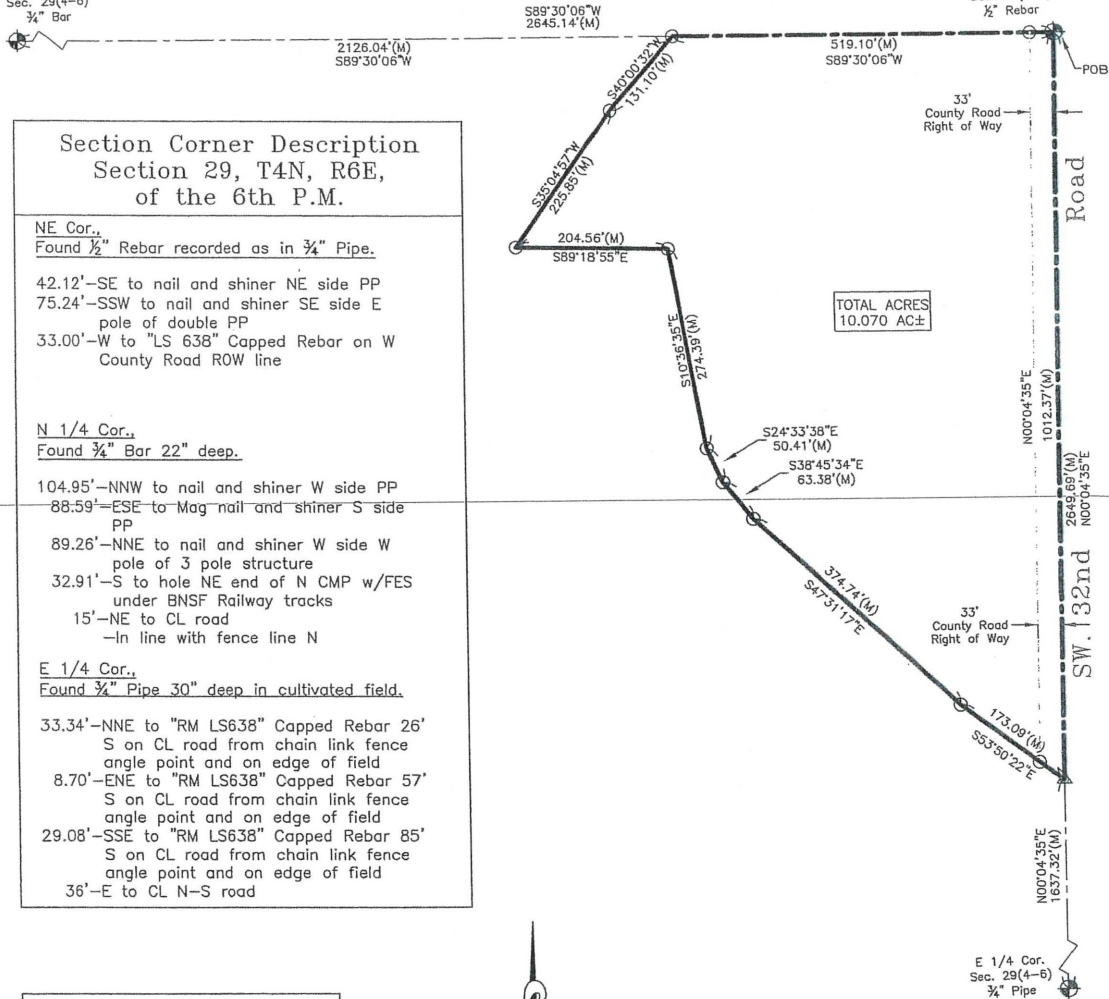
P.O.  
Box 713  
Beatrice, Ne  
68310-0713  
JOB - # 4854

# SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter  
Section 29 T.4 N. R.6 E. of the 6th P.M.  
Gage County, Nebraska  
 Date of Survey: 2-26-2025

N 1/4 Cor.  
Sec. 29(4-6)  
3/4" Bar

NE Cor.  
Sec. 29(4-6)  
1/2" Rebar



**Section Corner Description**  
 Section 29, T4N, R6E,  
 of the 6th P.M.

NE Cor.,  
 Found 1/2" Rebar recorded as in 3/4" Pipe.

42.12'-SE to nail and shiner NE side PP  
 75.24'-SSW to nail and shiner SE side E  
 pole of double PP  
 33.00'-W to "LS 638" Capped Rebar on W  
 County Road ROW line

N 1/4 Cor.,  
 Found 3/4" Bar 22" deep.

104.95'-NNW to nail and shiner W side PP  
 88.59'-ESE to Mag nail and shiner S side  
 PP  
 89.26'-NNE to nail and shiner W side W  
 pole of 3 pole structure  
 32.91'-S to hole NE end of N CMP w/FES  
 under BNSF Railway tracks  
 15'-NE to CL road  
 -In line with fence line N

E 1/4 Cor.,  
 Found 3/4" Pipe 30" deep in cultivated field.

33.34'-NNE to "RM LS638" Capped Rebar 26'  
 S on CL road from chain link fence  
 angle point and on edge of field  
 8.70'-ENE to "RM LS638" Capped Rebar 57'  
 S on CL road from chain link fence  
 angle point and on edge of field  
 29.08'-SSE to "RM LS638" Capped Rebar 85'  
 S on CL road from chain link fence  
 angle point and on edge of field  
 36'-E to CL N-S road

TOTAL ACRES  
10.070 AC±

- Legend**
- ⊕ = Section, Quarter, or Sixteenth Corner Found
  - = Corner Found
  - = Corner Set
  - = 3/8" Rebar with LS638 plastic cap, unless otherwise noted
  - ⊗ = Corner Set 60d Spike
  - ▭ = Lath, Flag and 60d Spike Set
  - (M) = Measured Distance
  - (P) = Plat Distance
  - (D) = Deed Distance
  - (R) = Record Distance
  - (Δ) = Temporary Point



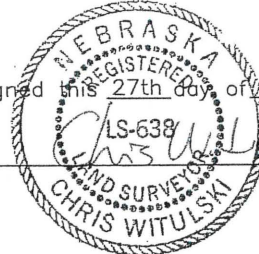
All bearings are assumed

Nebraska  
 Survey Record Repository  
 RECEIVED  
 \$5.00  
 MAY 09 2025  
 GAGE  
 1719-208 1/2  
 Repository Stamp

**Surveyor's Certificate**

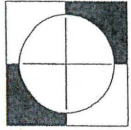
I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.



Chris Witulski

Exhibit A



Land Survey Tech

P.O. Box 713 Beatrice, Ne 68310-0713 JOB - # 4854

SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter Section 29 T. 4 N. R. 6 E. of the 6th P.M. Gage County, Nebraska Date of Survey: 2-26-2025

LEGAL DESCRIPTION

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29; thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet; thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 53°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning;

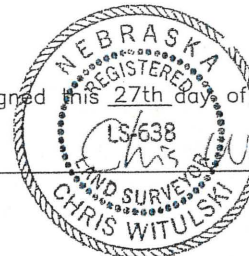
Containing a calculated area of 10.070 acres more or less of which 0.758 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

1719-208 2/2

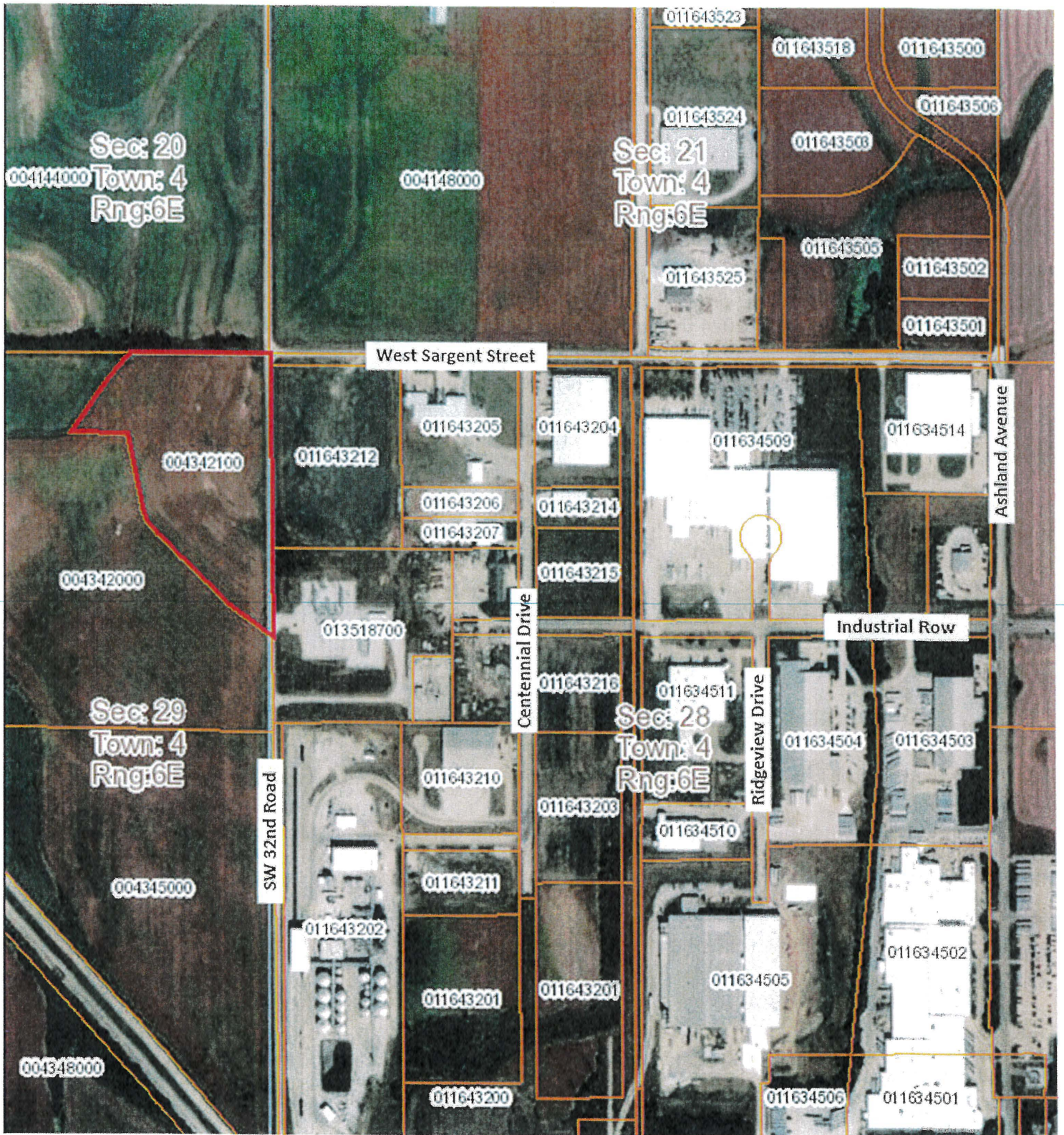
Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.



Chris Witulski





## CITY ADMINISTRATOR'S MONTHLY REPORT FEBRUARY 2026

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## CAPITAL PROJECTS

### DEVELOPMENT OF CORRAL CROSSING AND HERITAGE HEIGHTS:

A master plan has been approved. Bid was awarded to Van Kirk Brothers Contracting on May 5<sup>th</sup> for the installation of storm sewer, sanitary sewer, street paving, and grading for Corral Crossing Addition and Heritage Heights Addition. *Utility work at Corral Crossing is complete. Utility work at Heritage Heights is nearly complete.* RL Tieman has moved onto the site and is beginning the concrete pavement construction operation.

**Funding:** LB840    **Est. Cost:** TBD    **Amt Spent as of 12/31/25:** \$2,596,212    **Est. Completion:** 2026

### CAST INITIATIVE:

The City was awarded a \$21.3 million RAISE Grant. A Program Agreement has been signed with NDOT. JEO was selected as the engineer for the project. Waiting on a Grant Agreement from the Federal Highway.

**Funding:** Grant    **Est. Cost:** TBD    **Amt Spent as of 12/31/25:** \$0    **Est. Completion:** 2033

### COMPREHENSIVE PLAN:

Updated Comprehensive Plan for the City. Entered into the CDBG grant agreement with SENDD December 15<sup>th</sup>.

**Funding:** General/Grant    **Est. Cost:** \$75,000    **Amt Spent as of 12/31/25:** \$0    **Est. Completion:** 2026

### DEMPSTERS:

The City has budgeted \$200,000 annually. The City has acquired the main buildings and should acquire the last parcel this fall. Asbestos removal is complete. The Street Department, with the help of six (6) part-time employees, worked on cleaning up the Dempster's property. The Street Department hauled a total of 146 total dump truck loads of brush, construction rubble, and garbage from the site. MARS also hauled approximately twelve (12) rollofs during the cleanup.

