

City of Beatrice, Nebraska
Beatrice Regular City Council Meeting
Monday, May 18, 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. **PROCLAMATION** - Public Works Week, May 17-23, 2026
4. **CONSENT AGENDA**
 - 4.a. Approve agenda as submitted.
 - 4.b. Receive and place on file all notices pertaining to this meeting.
 - 4.c. Receive and place on file all materials having any bearing on this meeting.
 - 4.d. Approval of minutes of regular meeting on May 4, 2026, as on file in the City Clerk's Office.
 - 4.e. Approval of Treasurer's Report of Claims in the amount of \$891,323.99.
 - 4.f. Approval of Envision Landscapes claims in the amount of \$322.00.
 - 4.g. Approval of BASWA Report of Claims in the amount of \$44,040.45.
 - 4.h. Approval of BPW Report of Claims in the amount of \$1,333,230.40.
 - 4.i. Approval of Pay Request #8 in the amount of \$203,682.21 to Building Crafts, Inc., for the WPC Grit Improvements project, as recommended by the Board of Public Works.
 - 4.j. Approval of a new keno sales satellite application for B21, LLC, dba Biggs, 1101 South 6th Street, Beatrice, Nebraska.
 - 4.k. Refer claim of Heather Arena regarding damages to her personal property to the City Attorney and City Insurance carrier for review and disposition.
 - 4.l. Resolution Number 7786 reappointing Mitch Deines to the Community Redevelopment Authority.
 - 4.m. Resolution Number 7787 executing the Fixed-Based Aerial Applicator's Agreement with Precision Aerial Ag, LLC, for the purpose of conducting aerial applicator or crop spraying services on the Beatrice Municipal Airport's airfield.
 - 4.n. Resolution Number 7788 executing the Operator's Lease and Services Agreement with Precision Aerial Ag, LLC, for the purpose of conducting aeronautical services on the Beatrice Municipal Airport's airfield.
 - 4.o. Resolution Number 7789 executing the Request for Reconveyance and the Deed of Reconveyance, along with all other necessary documents to terminate the Deed of Trust for the Energy Efficiency Loan Agreement, dated November 20, 2020, between the City and Orlando C. Ortiz and Maria E. Holtry.
 - 4.p. Resolution Number 7790 entering into a Maintenance Agreement with Quadient, Inc., for the servicing of the document inserter.

- 4.q. Resolution Number 7791 entering into an Agreement with Musco Lighting for the installation, maintenance, and warranty of new overhead field lighting for Fields 4, 5, and 8 at Hannibal Park.
5. **PUBLIC HEARINGS/BIDS**
 - 5.a. Public Hearing for the purpose of considering adoption of Plan Modification “26-3” to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)
 - 5.b. Public Hearing for the purpose of considering the rezoning of real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District “GI” to General Commercial District “GC”.
6. **RESOLUTIONS**
 - 6.a. Resolution Number 7792 adopting Plan Modification 26-3 to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)
 - 6.b. Resolution Number 7793 authorizing the submission of a Rural Business Development Opportunity Grant Application to the United States Department of Agriculture (USDA) and committing matching funds for the Downtown Beatrice Strategic Planning Initiative.
 - 6.c. Resolution Number 7794 executing the First Amendment to the Union Contract with the Firefighters Union Local No. 1098, to establish a comp time – qualified and comp time – non-qualified bank.
 - 6.d. Resolution Number 7795 executing a Settlement Agreement and any and all other necessary documents between the City and Bryan Medical Center to settle all claims between the City and Bryan Medical Center.
 - 6.e. Resolution Number 7796 executing a Settlement Agreement and any and all other necessary documents between the City and Bryan Physician Network to settle all claims between the City and Bryan Physician Network.
 - 6.f. Resolution Number 7797 executing any and all contracts, or other documents between the City and Confluence to develop the updated comprehensive plan.
 - 6.g. Resolution Number 7798 executing the Assumption Agreement, Assumption of Personal Guaranty, and Assumption of Promissory Note by and between the City, Hydo Properties, LLC, Todd A. Hydo and Soni Hydo and Brian L. York and Kala C. York, as part of the Beatrice Downtown Revitalization Improvement Program.
 - 6.h. Resolution Number 7799 executing the General Release any and all other documents necessary to release and discharge Hydo Properties, LLC, and Todd A. Hydo and Soni Hydo, regarding the Loan Agreement as part of the Beatrice Downtown Revitalization Improvement Program.
7. **ORDINANCES**
 - 7.a. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of Parcel No. 012409603, from General Industrial District “GI” to General Commercial District “GC”.
 - 7.b. Ordinance vacating Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska.

7.c. Ordinance approving the plat of Homestead Junction Third Addition to the City of Beatrice, Gage County, Nebraska.

8. **PUBLIC FORUM**

9. **DISCUSSIONS/REPORTS**

9.a. Clean City Week 2026 Review.

9.b. Lincoln Street Grant Discussion.

9.c. City Administrator's Monthly Report.

10. **EXECUTIVE SESSION** - Real Estate

11. **MISCELLANEOUS**

11.a. The next regular City Council meeting is June 1, 2026 at 6:00 p.m. in the BPS Administration Building Board Room.



PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Beatrice; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's streets, water supply, water treatment and solid waste systems, electric service, public buildings, and other structures and facilities essential for our citizen; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Beatrice to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, ROBERT MORGAN, Mayor of the City of Beatrice, Nebraska, do hereby proclaim May 17-23, 2026, as

NATIONAL PUBLIC WORKS WEEK

I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.



WITNESS MY HAND AND THE OFFICIAL SEAL of the City of Beatrice, this 18th day of May, 2026.

Robert Morgan, Mayor

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 May 18, 2026, in the BPS Administration Building Board Room, 320 North 5th 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.

Erin Saathoff, MMC, City Clerk

May 13, 2026



CITY OF BEATRICE, NEBRASKA
MINUTES OF THE REGULAR CITY COUNCIL MEETING
MAY 4, 2026
6:00 P.M.

The Mayor and City Council of the City of Beatrice, Nebraska met in regular session in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska on the 4th day of May, 2026, beginning at 6:00 p.m.

Notice of this meeting was given in advance thereof by publication in the Beatrice Daily Sun on April 30, 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: Barnard, Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain, Ruh
Absent: None

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.

Mayor for a Day

Mayor Morgan presented the following elementary students with a "Mayor for a Day" honorary certificate for participating in the Great American Cleanup Recycling Project sponsored by Keep Beatrice Beautiful: Beatrice Elementary School – Ashlyn Buss, Jurgen Agena, Carter Remmenga, Tucker Parks, Gabriel Robles, Cordelia Tucker; St. Joseph Catholic School – Henry Trauernicht; and St. Paul Lutheran School – Bennett Wiese.

Proclamation – Public Service Recognition Week, May 3-8, 2026

Mayor Morgan presented a proclamation, proclaiming May 3-8, 2026 as "National Public Works Week" to Tobias J. Tempelmeyer, City Administrator/General Manager. The proclamation will be shared with all City Departments.

Proclamation – National Preservation Month, May 2026

Mayor Morgan presented a proclamation, proclaiming May 2026 as "National Preservation Month" to Lauren Riedesel and Shelena Maguire.

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.
- e. Approval of minutes of regular meeting on April 20, 2026, as on file in the City Clerk's Office.
- f. Approval of Treasurer's Report of Claims in the amount of \$321,147.66.
- g. Approval of BASWA Report of Claims in the amount of \$23,584.81.
- h. Approval of Envision Landscape claim in the amount of \$299.99.
- i. Approval of Yesterday's Lady claim in the amount of \$150.00.
- j. Approval of BPW Report of Claims in the amount of \$212,454.20.
- k. Award of bid for the 7th Street, Arthur to Monroe, Concrete Reconstruction 2026 project to R.L. Tiemann Construction, Inc., in the amount of \$429,262.40, as recommended by the Board of Public Works.
- l. Approval of Change Order #1 decrease in the amount of \$3,036.37 to R.L. Tiemann Construction, Inc., for the Ella Street, 2nd to 3rd Street Concrete Reconstruction Project - 2025, as recommended by the Board of Public Works.
- m. Resolution Number 7776 executing the Sponsorship Agreement with Olsson, Inc., for Hannibal Park.
- n. Resolution Number 7777 entering into a Public Consulting Group Emergency Services Agreement between the City and Public Consulting Group, LLC, to assist the City in analyzing and reporting costs to secure higher Medicaid reimbursement for the City's ambulance services.
- o. Resolution Number 7778 executing the Fixed-Based Aerial Applicator's Agreement with Roth Aerial Spraying, LLC, for the purpose of conducting aerial applicator or crop spraying services on the Beatrice Municipal Airport's airfield.
- p. Resolution Number 7779 executing the Operator's Lease and Services Agreement with Roth Aerial Spraying, LLC, for the purpose of conducting aeronautical services on the Beatrice Municipal Airport's airfield.
- q. Resolution Number 7780 submitting Payment Request #8 to the Nebraska Department of Economic Development for the reimbursement of eligible costs for the Downtown Revitalization Project 23-DTR-002.

Councilmember Hydo inquired if the company setting up the sponsorship agreements still receives a percentage for renewals and Tobias J. Tempelmeyer, City Administrator/General Manager, stated they do.

Moved by McLain, seconded by Fairbanks, that the items listed under the consent agenda, with the exception of item q, be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Barnard, Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain, Ruh
Nay: None
Abstain: Eckhoff – *item h*; McLain – *item i*

MOTION CARRIED.

q – Moved by McLain, seconded by Fairbanks, that Resolution Number 7780 submitting Payment Request #8 to the Nebraska Department of Economic Development for the reimbursement of eligible costs for the Downtown Revitalization Project 23-DTR-002, be approved, accepted, and/or ratified as presented.

Councilmember Fairbanks stated he believes this is a good program and asked Tempelmeyer to explain the program. Tempelmeyer stated this project is for a grant received from the State in 2023 that was

awarded to Jeff Hubka to make improvements on his property. This reimbursement request was originally filed in March, however, it was not submitted to the State by Southeast Nebraska Development District (SEND), therefore it is being refiled. Councilmember Fairbanks inquired how much the original grant was for and Tempelmeyer stated the grant received in 2023 was for \$350,000 and was split between ten (10) to twelve (12) recipients. Councilmember Hydo asked for clarification on how many grants the City has received for downtown improvements and Tempelmeyer stated the 2023 grant was the third grant received by the City.

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

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

There were no public hearings/bids.

RESOLUTIONS

Resolution Number 7781 executing any and all documents necessary to effectuate Grant No. 3-31-0009-027-2027, for the purchase and installation of new navigational assistance equipment (NAVAID) at the Beatrice Municipal Airport

Mayor Morgan introduced Resolution Number 7781 executing any and all documents necessary to effectuate Grant No. 3-31-0009-027-2027, for the purchase and installation of new navigational assistance equipment (NAVAID) at the Beatrice Municipal Airport.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7781 be passed and adopted.

Tobias J. Tempelmeyer, City Administrator/General Manager, explained to the Council this is for the installation of NAVAID lights at the Airport. Tempelmeyer noted the FAA likes to have a separate number for each grant and anticipates the grant agreement will be sent to us in May. This resolution will allow the City to be proactive and sign the agreement when it is received.

There was no further discussion by the Council or public.

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

MOTION CARRIED.

RESOLUTION NUMBER 7781 – Passed and Adopted – executing any and all documents necessary to effectuate Grant No. 3-31-0009-027-2027, for the purchase and installation of new navigational assistance equipment (NAVAID) at the Beatrice Municipal Airport
Incorporated into the Minute Record by Reference

Resolution Number 7782 executing the Assumption Agreement, Assumption of Personal Guaranty, and Assumption of Promissory Note by and between the City, Robert Taylor, and 117-123 South 5th Street, LLC and Kirnan Koenig, as part of the Beatrice Downtown Revitalization Improvement Program

Mayor Morgan introduced Resolution Number 7782 executing the Assumption Agreement, Assumption of Personal Guaranty, and Assumption of Promissory Note by and between the City, Robert Taylor, and

117-123 South 5th Street, LLC and Kirnan Koenig, as part of the Beatrice Downtown Revitalization Improvement Program.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7782 be passed and adopted.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council Robert Taylor was the original recipient of a Downtown Revitalization Improvement grant in 2021 and wishes to sell the property to Kirnan Koenig. This resolution assigns the loan agreement from Taylor to Koenig. Tempelmeyer stated Koenig must abide by the grant regulations by keeping the improvements made for five (5) years.

There was no further discussion by the Council or public.

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

MOTION CARRIED.

RESOLUTION NUMBER 7782 – Passed and Adopted – executing the Assumption Agreement, Assumption of Personal Guaranty, and Assumption of Promissory Note by and between the City, Robert Taylor, and 117-123 South 5th Street, LLC and Kirnan Koenig, as part of the Beatrice Downtown Revitalization Improvement Program

Incorporated into the Minute Record by Reference

Resolution Number 7783 executing the General Release any and all other documents necessary to release and discharge DRS Properties & Investments, LLC, and Robert Taylor, regarding the Loan Agreement as part of the Beatrice Downtown Revitalization Improvement Program

Mayor Morgan introduced Resolution Number 7783 executing the General Release any and all other documents necessary to release and discharge DRS Properties & Investments, LLC, and Robert Taylor, regarding the Loan Agreement as part of the Beatrice Downtown Revitalization Improvement Program.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7783 be passed and adopted.

Tobias J. Tempelmeyer, City Administrator/General Manager, explained to the Council this resolution goes along with the previous resolution to release Robert Taylor from any responsibilities of the grant agreement. Tempelmeyer noted the property is set to close on May 15, 2026, and upon closing, the City will file the release.

There was no further discussion by the Council or public.

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

MOTION CARRIED.

RESOLUTION NUMBER 7783 – Passed and Adopted – executing the General Release any and all other documents necessary to release and discharge DRS Properties & Investments, LLC, and Robert Taylor, regarding the Loan Agreement as part of the Beatrice Downtown Revitalization Improvement Program

Incorporated into the Minute Record by Reference

Resolution Number 7784 executing Supplemental Agreement No. 1 to FAA Contract No. DTFACN-16-L-00196 to extend the term of the Lease Agreement and add additional provisions regarding prohibition of certain telecommunications and video surveillance services or equipment and security provisions for the protection of sensitive information in possession of the FAA

Mayor Morgan introduced Resolution Number 7784 executing Supplemental Agreement No. 1 to FAA Contract No. DTFACN-16-L-00196 to extend the term of the Lease Agreement and add additional provisions regarding prohibition of certain telecommunications and video surveillance services or equipment and security provisions for the protection of sensitive information in possession of the FAA.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7784 be passed and adopted.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council the FAA has a lease at the Airport for approximately 200 sq. ft. that houses a computer, antennas, and other equipment. The FAA has asked to renew the lease for another ten (10) years. Tempelmeyer noted the Agreement is with the Airport Authority, however, the FAA has asked the City to sign the Agreement, which will be amended to the City of Beatrice and resigned.

There was no further discussion by the Council or public.

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

MOTION CARRIED.

RESOLUTION NUMBER 7784 – Passed and Adopted – executing Supplemental Agreement No. 1 to FAA Contract No. DTFACN-16-L-00196 to extend the term of the Lease Agreement and add additional provisions regarding prohibition of certain telecommunications and video surveillance services or equipment and security provisions for the protection of sensitive information in possession of the FAA
Incorporated into the Minute Record by Reference

Resolution Number 7785 committing to pursuing the next steps in the issuing of bonds to refinance AF-18R-Lincoln’s debt for the Student Housing Facilities

Mayor Morgan introduced Resolution Number 7785 committing to pursuing the next steps in the issuing of bonds to refinance AF-18R-Lincoln’s debt for the Student Housing Facilities.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7785 be passed and adopted.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council approximately one (1) year ago AF-18R-Lincoln, an off-campus housing developer, inquired if the City would serve as a conduit for them to issue bonds to refinance their debt. Unfortunately, their paperwork was not completed by December 31, 2025 and they are restarting the process. Tempelmeyer stated if the City wishes to enter into the partnership, the City will receive an issuer fee of \$60,000, as well as an ongoing issuer fee annually of two (2) basis points on the outstanding debt. In addition, six (6) housing scholarships will be offered annually to Beatrice students. Tempelmeyer stated he asked for clarification on income qualifications, however, they stated they do not like to define an income guideline to allow them to assist those who may be just over a set limit. Tempelmeyer noted this resolution is not agreeing to issue the bonds, this is just to proceed with moving forward with the partnership.

Councilmember Hydo stated the opportunity to provide six (6) kids a chance for free housing annually is a win/win, further noting the cost of housing may differ some kids to not continue their education and could also lower the amount of their student loan. Councilmember Ruh inquired if the first six (6) kids selected will be automatically selected the following year or if they will have to reapply and Tempelmeyer stated they would have to reapply. Councilmember Fairbanks inquired how much additional funding the two (2) basis points is and Tempelmeyer stated it would be another \$7,500 each year. Councilmember Fairbanks stated he believes this could be an important \$7500 each year. Councilmember Fairbanks believes this could be an important partnership for some students to complete their college education. Councilmember Ruh inquired if students had to attend UNL and Tempelmeyer stated the students would qualify as long as they were attending any college within Lincoln. Councilmember McLain stated even if the City is able to help one (1) family out with this, they could potentially come back to Beatrice and be a valuable asset to our community, further noting this partnership is at no cost to the City.

There was no further discussion by the Council or public.

Roll Call: Yea: Barnard, Doyle, Eckhoff, Eskra, Fairbanks, Hydo, McLain
Nay: Ruh

MOTION CARRIED.

RESOLUTION NUMBER 7785 – Passed and Adopted – committing to pursuing the next steps in the issuing of bonds to refinance AF-18R-Lincoln’s debt for the Student Housing Facilities
Incorporated into the Minute Record by Reference

ORDINANCES

There were no ordinances.

PUBLIC FORUM

Mayor Morgan stated he was aware there are several citizens wishing to speak on the proposed three (3) lane transition on Highway 77. Mayor Morgan reported there has been a lot of confusion and misinformation given to the public and gave a statement on how this item was brought forward. Mayor Morgan reported the City received a Safe Streets for All (SS4A) grant in 2024. As part of the SS4A action plan, the City committed to implement steps to reach zero (0) fatal and serious injury crashes by 2032. Mayor Morgan stated the number one (#1) recommendation to achieve this goal was to convert Highway 77 to three (3) lanes. With news of the Nebraska Department of Transportation (NDOT) planned mill and overlay project, the ideal time to make this conversion would be during this project. Mayor Morgan noted the project will likely not happen until at least 2028, depending upon NDOT’s budget. When considering the realignment of Highway 77, the number one (#1) concern was safety. Making this transition, will address nine (9) of the top twenty (20) intersections identified as safety concerns. NDOT is currently reviewing traffic flow, including right turn lanes in key locations to help traffic flow. Mayor Morgan stated the final cost will not be known until NDOT finalizes their project. Mayor Morgan further stated this project will result in an increase in taxes and a decrease in services. Mayor Morgan explained the reason the agenda item request was denied. Mayor Morgan reported the public has had no less than six (6) public meetings to provide input and the City had no new information to share. From April 2024 to March 2025, the City and JEO held two (2) open houses. Comments from the open houses included concerns regarding fast food row and unsafe pedestrian crossing, as well as the suggestion to add a center turn lane on 6th Street. JEO held three (3) focus group meetings, as well as an online survey to participate with little to no input. JEO made their presentation at a City Council meeting on March 3, 2025, and no public was in attendance. The City Council adopted the Safety Action Plan with a vote of 8-0. The City Council adopted

a resolution declaring the City's support for converting Highway 77 to three (3) lanes with a vote of 7-1. Mayor Morgan noted that resolution is simply a recommendation to NDOT, and NDOT will make all decisions. Mayor Morgan stated the City had not had any further contact with NDOT after said recommendation. Mayor Morgan reported NDOT has not presented a deadline of May 2026 to the City. Mayor Morgan further stated NDOT will hold their own public information sessions and the City will also share concerns presented tonight.

Mayor Morgan inquired if there was anyone wishing to speak on a topic other than Highway 77 at this time.

Dave Rayburn, 100 W Mulberry, appeared before the Council urging them to challenge the City Administrator and City Attorney who believe the Open Meetings Act does not allow members to respond during public forum. Rayburn asked the Mayor and Council to point out where it states they cannot have a discussion during public forum. Rayburn stated a councilmember could contact two (2) councilmembers and then contact two (2) more councilmembers to have a discussion. Mayor Morgan interjected stating that is not allowed, as it is a violation of the Open Meetings Act. Rayburn stated he believes the Mayor and Council not speaking during the public forum is a violation.

Jim Nelson, 1025 North 6th Street, appeared before the Council stating the reason people did not attend meetings was because they did not know what was included in the Safety Action Plan because it was not provided to them prior to the meeting and they do not know the steps to get the information. Nelson reviewed traffic volumes with the Council, stating a road diet with approximately 20,000 vehicles a day is not feasible. Nelson stated when the City tried the road diet in 1987, it did not work. Nelson noted traffic was backed up for blocks, and that was before additional businesses were added along the highway. Nelson asked the Council to put the item back on the agenda and revote.

Billie Hofeling, 1419 Paddock Lane, stated she has been in contact with NDOT and discussed the proposed change with the District Engineer. Hofeling stated she believes the highway should remain four (4) lanes and crash patterns do not justify reducing the number of lanes. Hofeling noted this change will create chaos in the community. Hofeling pointed out last time the highway was reduced to three (3) lanes for a trial period, it was changed back to four (4) lanes, as it did not work. Hofeling suggested reducing the highway to three (3) lanes from Perkins to Mulberry as a compromise. Hofeling stated she believes maintaining the highway as four (4) lanes from Perkins to Dorsey is the most practical solution, as it supports the capacity of traffic in the area. Hofeling stated Councilmember Fairbanks originally voted to approve the proposed change to three (3) lanes, however, he has stated on social media his position has changed. Hofeling stated if other councilmembers have changed their stance on the subject, they should call for a new vote at the next meeting.

Dave Warren, 1515 North 15th Street, stated he believes the issue with three (3) lanes of traffic is cars will be backed up as they are trying to turn left. Warren noted drivers may try to pass in the center lane or have confusion if intersections/driveways do not line up. Warren stated he does remember when they tried this change in the past and it only lasted a few months.

Mike Havecost, 430 North 33rd Street, offered a comparison of Highway 136 and Highway 77. Havecost stated when vehicles are trying to make a lefthand turn into his business along Highway 136, if there are two (2) coming from opposite directions and they are both in the turning lane it can be challenging. Havecost also noted Highway 136 is not as busy as Highway 77, especially in the three (3) block stretch where there are multiple entrances and exits that would bog down traffic and make it unsafe. Havecost

suggested gradually moving to three (3) lanes where the traffic is less busy, including the viaduct, as you would not need a turning lane along the viaduct. Havecost stated he appreciates the safety aspects of the decision, however, he believes keeping it four (4) lanes and working on better traffic flow is a better solution.

Michael Zarbnicky, 1218 North 9th Street, stated reducing the highway to three (3) lanes would cause issues if an accident occurred in the outside lane, as it is illegal to divert traffic into the turn lane.

Don Nelson, 1519 North 15th Street, spoke about his concerns during harvest with semis causing traffic to be blocked up for two (2) to three (3) blocks. Nelson stated the City tried it before and it did not work and we should learn from other people's mistakes. Nelson voiced his concerns about dumpsters sitting on streets with no reflectors at night making them hard to see.

Tanya Fricke, 405 North 12th Street, stated she believes the traffic signs and traffic signals need to be updated which could solve some issues. Fricke stated truck traffic is ruining the streets and suggested finding a way to reroute truck traffic from the downtown, similar to what Stromsburg, Nebraska did a number of years ago.

Mayor Morgan stated the comments will be shared with NDOT for their review.

Nelson addressed the Council again stating it used to be a practice that two (2) or more councilmembers could request an item to be placed on the agenda for discussion and urged the councilmembers to put this item on the agenda for a revote.

DISCUSSIONS/REPORTS

There were no discussions/reports.

ADJOURNMENT

The next regular City Council meeting is May 18, 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 7:11 p.m.

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

MOTION CARRIED.

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

City Claims approved as follows: (*Abbreviations are: Ex, Expenses; Fe, Fees; Re, Reimbursement; Se, Services; Su, Supplies*): All Copy Products, Se, \$277.74; Ameritas Life Insurance Corp, Fe, \$750.00; Amy L Redd, Re, \$3,419.42; Armstrong Rentals Llc, Su, \$16,878.81; B-7 Investments, Re, \$500.00; Beatrice Humane Society, Re, \$1,000.00; Beatrice Mechanical Serv Inc, Se, Su, \$7,875.69; Beatrice Sand And Gravel, Su, \$7,352.77; Bibliotheca, Llc, Su, \$2,979.00; Black Hills Energy, Se, \$1,930.70; Board Of Public Works, Re, \$5,838.55; Boller, Mariah, Re, \$26.68; Bomgaars Supply Inc, Su, \$117.84; Bound Tree Medical Llc, Su,

\$743.50; Bragg, Robert, Se, \$6,000.00; Cary's Cleaning, Se, \$5,412.00; Caselle, Inc, Se, \$4,840.00; Cdw Llc, Su, \$2,009.94; Centurylink Communications Llc, Se, \$3,379.40; Champlin Tire Recycling Inc, Se, \$1,124.80; Charter Communications, Se, \$49.86; City Motor Supply, Su, \$34.21; City Treas. Petty Cash, Re, \$195.28; City Treasurer, Re, \$15,430.00; Colleen's Catering Llc, Re, \$8,459.32; Column Software Pbc, Fe, \$456.49; Das State Acctg-Central Finance Ocio, Se, \$659.40; Datashield Corporation, Se, \$109.06; Eakes, Inc, Su, \$1,163.82; Echosat, Inc, Se, \$36.67; Envision Landscapes Llc, Su, \$299.99; Fair-Play Scoreboards, Su, \$205.00; Fastenal Company, Su, \$2,013.85; First Wireless Inc, Se, Su, \$3,387.54; Firststar Fiber Inc, Se, \$4,354.67; Friends Of Beatrice Cemetery Association, Re, \$3,500.00; Gage County Court, Fe, \$34.00; Gage County Register Of Deeds, Fe, \$116.00; Gb Auto Service Inc, Se, \$25.00; Grainger, Su, \$2,825.80; Heritage Landscape Supply Group, Su, \$646.50; Hevelone Building Llc, Re, \$8,459.33; Holtzen, Ashton, Re, \$24.00; International E-Z Up, Inc, Su, \$540.15; Interstate Power Systems, Inc, Se, Su, \$4,281.28; J And B Window And Graphics Inc, Se, \$180.00; Jeo Consulting Group Inc, Ex, \$12,706.25; Jim's Carpet And Supplies Inc, Re, \$5,068.75; John A Hydo Jr And Rita R Hydo, Re, \$8,459.33; Johnson County Sheriff's Office, Fe, \$300.00; Johnstone Supply, Su, \$188.94; Jones Group, Fe, \$7,568.00; Lammel Plumbing Inc, Su, \$64.63; Larry's Tire And Service Inc, Se, \$12.00; League Of Nebr. Municipalities, Fe, \$530.00; McMurphy, Amanda, Re, \$263.90; Mead Lumber And Rental-Beatrice, Su, \$92.26; Moore, Jason, Re, \$786.79; Motorola Solutions, Inc, Ex, \$87,927.57; Nebraska Title Company, Su, \$150.00; Nmc, Inc, Se, Su, \$7,011.44; Nmvca, Fe, \$385.00; Nutrien Ag Solutions, Su, \$1,282.50; Oakview Veterinary Clinic, Su, \$262.84; O'reilly Auto Parts, Su, \$432.64; Premier Cloud Inc, Se, \$836.81; Premier Mower & Powersports Llc, Se, Su, \$163.65; Priority Printing, Su, \$1,269.19; R.L. Tiemann Construction, Inc, Su, \$697.18; Refuse Inc, Su, \$1,555.00; Rewound Power Motors Sls And Svc Inc, Se, Su, \$1,694.05; Rollins Inc, Se, \$237.87; Saathoff Solutions, Se, \$2,200.00; Sack Lumber Company, Su, \$113.81; Sapp Brothers, Su, \$9,133.32; Schaefer, Michael S, Re, \$8,459.33; Schafer General Contracting, Re, \$18.25; Schuster's Outdoor And Rv Inc, Su, \$229.55; Sherwin-Williams Co, Su, \$392.57; Short Enterprises Inc, Se, \$2,000.00; Southeast Nebr Development District, Re, \$15,430.00; State Of Nebraska, Se, \$818.33; Sunny Smith, Se, \$675.00; Titan Machinery Inc, Se, Su, \$1,832.50; Tractor Supply, Su, \$221.27; Trauernicht Tree Service Llc, Se, \$2,500.00; Truck Center Companies, Se, Su, \$25,892.07; Turf Paradise, Se, \$1,000.00; Verizon Wireless, Se, \$2,649.49; Verizon Wireless – Vsat, Se, \$90.00; Walker Uniform Rental, Se, \$149.49; Westlake Ace Hardware, Su, \$436.34; Windstream, Se, \$552.28; Wps Government Health Administrators, Re, \$348.21; Yesterday's Lady, Se, \$150.00