**Funding:** General    **Est. Cost:** TBD    **Amt Spent as of 12/31/25:** \$161,644    **Est. Completion:** Years

### TAXIWAY C and APRON RECONSTRUCTION:

Bid was awarded on June 3, 2024 to Vogts Parga Construction in the amount of \$5,660,502.12. Airport was awarded FAA Airport Improvement Program (AIP) grant of \$4,810,000.00. The project duration is anticipated to be one hundred eighty-two (182) days and will be broken into four (4) phases, allowing the Airport to stay open during construction. Construction began May 5<sup>th</sup>, with a tentative completion date of November 2, 2025. Phase 1 began on May 5<sup>th</sup> and was completed on July 3, 2025, twenty-one (21) days behind schedule due to the Contactor not securing the required base aggregate for the Phase 1 paving and a few days for rain. Phase 2 started on July 4<sup>th</sup> and was completed on October 4<sup>th</sup>. *Phase 2 ended up being twenty-two (22) days behind schedule, putting the whole project forty-three (43) days behind schedule at that point. The entire project is ninety-six (96) days behind schedule as of February 6, 2026. Fuel was ordered for the new tank on February 5, 2026. Awaiting fuel delivery status, State Fire Marshall inspection and airport employee training before fuel can be issued. The current completion date is projected to be mid-February 2026.*

**Funding:** Airport    **Est. Cost:** \$6,245,177    **Amt Spent as of 12/31/25:** \$5,441,327    **Est. Completion:** Fall 2025

### T-HANGAR and TAXILNE CONSTRUCTION:

Plans are being made to construct a 10-unit T-Hangar along with reconstruct/rehabilitate surrounding hangar approaches/taxilanes. Senator Fischer secured \$2,850,000 for a new hangar. Benesch recommended the contract be awarded to Vogts Parga and the City Council approved that recommendation on April 7, 2025. The Federal grant will cover 95%, the State grant will cover 2% and the remaining 3% is our local share, estimated to be \$82,554.86. Federal funds were finally released, and the Hangar Grant Agreement was signed and returned on August 25<sup>th</sup>. The contract was awarded to Vogts Parga on April 7, 2025 however the bid hold period was exceeded due to the delayed release of federal funds. Vogts Parga declined to honor the original bid and

increased the projected cost by \$277,000.00. It was determined that it was in our best interest to reject the increased cost and rebid the project. On the rebid, we received four (4) bids with AHRS Construction being the low bidder at \$2,260,852. Bid was awarded to AHRS Construction on December 15<sup>th</sup>. *Construction projected to start May or June 2026.*

**Funding:** Grant/Airport **Est. Cost:** \$3,310,000 **Amt Spent as of 12/31/25:** \$193,182 **Est. Completion:** Fall 2025

#### **NAVIGATIONAL AIDS (NAVAIDS) UPGRADE:**

The existing Precision Approach Path Indicator (PAPI) system for Runway 36 is reaching the end of its useful life. Plans are being made to remove the existing PAPI on Runway 36 and replace it with a new 4-Light PAPI system on Runways 18 & 36. The project will also include installing new 2-Light PAPIs on Runways 14 & 32. In addition to the PAPIs a new Runway End Identifier Lights (REILs) system will be added to Runway 18. 95/5 Grant. Pre-design conference was held on November 10, 2025.

**Funding:** Grant/Bonds **Est. Cost:** \$382,000 **Amt Spent as of 12/31/25:** \$52,058 **Est. Completion:** Fall 2026

#### **DESIGN and CONSTRUCTION OF NEW LANDFILL:**

##### Cell Construction:

Awarded bid for the cell construction to Pruss Excavation Co., in the amount of \$6.2 million. Final walk through has been completed. Waiting for permit approval by the State.

##### South MSW Landfill Site Entrance Facility:

Bid was awarded to Genesis Contracting Group on January 6, 2025 in the amount of \$4,052,00. Final walk through has been completed.

**Funding:** BASWA **Est. Cost:** \$10.3 mill **Amt Spent as of 12/31/25:** \$11,658,510 **Est. Completion:** Fall 2025

#### **EMS AMBULANCE:**

The ambulance is on order and is anticipated to be delivered in Spring 2026.

**Funding:** CARES **Est. Cost:** \$450,000 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Spring 2026

#### **FIRE HOSE REPLACEMENT:**

*Training has been completed. All fire hoses and nozzles have been switched out and in service.*

**Funding:** Grants **Est. Cost:** \$14,000 **Amt Spent as of 12/31/25:** \$139,020 **Est. Completion:** Fall 2025

#### **COMMUNICATION EQUIPMENT:**

Replacement of Base Radio, Communications Work Station, Enterprise Records, and Radio Consoles.

**Funding:** Fischer Grant **Est. Cost:** \$584,000 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2025

#### **DRONE:**

Drone w/night vision capabilities and equipment. A total of \$4,000 in donations have been received.

**Funding:** Private/General **Est. Cost:** \$25,000 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** 2026

#### **WATER PARK DESIGN STUDY:**

RFQ was issued in February 2025. Four (4) responses were received. An Agreement for Professional Services between the City and Waters Edge Aquatic Design to develop an Aquatic Park Master Plan was awarded May 19, 2025. The first public meeting on this project was held on September 10, 2025. The second public meeting was held on October 22, 2025. *Waters Edge presented their recommendations to the Council on February 2, 2026.*

**Funding:** Lodging **Est. Cost:** \$250,000 **Amt Spent as of 12/31/25:** \$15,150 **Est. Completion:** Fall 2025

**HANNIBAL PARK IMPROVEMENTS – 2026:**

Design of Field 8 is underway. Public Properties staff is working on cleaning up around the area where the new field will be installed. The trees and asphalt parking lot was removed by the Street Department the week of January 5<sup>th</sup>. *Construction is also under way on the concession stand.*

**Funding:** Lodging/PR/Grant **Est. Cost:** \$287,000 **Amt Spent as of 12/31/25:** \$2,835 **Est. Completion:** Fall 2026

**FOREST MANAGEMENT PLAN:**

IRA Community Forestry Grant for Forest Mgt Plan and tree planting/removal. Additional tree removal and tree planting will occur as part of this grant.

**Funding:** Grant **Est. Cost:** \$140,000 **Amt Spent as of 12/31/25:** \$39,499 **Est. Completion:** Ongoing

**RCRP GRANT:**

The City received \$955,000 in grant funding for various park improvements:

**Heritage Heights:** New Playground. Two (2) bids were received on November 13, 2025. Bid was awarded to Play-Pro Recreation, LLC, in the amount of \$250,000 on November 17, 2025.

**Stoddard:** New Playground. One (1) bid was received from Play-Pro Recreation, LLC, in the amount of \$198,808, which was awarded on December 15, 2025.

**HOMESTEAD TRAIL:**

Grant 80/20 split with State + \$550,000 for National Park Service. Design is underway. Bid is anticipated in January 2027 with construction in 2027. Approved Plan-In-Hand on October 7, 2024. Environmental review is in progress.

**Funding:** Lodging **Est. Cost:** \$2.5m **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Summer 2027

**DUCK POND IMPROVEMENTS:**

Remove silt or change channel and clean up. Met with local tree contractors for removal of trees around the Duck Pond. *Trees have all been removed and stumps sprayed.*

**Funding:** Keno **Est. Cost:** \$50,000 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Summer 2027

**INDUSTRIAL PARK DISTRIBUTION LINE IMPROVEMENTS:**

This project will include both, rebuilding existing lines to allow for increased loading in the Industrial Park, and the addition of new lines to better serve the existing loads and for new customer loads in the future. *Two (2) sections of a main feeder line from Substation #2 were replaced and upgraded from the corner of Ashland and Shugart to the south side of the Accumu plant. This project was done in conjunction with upgrades being made for the south Exmark service.*

**Funding:** Bond/Utility **Est. Cost:** \$551,000 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2026

**POWER GENERATION FACILITY:**

HDR is investigating different technologies, lead times, and permitting.

**Funding:** Bonds **Est. Cost:** \$1m **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2026

**SUBSTATION #2 IMPROVEMENTS:**

Replace the substation transformer with a larger size, increase the footprint of the substation to accommodate the new control building, and install a new breaker and control lineup in the building. Bond funding has been secured. This work is being done to allow a larger substation transformer to be installed along with a switchgear lineup that will be able to support the larger loads we are forecasting due to additions to existing companies and new customers. The initial layout and groundwork are being done to allow for drainage improvements and the new equipment.

**Funding:** Bonds/Utility **Est. Cost:** \$1.01m **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2026

**SUBSTATION #7 IMPROVEMENTS:**

Substation #7 was originally built to provide 4.16Kv voltage on the distribution feeders. The area that this substation provided service to has all been converted to 12.5Kv. This project will include the installation of a new transformer and breaker lineup that will serve the area at the 12.5Kv voltage level. *The transformer for this project has been ordered, and it should be received early this fall.*

**Funding:** Bonds      **Est. Cost:** \$1.28m      **Amt Spent as of 12/31/25:** \$0      **Est. Completion:** Fall 2026

**SUBSTATION #9 IMPROVEMENTS:**

This will include upsizing the existing bus bar to allow for the installation of an additional feeder to increase the total load capacity that we are able to export from this substation. *We are currently working on material specifications and quantities for this project. We will be sending the information out for quotes in the near future.*

**Funding:** Bonds/Utility      **Est. Cost:** \$414,000      **Amt Spent as of 12/31/25:** \$0      **Est. Completion:** Fall 2026

**24" VALVE AT FARM WELLS:**

Purchase and install a 24" butterfly valve between farm wells, to allow for more redundancy and the ability to use wells and transmission lines as intended.

**Funding:** Infra Funds      **Est. Cost:** \$60,000      **Amt Spent as of 12/31/25:** \$75      **Est. Completion:** Fall 2026

**CHLORINE BUILDING:**

Construct a new building to house our chlorine disinfectant operations. This cost would be for the complete construction of the building. Located west of the north reservoir. We have met with JEO on two (2) occasions to prepare plans for the chem feed system. JEO will then approach the State for the required permit. *As of late January, the exterior of the building is complete, and the interior construction is approximately 90% complete. We are awaiting final review from the State for our permit issuance and are hoping to have ACCO install the equipment by the end of February.*

**Funding:** Utility      **Est. Cost:** \$40,000      **Amt Spent as of 12/31/25:** \$47,777      **Est. Completion:** Summer 2026

**WATER MAIN PROJECT – HAYES TO HIGH:**

Replace 6" water main. The Engineering Department has performed a topographical survey of the area. Line work based on the survey has been created.

**Funding:** Infra Funds      **Est. Cost:** \$60,000      **Amt Spent as of 12/31/25:** \$0      **Est. Completion:** Summer 2026

**WATER MAIN PROJECT – NORTH 7<sup>TH</sup>, LINCOLN TO GARFIELD STREET:**

Replace 8" water main. The Engineering Department has performed a topographical survey of the area. Line work based on the survey has been created.

**Funding:** Infra Funds      **Est. Cost:** \$180,000      **Amt Spent as of 12/31/25:** \$0      **Est. Completion:** Summer 2026

**GRIT CONSTRUCTION:**

Design and Installation of the new Grit process equipment and building. Received grant with help of Congressman Smith in the amount of \$2 million. Letter Agreement with Olsson, Inc., entered into on November 21, 2022 for the design process. Bids were received on April 10, 2025 for the construction of the project. The EPA has authorized the City to award this project. The contract was awarded to Building Crafts, Inc., on June 2nd. A pre-construction meeting was held on June 25th to kick off the project. Building Crafts has mobilized to the WWTF site. Reconstruction of the effluent water reuse line from the flow metering structure to the Bio-solids building has been completed. BCI Construction is continuing to work and make upgrades. Currently pouring the concrete footings for the building that will support the pre-cast wall panels. A fiber network backbone is being installed to select buildings. HOA has been onsite beginning the installation of the new SCADA

equipment. BCI has continued to pour the concrete foundation walls which will support the new pre-cast wall panels. *Pre-cast concrete panels have been brought to the site and put into place.*

**Funding:** Grant/Util **Est. Cost:** \$3.9m **Amt Spent as of 12/31/25:** \$866,983 **Est. Completion:** 2026

#### **SCADA DESIGN:**

Contract for engineering services has been created and approved by the City Council. A letter Agreement with Olsson, Inc., was entered into on November 21, 2022. A project kickoff meeting was conducted on January 23, 2023. Final Specifications and drawings have been submitted and approved by the City of Beatrice. Drawings and specifications will be sent to NDEE for review and approval. The project will coincide with the Grit Improvement project. A fiber backbone is being installed to select buildings for connection to the new SCADA system and HOA has begun the installation of the SCADA system.

**Funding:** Utility **Est. Cost:** \$35,000 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2025

#### **ELLA STREET, 2<sup>nd</sup> to 3rd:**

Seven (7) bids were received on October 30, 2025. R.L. Tiemann was the low bidder with a total of \$426,609.15 and was awarded the contract, with a completion date of June 1, 2026.

**Funding:** Street **Est. Cost:** \$486,667 **Amt Spent as of 12/31/25:** \$37,001 **Est. Completion:** Spring 2026

#### **7<sup>TH</sup> STREET CONCRETE RECONSTRUCTION, ARTHUR TO MONROE:**

A topographical survey of the area has been conducted by the Engineering Department. The design phase of the project has been initiated by the Engineering Department. Anticipate completing the project this month and placing it out for bids during the month of February 2026.

**Funding:** Street **Est. Cost:** \$375,000 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2026

#### **ARMOR COATING VARIOUS LOCATIONS**

Plans and Specifications were created by the Engineering Dept. The project was sent out for bids during the month of November 2025. Two (2) bids were received on December 4, 2025. Sta-Bilt was the low bidder with a total of \$33,317.20 and was awarded the contract with a completion date of August 1, 2026.

**Funding:** Street **Est. Cost:** \$33,317 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2026

#### **ASPHALT SEALING VARIOUS LOCATIONS**

Plans and Specifications were created by the Engineering Dept. The project was sent out for bids during the month of November 2025. One (1) bid was received on December 4, 2025. Hall Brothers was the low bidder with a total of \$29,007.24 and was awarded the contract with a completion date of August 1, 2026.

**Funding:** Street **Est. Cost:** \$29,007 **Amt Spent as of 12/31/25:** \$0 **Est. Completion:** Fall 2026

### **PLANNING & ZONING**

There were no Planning and Zoning Commission meetings held in December.

### **ECONOMIC DEVELOPMENT**

#### **Recent TIF Activity:**

A TIF application for Landmark Snacks is working its way through the TIF process.

**LB840 Loans:**

All existing LB840 loans are current. The program income for FY25 as of December 31, 2025 is \$139,769. The current unexpended funds as of December 31, 2025 total \$190,900, and those funds are deposited in Pinnacle Bank.

**EMPLOYEE**

**Safety:**

During the month of January, there were two (2) workers comp claims filed. We currently have two (2) employees on modified duty.

**FINANCIALS**

Financial statements for the General and Street Fund for the month ending December 31, 2025, are attached, marked as **Exhibit "A"**. Financial statements for the Electric, Water, and WPC Departments for the month ending December 31, 2025, are attached, marked as **Exhibit "B"**.

**CODE VIOLATIONS / BUILDING PERMITS / DEMOLITIONS**

**Code Violations:**

Code Compliance Officer responded to and worked on fifty (50) various code violations in January, bringing the year-to-date total to fifty (50). See attached list, marked as **"Exhibit C"**.

**Building Permits:**

Processed twenty-four (24) permits/applications/inquiries, bringing the year-to-date total to twenty-four (24). See attached list, marked as **"Exhibit D"**.

**Demolitions:**

A list of demolition projects is attached, marked as **"Exhibit E"**.

**PUBLIC PROPERTIES**

- Meeting with Sara Browning this week regarding the Beatrice Tree Initiative Grant. We are moving forward with 116 trees that need to be removed on city property.
- JEO will be working on a tree inventory of all trees located in the street right-away. Areas to be inventoried are all streets east of 6<sup>th</sup> Street for the first round.
- In the coming weeks, the Auditorium will host a youth basketball tournament and the Pinewood Derby.
- Staff spent a week at the Beatrice Public Library painting the teen room and front entry way.

**STORM SEWER/DRAINAGE**

1. MS4: JEO was hired to update the City of Beatrice MCM#5 – Post Construction Stormwater section of the Stormwater Management Plan. City code was amended December 15, 2025, to match the Drainage Criteria Plan. JEO is under contract to provide support services for the 2026 year to create the Annual Stormwater Report.

## STREETS

### **Sweeping:**

We swept a total of eight (8) days with both sweepers.

### **Hannibal Parking Lot Removal:**

We worked for seven (7) days removing the asphalt parking lot for the new ballfield.

### **Center Street:**

We worked for a total of seven (7) days hauling sweepings, brush and asphalt chunks to the Landfill. This work is used when it is very cold or wet.

### **Tree Removal:**

We began working on trimming low hanging branches around town.

### **Pothole Patching:**

We patched one (1) day using 1,300 pounds of patching material.

### **Winter Precipitation Event:**

We had six (6) days of precipitation, using a total of 225 tons of rock salt.

## UTILITIES

### **UTILITY DELINQUENT NOTICES and DISCONNECTIONS:**

There were 1,230 disconnect notices mailed out in December. There was a total of 82 disconnections for non-payment on February 3<sup>rd</sup>.

### **Overhead Distribution:**

We have begun rebuilding a new section of overhead line between 7<sup>th</sup> and 8<sup>th</sup> Streets, Lincoln to Park Streets. This line is being rebuilt for conversion of the voltage from 4.16Kv to 12.5Kv. All the new poles from Arthur Street north to Park Street have been framed and set and the old lines spread out on extension arms in preparation to pull in new wires. All the new poles have been set and hardware installed except for one concrete pole that delivery was delayed on. As soon as we receive it we will get it set and pull in the new conductors. The concrete pole was received and has been set. The new conductors are being installed and tied into the new poles. The crew is currently working on connecting the new transformers and services to the new lines and removing the old transformers. Work is ongoing on this project.

A new project has been started on North 7<sup>th</sup> Street and Stockman Road to rebuild the overhead line. This line is the main source on the east side of Hwy 77. The poles and hardware are all being replaced and the conductor is being upsized to manage the loads we have there. All the poles have been set, and the crew is preparing to pull in the new conductors. The new primary conductors and all the pole mount transformers have been installed and the customers switched over to the new lines. We are now beginning to work on the underground sections. Boring and installing conduits has been completed on three (3) sections of the underground lines. Provisions are being made for the changeover of the two (2) hotels to the new line. All the high voltage underground circuits have been replaced and the new lines energized. All the businesses and one hotel have been moved to the new lines.

**Distribution Maintenance:**

Several poles have been replaced in different areas of town due to the condition of the poles and accidents that have occurred. We spent several weeks trimming and removing trees that were encroaching on the power lines.

**Substation Maintenance**

Winter preparation maintenance has been performed at the substations. Several of the substation transformers voltage regulators were low on oil. Oil was added to the proper level so the operation of the unit would not be compromised. We have also started going through the substations with our infrared camera searching for hotspots that might cause issues. We are continuing the infrared testing in the substations.

**Substation Control And Data Acquisition Projects:**

There were two (2) projects started under our SCADA system. The first one (1) was to upgrade our main data collection equipment at the Service Center that communicates with all the substations and collects our load data and alarms. The installation of this equipment is complete and now we are looking at converting the communications over to the fiber lines installed by Pinpoint. We are currently working on extending pinpoint fiber into our substations for secure communications and future upgrades. Conduits have been extended from pinpoint junction boxes into our substation control buildings. Pinpoint has begun to terminate the fiber lines in the substation buildings. *The fiber has been extended into all the substation buildings and Pinpoint has finished terminating and installing all the connecting equipment.*

The second project is a distribution automation project that combines functions of our AMI system and the SCADA system. Utilizing the AMI communication network, we are able to install remotely operated controls on our capacitor banks to allow our SCADA system to turn them on and off when needed according to the substation loads. This is an expandable project where we will be able to install and monitor controls and equipment on the distribution lines utilizing our existing systems. Work continues on installing the remote equipment at the capacitor bank sights and rewiring the controls for remote operation.

**Water Service Leaks and Service Calls:**

- 210 West Hoyt Street – replaced yoke

**Water Main Replacement/Construction:**

Worked with the Engineering Department to plan the water main replacement project on North 7<sup>th</sup> Street, Grant to Garfield.

**Water Main Breaks:**

Repaired a water main break in the 1900 block of Jefferson Street. This break was a vertical crack in the pipe and needed an emergency clamp to repair. Only a few blocks of water service were disrupted during the repair. The repair was challenging due to the five-degree (5°) temperatures, and flowing water icing quickly.

**Maintenance and Miscellaneous Work:**

We began annual flushing of mains and hydrants in September. We are approximately 70% complete with these at this time.

We are continuing to exercise main valves as often as possible.

We are in the midst of testing backflows as well. The City has approximately 450 backflow devices, which the Department tests and repairs annually. We are currently on schedule with our backflow tests.

The Water Department used several manhours to construct the chem feed building and construct as much as we could with our in-house knowledge, expertise, and tools.

We completed the cleaning and inspection of the North Reservoir. There were no issues identified by the engineers; however, our crew did make a few minor repairs/patches. The process took about ten (10) days from start to finish. While the North Reservoir was out-of-service, we conducted a simultaneous project, which was rewiring our generator to power the entire pump house, as previously the generator just operated one (1) emergency pump. The rewiring will allow us to operate all equipment in the building in the event of a power failure.

#### **Sewer Line Maintenance/Blockages:**

We had six (6) sewer calls this month and no blockages were found on the City mains.

#### **Jet Truck Footage:**

Daily maintenance for the entire month was 9,306 ft. Monthly maintenance for the month was 4,290 ft.

#### **TV/Camera Trailer Inspections:**

Due to the cold weather and staff shortage, no new lines were videoed and auto coded with the new SewerAI software.

#### **Plant Maintenance:**

- Plant maintenance is up to date at the WPC Plant.
- Lift Station #9: Had two (2) contactors and overloads fail at the lift station causing the pumps not to operate. We were able to find replacement parts and wire the new parts in. The lift station is back to running normally.
- Sanitary Sewer Lining and Manhole Rehabilitation: Johnson Services out of Kearney was in town to rehab three (3) manholes.

## **SPECIAL DESIGNATED LICENCES (SDL)**

A list of special designated licenses (SDL) requested for 2025 is attached, marked as "Exhibit F".

## **COMPLETED CAPITAL PROJECTS**

### **33<sup>RD</sup> AND LINCOLN STREET - COMPLETED**

*FY24: \$3m ; FY25: \$1m*

Contract for design services was awarded to JEO on May 15, 2023. Seven (7) bids were received on April 23, 2024. The apparent low bidder was Constructors of Lincoln, NE with an estimated bid of \$2.3 million. Contract was awarded May 6, 2024. 33<sup>rd</sup> Street is open to traffic. The project was extended west approximately fifty feet (50'). A final walk thru of the project was conducted on November 12, 2024. Final payment scheduled for January 20, 2025.

**Funding:** Street    **Est. Cost:** \$4.3m    **Amt Spent as of 9/30/25:** \$2,851,718    **Est. Completion:** Fall 2024

### **LINCOLN STREET, 25<sup>th</sup> to 27<sup>th</sup> - COMPLETED**

Contract for design services was awarded to JEO on August 5, 2024. Ten (10) bids were received on February 20, 2025. Project was awarded to M.E. Collins Contracting Co., Inc., in the amount of \$554,222.30. A pre-construction meeting was held on May 13, 2025. Lincoln Street was closed, and construction began on May 27, 2025. The project is complete, and a final walk thru was conducted on September 10, 2025.

**Funding:** Street    **Est. Cost:** \$107,000    **Amt Spent as of 12/31/25:** \$711,321    **Est. Completion:** Fall 2025

**WATERMAIN – OVERHEAD CROSSING – COURT STREET BRIDGE – COMPLETED**

Replace overhead crossing on Court Street bridge and bore under the river. Entered into a Master Agreement Work Order #2 with Olsson on October 21, 2024. Bid was awarded to Judds Brothers Construction in the amount of \$415,000.00 on June 2, 2025. Judds Brothers has completed the majority of this project, the only remaining items to be completed is final grading and seeding, which will take place in early October; and the Water Department will remove a hydrant from the old main on the east side of the River. Otherwise, the pipe was filled, samples taken and passed, and the main has been put into operation.