BPW Claims approved as follows: (Abbreviations are: Ex, Expenses; Fe, Fees; Re, Reimbursement; Se, Services; Su, Supplies): Altec Industries, Inc., Su, \$285.99; Ameritas Life Insurance, Fe, \$250.00; Beatrice Community Hospital, Se, \$252.00; Beatrice Iron And Metal, Su, \$16.25; Beatrice Ready Mixed, Su, \$5,716.25; Beatrice Valvoline Express Care, Su, Se, \$116.49; Bomgaars Supply Inc, Su, \$1,165.52; Border States Industries, Inc, Su, \$9,720.38; Cary D Udell, Se, \$1,263.00; Cintas Loc 749, Se, \$70.00; City Motor Supply, Su, \$102.72; City Treasurer, Re, \$301.00; Column Software Pbc, Se, \$13.02; Core And Main, Su, \$4,073.73; Datashield Corporation, Se, \$54.53; Echo Electric, Su, \$366.36; Fastenal Company, Su, \$85.70; Gage County Treasurer, Fe, \$25,055.01; Ge Software Inc, Se, \$80.00; Hudson, Eric, Re, \$15.37; Husker Electric Supply, Su, \$1,425.19; Jeo Consulting Group, Inc., Se, \$3,481.25; Ken's Pest Control, Se, \$80.63; Lincoln Winwater Works, Su, \$87,367.34; Macqueen Equipment Llc, Su, \$661.43; Mead Lumber Company, Su, \$15.04; Ne Dept Water Energy And Environment, Fe, \$280.00; Nebraska Public Health Environmental Lab, Se, \$150.00; Northern Safety Company, Su, \$226.52; O'reilly Automotive, Inc., Su, \$216.90; Premier Gmc Beatrice Llc, Se, Su, \$611.36; Sapp Bros. Petroleum, Inc., Su, \$10,288.30; Skarshaug Test Lab, Inc., Se, \$323.49; The Green Tree Llc, Se, \$54,000.00; Backflow Resource, Se, \$310.00; Tool Supply, Inc., Su, \$352.85; Tractor Supply Company, Su, \$312.74; Trojan Technologies Corp, Se, \$1,617.44; Tyndale Company, Inc., Su, \$400.92; Uhl's Sporting Goods, Su, \$54.00; Wef Membership Renewals, Fe, \$89.00; Westlake Hardware, Inc., Su, \$921.25; Wrightsman Plbg, Heat And Cool, Inc., Su, \$265.23

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND					
ADMINISTRATION					
960	BEATRICE HUMANE SOCIETY	MAY 2026	Monthly Contractual Service Fee	05/01/2026	5,000.00
1350	BOARD OF PUBLIC WORKS	86-11914	City Admin postage - Apr26	04/30/2026	392.66
1350	BOARD OF PUBLIC WORKS	86-11914	Ambulance postage - Apr26	04/30/2026	165.05
1510	BRYAN MEDICAL CENTER	ALLEN SETTLEMENT	Bradley S Allen - 4/30/2022 Settlement	05/14/2026	40,627.15
12731	BRYAN PHYSICIAN NETWORK	ALLEN SETTLEMENT	Bradley S Allen - 4/30/2022 Settlement	05/14/2026	1,532.52
9650	CARDMEMBER SERVICE	1153	meal f/GFOA Accounting Academy - McMurphy	04/22/2026	27.14
9650	CARDMEMBER SERVICE	2662-FY26	Postage	04/07/2026	15.89
9650	CARDMEMBER SERVICE	4130-FY26	Beatrice Daily Sun monthly subscription	04/21/2026	38.99
9650	CARDMEMBER SERVICE	5025	lodging f/GFOA Accounting Academy - McMurphy	04/23/2026	815.12
9650	CARDMEMBER SERVICE	5137-FY26	postage	04/21/2026	15.29
9650	CARDMEMBER SERVICE	7162	Registration f/HR Nebraska Conf - Saathoff	04/29/2026	600.00
9650	CARDMEMBER SERVICE	8764-FY26	Lodging f/HR Nebraska Conf - Saathoff	04/30/2026	325.03
9650	CARDMEMBER SERVICE	9041	meal f/GFOA Accounting Academy - McMurphy	04/21/2026	19.67
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	Admin Health Insurance Funding	05/01/2026	25,200.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	10,810.00
12490	COLUMN SOFTWARE PBC	7FF24556-0706	Notice of CRA Mtg - 5/8/26	04/10/2026	8.49
12490	COLUMN SOFTWARE PBC	7FF24556-0708	Notice of CC Public Hearing f/Northgate Campus TIF	04/13/2026	53.07
12490	COLUMN SOFTWARE PBC	7FF24556-0712	Notice of Mtg - 5/4/26	04/24/2026	10.19
12490	COLUMN SOFTWARE PBC	7FF24556-0713	Notice of P&Z Mtg - 5/4/26	04/24/2026	9.06
12398	Dvorak Law Group, LLC	122748	Employment matters	05/07/2026	585.00
3680	GAGE COUNTY REGISTER OF DEEDS	04282026	DOT Redd	04/28/2026	22.00
3680	GAGE COUNTY REGISTER OF DEEDS	04282026	DOT Schoneweis Properties LLC	04/28/2026	22.00
3680	GAGE COUNTY REGISTER OF DEEDS	04282026	DOT Hydro	04/28/2026	22.00
3680	GAGE COUNTY REGISTER OF DEEDS	04282026	DOT Hevelone Building LLC	04/28/2026	22.00
3680	GAGE COUNTY REGISTER OF DEEDS	04282026	DOT B-7 Investements LLC	04/28/2026	22.00
3680	GAGE COUNTY REGISTER OF DEEDS	05012026	Ord Armstrong Rentals LLC	05/01/2026	40.00
3680	GAGE COUNTY REGISTER OF DEEDS	05052026	DOT Schaefer	05/05/2026	28.00
3680	GAGE COUNTY REGISTER OF DEEDS	05052026	DOT Jims Carpet & Supplies Inc	05/05/2026	22.00
3680	GAGE COUNTY REGISTER OF DEEDS	05062026	Plat Beatrice Commons Addition	05/06/2026	76.00
3680	GAGE COUNTY REGISTER OF DEEDS	05062026	Ord Beatrice Commons Addition	05/06/2026	28.00
3700	GAGE COUNTY TREASURER	TAX SALE CERT 11356CA	Tax Sale Certificate No 11356CA, Parcel No 0115860	05/14/2026	60.39
11311	Paymentech	5707000-APR26	Monthly CC Fees - City	04/30/2026	536.18
7380	PINNACLE BANK	APRIL 2026	Internet Bank Fees	05/01/2026	235.70
11312	Xpress Bill Pay	INV-XPR035094	Monthly CC Fees - City	04/30/2026	305.56
Total ADMINISTRATION:					87,692.15
COMMUNITY DEVELOPMENT					
840	BEATRICE AREA SOLID WASTE AGNC	236-APR26	Demo - Industrial Park barn	04/30/2026	600.00
1350	BOARD OF PUBLIC WORKS	1417.40-CD-APR26	44.09 gal Unleaded @ 2.615	05/01/2026	115.30
1350	BOARD OF PUBLIC WORKS	86-11914	Community Development postage - Apr26	04/30/2026	416.62
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	Insp. Health Insurance Funding	05/01/2026	8,400.00
2040	CITY TREAS. PETTY CASH	P-CASH 5-18-2026	Postage	05/14/2026	19.48
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	258.00
3680	GAGE COUNTY REGISTER OF DEEDS	05072026	Notice Clarke	05/07/2026	10.00
12640	PODANY, NICHOLAS	ED ASSIST - SPRING 202	Ed. Assistance - Spring 2026	05/11/2026	195.53
Total COMMUNITY DEVELOPMENT:					10,014.93
POLICE ADMINISTRATION					
9650	CARDMEMBER SERVICE	5328	brush, paper clips	04/08/2026	13.56
9650	CARDMEMBER SERVICE	8440	notary f/Murphy	04/10/2026	165.45
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	PD Health Insurance Funding	05/01/2026	6,300.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	168.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total POLICE ADMINISTRATION:					6,647.01
POLICE VAC					
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	VAC Health Insurance Funding	05/01/2026	2,800.00
Total POLICE VAC:					2,800.00
POLICE COMMUNICATIONS					
9650	CARDMEMBER SERVICE	0188-FY26	lodging f/NESCA Conf - Walton, Cooper	04/28/2026	220.00
9650	CARDMEMBER SERVICE	3995-FY26	3) keyboard cover	04/22/2026	20.13
9650	CARDMEMBER SERVICE	8634	credit - hotel cancellation f/Walton	04/07/2026	331.38-
9650	CARDMEMBER SERVICE	9013-FY26	cutlery, door sensor	04/08/2026	34.37
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	Comm. Health Insurance Funding	05/01/2026	28,000.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	267.00
3025	Language Line Services	11904151	Interpretation access line - April 2026	04/30/2026	30.33
11838	Nebraska Regional Interoperability Net.	027-2026	PSAP to radio network and PSAP to remote site - NR	04/30/2026	4,800.00
9740	WAHLTEK INC	IN112947	Recorder - Maintenance Agreement 7/2026 thru 6/20	05/01/2026	2,985.29
12558	Walton, Malissa	REIMB MILEAGE APR26	Reimb mileage f/NESCA Conf	05/03/2026	218.95
Total POLICE COMMUNICATIONS:					36,244.69
POLICE PATROL					
1350	BOARD OF PUBLIC WORKS	1417.20-PD-APR26	1,132.27 gal Unleaded @ 2.615	05/01/2026	2,960.89
1350	BOARD OF PUBLIC WORKS	86-11914	Police Dept postage - Apr26	04/30/2026	23.68
9650	CARDMEMBER SERVICE	0467-FY26	10) hard drive	04/23/2026	784.75
9650	CARDMEMBER SERVICE	0986-FY26	coffee maker	04/11/2026	64.97
9650	CARDMEMBER SERVICE	1903	Halo Care Collar monthly subscription	04/11/2026	9.99
9650	CARDMEMBER SERVICE	3244	undercover wire minutes	04/08/2026	33.00
9650	CARDMEMBER SERVICE	9008	60) multi-drug test pouch	04/03/2026	226.96
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	PD Health Insurance Funding	05/01/2026	63,700.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	992.00
12616	DAVID HAUPTMAN	000337	Tow - Case #26-3244	05/06/2026	749.00
12587	IDEUS SERVICES LLC	26-0505-12652	Tow Case #26-3738	05/05/2026	250.00
7590	PRECISION AUTO TUNE INC.	3044	Labor - R&R oil pressure switch f/13 Interceptor	04/27/2026	88.90
7590	PRECISION AUTO TUNE INC.	3044	Supplies - oil pressure switch f/13 Interceptor	04/27/2026	30.35
7590	PRECISION AUTO TUNE INC.	3044	Shop supplies f/13 Interceptor	04/27/2026	8.95
7590	PRECISION AUTO TUNE INC.	3053	Labor - leak around light bar f/18 Interceptor	04/29/2026	44.45
7590	PRECISION AUTO TUNE INC.	3053	Labor - R&R spark plugs f/18 Interceptor	04/29/2026	222.25
7590	PRECISION AUTO TUNE INC.	3053	Supplies - 6) spark plugs f/18 Interceptor	04/29/2026	80.58
7590	PRECISION AUTO TUNE INC.	3053	Supplies - air filter f/18 Interceptor	04/29/2026	22.25
7590	PRECISION AUTO TUNE INC.	3053	Supplies - ignition coil f/18 Interceptor	04/29/2026	65.24
7590	PRECISION AUTO TUNE INC.	3053	Shop supplies f/18 Interceptor	04/29/2026	32.61
7590	PRECISION AUTO TUNE INC.	3055	Labor - LOF f/21 Explorer	04/30/2026	12.00
7590	PRECISION AUTO TUNE INC.	3055	Supplies - 6) oil f/21 Explorer	04/30/2026	21.54
7590	PRECISION AUTO TUNE INC.	3055	Shop supplies f/21 Explorer	04/30/2026	2.51
1008	TRANSUNION RISK AND ALTERNATIV	41141-APR26	Records Search - April	05/01/2026	100.00
Total POLICE PATROL:					70,526.87
FIRE ADMINISTRATION					
12544	BINDER LIFT INC	262827	shipping	04/30/2026	65.00
11938	Bizco Inc	INV00467484	shipping	05/01/2026	12.56
12095	Bomgaars Supply Inc	582565	5) spring snap, 5) eye screw f/flagpole	05/08/2026	32.90
12095	Bomgaars Supply Inc	582565	storage tote	05/08/2026	12.99
9650	CARDMEMBER SERVICE	0654	fuel f/FORCE Conf - Daake	04/03/2026	81.22
9650	CARDMEMBER SERVICE	0748	Registration f/MVD Conf - Beavers	04/27/2026	455.35

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9650	CARDMEMBER SERVICE	2231	Shipping	04/23/2026	25.00
9650	CARDMEMBER SERVICE	2820-FY26	Shipping	04/17/2026	17.37
9650	CARDMEMBER SERVICE	3338 3336	Parking f/FORCE Conf - Daake	03/31/2026	40.00
9650	CARDMEMBER SERVICE	3338 3336	Lodging f/FORCE Conf - Daake	03/31/2026	562.26
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	FD Ad Health Insurance Funding	05/01/2026	5,600.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	1,383.00
12024	North Central Emergency Vehicles	0000062	Shipping	05/04/2026	97.05
8150	SACK LUMBER COMPANY	2605-169697	lumber	05/08/2026	7.49
9340	ULINE	206922897	shipping	04/17/2026	29.07
Total FIRE ADMINISTRATION:					8,421.26
FIRE SUPPRESSION					
1076	Auto Repair Plus	J015039	Labor - LOF, R&R fuel filter f/E1	04/22/2026	218.75
1076	Auto Repair Plus	J015039	Labor - diag turn signal f/E1	04/22/2026	62.50
1076	Auto Repair Plus	J015039	Supplies - oil filter, 2) fuel filter, tube grease f/E1	04/22/2026	192.55
1076	Auto Repair Plus	J015039	Supplies - 26) oil f/E1	04/22/2026	155.74
1076	Auto Repair Plus	J015039	Shop supplies	04/22/2026	11.25
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-APR26	136.23 gal Diesel @ 2.708	05/01/2026	368.91
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-APR26	128.675 gal Unleaded @ 2.615	05/01/2026	336.49
12095	Bomgaars Supply Inc	578384	chain	04/29/2026	37.79
12095	Bomgaars Supply Inc	581285	bulk bolts f/E1	05/05/2026	8.95
12095	Bomgaars Supply Inc	581626	2) 4-cycle fuel f/chainsaw	05/06/2026	15.98
11911	Brown's Shoe Fit Co	5012026	1) Duty boots	05/01/2026	100.00
9650	CARDMEMBER SERVICE	2231	1) flagpole winch, small	04/23/2026	395.00
9650	CARDMEMBER SERVICE	3408	3) pledge	04/28/2026	15.41
9650	CARDMEMBER SERVICE	4072	4) acoustic wall panel f/IT room	04/17/2026	98.99
9650	CARDMEMBER SERVICE	4740-FY26	10) kleenex, pens, 6) chalk markers, dry eraser, dry e	04/16/2026	59.43
9650	CARDMEMBER SERVICE	5504-FY26	2) lysol, 8) kleenex, dishwasher pods, 3) 409, 1) wind	04/12/2026	112.30
9650	CARDMEMBER SERVICE	6033-FY26	fuel f/boat	04/01/2026	10.97
9650	CARDMEMBER SERVICE	6500	3) pledge	04/09/2026	12.52
9650	CARDMEMBER SERVICE	6687	Soundproofing door seal kit f/IT room	04/14/2026	115.36
9650	CARDMEMBER SERVICE	7930	windex, 8) paper towel, 2) vinyl wallet f/insurance & r	04/28/2026	44.39
2010	CITY MOTOR SUPPLY	917036	2) wiper blade f/FC3	05/04/2026	59.98
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	FD Health Insurance Funding	05/01/2026	47,040.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	200.00
3960	GRAINGER	9886660423	gas detector sensor	04/20/2026	355.82
11867	MacQueen Equipment LLC	P66022	Labor - annual PM f/compressor	04/24/2026	450.00
11867	MacQueen Equipment LLC	P66022	Labor - travel f/compressor	04/24/2026	100.00
11867	MacQueen Equipment LLC	P66022	Supplies - annual PM f/compressor	04/24/2026	381.74
11867	MacQueen Equipment LLC	P66022	shop supplies	04/24/2026	45.00
11867	MacQueen Equipment LLC	P66022	Supplies - air sample test kit	04/24/2026	130.00
12024	North Central Emergency Vehicles	0000062	2) intake relief valve	05/04/2026	5,000.00
12218	Premier GMC Beatrice LLC	6033279-1	Labor - R&R DEF tank reservoir	05/08/2026	580.07
12218	Premier GMC Beatrice LLC	6033279-1	Supplies - DEF tank reservoir	05/08/2026	578.00
12218	Premier GMC Beatrice LLC	6033279-1	Shop Supplies	05/08/2026	50.00
Total FIRE SUPPRESSION:					57,343.89
FIRE AMBULANCE					
890	BEATRICE COMMUNITY HOSPITAL	740	ACLS Renewal f/Brockman	04/22/2026	200.00
890	BEATRICE COMMUNITY HOSPITAL	746	Laundry Service - April 2026	05/06/2026	471.00
12544	BINDER LIFT INC	262827	3) Standard Binder Lift; patient lift assist	04/30/2026	2,397.00
12544	BINDER LIFT INC	262827	1) Standard Binder Lift; patient lift assist (demo)	04/30/2026	799.00
12544	BINDER LIFT INC	262827	1) Bariatric Binder lift; patient lift assist (demo)	04/30/2026	899.00
12544	BINDER LIFT INC	262827	3) Bariatric Binder lift; patient lift assist	04/30/2026	2,697.00
12544	BINDER LIFT INC	262827	1) Binder Transfer sheet (demo)	04/30/2026	249.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
12544	BINDER LIFT INC	262827	4) Binder Transfer sheet	04/30/2026	996.00
12544	BINDER LIFT INC	262827	trade in credit	04/30/2026	1,797.00-
11938	Bizco Inc	INV00467484	AirLink MP70 Pro w/antenna	05/01/2026	1,537.99
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-APR26	249.333 gal Diesel @ 2.708	05/01/2026	675.19
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-APR26	594.604 gal Unleaded @ 2.615	05/01/2026	1,554.88
1420	BOUND TREE MEDICAL LLC	86181736	2) IV flush	04/23/2026	248.40
1420	BOUND TREE MEDICAL LLC	86181736	4) IV extension	04/23/2026	278.00
1420	BOUND TREE MEDICAL LLC	86181736	1) patient transporter	04/23/2026	307.90
1420	BOUND TREE MEDICAL LLC	86181736	1) IV catheter	04/23/2026	532.00
1420	BOUND TREE MEDICAL LLC	86181736	2) i-Gel size 4	04/23/2026	373.08
1420	BOUND TREE MEDICAL LLC	86181736	1) IV admin set	04/23/2026	134.50
1420	BOUND TREE MEDICAL LLC	86181736	12) chest seal combo pack	04/23/2026	395.88
1420	BOUND TREE MEDICAL LLC	86181736	1) glove box dispenser	04/23/2026	124.99
1420	BOUND TREE MEDICAL LLC	86193775	1) succinylcholine chloride	05/04/2026	173.99
1420	BOUND TREE MEDICAL LLC	86195747	1) duoneb	05/05/2026	17.66
1420	BOUND TREE MEDICAL LLC	86195747	1) Epinephrine	05/05/2026	209.99
1420	BOUND TREE MEDICAL LLC	86195747	4) chewable baby aspirin	05/05/2026	5.60
1420	BOUND TREE MEDICAL LLC	86195747	7) dextrose	05/05/2026	51.03
1420	BOUND TREE MEDICAL LLC	86195747	1) magnesium sulfate	05/05/2026	125.99
1420	BOUND TREE MEDICAL LLC	86195747	2) amidate	05/05/2026	261.98
1420	BOUND TREE MEDICAL LLC	86195747	1) ondansetron	05/05/2026	72.99
1420	BOUND TREE MEDICAL LLC	86199115	1) dextrose	05/07/2026	7.29
1420	BOUND TREE MEDICAL LLC	86200576	2) cuffed endotracheal tube	05/08/2026	77.80
1420	BOUND TREE MEDICAL LLC	86200576	1) i-Gel, size 1	05/08/2026	209.90
1420	BOUND TREE MEDICAL LLC	86200576	1) i-Gel, size 2.5	05/08/2026	209.90
1420	BOUND TREE MEDICAL LLC	86200576	1) 5-qt sharps container	05/08/2026	157.80
1420	BOUND TREE MEDICAL LLC	86200576	2) IV start kit	05/08/2026	299.00
1420	BOUND TREE MEDICAL LLC	86200576	12) quikclot gauze	05/08/2026	511.08
1420	BOUND TREE MEDICAL LLC	86200576	1) SpO2	05/08/2026	449.80
9650	CARDMEMBER SERVICE	2820-FY26	hub covers f/ambulance	04/17/2026	152.94
2010	CITY MOTOR SUPPLY	916980	4) 2.5 gal DEF	04/30/2026	51.96
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	EMS Health Insurance Funding	05/01/2026	20,160.00
2040	CITY TREAS. PETTY CASH	P-CASH 5-18-2026	7) Meal - OTT	05/14/2026	52.50
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	250.00
2080	CITY TREASURER	W-O AMBUL-MAY26	W-O Ambulance bad debt - send to CA	05/12/2026	16,436.97
2080	CITY TREASURER	W-O AMBUL-MAY26	W-O Ambulance bad debt - uncollectable (Dec23 - Ap	05/12/2026	8,538.25
5110	LAMPTON WELDING SUPPLY Co., INC	0001161398	Cylinder rent - Fire	04/30/2026	566.60
5110	LAMPTON WELDING SUPPLY Co., INC	0020359676	Medical Oxygen	04/22/2026	543.94
5110	LAMPTON WELDING SUPPLY Co., INC	0020367548	Medical Oxygen	05/07/2026	607.04
12024	North Central Emergency Vehicles	0000038	stair chair strap	04/22/2026	116.10
7060	O'REILLY AUTO PARTS	0749-148628	bugshield f/M4	04/24/2026	79.99
7060	O'REILLY AUTO PARTS	0749-148692	credit - return bugshield	04/24/2026	79.99-
2024	Stryker Sales Corporation	9212034588	Powerload/Procare Preventative Maintenance f/powe	04/13/2026	3,928.00
9340	ULINE	206922897	2) dividers	04/17/2026	27.50
9340	ULINE	206922897	12) stackable bin	04/17/2026	90.60
9760	Westlake Ace Hardware	10360192	2" x 4' aluminum flat bar	04/24/2026	21.59
12358	Whitehead Oil Company	INV-48084	1) 5-gal Premium wash f/medic units	04/29/2026	129.97
Total FIRE AMBULANCE:					67,589.57
PUBLIC PROPERTIES					
12341	American Legion	04242026	6) 4' x 6' State Flag	04/24/2026	257.94
12341	American Legion	04242026	6) 4' x 6' American flag	04/24/2026	353.94
12341	American Legion	04242026	Shipping	04/24/2026	69.95
840	BEATRICE AREA SOLID WASTE AGNC	236-APR26	Pub prop - tipping fee	04/30/2026	9.27
980	BEATRICE IRON AND METAL CO	113810	1) fitting, 1) bearing f/Aud air compressor	05/01/2026	8.25
980	BEATRICE IRON AND METAL CO	113812	fitting f/Aud air compressor	05/01/2026	1.83