**Funding:** Bonds    **Est. Cost:** \$500,000    **Amt Spent as of 12/31/25:** \$511,785    **Est. Completion:** Fall 2025

**20 YARD REAR LOAD GARBAGE TRUCK - COMPLETED**

Replace 20 yard rear load garbage truck. Truck was delivered the week of September 2<sup>nd</sup>.

**Funding:** Utility    **Est. Cost:** \$275,000    **Amt Spent as of 11/30/25:** \$218,000    **Est. Completion:** Fall 2025

**LIFT STATION #6 + BACKUP GENERATOR:**

Back-up generator will be installed. Design will be completed in FY24, with construction following shortly thereafter. A project kickoff meeting was conducted October 25, 2023. The Engineering Department has completed the topographical survey and submitted the information to the design engineer. Olsson, Inc., designer engineer, has submitted 90% drawings and specifications for review. Project drawings and specifications were approved by the City and NDEE. Project was sent out for bids and a bid opening was conducted on May 15, 2024. The apparent low bidder was Philip Carkoski Construction of Loup City, Nebraska with a bid of \$547,785.00. The project began on April 29, 2025. Pumps and piping are installed and in operation. Final items to be completed include training and start up services. It is estimated the project will be completed within the next two (2) weeks. Contractor has achieved substantial completion, and the lift station is now back in control by the WPC. Olsson has created a punch list of items that need to be completed or rectified in order for the contractor to achieve final completion. Contractor achieved final completion after addressing all of the punch list items as of October 2, 2025.

**Funding:** Utility    **Est. Cost:** \$700,000    **Amt Spent as of 12/31/25:** \$629,535    **Est. Completion:**

**RCRP GRANT:**

**Pickleball:** Contract was awarded July 7, 2025 to Lottman Excavating in the amount of \$82,160. Construction is underway. Public Properties staff finished with the pickleball seating area. The handrails were installed and new four-foot (4') fencing was installed for better viewing of the courts. The area was also fine graded and seeded.

**Froberry Park:** Bid was awarded April 21, 2025 to Play-Pro Recreation, LLC, in the amount of \$167,162. The new playground has been installed and is open to the public.

**Chautauqua Park:** New Playground. One (1) bid was received on May 22, 2025. Bid was awarded to Play-Pro Recreation, LLC, in the amount of \$200,586.00 on June 2, 2025. The playground installation is complete and open to the public.

**4<sup>TH</sup> and 5<sup>TH</sup> STREET, MARKET TO ELLA - COMPLETED**

The bid opening was held on June 26, 2025. R.L. Tiemann was the low bidder with a total of \$98,921.68 for both bid sections. The contract was awarded at the July 7<sup>th</sup> Council Meeting. The project has reached final completion status. Sealing of the concrete pavement joints in the parking areas and curbing was completed on November 8th. Cleaning and sealing the colored concrete sidewalk areas will be done at a later date by the Public Properties Department.

**Funding:** Grants    **Est. Cost:** \$550,000    **Amt Spent as of 12/31/25:** \$120,375    **Est. Completion:** Fall 2025

**SERTOMA ASTRO PARK ADA PLAYGROUND:**

Install ADA compliant playground. The contractor finished the poured in play matting at Sertoma-Astro Park. Then staff completed final grading and seeding of the park.

**Funding:** Grant **Est. Cost:** \$160,000 **Amt Spent as of 12/31/25:** \$159,488 **Est. Completion:** Fall 2025

FUND	FUND BALANCE 10/1/2025	REVENUE	TRNSFR IN	TOTAL AVAILABLE	EXPEND.	TRNSFR OUT	FUND BALANCE 12/31/2025
<b>GENERAL ALL-PURPOSE FUNDS</b>							
GENERAL	\$ 4,914,104	\$ 2,546,132	\$ -	\$ 7,460,236	\$ 3,784,375	\$ -	\$ 3,645,599
<i>moves to (from)restricted</i>	\$ -		\$ -			\$ 30,262	
<i>Restricted Gas Plant</i>	\$ 700,000		\$ -	\$ 700,000			\$ 700,000
<i>Designated CARES f/future eq</i>	\$ 290,300		\$ -	\$ 290,300			\$ 290,300
<i>Designated EMS Equip</i>	\$ 348,323		\$ -	\$ 348,323			\$ 348,323
<i>Designated Lodging Tax Proj</i>	\$ 443,762		\$ 30,262	\$ 474,024			\$ 474,024
<b>SPECIAL REVENUE:</b>							
Street	\$ 4,470,291	\$ 978,719		\$ 5,449,010	\$ 1,323,762	\$ 47,800	\$ 4,077,448
<i>Restricted Debt Serv</i>	\$ 31,128		\$ 47,800	\$ 78,928			\$ 78,928
Keno	\$ 519,743	\$ 22,906		\$ 542,649	\$ -	\$ -	\$ 542,649
<b>DEBT SERVICE</b>							
GO Debt	\$ 2,987,560	\$ 376,432		\$ 3,363,992	\$ 1,071,959		\$ 2,292,034
Special Assess.-Unbonded	\$ 20,620	\$ 466		\$ 21,086	\$ -		\$ 21,086
<b>CAPITAL PROJECTS</b>							
Capital Improvement	\$ 145,505	\$ 521,035	\$ -	\$ 666,539	\$ 505,782		\$ 160,757
Capital Imp.-Keno	\$ (0)	\$ -	\$ -	\$ (0)	\$ -		\$ (0)
Capital Imp.-Public Safety	\$ 309,073	\$ 56,116	\$ -	\$ 365,189	\$ 265,704		\$ 99,484
<b>General All-Purpose Fund</b>	<b>\$ 15,180,407</b>	<b>\$ 4,501,806</b>	<b>\$ 78,062</b>	<b>\$ 19,760,275</b>	<b>\$ 6,951,582</b>	<b>\$ 78,062</b>	<b>\$ 12,730,631</b>
<b>RESTRICTED FUNDS</b>							
<b>SPECIAL REVENUE:</b>							
Airport*	\$ 1,075,801	\$ 2,595,241	\$ -	\$ 3,671,042	\$ 2,934,311		\$ 736,731 manual entry
CDBG*	\$ (447,770)	\$ 447,770		\$ 0	\$ -		\$ 0
Economic Development*	\$ 149,955	\$ 139,769	\$ -	\$ 289,723	\$ 36,640	\$ 62,183	\$ 190,900
<i>Restricted Debt Serv</i>	\$ 168,758		\$ 62,183	\$ 230,941			\$ 230,941
911 Service Surcharge	\$ 140,471	\$ 27,489		\$ 167,960	\$ -	\$ -	\$ 167,960
CRA	\$ -	\$ 1,994		\$ 1,994	\$ -		\$ 1,994
Sanitation*	\$ 305,825	\$ 872,381		\$ 1,178,206	\$ 1,023,973	\$ 72,476	\$ 81,757 manual entry
<i>Restricted Debt Serv</i>	\$ 155,916		\$ 72,476	\$ 228,392			\$ 228,392
<b>INTERNAL SERVICE</b>							
Employee Benefit Acct	\$ 620,845	\$ 1,428,281		\$ 2,049,126	\$ 967,647		\$ 1,081,479
Info Tech Services	\$ -	\$ 269,478		\$ 269,478	\$ 235,763		\$ 33,715
<b>ENTERPRISE</b>							
Board of Public Works*	\$ 20,934,668	\$ 6,585,068		\$ 27,519,736	\$ 7,531,393		\$ 19,988,343 manual entry
Norcross/Horner	\$ 6,978	\$ -		\$ 6,978	\$ -		\$ 6,978
<b>TOTAL RESTRICTED</b>	<b>\$ 23,111,447</b>	<b>\$ 12,367,471</b>	<b>\$ 134,659</b>	<b>\$ 35,613,577</b>	<b>\$ 12,729,727</b>	<b>\$ 134,659</b>	<b>\$ 22,749,191</b>
<b>TOTAL</b>	<b>\$ 38,291,854</b>	<b>\$ 16,869,277</b>	<b>\$ 212,721</b>	<b>\$ 55,373,852</b>	<b>\$ 19,681,309</b>	<b>\$ 212,721</b>	<b>\$ 35,479,822</b>

\*cash basis

Exhibit "A"  
CITY OF BEATRICE, NEBRASKA  
GENERAL FUND BUDGETARY STATEMENTS  
FOR THE CURRENT YEAR TO DATE  
AS COMPARED TO THE PRIOR TWO FISCAL YEARS

DESCRIPTION	PRIOR YEAR 2 ACTUAL FY2024	PRIOR YEAR 1 ACTUAL FY2025	Current as of 12/31/2025	CURRENT YEAR BUDGET FY2026	% YTD
<b>GENERAL REVENUES</b>					
TAXES	7,200,663.51	7,417,491.31	1,020,951.33	7,746,500.00	13.18%
LICENSES & PERMITS	156,065.63	180,450.32	24,160.42	201,300.00	12.00%
INTERGOVERNMENTAL REVENUE	2,422,881.54	2,389,145.82	503,711.25	1,803,516.00	27.93%
CHARGES FOR SERVICES	2,782,998.98	2,761,871.03	830,356.73	3,046,944.00	27.25%
MISCELLANEOUS REVENUES	1,062,907.38	652,891.35	166,952.12	565,100.00	29.54%
OTHER FINANCING SOURCES	63,100.44	65,801.12	0.00	86,155.00	0.00%
<b>TOTAL REVENUES</b>	<b>13,688,617.48</b>	<b>13,467,650.95</b>	<b>2,546,131.85</b>	<b>13,449,515.00</b>	<b>18.93%</b>
<b>GENERAL EXPENDITURES BY TYPE</b>					
PERSONAL SERVICES	9,285,811.04	10,062,465.28	2,804,301.95	11,110,071.00	25.24%
OTHER SERVICES & CHARGES	1,419,868.56	1,448,138.48	709,494.81	1,629,949.00	43.53%
SUPPLIES	456,530.46	513,537.17	104,102.62	523,385.00	19.89%
CAPITAL OUTLAYS	687,521.74	243,284.03	99,895.40	253,221.00	39.45%
CONTINGENCY	7,334.50	122,704.77	0.00	122,000.00	0.00%
CONTRACTUAL SERVICES	463,255.03	#REF!	66,580.25	284,066.00	23.44%
INTERFUND TRANSFERS	933,600.98	1,569,128.48	0.00	1,252,200.00	0.00%
<b>TOTAL EXPENDITURES</b>	<b>13,253,922.31</b>	<b>#REF!</b>	<b>3,784,375.03</b>	<b>15,174,892.00</b>	<b>24.94%</b>
<b>OVERALL NET CHANGE</b>	<b>434,695.17</b>	<b>#REF!</b>	<b>(1,238,243.18)</b>	<b>(1,725,377.00)</b>	<b>71.77%</b>
PERSONAL SERVICES	1,141,786.73	1,211,474.95	313,349.48	1,263,478.00	24.80%
OTHER SERVICES & CHARGES	331,027.63	334,507.13	160,522.31	452,310.00	35.49%
SUPPLIES	15,530.51	16,976.64	3,079.27	18,020.00	17.09%
CAPITAL OUTLAYS	443,913.29	36,696.53	33,505.47	30,000.00	111.68%
CONTINGENCY	7,334.50	122,704.77	0.00	122,000.00	0.00%
CONTRACTUAL SERVICES	333,540.28	530,758.30	27,212.25	139,066.00	19.57%
INTERFUND TRANSFER	933,600.98	1,569,128.48	0.00	1,252,200.00	0.00%
<b>GENERAL ADMINISTRATION</b>	<b>3,206,733.92</b>	<b>3,822,246.80</b>	<b>537,668.78</b>	<b>3,277,074.00</b>	<b>16.41%</b>
PERSONAL SERVICES	225,433.82	257,644.86	73,712.13	280,609.00	26.27%
OTHER SERVICES & CHARGES	94,167.87	59,771.45	5,623.88	81,630.00	6.89%
SUPPLIES	2,533.78	4,235.80	450.69	5,300.00	8.50%
CAPITAL OUTLAYS	0.00	0.00	0.00	0.00	
<b>COMMUNITY DEVELOPMENT</b>	<b>322,135.47</b>	<b>#REF!</b>	<b>79,786.70</b>	<b>367,539.00</b>	<b>21.71%</b>
PERSONAL SERVICES	4,269,331.20	4,610,688.14	1,288,908.89	5,029,664.00	25.63%
OTHER SERVICES & CHARGES	369,478.24	395,557.49	236,948.22	390,380.00	60.70%
SUPPLIES	87,895.61	128,788.88	31,123.26	130,815.00	23.79%