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
12095	Bomgaars Supply Inc	572537	coupling f/bathroom	04/17/2026	6.99
12095	Bomgaars Supply Inc	578710	pressure switch f/Aud air compressor	04/30/2026	31.99
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	Pub Prop Health Insurance Fund	05/01/2026	11,200.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	425.00
12230	Earl's Window Service	04272026	Clean windows - April 26 f/Fire Station	04/27/2026	230.00
11716	Envision Landscapes LLC	8206	28) plant f/5th St landscape	05/07/2026	322.00
3210	FARMERS COOPERATIVE	3010-APR26	1) Propane exchange	04/30/2026	23.75
3210	FARMERS COOPERATIVE	3010-APR26	26.269 gal Super No Lead @ 3.11889	04/30/2026	81.93
3210	FARMERS COOPERATIVE	3010-APR26	19.165 gal Super No Lead @ 3.11923	04/30/2026	59.78
3210	FARMERS COOPERATIVE	3010-APR26	3.89 gal Premium @ 3.849	04/30/2026	14.97
3210	FARMERS COOPERATIVE	3010-APR26	17.568 gal Super No Lead @ 3.3191	04/30/2026	58.31
3210	FARMERS COOPERATIVE	3010-APR26	31.606 gal Super E89 @ 3.749	04/30/2026	118.49
3210	FARMERS COOPERATIVE	3010-APR26	7.296 gal Premium @ 4.049	04/30/2026	29.54
3210	FARMERS COOPERATIVE	3010-APR26	10.802 gal Ruby Fieldmaster Dyed Diesel @ 4.09554	04/30/2026	44.24
3210	FARMERS COOPERATIVE	3010-APR26	11.169 gal Ruby Fieldmaster Dyed Diesel @ 4.09616	04/30/2026	45.75
3210	FARMERS COOPERATIVE	3010-APR26	21.927 gal Super E89 @ 3.849	04/30/2026	84.40
3210	FARMERS COOPERATIVE	3010-APR26	14.524 gal Premium @ 4.149	04/30/2026	60.26
3210	FARMERS COOPERATIVE	3010-APR26	20.194 gal Super No Lead @ 3.41884	04/30/2026	69.04
3210	FARMERS COOPERATIVE	3010-APR26	12.437 gal Super No Lead @ 3.41561	04/30/2026	42.48
3210	FARMERS COOPERATIVE	3010-APR26	28.987 gal Super No Lead @ 3.41601	04/30/2026	99.02
3210	FARMERS COOPERATIVE	3010-APR26	Labor - 2) tire repair	04/30/2026	50.00
3210	FARMERS COOPERATIVE	3010-APR26	15.747 gal Premium @ 4.149	04/30/2026	65.33
3210	FARMERS COOPERATIVE	3010-APR26	6.043 gal Super E89 @ 3.849	04/30/2026	23.26
3210	FARMERS COOPERATIVE	3010-APR26	15.469 gal Premium @ 4.149	04/30/2026	64.18
3210	FARMERS COOPERATIVE	3010-APR26	8.151 gal Premium @ 4.149	04/30/2026	33.82
3210	FARMERS COOPERATIVE	3010-APR26	10.37 gal Super E89 @ 3.779	04/30/2026	39.19
3210	FARMERS COOPERATIVE	3010-APR26	Labor - 2) tire repair	04/30/2026	20.00
3210	FARMERS COOPERATIVE	3010-APR26	4.421 gal Super E89 @ 3.779	04/30/2026	16.71
3210	FARMERS COOPERATIVE	3010-APR26	15.502 gal Super E89 @ 3.779	04/30/2026	58.58
3210	FARMERS COOPERATIVE	3010-APR26	15.352 gal Super E89 @ 3.779	04/30/2026	58.02
3210	FARMERS COOPERATIVE	3010-APR26	13.822 gal Super E89 @ 3.779	04/30/2026	52.23
3210	FARMERS COOPERATIVE	3010-APR26	18.598 gal Super E89 @ 3.779	04/30/2026	70.28
3210	FARMERS COOPERATIVE	3010-APR26	29.377 gal Super No Lead @ 3.34888	04/30/2026	98.38
3210	FARMERS COOPERATIVE	3010-APR26	8.729 gal Premium @ 4.149	04/30/2026	36.22
3240	FASTENAL COMPANY	181504	3-bx) glove, 3) safety glasses	05/13/2026	62.15
2960	J AND B WINDOW AND GRAPHICS INC	03302026	Clean windows f/BPW building	03/30/2026	60.00
2960	J AND B WINDOW AND GRAPHICS INC	03302026	Clean windows f/PD	03/30/2026	55.00
4770	JOHNNY'S WELDING INC.	619471	Labor - step repair f/96	04/03/2026	196.00
11503	Johnstone Supply	2376735	vacuum pump oil f/BPW ac unit	05/11/2026	38.25
5110	LAMPTON WELDING SUPPLY Co., INC	0001161398	Cylinder rent - Pub. Prop.	04/30/2026	34.02
5160	LARRY'S TIRE AND SERVICE INC.	138191	Labor - 2) tire repair	05/08/2026	16.00
5160	LARRY'S TIRE AND SERVICE INC.	138191	Labor - 1) tire tube repair	05/08/2026	20.00
6500	NEBRASKA DEPT. OF REVENUE	34-4153596-APR26	Chautauqua Park Camping Lodging Tax-April 2026	04/30/2026	241.80
12144	Riverside Power Sports LLC	3127	3) blade, oil filter f/gravelly	05/06/2026	115.19
8260	SAPP BROTHERS	IN5017934	120.0 gal ULSD #2 Dyed Summer Diesel @ 2.70803	05/04/2026	324.96
8320	Schmale Lawn and Landscape	CLIP14961	Spray trails from Cortland to Pickrell	05/11/2026	1,000.00
8320	Schmale Lawn and Landscape	CLIP14961	Spray trails from Pickrell to Beatrice	05/11/2026	1,000.00
8370	SCHUSTER'S OUTDOOR AND RV INC.	32641	6) screw f/96	04/30/2026	43.14
8370	SCHUSTER'S OUTDOOR AND RV INC.	32656	shoulder screw, deck pin f/96	05/05/2026	46.36
8370	SCHUSTER'S OUTDOOR AND RV INC.	32673	6) lug nut f/96	05/07/2026	7.14
8370	SCHUSTER'S OUTDOOR AND RV INC.	32679	3) screw, 3) nut	05/11/2026	10.44
12730	SETH AUSTIN RAY	7853	Labor - spray & fertilize; ballfields, buildings, parks	04/25/2026	525.00
12650	SETH RAY	1863	Spray trees	05/11/2026	275.00
1050	SHERIDAN INDUSTRIES	15606	Clean @ Indoor Hitting Facility - April 2026	05/01/2026	72.00
3058	SiteOne Landscape Supply, LLC	165405408-001	5) 50-lb turf seed f/parks	05/01/2026	389.93
3058	SiteOne Landscape Supply, LLC	165405408-001	1) 1-gal liquid insecticide f/parks	05/01/2026	50.62
3058	SiteOne Landscape Supply, LLC	165405408-001	Shipping	05/01/2026	100.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
3058	SiteOne Landscape Supply, LLC	165869846-001	2) 40-lb activated carbon charcoal	05/11/2026	251.61
3058	SiteOne Landscape Supply, LLC	165869846-001	Shipping	05/11/2026	112.50
12701	SPRINGFIELD ELECTRIC SUPPLY CO	S011754214.001	2) faceplate	04/01/2026	1.28
12701	SPRINGFIELD ELECTRIC SUPPLY CO	S011915895.001	breakers f/Scott St ballfield lights	05/01/2026	273.99
12521	SUNNY SMITH	APR27 2026 - MAY8 2026	Office cleaning f/Aud offices	05/08/2026	450.00
12521	SUNNY SMITH	APR27 2026 - MAY8 2026	Office cleaning f/BPW offices	05/08/2026	450.00
12092	TK Elevator Corp.	3009461487	Elevator inspections - Library, Police Dept, Carnegie	05/01/2026	528.79
9760	Westlake Ace Hardware	10360243	320) mulch	04/29/2026	985.20
9760	Westlake Ace Hardware	10360306	2) paper towel	05/05/2026	25.18
9760	Westlake Ace Hardware	10360306	1-cs) 2-cycle fuel mix	05/05/2026	17.99
Total PUBLIC PROPERTIES:					22,214.86
PP-WATER PARK					
2040	CITY TREAS. PETTY CASH	WP STARTUP 2026	WP Admission Startup	05/14/2026	220.00
2040	CITY TREAS. PETTY CASH	WP STARTUP 2026	WP Concession Startup	05/14/2026	100.00
4090	HAWKINS INC.	7418300	Chemical	05/11/2026	1,213.09
11503	Johnstone Supply	2376749	circulator pump	05/11/2026	212.02
5100	LAMMEL PLUMBING INC	87692	plumbing supplies f/toilet	05/01/2026	64.06
5100	LAMMEL PLUMBING INC	87793	urinal wax	05/11/2026	6.80
5690	MEAD LUMBER AND RENTAL-BEATRI	13434438	gravel mix	05/05/2026	32.89
5690	MEAD LUMBER AND RENTAL-BEATRI	13434515	gravel mix	05/05/2026	10.92
5690	MEAD LUMBER AND RENTAL-BEATRI	943838	credit - return gravel mix	05/05/2026	17.26-
8150	SACK LUMBER COMPANY	2605-170248	chip brush	05/11/2026	1.99
12707	SPECTRUM PAINT COMPANY INC	046044955	2) white epoxy	05/06/2026	161.96
12707	SPECTRUM PAINT COMPANY INC	046044955	3) pool paint	05/06/2026	242.94
12707	SPECTRUM PAINT COMPANY INC	046044955	4) texture additive	05/06/2026	33.92
12707	SPECTRUM PAINT COMPANY INC	048032783	1) white epoxy	05/06/2026	80.98
Total PP-WATER PARK:					2,364.31
LIBRARY					
9660	CARDMEMBER SERVICE	APRIL 2026	Island of Forgotten Gods	05/01/2026	16.99
9660	CARDMEMBER SERVICE	APRIL 2026	72) permanent markers	05/01/2026	18.99
9660	CARDMEMBER SERVICE	APRIL 2026	Yatao digital camera	05/01/2026	119.98
9660	CARDMEMBER SERVICE	APRIL 2026	air dry clay	05/01/2026	22.99
9660	CARDMEMBER SERVICE	APRIL 2026	white powdered grout	05/01/2026	15.29
9660	CARDMEMBER SERVICE	APRIL 2026	mod podge gloss sealer	05/01/2026	7.99
9660	CARDMEMBER SERVICE	APRIL 2026	500) glow sticks	05/01/2026	21.24
9660	CARDMEMBER SERVICE	APRIL 2026	shrinky film	05/01/2026	8.49
9660	CARDMEMBER SERVICE	APRIL 2026	6) essential oil, lagunamoon	05/01/2026	8.95
9660	CARDMEMBER SERVICE	APRIL 2026	Chameleon, board game	05/01/2026	18.99
9660	CARDMEMBER SERVICE	APRIL 2026	24) 11x14 picture frame	05/01/2026	79.18
9660	CARDMEMBER SERVICE	APRIL 2026	Tetra Tower, block game	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	dropper pipettes	05/01/2026	5.99
9660	CARDMEMBER SERVICE	APRIL 2026	10) sticky felt sheets	05/01/2026	6.48
9660	CARDMEMBER SERVICE	APRIL 2026	Tapple, board game	05/01/2026	19.98
9660	CARDMEMBER SERVICE	APRIL 2026	5,400) pony beads	05/01/2026	18.99
9660	CARDMEMBER SERVICE	APRIL 2026	32) journals f/travel	05/01/2026	32.28
9660	CARDMEMBER SERVICE	APRIL 2026	50) 4x4 wood square	05/01/2026	11.99
9660	CARDMEMBER SERVICE	APRIL 2026	0.8mm nylon string	05/01/2026	6.99
9660	CARDMEMBER SERVICE	APRIL 2026	Kollide, magnetic game	05/01/2026	15.08
9660	CARDMEMBER SERVICE	APRIL 2026	12) twine	05/01/2026	12.92
9660	CARDMEMBER SERVICE	APRIL 2026	Risk, board game	05/01/2026	24.95
9660	CARDMEMBER SERVICE	APRIL 2026	6) rechargeable laser tag	05/01/2026	539.94
9660	CARDMEMBER SERVICE	APRIL 2026	Upside-down Magic	05/01/2026	5.57
9660	CARDMEMBER SERVICE	APRIL 2026	keychain clip, ring	05/01/2026	9.99

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	APRIL 2026	Catan, board game	05/01/2026	36.90
9660	CARDMEMBER SERVICE	APRIL 2026	mosiac glass tiles	05/01/2026	31.49
9660	CARDMEMBER SERVICE	APRIL 2026	Dungeons, Dice & Danger, game	05/01/2026	22.42
9660	CARDMEMBER SERVICE	APRIL 2026	2) heat gun	05/01/2026	16.98
9660	CARDMEMBER SERVICE	APRIL 2026	Asmodee Mysterium, board game	05/01/2026	43.99
9660	CARDMEMBER SERVICE	APRIL 2026	shrimp net	05/01/2026	4.67
9660	CARDMEMBER SERVICE	APRIL 2026	18.5" pipette	05/01/2026	6.99
9660	CARDMEMBER SERVICE	APRIL 2026	Stick It, DVD	05/01/2026	4.99
9660	CARDMEMBER SERVICE	APRIL 2026	Stripped Down	05/01/2026	20.98
9660	CARDMEMBER SERVICE	APRIL 2026	Mid-Century Modern Dinnerware	05/01/2026	39.95
9660	CARDMEMBER SERVICE	APRIL 2026	Ape Escape	05/01/2026	16.77
9660	CARDMEMBER SERVICE	APRIL 2026	Killer's Moon	05/01/2026	13.99
9660	CARDMEMBER SERVICE	APRIL 2026	Killer's Web	05/01/2026	13.99
9660	CARDMEMBER SERVICE	APRIL 2026	Eye of the Bedlam Bride	05/01/2026	21.28
9660	CARDMEMBER SERVICE	APRIL 2026	Complete Language of Flowers	05/01/2026	14.39
9660	CARDMEMBER SERVICE	APRIL 2026	Killer's Island	05/01/2026	13.99
9660	CARDMEMBER SERVICE	APRIL 2026	Holes	05/01/2026	15.10
9660	CARDMEMBER SERVICE	APRIL 2026	Killer's Mercy	05/01/2026	13.99
9660	CARDMEMBER SERVICE	APRIL 2026	Butcher's Masquarade	05/01/2026	21.29
9660	CARDMEMBER SERVICE	APRIL 2026	Holes	05/01/2026	6.99
9660	CARDMEMBER SERVICE	APRIL 2026	This Inevitable Ruin	05/01/2026	22.47
9660	CARDMEMBER SERVICE	APRIL 2026	Floriography	05/01/2026	25.99
9660	CARDMEMBER SERVICE	APRIL 2026	Franciscan hand-decorated embossed Dinnerware	05/01/2026	24.36
9660	CARDMEMBER SERVICE	APRIL 2026	Franciscan Dining Services	05/01/2026	21.63
9660	CARDMEMBER SERVICE	APRIL 2026	Newspaper.com renewal	05/01/2026	74.90
9660	CARDMEMBER SERVICE	APRIL 2026	shipping	05/01/2026	4.88
9660	CARDMEMBER SERVICE	APRIL 2026	Donde Viven los Monstruos	05/01/2026	6.53
9660	CARDMEMBER SERVICE	APRIL 2026	Olympians Ares; Bringer of War	05/01/2026	8.39
9660	CARDMEMBER SERVICE	APRIL 2026	De Aqui Como el Coqui	05/01/2026	13.29
9660	CARDMEMBER SERVICE	APRIL 2026	Mi Papi Tiene una Moto	05/01/2026	12.39
9660	CARDMEMBER SERVICE	APRIL 2026	Lions Run	05/01/2026	13.14
9660	CARDMEMBER SERVICE	APRIL 2026	El Pulpo Se Escapa	05/01/2026	16.65
9660	CARDMEMBER SERVICE	APRIL 2026	Phoenix	05/01/2026	16.77
9660	CARDMEMBER SERVICE	APRIL 2026	Como Van a La Escuela Los Dinosaurios?	05/01/2026	6.50
9660	CARDMEMBER SERVICE	APRIL 2026	Si Le Das una Galletita a un Raton	05/01/2026	12.40
9660	CARDMEMBER SERVICE	APRIL 2026	No Dejes que la Palomo Conduzca el Autobus!	05/01/2026	7.99
9660	CARDMEMBER SERVICE	APRIL 2026	Warriors Changing Skies; Chasing Shadows	05/01/2026	16.00
9660	CARDMEMBER SERVICE	APRIL 2026	Goodnight Moon/Buenas Noches Luna	05/01/2026	6.31
9660	CARDMEMBER SERVICE	APRIL 2026	Isle of Ever	05/01/2026	12.60
9660	CARDMEMBER SERVICE	APRIL 2026	How Are You? / Como Estas?	05/01/2026	7.64
9660	CARDMEMBER SERVICE	APRIL 2026	Claiming	05/01/2026	12.43
9660	CARDMEMBER SERVICE	APRIL 2026	Fiesta Secreta de Pizza	05/01/2026	8.36
9660	CARDMEMBER SERVICE	APRIL 2026	How to Make Friends with the Dark	05/01/2026	7.67
9660	CARDMEMBER SERVICE	APRIL 2026	Europa	05/01/2026	15.99
9660	CARDMEMBER SERVICE	APRIL 2026	Heiress of Nowhere	05/01/2026	15.96
9660	CARDMEMBER SERVICE	APRIL 2026	Ape Escape	05/01/2026	16.77
9660	CARDMEMBER SERVICE	APRIL 2026	Last Resort	05/01/2026	9.91
9660	CARDMEMBER SERVICE	APRIL 2026	Dragones y Tacos 2; La Continuacion	05/01/2026	8.09
9660	CARDMEMBER SERVICE	APRIL 2026	Curse Breaker	05/01/2026	13.99
9660	CARDMEMBER SERVICE	APRIL 2026	El Pez Arco Iris	05/01/2026	10.18
9660	CARDMEMBER SERVICE	APRIL 2026	Crocodiles Everywhere/Cocodrilas por Todos Lados	05/01/2026	14.18
9660	CARDMEMBER SERVICE	APRIL 2026	Ultima Parada de la Calle Market	05/01/2026	17.21
9660	CARDMEMBER SERVICE	APRIL 2026	Secrets Below	05/01/2026	11.77
9660	CARDMEMBER SERVICE	APRIL 2026	La Verdadera Historia de los Tres Cerditos!	05/01/2026	7.43
9660	CARDMEMBER SERVICE	APRIL 2026	La Oruga Muy Hambrienta	05/01/2026	8.69
9660	CARDMEMBER SERVICE	APRIL 2026	Monuments Men, DVD	05/01/2026	8.71
9660	CARDMEMBER SERVICE	APRIL 2026	Legally Blonde, DVD	05/01/2026	7.99

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	APRIL 2026	Legally Blonde 2, DVD	05/01/2026	7.20
9660	CARDMEMBER SERVICE	APRIL 2026	Cleopatra, DVD	05/01/2026	28.99
9660	CARDMEMBER SERVICE	APRIL 2026	Wall-E, DVD	05/01/2026	12.80
9660	CARDMEMBER SERVICE	APRIL 2026	Inside Out 2, DVD	05/01/2026	14.96
9660	CARDMEMBER SERVICE	APRIL 2026	20) AAA battery	05/01/2026	17.66
9660	CARDMEMBER SERVICE	APRIL 2026	4-pk) telescoping 3-ring binder	05/01/2026	20.69
9660	CARDMEMBER SERVICE	APRIL 2026	6-pk) telescoping 3-ring binder	05/01/2026	29.99
9660	CARDMEMBER SERVICE	APRIL 2026	Appalachian Elegy	05/01/2026	12.73
9660	CARDMEMBER SERVICE	APRIL 2026	Pillars of Hercules	05/01/2026	12.10
9660	CARDMEMBER SERVICE	APRIL 2026	How Long, O Lord?	05/01/2026	19.72
9660	CARDMEMBER SERVICE	APRIL 2026	Hooky vol. 2	05/01/2026	11.99
9660	CARDMEMBER SERVICE	APRIL 2026	Art of Woodburning	05/01/2026	15.46
9660	CARDMEMBER SERVICE	APRIL 2026	Kingdom by the Sea	05/01/2026	10.89
9660	CARDMEMBER SERVICE	APRIL 2026	Influencers	05/01/2026	7.41
9660	CARDMEMBER SERVICE	APRIL 2026	Things We Never Got Over	05/01/2026	10.25
9660	CARDMEMBER SERVICE	APRIL 2026	Salvation	05/01/2026	10.99
9660	CARDMEMBER SERVICE	APRIL 2026	What Lies Between Us	05/01/2026	10.79
9660	CARDMEMBER SERVICE	APRIL 2026	Communion	05/01/2026	14.39
9660	CARDMEMBER SERVICE	APRIL 2026	Miss Dior	05/01/2026	14.99
9660	CARDMEMBER SERVICE	APRIL 2026	Shipping	05/01/2026	3.99
9660	CARDMEMBER SERVICE	APRIL 2026	100) labels	05/01/2026	16.99
9660	CARDMEMBER SERVICE	APRIL 2026	Goonies, Gremlins, Gremlins 2, DVD	05/01/2026	9.76
9660	CARDMEMBER SERVICE	APRIL 2026	Minority Report, DVD	05/01/2026	9.99
9660	CARDMEMBER SERVICE	APRIL 2026	In This Moment	05/01/2026	24.99
9660	CARDMEMBER SERVICE	APRIL 2026	Dean Terrill Story Hunter	05/01/2026	27.95
9660	CARDMEMBER SERVICE	APRIL 2026	Goodbye to Yesterday	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	Starside	05/01/2026	25.60
9660	CARDMEMBER SERVICE	APRIL 2026	Keeper	05/01/2026	20.80
9660	CARDMEMBER SERVICE	APRIL 2026	Patchwork Players	05/01/2026	24.00
9660	CARDMEMBER SERVICE	APRIL 2026	Final Storm	05/01/2026	23.07
9660	CARDMEMBER SERVICE	APRIL 2026	When the Day Comes	05/01/2026	10.03
9660	CARDMEMBER SERVICE	APRIL 2026	Hired Man	05/01/2026	26.10
9660	CARDMEMBER SERVICE	APRIL 2026	Silence of Winter	05/01/2026	10.00
9660	CARDMEMBER SERVICE	APRIL 2026	Revelation in Autumn	05/01/2026	12.39
9660	CARDMEMBER SERVICE	APRIL 2026	Hope Rises	05/01/2026	19.00
9660	CARDMEMBER SERVICE	APRIL 2026	Vow for Always	05/01/2026	6.34
9660	CARDMEMBER SERVICE	APRIL 2026	Indiana Cousins Trilogy	05/01/2026	8.20
9660	CARDMEMBER SERVICE	APRIL 2026	Pieces of Summer	05/01/2026	9.05
9660	CARDMEMBER SERVICE	APRIL 2026	Hope of Spring	05/01/2026	8.98
9660	CARDMEMBER SERVICE	APRIL 2026	Lumber Baron's Wife	05/01/2026	16.38
9660	CARDMEMBER SERVICE	APRIL 2026	Yesteryear	05/01/2026	19.50
9660	CARDMEMBER SERVICE	APRIL 2026	Three Weeks With My Brother	05/01/2026	9.70
9660	CARDMEMBER SERVICE	APRIL 2026	DEMCO - 250) Alpha labels, B white	05/01/2026	10.69
9660	CARDMEMBER SERVICE	APRIL 2026	DEMCO - Dinosaur floor puzzle	05/01/2026	18.79
9660	CARDMEMBER SERVICE	APRIL 2026	DEMCO - A-Z mini bookshelf dividers	05/01/2026	195.00
9660	CARDMEMBER SERVICE	APRIL 2026	DEMCO - shipping	05/01/2026	24.69
9660	CARDMEMBER SERVICE	APRIL 2026	Affordable Library Products - 2) 1000 double sided se	05/01/2026	290.00
9660	CARDMEMBER SERVICE	APRIL 2026	DEMCO - 3) 9" superfold book jacket cover	05/01/2026	195.72
9660	CARDMEMBER SERVICE	APRIL 2026	DEMCO - 3) 10" superfold book jacket cover	05/01/2026	204.72
9660	CARDMEMBER SERVICE	APRIL 2026	DEMCO - shipping	05/01/2026	44.05
9660	CARDMEMBER SERVICE	APRIL 2026	24) AA batteries	05/01/2026	19.39
9660	CARDMEMBER SERVICE	APRIL 2026	Gremlins/Gremlins 2, DVD	05/01/2026	17.95
9660	CARDMEMBER SERVICE	APRIL 2026	Cleopatra, DVD	05/01/2026	28.75
9660	CARDMEMBER SERVICE	APRIL 2026	Dog Person	05/01/2026	27.96
9660	CARDMEMBER SERVICE	APRIL 2026	Fibromyalgia Relief Plan	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	Stop Anxiety and Overthinking in 21 Days	05/01/2026	19.99
9660	CARDMEMBER SERVICE	APRIL 2026	Into the Blue	05/01/2026	25.74

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	APRIL 2026	Star at the End	05/01/2026	17.70
9660	CARDMEMBER SERVICE	APRIL 2026	Mad Mabel	05/01/2026	25.06
9660	CARDMEMBER SERVICE	APRIL 2026	Death Times Seven	05/01/2026	25.74
9660	CARDMEMBER SERVICE	APRIL 2026	Insomnia Solution in 21 Days	05/01/2026	16.96
9660	CARDMEMBER SERVICE	APRIL 2026	Shadow Strike	05/01/2026	22.40
9660	CARDMEMBER SERVICE	APRIL 2026	Free Yourself from Invisible Pain	05/01/2026	19.99
9660	CARDMEMBER SERVICE	APRIL 2026	Book Witch	05/01/2026	26.40
9660	CARDMEMBER SERVICE	APRIL 2026	Paradox	05/01/2026	21.69
9660	CARDMEMBER SERVICE	APRIL 2026	Chery Baby	05/01/2026	25.60
9660	CARDMEMBER SERVICE	APRIL 2026	Psychiatric Drugs Explained	05/01/2026	37.99
9660	CARDMEMBER SERVICE	APRIL 2026	Rites of the Starling	05/01/2026	23.09
9660	CARDMEMBER SERVICE	APRIL 2026	Mother-Daughter Book	05/01/2026	19.00
9660	CARDMEMBER SERVICE	APRIL 2026	Book of Ages	05/01/2026	12.19
9660	CARDMEMBER SERVICE	APRIL 2026	Forbidden Mountain	05/01/2026	18.63
9660	CARDMEMBER SERVICE	APRIL 2026	Hedgehogs Don't Wear Underware	05/01/2026	16.82
9660	CARDMEMBER SERVICE	APRIL 2026	2) Summoned to the Wilds	05/01/2026	35.40
9660	CARDMEMBER SERVICE	APRIL 2026	It's My Bird-Day	05/01/2026	17.16
9660	CARDMEMBER SERVICE	APRIL 2026	Potion, A Powder, A Little Bit of Magic	05/01/2026	17.70
9660	CARDMEMBER SERVICE	APRIL 2026	Kingdom of Ash	05/01/2026	17.99
9660	CARDMEMBER SERVICE	APRIL 2026	The Real Yellow Pages - formerly Vivial monthly fee	05/01/2026	60.70
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, south beach multi-color	05/01/2026	24.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, silver	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, purple	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, cyan	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	2) filament, turquoise	05/01/2026	25.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, bambu green	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, sunflower yellow	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, beige	05/01/2026	12.99
9660	CARDMEMBER SERVICE	APRIL 2026	2) filament, jade white	05/01/2026	25.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, midnight blaze multi-color	05/01/2026	24.99
9660	CARDMEMBER SERVICE	APRIL 2026	1) filament, gilded rose multi-color	05/01/2026	24.99
9660	CARDMEMBER SERVICE	APRIL 2026	2) 11-oz ceramic mug, white	05/01/2026	136.80
9660	CARDMEMBER SERVICE	APRIL 2026	1) 15-oz sublimation ceramic mug, white	05/01/2026	114.48
9660	CARDMEMBER SERVICE	APRIL 2026	shipping	05/01/2026	15.00
9660	CARDMEMBER SERVICE	APRIL 2026	Shipping	05/01/2026	138.90
9660	CARDMEMBER SERVICE	APRIL 2026	Credit - return Ape Escape	05/01/2026	16.77-
9660	CARDMEMBER SERVICE	APRIL 2026	Credit - wrong item received	05/01/2026	28.99-
9660	CARDMEMBER SERVICE	APRIL 2026	Credit - wrong item received	05/01/2026	9.76-
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	Lib Health Insurance Funding	05/01/2026	8,400.00
2080	CITY TREASURER	MAY26-IT GENERAL	IT Services	05/01/2026	579.00
7120	OVERDRIVE	CD0141926142020	Deposit on account f/ content credit	04/30/2026	5,000.00
11255	Reef Tectonics, Inc.	43623	Regular Aquarium Maintenance	12/27/2025	73.00
11255	Reef Tectonics, Inc.	43623	3) electric blue Acara	12/27/2025	59.97
11255	Reef Tectonics, Inc.	43623	3) polar blue parrot Cichlid	12/27/2025	44.97
11255	Reef Tectonics, Inc.	43623	credit - 1) blue Acara	12/27/2025	19.99-
11255	Reef Tectonics, Inc.	44241	Regular Aquarium Maintenance	04/18/2026	73.00
11255	Reef Tectonics, Inc.	44241	2) Gin Whisper cartridge	04/18/2026	5.66
11255	Reef Tectonics, Inc.	44241	1) filter	04/18/2026	13.59
9471	U.S. Postal Service (Postage By Phone)	13252085-MAY26	Postage for postage meter	05/14/2026	3,000.00
Total LIBRARY:					22,008.71
Total GENERAL FUND:					393,868.25
STREET FUND					
STREET FUND					
840	BEATRICE AREA SOLID WASTE AGNC	225-APR26	160.15)Clean City Tonage	04/30/2026	374.75