Exhibit "A"  
CITY OF BEATRICE, NEBRASKA  
GENERAL FUND BUDGETARY STATEMENTS  
FOR THE CURRENT YEAR TO DATE

AS COMPARED TO THE PRIOR TWO FISCAL YEARS

DESCRIPTION	PRIOR YEAR 2 ACTUAL FY2024	PRIOR YEAR 1 ACTUAL FY2025	Current as of 12/31/2025	CURRENT YEAR BUDGET FY2026	% YTD
CAPITAL OUTLAYS	40,975.52	32,176.67	1,009.23	32,500.00	3.11%
CONTRACTUAL SERVICES	60,000.00	60,000.00	18,000.00	60,000.00	30.00%
<b>POLICE</b>	<b>4,827,680.57</b>	<b>5,227,211.18</b>	<b>1,575,989.60</b>	<b>5,643,359.00</b>	<b>27.93%</b>
PERSONAL SERVICES	2,797,074.28	3,078,807.52	911,233.03	3,464,710.00	26.30%
OTHER SERVICES & CHARGES	376,880.97	391,032.87	124,058.86	405,860.00	30.57%
SUPPLIES	161,729.02	159,109.18	39,150.61	181,300.00	21.59%
CAPITAL OUTLAYS	717.99	1,390.92	1,607.78	6,500.00	24.74%
<b>FIRE</b>	<b>3,336,402.26</b>	<b>3,630,340.49</b>	<b>1,076,050.28</b>	<b>4,058,370.00</b>	<b>26.51%</b>
PERSONAL SERVICES	515,567.01	550,335.90	120,036.73	663,404.00	18.09%
OTHER SERVICES & CHARGES	192,935.42	196,015.42	133,333.93	227,465.00	58.62%
SUPPLIES	174,442.40	193,801.85	28,029.59	173,950.00	16.11%
CAPITAL OUTLAYS	83,011.55	29,151.24	16,901.00	62,400.00	27.08%
CONTRACTUAL SERVICES	69,714.75	85,203.43	21,368.00	85,000.00	25.14%
<b>PUBLIC PROPERTIES</b>	<b>1,035,671.13</b>	<b>1,054,507.84</b>	<b>319,669.25</b>	<b>1,212,219.00</b>	<b>26.37%</b>
PERSONAL SERVICES	336,618.00	353,513.91	97,061.69	408,206.00	23.78%
OTHER SERVICES & CHARGES	55,378.43	71,254.12	49,007.61	72,304.00	67.78%
SUPPLIES	14,399.14	10,624.82	2,269.20	14,000.00	16.21%
CAPITAL OUTLAYS	118,903.39	143,868.67	46,871.92	121,821.00	38.48%
<b>LIBRARY</b>	<b>525,298.96</b>	<b>#REF!</b>	<b>195,210.42</b>	<b>616,331.00</b>	<b>31.67%</b>
<b>GENERAL FUND EXPENDITURES</b>	<b>13,253,922.31</b>	<b>#REF!</b>	<b>3,784,375.03</b>	<b>15,174,892.00</b>	<b>24.94%</b>

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 COMBINED CASH INVESTMENT  
 DECEMBER 31, 2025

COMBINED CASH ACCOUNTS

9-127-21	SFB - DEBT SERVICE RESERVE	379,977.46
9-127-22	SERIES 2011/2013 BONDS - REST	( 316,290.36)
9-127-23	SRF RESV - REST	( 60,960.78)
9-127-80	SFB - BOND REVENUE RESV	3,979,582.46
9-127-81	REST - BOND REV	( 3,979,582.46)
9-131-00	SECURITY 1ST BANK - CHECKING	232,813.96
9-132-00	PINNACLE BANK - PAYROLL	1,799.69
9-132-01	PAYROLL - PINNACLE RESTRICTED	( 1,000.00)
9-133-00	CASH-BUSINESS DEBIT ACCOUNT	650.00
9-135-00	SFB - REVOLVING LOAN FUND	368,078.79
9-135-10	REST - REVOLVING LOAN FUND	( 368,078.79)
9-137-00	SECURITY FIRST BANK MM	6,573,956.28
	TOTAL COMBINED CASH	6,810,946.25
9-100-00	CASH ALLOCATED TO OTHER FUNDS	( 6,810,946.25)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO ELECTRIC FUND	6,017,193.77
2	ALLOCATION TO WATER FUND	370,757.43
3	ALLOCATION TO WPC	422,995.05
	TOTAL ALLOCATIONS TO OTHER FUNDS	6,810,946.25
	ALLOCATION FROM COMBINED CASH FUND - 1-10000	( 6,810,946.25)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 BALANCE SHEET  
 DECEMBER 31, 2025

ELECTRIC FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>ASSETS</u>		
PLANT	42,933,881.40	40,930,371.84
ACCUMULATED DEPRECIATION	( 26,061,981.03)	( 24,620,498.84)
BOOK VALUE OF PLANT	16,871,900.37	16,309,873.00
CONSTRUCTION WORK IN PROGRESS	359,773.30	287,294.48
 <u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	6,017,193.77	5,000,446.79
CUSTOMER DEPOSITS MM	209,966.11	538,867.34
CUSTOMER DEPOSITS INVESTMENTS	726,944.16	318,903.62
PAYROLL ACCOUNT	500.00	500.00
PETTY CASH	1,375.00	1,375.00
RATE STABILIZATION FUND	1,076,670.01	1,047,299.57
ELECTRIC INFRASTRUCTURE FUND	45,559.60	.00
XPRESS BILL PAY FUND	.00	6,309.50
TEMPORARY CASH INVESTMENTS	1,909,360.86	1,831,974.84
BOND DEBT & RESERVE ACCOUNT	4,088,231.55	33,596.92
REVOLVING LOAN FUND RESERVE	368,078.79	366,597.88
TOTAL CASH ACCOUNTS	14,443,879.85	9,145,871.46
CUSTOMER ACCOUNTS RECEIVABLE	( 216,109.10)	( 33,832.63)
GARBAGE ACCOUNTS RECEIVABLE	17,139.30	16,971.95
COTTONWOOD SALES RECEIVABLE	90,627.03	30,466.91
DEVELOPER CONTRIBUTION RECEIVABLE	92,944.39	155,575.24
ALLOWANCE FOR BAD DEBTS	( 23,306.81)	( 23,417.89)
BALANCE OF ACCOUNTS RECEIVABLE	( 38,705.19)	145,763.58
BUILDING MAINTENANCE FUND	( 8,646.10)	( 11,671.17)
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	9,082.72	9,862.62
OPERATION AND MAINTENANCE INVENTORY	1,009,868.99	1,098,949.30
PREPAID EXPENSES	138,835.00	121,970.00
INTEREST RECEIVABLE	23,317.81	28,891.43
ACCRUED UTILITY REVENUES	1,636,912.86	1,441,413.52
TOTAL ASSETS	34,446,219.61	28,578,218.22

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 BALANCE SHEET  
 DECEMBER 31, 2025

ELECTRIC FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
2025 BONDS PAYABLE	3,896,390.70	.00
2025 BOND PREMIUM	54,777.03	.00
ACCOUNTS PAYABLE	1,495,278.11	1,485,172.58
UNCLAIMED PROPERTY PAYABLE	( 3,035.25)	.00
EMPLOYEE INSUR. PAYABLE	.00	450.00
ACCOUNTS PAYABLE-GARBAGE	23,009.67	22,147.02
CUSTOMER DEPOSITS PAYABLE	873,379.00	815,060.00
SALES TAX PAYABLE-STATE	25.43	107.74
SALES TAX PAYABLE-LOCAL	9.21	39.21
SALES TAX PAYABLE-COUNTY	.51	( .02)
ACCRUED INTEREST PAYABLE	( 221.01)	.00
ACCRUED FICA TAX PAYABLE	.00	17,294.14
ACCRUED FWH TAX PAYABLE	.00	10,301.42
ACCRUED SWH TAX PAYABLE	.00	3,779.44
OTHER MISC PAYROLL PAYABLE	.00	30,434.80
ACCRUED VACATION TIME	152,581.15	131,582.84
ACCRUED COMP TIME PAYABLE	26,428.85	19,819.38
ACCRUED PAYROLL	.00	69,792.30
ACCRUED SICK TIME PAYABLE	319,978.40	291,276.01
	6,838,601.80	2,897,256.86
<u>FUND EQUITY</u>		
NET INVEST IN CAPITAL ASSETS	13,345,660.00	16,620,637.00
RESTRICTED FOR DEBT SERVICE	59,376.00	.00
RESTRICTED FOR REVOLVING LOAN	367,707.52	366,228.52
UNRESTRICTED NET POSITION	13,654,372.17	9,231,886.78
REVENUE OVER EXPENDITURES - YTD	180,502.12	( 537,790.94)
	27,607,617.81	25,680,961.36
TOTAL FUND EQUITY	27,607,617.81	25,680,961.36
TOTAL LIABILITIES AND EQUITY	34,446,219.61	28,578,218.22

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 OPERATING STATEMENT  
 FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

ELECTRIC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
<b>OPERATING REVENUE</b>						
RESIDENTIAL SALES	317,675.33	846,985.71	( 3,868,500.00)	( 4,715,485.71)	21.9	795,307.22
RESIDENTIAL HEATING SALES	345,467.78	791,898.63	( 3,072,000.00)	( 3,863,898.63)	25.8	709,393.81
GENERAL SERVICE SALES	143,918.61	390,723.71	( 1,600,000.00)	( 1,990,723.71)	24.4	362,625.67
GENERAL SERVICE HEATING SALES	102,811.02	230,304.80	( 910,500.00)	( 1,140,804.80)	25.3	198,342.67
GENERAL SERVICE DEMAND SALES	475,959.09	1,458,555.31	( 5,900,000.00)	( 7,358,555.31)	24.7	1,441,756.18
LARGE POWER CONTRACT	199,301.82	541,763.17	( 1,750,000.00)	( 2,291,763.17)	31.0	264,959.09
PUBLIC STREET & HIGHWAY LIGHTING	7,766.23	22,976.53	( 88,000.00)	( 110,976.53)	26.1	21,878.27
INFRASTRUCTURE FEE	22,570.00	68,129.60	( 840,000.00)	( 908,129.60)	8.1	.00
INTERDEPARTMENTAL SALES	3,903.12	11,854.71	( 50,000.00)	( 61,854.71)	23.7	12,982.89
SECURITY LIGHTING SALES	8,571.65	25,696.24	( 102,000.00)	( 127,696.24)	25.2	26,269.96
ENGINEERING DEPARTMENT INCOME	14,522.00	43,626.00	( 174,000.00)	( 217,626.00)	25.1	40,014.00
MARKET SALES	89,367.19	167,658.33	( 650,000.00)	( 817,658.33)	25.8	64,431.28
RENEWABLE ENERGY CREDITS	.00	.00	( 100,000.00)	( 100,000.00)	.0	.00
<b>TOTAL OPERATING REVENUE</b>	<b>1,731,833.84</b>	<b>4,600,172.74</b>	<b>( 19,105,000.00)</b>	<b>( 23,705,172.74)</b>	<b>24.1</b>	<b>3,937,961.04</b>
<b>OPERATING EXPENSE</b>						
PURCHASED POWER	( 1,052,189.96)	( 2,668,956.01)	( 10,200,000.00)	( 7,531,043.99)	( 26.2)	( 2,511,602.21)
PURCHASED POWER - WAPA	( 44,225.52)	( 124,095.46)	( 525,000.00)	( 400,904.54)	( 23.6)	( 114,053.98)
PURCHASED POWER - COTTONWOOD	( 103,809.03)	( 263,193.47)	( 1,300,000.00)	( 1,036,806.53)	( 20.3)	( 326,977.18)
OPERATION & MAINTENANCE	( 91,404.57)	( 265,292.35)	( 1,506,638.00)	( 1,241,345.65)	( 17.6)	( 376,972.36)
ACCOUNTING & COLLECTING	( 13,380.76)	( 49,552.90)	( 164,121.00)	( 114,568.10)	( 30.2)	( 77,377.15)
METER READING	( 2,589.96)	( 8,156.11)	( 35,378.00)	( 27,221.89)	( 23.1)	( 9,654.14)
ENGINEERING DEPARTMENT	( 33,529.70)	( 113,298.05)	( 455,420.00)	( 342,121.95)	( 24.9)	( 114,122.81)
INFOMATIONAL TECH - COMPUTERS	.00	( 8,597.85)	.00	8,597.85	.0	( 89,072.88)
ADMINISTRATIVE	( 66,443.11)	( 200,247.98)	( 807,385.00)	( 607,137.02)	( 24.8)	( 51,218.08)
GENERAL	( 106,288.37)	( 320,434.74)	( 988,076.00)	( 667,641.26)	( 32.4)	( 311,403.21)
VEHICLE & EQUIPMENT EXPENSES	( 26,290.88)	( 63,447.56)	( 171,500.00)	( 108,052.44)	( 37.0)	( 52,071.66)
DEPRECIATION	( 125,529.70)	( 377,950.87)	( 1,465,000.00)	( 1,087,049.13)	( 25.8)	( 367,827.16)
<b>TOTAL OPERATING EXPENSES</b>	<b>( 1,665,681.56)</b>	<b>( 4,463,223.35)</b>	<b>( 17,618,518.00)</b>	<b>( 13,155,294.65)</b>	<b>( 25.3)</b>	<b>( 4,402,352.82)</b>
<b>NET OPERATING REVENUE</b>	<b>66,152.28</b>	<b>136,949.39</b>	<b>( 36,723,518.00)</b>	<b>( 36,860,467.39)</b>	<b>.4</b>	<b>( 464,391.78)</b>
<b>OTHER INCOME (EXPENSES)</b>						
MISCELLANEOUS INCOME	19,235.84	131,418.86	( 1,058,000.00)	( 1,189,418.86)	12.4	83,838.41
INTEREST INCOME	15,497.49	61,599.14	( 101,000.00)	( 162,599.14)	61.0	73,529.97
RESTRICTED INTEREST INCOME	11,366.50	34,073.80	.00	( 34,073.80)	.0	418.91
INTEREST EXPENSES	.00	.00	( 197,930.00)	( 197,930.00)	.0	.00
MUNICIPAL EXPENSE	( 66,604.93)	( 183,539.07)	( 742,185.00)	( 558,645.93)	( 24.7)	( 231,186.45)
<b>NET NONOPERATING INCOME (EXPENSE)</b>	<b>( 31,704.54)</b>	<b>9,761.46</b>	<b>( 2,099,115.00)</b>	<b>( 2,108,876.46)</b>	<b>.5</b>	<b>( 73,768.52)</b>
<b>TOTAL NET INCOME OR (LOSS)</b>	<b>45,647.18</b>	<b>180,502.12</b>	<b>( 38,822,633.00)</b>	<b>( 39,003,135.12)</b>	<b>.5</b>	<b>( 537,790.94)</b>

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 BALANCE SHEET  
 DECEMBER 31, 2025

WATER FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>ASSETS</u>		
PLANT	33,824,716.79	33,319,933.35
ACCUMULATED DEPRECIATION	( 17,046,012.74)	( 16,114,840.03)
BOOK VALUE OF PLANT	16,778,704.05	17,205,093.32
CONSTRUCTION WORK IN PROGRESS	886,731.27	119,426.94
 <u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	370,757.43	587,587.26
PAYROLL ACCOUNT	300.00	300.00
PETTY CASH	300.00	300.00
WATER INFRASTRUCTURE FEE	1,167,421.65	950,022.49
TEMPORARY CASH INVESTMENTS CD'S	580,493.35	557,723.98
BOND DEBT & RESERVE ACCOUNT	101,712.78	70,567.30
SRF RESERVE ACCOUNT	60,960.78	36,541.07
TOTAL CASH ACCOUNTS	2,281,945.99	2,203,042.10
CUSTOMER ACCOUNTS RECEIVABLE	18,296.58	17,073.20
ALLOWANCE FOR BAD DEBTS	( 13,399.41)	( 13,702.72)
BALANCE OF ACCOUNTS RECEIVABLE	4,897.17	3,370.48
OPERATION AND MAINTENANCE INVENTORY	743,660.99	790,389.00
PREPAID EXPENSES	115,677.99	84,281.99
INTEREST RECEIVABLE	7,666.54	8,727.69
ACCRUED UTILITY REVENUES	209,075.72	197,269.05
TOTAL ASSETS	21,028,359.72	20,611,600.57

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 BALANCE SHEET  
 DECEMBER 31, 2025

WATER FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
SRF BONDS PAYABLE	8,104,292.62	8,386,927.09
2025 BONDS PAYABLE	629,437.99	.00
2025 BOND PREMIUM	8,449.56	.00
ACCOUNTS PAYABLE	144,102.36	88,695.93
EMPLOYEE INSUR. PAYABLE	.00	209.00
SALES TAX PAYABLE-STATE	109.07 (	.06)
SALES TAX PAYABLE-LOCAL	( 77.85) (	.03)
ACCRUED INTEREST PAYABLE	( 1,188.71) (	1,043.30)
ACCRUED FICA TAXES PAYABLE	25.00	3,783.48
ACCRUED FWH TAXES PAYABLE	.00	1,499.42
ACCRUED SWH TAX PAYABLE	.00	809.55
OTHER MISC PAYROLL PAYABLE	.00	15,278.18
ACCRUED VACATION TIME	49,231.45	39,538.43
ACCRUED COMP TIME PAYABLE	20,618.68	13,579.00
ACCURED PAYROLL	.00	9,110.61
ACCRUED SICK TIME	34,082.24	22,876.50
	8,989,082.41	8,581,263.80
<u>FUND EQUITY</u>		
NET INVEST IN CAPITAL ASSETS	8,155,441.00	8,202,869.00
RESTRICTED FOR DEBT SERVICE	73,176.00	.00
UNRESTRICTED NET POSITION	3,866,103.41	3,827,847.20
REVENUE OVER EXPENDITURES - YTD	( 55,443.10) (	379.43)
BALANCE - CURRENT DATE	12,039,277.31	12,030,336.77
TOTAL FUND EQUITY	12,039,277.31	12,030,336.77
TOTAL LIABILITIES AND EQUITY	21,028,359.72	20,611,600.57

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 OPERATING STATEMENT  
 FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
<u>OPERATING REVENUE</u>						
RESIDENTIAL SALES	114,564.33	369,166.55	( 1,658,500.00)	( 2,027,666.55)	22.3	399,144.28
COMMERCIAL SALES	40,115.78	141,534.36	( 680,000.00)	( 821,534.36)	20.8	162,489.95
CONTRACT SALES	31,717.46	99,357.42	( 400,000.00)	( 499,357.42)	24.8	99,494.88
INFRASTRUCTURE FEE	22,836.00	68,740.00	( 276,000.00)	( 344,740.00)	24.9	35,280.00
<b>TOTAL OPERATING REVENUE</b>	<b>209,233.57</b>	<b>678,798.33</b>	<b>( 3,014,500.00)</b>	<b>( 3,693,298.33)</b>	<b>22.5</b>	<b>696,409.11</b>
<u>OPERATING EXPENSE</u>						
OPERATION & MAINTENANCE	( 97,615.64)	( 281,822.02)	( 1,261,512.00)	( 979,689.98)	( 22.3)	( 296,684.10)
ACCOUNTING & COLLECTING	( 9,234.79)	( 30,553.13)	( 112,152.00)	( 81,598.87)	( 27.2)	( 34,746.37)
METER READING	( 2,038.12)	( 5,377.80)	( 21,726.00)	( 16,348.20)	( 24.8)	( 1,705.61)
ENGINEERING DEPARTMENT	( 3,903.00)	( 11,709.00)	( 46,837.00)	( 35,128.00)	( 25.0)	( 10,059.00)
ADMINISTRATIVE	( 29,430.40)	( 89,334.20)	( 353,670.00)	( 264,335.80)	( 25.3)	( 30,813.90)
GENERAL	( 60,397.00)	( 150,958.66)	( 592,960.00)	( 442,001.34)	( 25.5)	( 139,725.01)
VEHICLE & EQUIPMENT EXPENSES	( 19,048.68)	( 27,555.88)	( 91,000.00)	( 63,444.12)	( 30.3)	( 21,191.76)
DEPRECIATION	( 86,631.98)	( 257,424.91)	( 990,000.00)	( 732,575.09)	( 26.0)	( 241,879.92)
<b>TOTAL OPERATING EXPENSES</b>	<b>( 308,299.61)</b>	<b>( 854,735.60)</b>	<b>( 3,469,857.00)</b>	<b>( 2,615,121.40)</b>	<b>( 24.6)</b>	<b>( 776,805.67)</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>( 99,066.04)</b>	<b>( 175,937.27)</b>	<b>( 6,484,357.00)</b>	<b>( 6,308,419.73)</b>	<b>( 2.7)</b>	<b>( 80,396.56)</b>
<u>OTHER INCOME (EXPENSES)</u>						
MISCELLANEOUS INCOME	16,876.00	101,462.99	( 287,500.00)	( 388,962.99)	35.3	75,463.65
INTEREST INCOME	7,839.43	24,728.99	( 100,000.00)	( 124,728.99)	24.7	29,897.32
RESTRICTED INTEREST INCOME	705.05	1,999.99	( 3,000.00)	( 4,999.99)	66.7	1,662.82
OTHER INCOME	13.98	4,631.67	( 2,000.00)	( 6,631.67)	231.6	321.96
INTEREST EXPENSES	.00	.00	( 441,424.00)	( 441,424.00)	.0	.00
MUNICIPAL EXPENSE	( 1,767.32)	( 12,329.47)	( 70,500.00)	( 58,170.53)	( 17.5)	( 27,328.62)
<b>NET NONOPERATING INCOME (EXPENSE)</b>	<b>23,667.14</b>	<b>120,494.17</b>	<b>( 904,424.00)</b>	<b>( 1,024,918.17)</b>	<b>13.3</b>	<b>80,017.13</b>
<b>TOTAL NET INCOME (LOSS)</b>	<b>( 75,398.90)</b>	<b>( 55,443.10)</b>	<b>( 7,388,781.00)</b>	<b>( 7,333,337.90)</b>	<b>( .8)</b>	<b>( 379.43)</b>

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 BALANCE SHEET  
 DECEMBER 31, 2025

WPC

	CURRENT YEAR	PREVIOUS YEAR
<u>ASSETS</u>		
PLANT	28,981,795.57	27,433,635.51
ACCUMULATED DEPRECIATION	( 18,530,973.50)	( 18,217,506.83)
BOOK VALUE OF PLANT	10,450,822.07	9,216,128.68
CONSTRUCTION WORK IN PROGRESS	170,641.55	7,884.50
<u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	422,995.05	1,306,264.75
PAYROLL ACCOUNT	200.00	200.00
PETTY CASH	175.00	175.00
SEWER INFRASTRUCTURE FEE	2,733,218.92	2,297,331.76
BOND DEBT & RESERVE ACCOUNT	105,928.46	118,867.82
TOTAL CASH ACCOUNTS	3,262,517.43	3,722,839.33
CUSTOMER ACCOUNTS RECEIVABLE	406,565.96	18,730.18
ALLOWANCE FOR BAD DEBTS	( 7,264.58)	( 7,263.73)
BALANCE OF ACCOUNTS RECEIVABLE	399,301.38	11,466.45
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	1,450.40	964.67
PREPAID EXPENSES	70,718.00	57,591.00
ACCRUED UTILITY REVENUES	202,711.33	189,874.57
TOTAL ASSETS	14,558,162.16	13,206,749.20

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 BALANCE SHEET  
 DECEMBER 31, 2025

WPC

	CURRENT YEAR	PREVIOUS YEAR
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
2025 BONDS PAYABLE	469,171.31	.00
2025 BOND PREMIUM	6,298.11	.00
ACCOUNTS PAYABLE	89,136.77	32,273.13
EMPLOYEE INSUR. PAYABLE	.00	105.00
ACCRUED INTEREST PAYABLE	( 129.57)	.00
ACCRUED FICA TAX PAYABLE	.00	2,699.56
ACCRUED FWH TAX PAYABLE	.00	1,008.50
ACCRUED SWH TAX PAYABLE	.00	531.23
OTHER MISC PAYROLL PAYABLE	.00	8,501.21
ACCRUED VACATION TIME	30,860.92	37,183.87
ACCRUED COMP TIME PAYABLE	12,125.10	5,403.28
ACCURED PAYROLL	.00	5,207.56
ACCRUED SICK TIME	39,672.51	33,375.19
	647,135.15	126,288.53
<u>FUND EQUITY</u>		
NET INVEST IN CAPITAL ASSETS	9,649,202.00	9,343,905.00
RESTRICTED FOR DEBT SERVICE	102,753.00	.00
UNRESTRICTED NET POSITION	4,172,663.06	3,585,330.82
REVENUE OVER EXPENDITURES - YTD	( 13,591.05)	151,224.85
BALANCE - CURRENT DATE	13,911,027.01	13,080,460.67
TOTAL FUND EQUITY	13,911,027.01	13,080,460.67
TOTAL LIABILITIES AND EQUITY	14,558,162.16	13,206,749.20