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
840	BEATRICE AREA SOLID WASTE AGNC	225-APR26	4.149)Tonage	04/30/2026	9.71
1350	BOARD OF PUBLIC WORKS	1131.01-MAY26	Share Building Repair fund	05/01/2026	250.00
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-APR26	1,025.55 gal Diesel @ 2.708	05/01/2026	2,777.19
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-APR26	286.55 gal Unleaded @ 2.615	05/01/2026	749.33
1350	BOARD OF PUBLIC WORKS	1456.00-MAY26	Engineering Services	05/01/2026	5,612.00
12714	Bowman Consulting Group Ltd	558069	2025-2026 Annual Bridge Inspection	04/30/2026	805.00
2060	CITY SELF INSURED HEALTH PLAN	MAY26-STREET	Street Dept Health Insurance Funding	05/01/2026	25,200.00
2080	CITY TREASURER	ATTY-MAY26	Attorney Services-Street	05/01/2026	827.00
2080	CITY TREASURER	GM-MAY26	general Manager Stry-Street	05/01/2026	1,776.00
2080	CITY TREASURER	ST IT-MAY26	IT Fund Monthly Obligation-Street	05/01/2026	7,192.00
3210	FARMERS COOPERATIVE	2265-ARP26	23.79 Super e89	04/30/2026	87.19
3210	FARMERS COOPERATIVE	2265-ARP26	33.3970 Dyed Diesel	04/30/2026	136.79
3210	FARMERS COOPERATIVE	2265-ARP26	8.2430 Dyed Diesel	04/30/2026	33.35
3210	FARMERS COOPERATIVE	2265-ARP26	24.190 Super E89	04/30/2026	86.96
3630	GAGE COUNTY EQPT INC.	I714174	1)Pump,Fuel @97.60	04/28/2026	97.60
3630	GAGE COUNTY EQPT INC.	I714174	1)O-ring@6.88	04/28/2026	6.88
12591	Interstate Power Systems, Inc	R023066634 01	Labor-DEF issues-software update	05/11/2026	900.00
12591	Interstate Power Systems, Inc	R023066634 01	Labor-discount	05/11/2026	360.00
12591	Interstate Power Systems, Inc	R023066634 01	Service-DTS	05/11/2026	45.00
12591	Interstate Power Systems, Inc	R023066865 01	Labor-Fuel Dilution in Engine oil	04/29/2026	900.00
12591	Interstate Power Systems, Inc	R023066865 01	Service-DTS	04/29/2026	45.00
12591	Interstate Power Systems, Inc	R023066865 01	Shop supplies	04/29/2026	45.00
11646	J and A Traffic Products	42109	10)2"X2"X36" 12GA OMNI ANCHOR @68.00	05/04/2026	680.00
4770	JOHNNY'S WELDING INC.	750145	Labor to make blade	04/16/2026	125.00
4770	JOHNNY'S WELDING INC.	750145	6.9166)feet 1/2 x 10 flat iron @24.62	04/16/2026	170.29
5110	LAMPTON WELDING SUPPLY Co., INC	0001161398	Cylinder rent - Street	04/30/2026	22.68
5690	MEAD LUMBER AND RENTAL-BEATRI	13414443	2)1x2-24" stake 25/bdl@19.35	04/30/2026	38.70
5690	MEAD LUMBER AND RENTAL-BEATRI	13470993	3)2x8-12 SPF #2@13.21	05/13/2026	39.63
11750	Nebraska Dept. of Correctional Serv.	32014	2008 Polaris 700 Ranger XP 4x4	05/11/2026	5,000.00
12243	Premier Mower & PowerSports LLC	5014	Labor-Charging issue	05/07/2026	125.00
12243	Premier Mower & PowerSports LLC	5137	Inspection-give estimate	05/04/2026	125.00
8510	SHERWIN-WILLIAMS CO.	6807-0	40)5 gal trainer @2.99-discount	05/11/2026	83.72
9260	TRACTOR SUPPLY	483024	1)Crescent Jont fence pliers@19.99	05/05/2026	19.99
9260	TRACTOR SUPPLY	483024	1)Pliers 7" lap Joint @27.99	05/05/2026	27.99
9260	TRACTOR SUPPLY	483024	1)Crescent 8" diagonal compound cutter@24.99	05/05/2026	24.99
9270	TRAUERNICHT TREE SERVICE LLC	TREE-5-26	Remove Elm Tree	05/11/2026	800.00
11418	VISA	20081-S-APR26	hi-vis 2T	05/02/2026	249.35
11418	VISA	20081-S-APR26	100) marking flags , pink	05/02/2026	17.99
11418	VISA	20081-S-APR26	8) glove	05/02/2026	124.64
11418	VISA	20081-S-APR26	meal f/safety meeting	05/02/2026	64.50
11418	VISA	20081-S-APR26	car charger	05/02/2026	34.99
11418	VISA	20081-S-APR26	Labor - LOF	05/02/2026	54.99
11418	VISA	20081-S-APR26	Supplies - oil filter, air filter	05/02/2026	48.99
11418	VISA	20081-S-APR26	Supplies - oil	05/02/2026	49.39
11418	VISA	20081-S-APR26	Shop supplies	05/02/2026	6.13
11418	VISA	20081-S-APR26	Labor - discount	05/02/2026	15.95
11418	VISA	20081-S-APR26	33) hi-vis t shirt	05/02/2026	289.64
Total STREET FUND:					55,804.40
Total STREET FUND:					55,804.40
CDBG Fund					
CDBG-GRANTS					
11775	Hubka, Jeffrey B	CDBG23DTR002 - #8	CDBG 23DTR002 - #8	05/14/2026	69,909.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total CDBG-GRANTS:					69,909.00
Total CDBG Fund:					69,909.00
AIRPORT FUND					
AIRPORT-GENERAL					
11281	Black Hills Energy	2208569044-MAY26	Airport Gas Service	05/08/2026	114.91
9650	CARDMEMBER SERVICE	5469-FY26	1-gal 80/20 surfactant	04/09/2026	19.99
9650	CARDMEMBER SERVICE	5469-FY26	2) 2.5 gal veg control	04/09/2026	299.98
9650	CARDMEMBER SERVICE	5469-FY26	1) 32-oz green spray indicator	04/09/2026	29.99
9650	CARDMEMBER SERVICE	5909	2) tire f/mower	04/09/2026	69.68
9650	CARDMEMBER SERVICE	6579-FY26	direcTV monthly subscription	04/10/2026	49.99
9650	CARDMEMBER SERVICE	6656	1) 5/32" PVC coated galvanized steel cable, yellow f/	04/14/2026	254.00
9650	CARDMEMBER SERVICE	7079-FY26	2) stop ball f/grounding cable, 2) cable stop asy	04/28/2026	52.40
9650	CARDMEMBER SERVICE	8215-FY26	250) 40-45 gal trash bag, 1-cs toilet paper	04/03/2026	110.98
2060	CITY SELF INSURED HEALTH PLAN	AIRPORT-MAY26	Airport Health Insurance Funding	05/01/2026	8,400.00
2080	CITY TREASURER	MAY26-IT AIRPORT	IT Services	05/01/2026	242.00
7060	O'REILLY AUTO PARTS	0749-151465	1) fuel treatment, 1) diesel treatment, 3) oil	05/07/2026	50.95
8590	SMALL ENGINE SPECIALISTS INC	462868	Engine fuel injection kit f/mower	04/28/2026	858.99
9850	UNIFIRST CORPORATION	1910116033	Laundry mats, shop towel	05/04/2026	88.63
10030	WRIGHTSMAN PLBG AND HEAT INC	108540	Labor - service call f/gate valve	04/24/2026	105.00
10030	WRIGHTSMAN PLBG AND HEAT INC	108540	Supplies - boiler drain	04/24/2026	15.87
Total AIRPORT-GENERAL:					10,763.36
AIRPORT-CAPITAL IMPROVEMENTS					
12684	AHRS CONSTRUCTION, INC.	PMT 1	Construct new T-Hangar, Upgrade Taxilanes, Reconst	05/07/2026	97,229.70
1080	ALFRED BENESCH AND COMPANY	13E-PROJ24	Design Phase f/T-Hangar, upgrade Taxilanes & recon	05/12/2026	116.32
1080	ALFRED BENESCH AND COMPANY	13E-PROJ24	Construction Phase f/T-Hangar, upgrade Taxilanes &	05/12/2026	12,007.21
1080	ALFRED BENESCH AND COMPANY	14E-PROJ24	Construction Phase f/T-Hangar, upgrade Taxilanes &	05/12/2026	6,909.67
1080	ALFRED BENESCH AND COMPANY	35E-PROJ21	Reconstruct Taxiway C & Apron	05/12/2026	7,005.50
1080	ALFRED BENESCH AND COMPANY	36E-PROJ21	Reconstruct Taxiway C & Apron	05/12/2026	57,358.78
1080	ALFRED BENESCH AND COMPANY	6E-NAVAID	Design f/Grant No: 3-31-0009-025, Navaid Upgrades	05/12/2026	3,750.49
1080	ALFRED BENESCH AND COMPANY	6E-NAVAID	Bidding f/Grant No: 3-31-0009-025, Navaid Upgrades	05/12/2026	3,579.69
1080	ALFRED BENESCH AND COMPANY	7E-NAVAID	Bidding f/Grant No: 3-31-0009-025, Navaid Upgrades	05/12/2026	1,369.33
1080	ALFRED BENESCH AND COMPANY	7E-NAVAID	Construction f/Grant No: 3-31-0009-025, Navaid Upgr	05/12/2026	1,870.04
Total AIRPORT-CAPITAL IMPROVEMENTS:					191,196.73
Total AIRPORT FUND:					201,960.09
BEATRICE AREA SOLID WASTE AGNC					
BASWA					
3049	Beatrice Sand and Gravel	S1 214882	49.15 tn) 1" screen rock	04/30/2026	1,474.50
1350	BOARD OF PUBLIC WORKS	#1456.00-MAY26	Engineering Services	05/01/2026	1,104.00
1350	BOARD OF PUBLIC WORKS	40154911-MAY26	Security Lights f/Compost	05/06/2026	13.89
12095	Bomgaars Supply Inc	578141	boom sprayer f/UTV	04/29/2026	849.99
12095	Bomgaars Supply Inc	579041	ratchet	05/01/2026	29.99
12095	Bomgaars Supply Inc	579041	4) 10W40	05/01/2026	31.96
9650	CARDMEMBER SERVICE	0902	4) UPS f/New Landfill Networking Equipment	04/17/2026	1,112.91
1700	CARPENTER PAPER CO.	422586	1-cs) multifold towel	05/07/2026	58.04
1700	CARPENTER PAPER CO.	422586	1-cs) paper towel roll	05/07/2026	35.06
1900	CHAMPLIN TIRE RECYCLING INC.	176678	2.4 tn) tire disposal	04/30/2026	456.00
2060	CITY SELF INSURED HEALTH PLAN	BASWA-MAY26	BASWA Health Insurance Funding	05/01/2026	14,000.00
2080	CITY TREASURER	MAY 2026	Legal Services	05/01/2026	460.00
2080	CITY TREASURER	MAY 2026	Accounting Services	05/01/2026	3,201.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
2080	CITY TREASURER	MAY 2026	Landfill Manager Salary	05/01/2026	1,594.00
2080	CITY TREASURER	MAY 2026	Lease Payment	05/01/2026	4,000.00
2080	CITY TREASURER	MAY 2026	Management Contract	05/01/2026	2,577.00
2080	CITY TREASURER	MAY26-IT BASWA	IT Services	05/01/2026	1,913.00
2460	CORNHUSKER STATE INDUSTRIES	1523156	1) desk	04/29/2026	3,465.00
2940	Eakes, Inc.	9329691-0	1-bx) staples, post-it notes, 14) binders	04/28/2026	178.23
3210	FARMERS COOPERATIVE	2265-APR26-B	Labor - 1) tire repair	04/30/2026	65.00
3210	FARMERS COOPERATIVE	3010-APR26	24.995 gal Super No Lead @ 3.41908	04/30/2026	85.46
3210	FARMERS COOPERATIVE	3010-APR26	Labor - 2) tire repair	04/30/2026	130.00
3210	FARMERS COOPERATIVE	3010-APR26	Labor - 1) tire repair	04/30/2026	25.00
3210	FARMERS COOPERATIVE	3010-APR26	28.342 gal Super No Lead @ 3.34909	04/30/2026	94.92
3210	FARMERS COOPERATIVE	3010-APR26	27.137 gal Super @89 @ 3.779	04/30/2026	102.55
12688	Global Payments	6921-APR26	Monthly credit card fees	04/30/2026	276.00
12591	Interstate Power Systems, Inc	R023066758.01	Labor - R&R low pressure fuel pump	04/29/2026	360.00
12591	Interstate Power Systems, Inc	R023066758.01	Labor - diag crank no start	04/29/2026	540.00
12591	Interstate Power Systems, Inc	R023066758.01	Supplies - low pressure fuel pump	04/29/2026	120.25
12591	Interstate Power Systems, Inc	R023066758.01	Misc Charges	04/29/2026	90.00
4770	JOHNNY'S WELDING INC.	750129	2) hose fitting	04/14/2026	22.82
4770	JOHNNY'S WELDING INC.	750129	hose, tube	04/14/2026	1.25
5690	MEAD LUMBER AND RENTAL-BEATRI	13393792	blade	04/24/2026	36.47
5690	MEAD LUMBER AND RENTAL-BEATRI	13393792	2) shelf	04/24/2026	53.44
5690	MEAD LUMBER AND RENTAL-BEATRI	13393792	bulk screw fastener f/shelf	04/24/2026	30.97
5690	MEAD LUMBER AND RENTAL-BEATRI	13400851	shelf	04/27/2026	49.77
5690	MEAD LUMBER AND RENTAL-BEATRI	941512	credit - return 2) shelf	04/27/2026	44.14
5810	MIDWEST LABORATORIES INC	1284847	Shipping f/test kits	05/04/2026	18.00
5810	MIDWEST LABORATORIES INC	1284847	Soil sampling f/ Compost site	05/04/2026	106.00
6430	NMC, INC	CUI1611075	hose asy	05/07/2026	184.51
6820	NORRIS PUBLIC POWER DISTRICT	304097500-APR26	Energy Charge f/LF	05/05/2026	1,967.44
6820	NORRIS PUBLIC POWER DISTRICT	304098500-APR26	Electric charge f/Compost Site	05/05/2026	293.09
6820	NORRIS PUBLIC POWER DISTRICT	312515400-APR26	Electric charge f/W Locust Rd Lift Station	05/05/2026	105.00
6820	NORRIS PUBLIC POWER DISTRICT	312515800-APR26	Electric charge f/W Locust Rd Leachate Pond	05/05/2026	35.00
6820	NORRIS PUBLIC POWER DISTRICT	312516000-APR26	Electric charge f/W Locust Admin/Equipment Building	05/05/2026	386.84
7060	O'REILLY AUTO PARTS	0749-151299	fuel-water separator filter	05/06/2026	89.47
7060	O'REILLY AUTO PARTS	0749-151299	air filter	05/06/2026	84.09
7060	O'REILLY AUTO PARTS	0749-151299	fuel pump	05/06/2026	276.94
7060	O'REILLY AUTO PARTS	0749-151299	battery	05/06/2026	60.38
7060	O'REILLY AUTO PARTS	0749-151656	air freshener	05/08/2026	11.49
11450	TSYS Merchant Solutions	11573762-APR26	monthly credit card fees	04/30/2026	1,018.27
11418	VISA	20081-B-APR26	hose, nozzle, broom, mop, pale, squeegee, toilet brus	05/02/2026	184.98
11418	VISA	20081-B-APR26	hand-held blower	05/02/2026	161.99
11418	VISA	20081-B-APR26	Step stool	05/02/2026	11.34
11418	VISA	20081-B-APR26	frames f/permits	05/02/2026	16.01
11418	VISA	20081-B-APR26	plunger, sponges, air freshener, dishrack w/drain, clor	05/02/2026	46.08
11418	VISA	20081-B-APR26	ibuprofen, bandaids, hand soap	05/02/2026	31.89
11418	VISA	20081-B-APR26	4) 50-ct 55-60 gal trash bag	05/02/2026	145.56
11418	VISA	20081-B-APR26	rain gauge	05/02/2026	17.99
11418	VISA	20081-B-APR26	4) paperweight	05/02/2026	32.78
9730	WALKER UNIFORM RENTAL	1469524	Uniform Service	04/30/2026	42.22
9760	Westlake Ace Hardware	10360193	organizer smartrack f/broom, mop	04/24/2026	16.19
9760	Westlake Ace Hardware	10360310	2) drain spade, 1) push broom	05/05/2026	102.57
Total BASWA:					44,040.45
Total BEATRICE AREA SOLID WASTE AGNC:					44,040.45