Exhibit "B"  
 BEATRICE BOARD OF PUBLIC WORKS  
 OPERATING STATEMENT  
 FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

WPC

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YEAR YTD
<u>OPERATING REVENUE</u>						
RESIDENTIAL SALES	117,967.51	354,401.26	( 1,396,000.00)	( 1,750,401.26)	25.4	348,779.20
COMMERCIAL SALES	45,561.60	148,432.35	( 680,000.00)	( 828,432.35)	21.8	157,376.77
INFRASTRUCTURE FEE	39,469.00	118,574.00	( 470,000.00)	( 588,574.00)	25.2	85,005.00
<b>TOTAL OPERATING REVENUE</b>	<b>202,998.11</b>	<b>621,407.61</b>	<b>( 2,546,000.00)</b>	<b>( 3,167,407.61)</b>	<b>24.4</b>	<b>591,160.97</b>
<u>OPERATING EXPENSE</u>						
OPERATION & MAINTENANCE	( 116,566.61)	( 296,658.55)	( 875,812.00)	( 579,153.45)	( 33.9)	( 209,164.03)
ACCOUNTING & COLLECTING	( 6,300.21)	( 29,204.37)	( 93,519.00)	( 64,314.63)	( 31.2)	( 22,819.33)
METER READING	( 1,347.11)	( 3,573.53)	( 13,151.00)	( 9,577.47)	( 27.2)	( 2,655.60)
ENGINEERING DEPARTMENT	( 3,903.00)	( 11,709.00)	( 46,837.00)	( 35,128.00)	( 25.0)	( 10,059.00)
ADMINISTRATIVE	( 19,976.60)	( 60,034.29)	( 240,211.00)	( 180,176.71)	( 25.0)	( 20,541.60)
GENERAL	( 35,180.51)	( 91,750.17)	( 366,575.00)	( 274,824.83)	( 25.0)	( 66,477.29)
VEHICLE & EQUIPMENT EXPENSES	( 2,497.58)	( 13,991.25)	( 65,000.00)	( 51,008.75)	( 21.5)	( 6,401.91)
DEPRECIATION	( 59,397.17)	( 178,323.34)	( 640,000.00)	( 461,676.66)	( 27.9)	( 150,767.86)
<b>TOTAL OPERATING EXPENSES</b>	<b>( 245,168.79)</b>	<b>( 685,244.50)</b>	<b>( 2,341,105.00)</b>	<b>( 1,655,860.50)</b>	<b>( 29.3)</b>	<b>( 488,886.62)</b>
<b>NET OPERATING REVENUE</b>	<b>( 42,170.68)</b>	<b>( 63,836.89)</b>	<b>( 4,887,105.00)</b>	<b>( 4,823,268.11)</b>	<b>( 1.3)</b>	<b>102,274.35</b>
<u>OTHER INCOME (EXPENSES)</u>						
MISCELLANEOUS INCOME	6,215.91	22,059.52	( 68,000.00)	( 90,059.52)	32.4	22,953.95
INTEREST INCOME	10,289.35	31,851.33	( 100,000.00)	( 131,851.33)	31.9	35,924.00
RESTRICTED INTEREST INCOME	366.04	1,038.60	( 4,000.00)	( 5,038.60)	26.0	1,244.46
GRANT INCOME	.00	.00	( 2,000,000.00)	( 2,000,000.00)	.0	.00
OTHER INCOME	175.00	1,015.00	( 1,000.00)	( 2,015.00)	101.5	1,435.00
INTEREST EXPENSES	.00	.00	( 111,055.00)	( 111,055.00)	.0	.00
MUNICIPAL EXPENSE	( 950.25)	( 5,718.61)	( 30,500.00)	( 24,781.39)	( 18.8)	( 12,606.91)
<b>NET NONOPERATING INCOME (EXPENSE)</b>	<b>16,096.05</b>	<b>50,245.84</b>	<b>( 2,314,555.00)</b>	<b>( 2,364,800.84)</b>	<b>2.2</b>	<b>48,950.50</b>
<b>TOTAL NET INCOME (LOSS)</b>	<b>( 26,074.63)</b>	<b>( 13,591.05)</b>	<b>( 7,201,660.00)</b>	<b>( 7,188,068.95)</b>	<b>( .2)</b>	<b>151,224.85</b>

Exhibit "B"  
CITY OF BEATRICE  
BALANCE SHEET  
DECEMBER 31, 2025

STREET FUND

ASSETS

03-00-100-00	CASH - COMBINED CASH FUND	2,751,461.86	
03-00-101-03	CASH-HIGHWAY ALLOC DEBT RESV	78,928.00	
03-00-103-01	CASH-BOND FUNDS	1,047,226.16	
03-00-120-00	ACCOUNTS RECEIVABLE	74,130.40	
03-00-128-00	DUE FROM OTHER FUND	447,769.65	
03-00-129-00	DUE FROM OTHER GOVERNMENTS	330,379.05	
03-00-130-00	DUE FROM SPEC ASSESS FUND	49,626.00	
	TOTAL ASSETS		4,779,521.12

LIABILITIES AND EQUITY

LIABILITIES

03-00-201-00	ACCOUNTS PAYABLE	177,398.23	
03-00-215-00	ACCRUED INTEREST PAYABLE	34,585.00	
03-00-231-00	BONDS PAYABLE-L.T.	2,600,000.00	
	TOTAL LIABILITIES		2,811,983.23

FUND EQUITY

03-00-250-01	DESIGNATED FOR STREETS	2,312,581.07	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER (UNDER) EXPENDITURES - YTD	( 345,043.18)	
	BALANCE - CURRENT DATE	( 345,043.18)	
	TOTAL FUND EQUITY		1,967,537.89
	TOTAL LIABILITIES AND EQUITY		4,779,521.12

Exhibit "B"  
CITY OF BEATRICE  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

		STREET FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SALES TAX</u>						
03-20-313-01	SALES TAX (30%OF1%)LESS MV	20,000.00	73,672.09	250,000.00	176,327.91	29.5
03-20-313-02	SALES TAX ON MOTOR VEHICLES	60,000.00	150,617.58	630,000.00	479,382.42	23.9
TOTAL SALES TAX		80,000.00	224,289.67	880,000.00	655,710.33	25.5
<u>STATE AGENCY AID</u>						
03-20-332-01	HIGHWAY ALLOCATION,INCEN PMT	174,094.63	485,056.63	1,845,514.00	1,360,457.37	26.3
03-20-332-02	STATE MAINTENANCE CONTRACT	.00	.00	65,898.00	65,898.00	.0
03-20-332-05	STATE PROJECT FUNDING	.00	.00	280,000.00	280,000.00	.0
03-20-332-06	MOTOR VEHICLE FEE PMT	.00	.00	125,000.00	125,000.00	.0
TOTAL STATE AGENCY AIDL		174,094.63	485,056.63	2,316,412.00	1,831,355.37	20.9
<u>FEDERAL AGENCY AID</u>						
03-20-334-01	FEDERAL GRANTS	.00	170,644.67	500,000.00	329,355.33	34.1
TOTAL FEDERAL AGENCY AID		.00	170,644.67	500,000.00	329,355.33	34.1
<u>STREET FEES</u>						
03-20-349-00	STREET CHARGES FOR SERVICES	120.90	2,421.71	8,000.00	5,578.29	30.3
03-20-349-02	STREET SALES	.00	150.00	500.00	350.00	30.0
03-20-349-03	STREET REIMBURSEMENTS	1,594.00	5,085.80	24,000.00	18,914.20	21.2
TOTAL STREET FEES		1,714.90	7,657.51	32,500.00	24,842.49	23.6
<u>INTEREST EARNINGS</u>						
03-20-361-01	INTEREST EARNING - HWY ALL BND	3,390.71	17,060.85	.00	( 17,060.85)	.0
TOTAL INTEREST EARNINGS		3,390.71	17,060.85	.00	( 17,060.85)	.0
<u>DONATIONS</u>						
03-20-367-01	PRIVATE FUNDING	.00	74,009.50	.00	( 74,009.50)	.0
TOTAL DONATIONS		.00	74,009.50	.00	( 74,009.50)	.0
TOTAL FUND REVENUE		259,200.24	978,718.83	3,728,912.00	2,750,193.17	26.3

Exhibit "B"  
CITY OF BEATRICE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET FUND</u>					
03-20-411-01 SALARIES (MAINT)	43,202.05	136,521.15	549,237.00	412,715.85	24.9
03-20-411-02 SALARIES (OVERTIME)	2,013.97	2,295.30	12,765.00	10,469.70	18.0
03-20-411-03 SALARIES (PART-TIME)	.00	.00	17,500.00	17,500.00	.0
03-20-411-06 SALARIES(BPW SNOW/OTHER MAINT)	.00	.00	2,000.00	2,000.00	.0
03-20-411-07 SALARIES (LEGAL/CITY)	827.00	2,481.00	11,677.00	9,196.00	21.3
03-20-411-10 SALARIES (BPW ENGINEERING)	5,612.00	16,836.00	67,349.00	50,513.00	25.0
03-20-411-20 SALARIES (CITY-MGR SERVICES)	1,776.00	5,328.00	21,306.00	15,978.00	25.0
03-20-412-01 SOCIAL SECURITY	3,412.32	10,235.63	45,507.00	35,271.37	22.5
03-20-413-01 RETIREMENT	2,354.85	7,368.51	32,817.00	25,448.49	22.5
03-20-414-01 HEALTH & LIFE INSURANCE	25,225.00	75,650.00	293,664.00	218,014.00	25.8
03-20-415-01 WORKERS' COMPENSATION	43,316.00	43,316.00	54,218.00	10,902.00	79.9
03-20-421-01 INSURANCE	33,010.00	33,148.00	34,287.00	1,139.00	96.7
03-20-422-60 INFO. TECH. SERVICES	7,192.00	21,576.00	86,303.00	64,727.00	25.0
03-20-424-01 BUILDING MAINT./REPAIRS	442.00	507.00	2,500.00	1,993.00	20.3
03-20-424-02 EQUIP OTHER & RADIO REPAIR	.00	.00	1,000.00	1,000.00	.0
03-20-424-03 ROAD EQUIP REP/MAINT (LABOR)	1,944.00	17,914.78	45,000.00	27,085.22	39.8
03-20-425-01 BUILDING RENTALS (SHOP-BPW)	250.00	750.00	3,000.00	2,250.00	25.0
03-20-425-04 EQUIPMENT RENTALS	1,381.25	1,381.25	8,000.00	6,618.75	17.3
03-20-425-05 SOFTWARE MAINTENANCE	.00	.00	5,800.00	5,800.00	.0
03-20-425-06 WEED SPRAYING/TREE TRIMMING	.00	465.00	4,750.00	4,285.00	9.8
03-20-426-01 TRAINING/TRAVEL EXPENSES	.00	50.00	4,000.00	3,950.00	1.3
03-20-427-01 TELEPHONE	25.00	150.00	.00	( 150.00)	.0
03-20-429-04 BAD DEBT EXPENSE	.00	.00	200.00	200.00	.0
03-20-429-05 OTHER SERV & CHGS (MS4)	3,487.50	12,165.00	35,000.00	22,835.00	34.8
03-20-429-06 OTHER SERV & CHGS (SPC FEES)	12.00	20,196.08	45,000.00	24,803.92	44.9
03-20-432-01 GAS & OIL	3,727.65	6,328.63	58,000.00	51,671.37	10.9
03-20-432-02 UNIFORMS	17.22	429.28	3,000.00	2,570.72	14.3
03-20-432-04 CHEMICALS	.00	49.98	10,000.00	9,950.02	.5
03-20-432-09 TRAFFIC CONTROL	2,533.30	2,533.30	25,000.00	22,466.70	10.1
03-20-432-13 SHOP/JANITORIAL/OSHA SUPPLIES	793.06	1,967.23	8,500.00	6,532.77	23.1
03-20-433-02 ROAD EQ MNT TIRES/BROOMS/BLADE	5,213.76	15,299.76	30,000.00	14,700.24	51.0
03-20-433-03 ROAD EQUIP REPAIRS (PARTS)	10,929.77	28,374.77	55,000.00	26,625.23	51.6
03-20-433-05 ROAD IMP MATERIALS (IN-HOUSE)	.00	8,785.72	125,000.00	116,214.28	7.0
03-20-433-06 ROAD MATERIALS ICE CONTROL	3,272.75	17,172.55	75,000.00	57,827.45	22.9
03-20-434-01 SMALL TOOLS & MINOR EQ	364.95	2,813.61	3,500.00	686.39	80.4
03-20-443-01 STREET IMP/ARMORCOAT/REJUVINAT	.00	.00	65,000.00	65,000.00	.0
03-20-443-06 STREET IMP/MISC CONC REPAIR	3,150.95	23,800.47	150,000.00	126,199.53	15.9
03-20-443-12 STREET IMP/HIGHWAY PROJECTS	.00	.00	500,000.00	500,000.00	.0
03-20-443-13 STREET IMP/QCT ELLA STREET	4,264.00	4,264.00	.00	( 4,264.00)	.0
03-20-443-15 STREET IMP - DT BEAUTIFICATION	.00	( 5,696.70)	.00	5,696.70	.0
03-20-443-20 STREET IMP/RECONSTRUCTION	2,176.25	3,215.00	375,000.00	371,785.00	.9
03-20-443-21 STREET IMP/NEW STREETS	174,041.15	751,826.44	1,496,631.00	744,804.56	50.2
03-20-443-22 STREET IMP-33RD & LINCOLN	2,386.25	2,386.25	.00	( 2,386.25)	.0
03-20-443-24 STREET IMP/STORM SEWER RECONC	.00	.00	50,000.00	50,000.00	.0
03-20-444-01 MACHINERY & EQUIPMENT	.00	.00	514,000.00	514,000.00	.0
03-20-451-01 CONTINGENCY	.00	.00	100,000.00	100,000.00	.0
03-20-472-01 INTEREST-HWY ALLOC SERIES 25	.00	51,877.02	109,165.00	57,287.98	47.5
<b>TOTAL STREET FUND</b>	<b>388,354.00</b>	<b>1,323,762.01</b>	<b>5,135,676.00</b>	<b>3,811,913.99</b>	<b>25.8</b>

Exhibit "B"  
 CITY OF BEATRICE  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 3 MONTHS ENDING DECEMBER 31, 2025

STREET FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
TOTAL FUND EXPENDITURES	388,354.00	1,323,762.01	5,135,676.00	3,811,913.99	25.8
NET REVENUE OVER(UNDER)EXPENDITURE	( 129,153.76)	( 345,043.18)	( 1,406,764.00)	( 1,061,720.82)	( 24.5)

Exhibit "C"  
**CODE VIOLATIONS SUMMARY**

	Year-to-Date
No Violation Found	0
Referred to BPD	0
Referred to Other City Department	0
Closed Cases	25

Current Pending Cases	2
Current Open Cases	23
Cases Closed in January	25

**PENDING: 2**

Case #	Date Opened	Violation	Reason for Violation	Location
20260025	1/26/2026	JMV	White Pontiac GP, no plates	1623 Grant Street
20260049	1/30/2026	JMV		714 W Court Street

**OPEN CASES: 23**

Case #	Date Opened	Violation	Reason for Violation	Location
20260001	1/2/2026	Code	Residential structure destroyed by fire.	1821 S 2nd Street
20260002	1/5/2026	Code	Mattresses leaning up against dumpster.	942-948 W Mary Street
20260007	1/7/2026	Code	Significant fire, heat and smoke damage to banquet room and restaraunt.	403 Court Street
20260009	1/12/2026	Code	Refridgerator set out next to the street, pile of junk in driveway, (complaint received)	1108 S 7th Street
20260010	1/14/2026	Code	Trash surrounding garage, Interior chair sitting in front of garage. (complaint received)	600 Nicholls Avenue
20260011	1/14/2026	Code	Driveway full of trash/junk. (complaint received)	2703 Ella Street
20260012	1/15/2026	JMV		1006 Ella Street
20260015	1/20/2026	JMV		1301 N 17th Street
20260017	1/21/2026	Code	Refridgerator on the side of the garage.	1022 Herbert Street

## Exhibit "C"

20260018	1/21/2026	Code	Couch on front porch, vehicles parking in required front and side yards.	401 N 18th Street
20260019	1/22/2026	JMV		600 Nicholls Avenue
20260020	1/22/2026	Code	Mattresses in the backyard	400-406 N 11th Street
20260021	1/22/2026	Zoning	wrong fence materials being used to put up fence	1426 N 8th Street
20260026	1/26/2026	JMV		222 W Hoyt Street
20260027	1/26/2026	JMV		1623 Grant Street
20260028	1/26/2026	JMV		507 S 7th Street
20260029	1/27/2026	JMV		1301 Court Street
20260030	1/27/2026	JMV		1301 Court Street
20260031	1/27/2026	JMV		1623 Grant Street
20260032	1/27/2026		Dog Bite.	00411 COURT
20260033	1/28/2026	Code	Mattress in back yard behind garage	903 N 9th Street
20260047	1/29/2026	Code	appliances left on curb by street	2110-2112 S 5TH
20260048	1/30/2026	JMV		916 Ella Street

**CLOSED IN JANUARY: 25**

Case #	Date Opened	Violation	Reason for Violation	Location
20260003	1/5/2026	Code	Dumpster overfilled with trash, trash all around dumpster on the ground	820-830 W Mary Street
20260004	1/6/2026	Temp. Signs	Bandit sign not 10' back from curb. Sign was on City RoW on the West side of Belvedere bridge, north side of the street.	
20260005	1/6/2026	Temp. Signs	Bandit sign not 10' back in City RoW west side of Belvedere bridge on the south side of the street.	
20260006	1/6/2026	Code	Recliner and couch sitting on front porch	1001 E Court Street
20260008	1/12/2026	Code	Dead Tree in front yard, has become a danger to pedestrians and vehicles. Hanging Limbs over the street.	1701 Lincoln Street
20260013	1/15/2026	Code	Pile of tires next to garage, pile of trash along alley and garage.	408 N 10th Street
20260014	1/20/2026	Code	Recliner set out along the road	00405 MULBERRY
20260016	1/20/2026		Trash can left out on the street before and after pick up day	921 N 6th Street

## Exhibit "C"

20260022	1/22/2026	Zoning	Trailer/Camper set up in driveway	914 Market Street
20260023	1/23/2026	Code	Couch, chair, recliner on side of the house.	1831 Summit Street
20260024	1/23/2026	Code	Mattress sitting on front porch.	916 N 9th Street
20260034	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	720 W Mary Street
20260035	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	724 W Mary Street
20260036	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	730 W Mary Street
20260037	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	728 W Mary Street
20260038	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	729 - 745 W Mary Street
20260039	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	736 W Mary Street
20260040	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	917 W Mary Street
20260041	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	202 Cedar Street
20260042	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	00623 W MARY
20260043	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	00625 MARY
20260044	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	615 W Mary Street
20260045	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	613 W MARY
20260046	1/28/2026	Snow	Complaint for snow, 24 hour snow removal	201 S Sumner Street
20260050	1/30/2026	Code	Furniture left on the sidewalk	1902 HIGH

## PERMIT SUMMARY REPORT

	January 2026	January 2025	Current Year-to-Date 2026	Last Year-to-Date 2025
<b>Administrative Setback Adjustment (Zoning)</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Administrative Subdivision Application (Zoning)</b>				
Count	1	0	1	0
Fees Paid	\$ 140.00	\$ -	\$ 140.00	\$ -
<b>Appeals Application</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Building Permit Application</b>				
Count	7	16	7	16
Fees Paid	\$ 7,655.44	\$ 20,677.87	\$ 7,655.44	\$ 20,677.87
<b>Change of Occupancy</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Demolition Permit Application</b>				
Count	1	7	1	7
Fees Paid	\$ -	\$ 30.00	\$ -	\$ 30.00
<b>Encroachment Permit Application</b>				
Count	4	2	4	2
Fees Paid	\$ 240.00	\$ 200.00	\$ 240.00	\$ 200.00
<b>Final Plat Application (Zoning)</b>				
Count	2	0	2	0
Fees Paid	\$ 386.00	\$ -	\$ 386.00	\$ -
<b>Flood District Development Permit</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Hobbyist Vehicle Permit</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Inquiry</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Mechanical Permit Application</b>				
Count	0	2	0	2
Fees Paid	\$ -	\$ 80.00	\$ -	\$ 80.00
<b>Moving Permit Application</b>				
Count	0	1	0	1
Fees Paid	\$ -	\$ 100.00	\$ -	\$ 100.00
<b>Mow-to-Own</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Plumber Registration</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Plumbing Permit Application</b>				
Count	3	1	3	1
Fees Paid	\$ 182.00	\$ 18.00	\$ 182.00	\$ 18.00
<b>Preliminary Plat Application</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Racecar Permit</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Re-Zoning Application</b>				
Count	1	1	1	1
Fees Paid	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
<b>Sign Permit Application</b>				
Count	3	1	3	1
Fees Paid	\$ 225.00	\$ 75.00	\$ 225.00	\$ 75.00

PERMIT SUMMARY REPORT

	January 2026	January 2025	Current Year-to-Date 2026	Last Year-to-Date 2025
<b>Special Use Permit (Zoning)</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Vacate Public Ways</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Water Tap</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Zoning Verification</b>				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
<b>Voided Permits</b>	2	0	2	0
<b>TOTAL COUNT</b>	24	31	24	31
<b>TOTAL FEES PAID</b>	\$ 8,928.44	\$ 21,280.87	\$ 8,928.44	\$ 21,280.87

MONTHLY BUILDING PERMIT APPLICATIONS  
1/1/26 to 1/31/26

Permit #	Permit Date	Description	Owner Name	Parcel Address	Parcel #	Total Fees	Total Valuation	Primary Contractor
20260023	1/30/2026	Installing Settle stop	Danielle Crow	1800 Park Street	015280000	\$271.34	16,435.10	Groundworks
20260022	1/27/2026	Remodel 2nd floor residence	B-7 Investments, LLC	106 N 5th Street	009671000	\$643.75	50,000.00	
20260012	1/13/2026	Accessory Building	Elizabeth A Thaut	1208 N 13th Street	011816000	\$125.25	6,000.00	Owner
20260011	1/12/2026	Wall Supports	Janelle Anderson	1110 High Street	009277000	\$90.25	3,500.00	Epp Concrete
20260008	1/7/2026	325 Crest 7 Plex	RWR LLC	325 Crest Drive	010876710	4896.25	850,000.00	RWR LLC
20260004	1/6/2026	Repair Detached Garage	Ricardo Alfredo Colindres	684 W Court Street	013202000	\$153.25	8,000.00	
20260003	1/5/2026	Salon	Irving Health Holdings, LLC	1800 Irving Street	015204000	\$1,475.35	186,000.00	Lammel Plumbing

## DEMOLITION PROJECTS

The dilapidated structures process starts with compiling evidence and continues until the structure is demolished. This process is essentially a 16-step process with various timelines/deadlines that have to be adhered too. The following information will provide will give you a better understanding of where we are with removing dilapidated structures:

	Address	Status	Notes
1	820 Market Street	City to demo/held up	Condemned by City. Ready for demo.
2	1617 Court Street	Owner to Demo	Dilapidated garage
3	517 S 10th Street	Owner to Demo	Demo garage
4	321 N 20th Street	Owner to Demo	Demo garage
5	424 N 17th	Owner to Demo	Demo Garage
6	1013 Court Street	Owner to Demo	Demo house
7	1115 S 3rd	Pending	City condemned property. Unfit and unsafe for human habitation
8	903 Grant Street	Owner to Demo	Small garage
9	Parcel 004148000	Owner to Demo	Barn on new Landmark Snacks Location

### DEMO PROCESS:

- Receive complaint
- Compile evidence
- 1 Send owner intent letter and inspection request
- 2 Owner responds and will comply – Monitor progress
- 3 Obtain Inspection Warrant
- 4 Serve Inspection Warrant
- 5 Order title search
- 6 Condemn property
- 7 Notice and Order all with legal interest
- 8 Disconnect BPW utilities
- 9 Prepare Affidavit of Service
- 10 File Certificate of Substandard Building
- 11 Schedule appeals hearings (if necessary)
- 12 Obtain demolition quotes
- 13 Have local utilities shut off
- 14 Demolition

**SPECIAL DESIGNATED LICENSES (SDLs) REQUESTED IN 2026**

<b>Name</b>	<b>Date of Event</b>	<b>Location of Event</b>	<b>Date Approved</b>	<b>By</b>
Tall Tree Tastings	3/3/2026	Beatrice Community Hospital	1/13/2026	ES
Beatrice Mary Family YMCA	2/28/2026	Beatrice Mary Family YMCA	1/19/2026	CC