CAPITAL IMP FUND

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
CAPITAL IMPROVEMENTS-GENERAL					
4670	JEO CONSULTING GROUP INC	173650	Residential Development f/Lincoln Site - Final Plat	05/08/2026	2,222.50
9690	VOSS LIGHTING	10225812-00	Track lighting f/Library basement	04/29/2026	2,387.34
9690	VOSS LIGHTING	10225812-00	Freight	04/29/2026	20.00
Total CAPITAL IMPROVEMENTS-GENERAL:					4,629.84
Total CAPITAL IMP FUND:					4,629.84
INFO TECH SERV FUND					
INFO TECH SERVICES					
11930	A T and T Mobility	287301368820X05112026	Cell service f/ Chief's Phone - Fire	05/03/2026	52.04
12056	ALL COPY PRODUCTS	41967930	Copier Rental	05/11/2026	389.54
12056	ALL COPY PRODUCTS	41967930	Copy usage - 4/5 - 5/4	05/11/2026	60.66
12056	ALL COPY PRODUCTS	41999280	Copier Rental - Billing	05/14/2026	438.76
9650	CARDMEMBER SERVICE	0289	1) 12V DC power adapter	04/15/2026	45.00
9650	CARDMEMBER SERVICE	1344-FY26	100) UniFi Hosting	04/16/2026	29.00
9650	CARDMEMBER SERVICE	2473-FY26	1) Cove Data Protection - Apr26	04/16/2026	11.00
9650	CARDMEMBER SERVICE	2950-FY26	1) Microsoft - Apr26	04/18/2026	38.70
9650	CARDMEMBER SERVICE	4033-FY26	3) scanner	04/07/2026	1,161.87
9650	CARDMEMBER SERVICE	4285	Linode - Mar26	04/01/2026	60.00
9650	CARDMEMBER SERVICE	4744-FY26	3) Microsoft - Apr26	04/03/2026	26.61
9650	CARDMEMBER SERVICE	8760-FY26	5) wireless mouse	04/02/2026	150.82
1034	CHARTER COMMUNICATIONS	156544301050726	Cable charges/500 N Commerce - Apr26	05/07/2026	60.02
1034	CHARTER COMMUNICATIONS	176176901050726	Internet f/AMI & Sub 8 - May26	05/07/2026	139.98
1034	CHARTER COMMUNICATIONS	176179201050726	Internet f/AMI & Sub 5 - May26	05/07/2026	129.98
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Library	05/01/2026	33.20
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Fire	05/01/2026	83.67
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Fire	05/01/2026	35.86
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Police	05/01/2026	46.48
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Hannibal Park	05/01/2026	6.64
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Auditorium	05/01/2026	59.77
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/City Hall	05/01/2026	26.56
12067	Diode Communications	(SEC)000-0123-MAY26	Rhombus f/Police	05/01/2026	49.74
12067	Diode Communications	(SEC)000-0123-MAY26	Rhombus f/Hannibal	05/01/2026	49.74
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Senior Center	05/01/2026	13.28
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Service Center	05/01/2026	66.41
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Electric	05/01/2026	46.49
12067	Diode Communications	(SEC)000-0123-MAY26	OpenPath f/Aud IT	05/01/2026	6.64
10370	DIODE TECHNOLOGIES LLC	15951	Labor - intall 2) cat 6 wire f/New Landfill	05/08/2026	697.37
2940	Eakes, Inc.	INV765167	1) printer	04/29/2026	397.60
12670	GHD SERVICES INC	340-0183674	Software Licensing f/City Webiste	04/30/2026	2,050.43
12670	GHD SERVICES INC	340-0183674	Change order #1 - Migration of existing website conte	04/30/2026	9,932.00
12419	HEARTLAND BUSINESS SYSTEMS LL	877305-H	35) Microsoft Apps - Apr26	04/20/2026	441.00
4300	HOMETOWN LEASING	5180173243026	51801732 Lease f/multiple - May26	05/01/2026	1,802.66
12675	INTERMEDIA.NET INC	2605060518	Phone Service	05/01/2026	150.13
12675	INTERMEDIA.NET INC	2605060518	Phone Service	05/01/2026	90.08
12675	INTERMEDIA.NET INC	2605060518	Phone Service	05/01/2026	60.04
2076	U.S. Cellular	0807394134	Electric - Cell Phone Charges	05/06/2026	251.75
2076	U.S. Cellular	0807394134	Electric - Tablet Data Charges	05/06/2026	143.60
2076	U.S. Cellular	0807394134	Water - Cell Phone Charges	05/06/2026	210.08
2076	U.S. Cellular	0807394134	Water - Tablet Data Charges	05/06/2026	286.30
2076	U.S. Cellular	0807394134	WPC - Cell Phone Charges	05/06/2026	52.82
2076	U.S. Cellular	0807394134	Street - Cell Phone Charges	05/06/2026	36.71
2076	U.S. Cellular	0807394134	MARS - Cell Phone Charges	05/06/2026	133.51
2076	U.S. Cellular	0807394134	MARS - Tablet Data Charges	05/06/2026	163.60
9610	VERIZON WIRELESS	6141552184	Cell phone service - Fire	04/20/2026	40.01

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9610	VERIZON WIRELESS	6141552184	Cell Phone Service - Fire	04/20/2026	40.01
9610	VERIZON WIRELESS	6141552184	Cell phone service - Fire	04/20/2026	117.44
9920	WINDSTREAM	092151344-APR26	Library Phone Service	04/24/2026	99.23
9920	WINDSTREAM	092226581-APR26	Airport Phone Service	04/24/2026	85.02
9920	WINDSTREAM	092256506-MAY26	Utility Billing fax service	04/30/2026	70.54
9920	WINDSTREAM	092256507-MAY26	WPC phone service	04/30/2026	64.88
9920	WINDSTREAM	092256543-MAY26	4) lines	05/05/2026	304.14
Total INFO TECH SERVICES:					21,039.41
Total INFO TECH SERV FUND:					21,039.41

SANITATION FUND

840	BEATRICE AREA SOLID WASTE AGNC	480-APR26	Tonnage Fees - April 2026	04/30/2026	78,690.13
980	BEATRICE IRON AND METAL CO	113766	6) anti-freeze	04/29/2026	97.38
1350	BOARD OF PUBLIC WORKS	86-11914	MARS postage - Apr26	04/30/2026	821.24
9650	CARDMEMBER SERVICE	8484	Clearinghouse Screenings f/DOT employees (CDL)	04/28/2026	62.50
2060	CITY SELF INSURED HEALTH PLAN	MAY 2026	Sanitation Health Insurance	05/01/2026	39,200.00
2080	CITY TREASURER	MAY26-IT SANITATION	IT Services	05/01/2026	2,071.00
2080	CITY TREASURER	SANITATION-MAY26	Accounting Services	05/01/2026	7,417.00
3210	FARMERS COOPERATIVE	44577-APR26	7.9 lb) Propane @ 3.00	04/30/2026	28.70
3210	FARMERS COOPERATIVE	44577-APR26	Supplies - 2) tire f/skid	04/30/2026	268.50
3210	FARMERS COOPERATIVE	44577-APR26	7.9 lb) Propane @ 3.00	04/30/2026	28.70
12591	Interstate Power Systems, Inc	R023066543.01	Labor - R&R ac compressor	05/08/2026	1,440.00
12591	Interstate Power Systems, Inc	R023066543.01	Labor - diag ac inop	05/08/2026	180.00
12591	Interstate Power Systems, Inc	R023066543.01	Supplies - ac compressor	05/08/2026	2,911.61
12591	Interstate Power Systems, Inc	R023066543.01	Misc Charges	05/08/2026	165.00
12591	Interstate Power Systems, Inc	R023066543.01	Labor - CEL	05/08/2026	360.00
12591	Interstate Power Systems, Inc	R023066941.01	Labor - diag no start - unable to perform work(under	05/07/2026	433.35
12591	Interstate Power Systems, Inc	R023066941.01	Shop supplies	05/07/2026	58.20
12591	Interstate Power Systems, Inc	R023066941.01	Misc Charges	05/07/2026	90.00
11311	Paymentech	5707000-APR26	Monthly CC Fees - Sanitation	04/30/2026	536.18
12460	Refuse Inc.	2501	6) 2-yd rear-load dumpster, brown	05/07/2026	4,640.00
8260	SAPP BROTHERS	IN5017935	1,100.0 gal ULSD #2 Clear Summer Diesel @ 3.0280	05/04/2026	3,330.80
11678	Truck Center Companies	XA108217343.01	air filter, fuel filter	04/29/2026	100.97
11678	Truck Center Companies	XA108218411.01	fuel filter element	05/08/2026	40.52
11418	VISA	20081-M-APR26	31) hi-vis t shirt	05/02/2026	582.73
11418	VISA	20081-M-APR26	4) liquid hydration	05/02/2026	93.22
11418	VISA	20081-M-APR26	5) glove	05/02/2026	64.95
11418	VISA	20081-M-APR26	1) hi-vis rain jacket	05/02/2026	39.99
11418	VISA	20081-M-APR26	1) hi-vis rain pant	05/02/2026	29.99
11418	VISA	20081-M-APR26	1) hi-vis hoodie	05/02/2026	39.99
11418	VISA	20081-M-APR26	bulk safety latch kit supplies	05/02/2026	57.45
11418	VISA	20081-M-APR26	hi-vis 3T	05/02/2026	249.35
11312	Xpress Bill Pay	INV-XPR035094	Monthly CC Fees - Sanitation	04/30/2026	305.55
Total :					144,435.00
Total SANITATION FUND:					144,435.00
Grand Totals :					935,686.44

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
--------	-------------	----------------	-------------	--------------	-----------------------

Dated: _____

Mayor: _____

City Council: _____

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
ACCO Unlimited Corporation				
0261446-IN	03/31/2026	660)ACCO Liquid Chlorinating@2.88	WATER FUND	1,900.80
0261446-IN	03/31/2026	Freight	WATER FUND	80.00
0261446-IN	03/31/2026	Sales Tax	WATER FUND	148.56
0261448-IN	03/31/2026	Installation Chemical Room Equipment	WATER FUND	16,287.50
0261448-IN	03/31/2026	Parts/Equipment Chemical Room	WATER FUND	23,791.17
0261448-IN	03/31/2026	Sales Tax	WATER FUND	1,784.34
Total ACCO Unlimited Corporation:				43,992.37
APX Inc				
27145	05/01/2026	Transfer Fee: Cotonwood Wind4 4/2026	ELECTRIC FUND	62.42
Total APX Inc:				62.42
Baird Holm LLP				
354899	05/05/2026	Legal Services thru 4/30/26-Interlocal Agreement	ELECTRIC FUND	1,860.00
Total Baird Holm LLP:				1,860.00
BASWA				
222-APR26	04/30/2026	#157-Vac Truck-4cyd x 12.00	ELECTRIC FUND	48.00
222-APR26	04/30/2026	#166-Yard Box-6.09x2.34	ELECTRIC FUND	14.25
222-APR26	04/30/2026	#881-3.00T x 12.00	ELECTRIC FUND	36.00
226-APR26	04/30/2026	#100-Vac truck -1cydx12	WPC	12.00
226-APR26	04/30/2026	#295-Vac Truck -3cydx12	WPC	36.00
226-APR26	04/30/2026	#23797-Grit/Rags-1.43x2.34	WPC	3.35
226-APR26	04/30/2026	#23953-140lb	WPC	22.00
226-APR26	04/30/2026	#219-Grit/Rags-1.56x2.34	WPC	3.65
226-APR26	04/30/2026	#579-2tx12	WPC	24.00
226-APR26	04/30/2026	#909-2tnx12.00	WPC	24.00
365-APR26	04/30/2026	#768-5tnx12.00	WATER FUND	60.00
365-APR26	04/30/2026	#802-2tn x 12.00	WATER FUND	24.00
365-APR26	04/30/2026	#856-6tn x 12	WATER FUND	72.00
365-APR26	04/30/2026	#892-2tn x 12	WATER FUND	24.00
365-APR26	04/30/2026	#156-Vac Truck 6cy-x12	WATER FUND	72.00
365-APR26	04/30/2026	#156-Vac Truck -4cydx12	WATER FUND	48.00
365-APR26	04/30/2026	#201-Vac Truck-3cydx12	WATER FUND	36.00
365-APR26	04/30/2026	#16328-Vac Truck -1cydx12	WATER FUND	12.00
365-APR26	04/30/2026	#253-Vac Truck -6cydx12	WATER FUND	72.00
365-APR26	04/30/2026	#500-5.0tx12.00	WATER FUND	60.00
SLUDGE-APR26	05/01/2026	Sludge April 2026	WPC	14,038.48
Total BASWA:				14,741.73
Beatrice Iron and Metal				
114052	05/13/2026	8ft)1/2 Hot Rolled Round Iron@.78	WATER FUND	6.24
114052	05/13/2026	Sales tax	WATER FUND	.47
Total Beatrice Iron and Metal:				6.71
Beatrice Ready Mixed				
1B 53771	04/30/2026	9.86tn)Road Gravel Clean @45.00	WATER FUND	443.70
1B 53771	04/30/2026	14.52tn)Sill Sand @18.00	WATER FUND	261.36
1B 53771	04/30/2026	Sales Tax	WATER FUND	52.88
B1 754197	04/23/2026	.75cy)SGAE3500@193.00	WATER FUND	144.75
B1 754197	04/23/2026	Fuel Surcharge	WATER FUND	2.25

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
B1 754197	04/23/2026	Sales Tax	WATER FUND	11.03
Total Beatrice Ready Mixed:				915.97
Black Hills Energy				
0660445975-MAY26	05/13/2026	Gas Bill/ 820 Herbert LS #5/May26	WPC	68.97
2096271272-MAY26	05/13/2026	Gas Bill/ 300 Irving LS #6/May26	WPC	70.67
4320807688-MAY26	05/13/2026	Gas Bill/321 Grant Street -May26	WATER FUND	103.84
7743125526-MAY26	05/13/2026	Gas Bill/1300 Beaver -May26	WPC	51.19
7743125526-MAY26	05/13/2026	Gas Bill/1300 Beaver/Dewatering Bldg-May26	WPC	227.12
7743125526-MAY26	05/13/2026	Gas Bill/1831 1/2 Carlyle Street/LS#4/May26	WPC	56.04
9197736828-MAY26	05/13/2026	Gas Bill/312 Grant Street -May26	WATER FUND	86.33
Total Black Hills Energy:				664.16
Blackburn Manufacturing				
IN0031287	05/04/2026	6)Quik-Mark Inverted Paint@57.72	ELECTRIC FUND	346.32
IN0031287	05/04/2026	FREIGHT	ELECTRIC FUND	113.22
IN0031287	05/04/2026	Sales Tax	ELECTRIC FUND	34.47
Total Blackburn Manufacturing:				494.01
Bomgaars Supply Inc				
578985	05/01/2026	1)Brush Killer @42.99 (subs)	ELECTRIC FUND	42.99
578985	05/01/2026	Sales Tax	ELECTRIC FUND	3.22
579091	05/01/2026	3)Spring Water @3.99	WPC	11.97
580694	05/04/2026	50)Buld Seed-K31@1.99	WATER FUND	99.50
580694	05/04/2026	Sales Tax	WATER FUND	7.46
584562	05/11/2026	1)Boiler Drain@10.99	WATER FUND	10.99
584562	05/11/2026	1)90 Degree Elbow@2.59	WATER FUND	2.59
584562	05/11/2026	1)Female Adapter @5.99	WATER FUND	5.99
584562	05/11/2026	1)Copper Elbow @4.59	WATER FUND	4.59
584562	05/11/2026	Sales Tax	WATER FUND	1.81
Total Bomgaars Supply Inc:				191.11
Border States Industries, Inc				
932391241	05/04/2026	1)BUR-WDIETREE WDIE HOLDER ASSY. (2-3 WEEKS)	ELECTRIC FUND	35.57
932391256	05/04/2026	11)CONNECTOR WIRE 6H COPPER THM CU SPLIT BOLT	ELECTRIC FUND	31.06
932391256	05/04/2026	100)CONNECTOR WIRE 4H COPPER THM CU SPLIT BOLT	ELECTRIC FUND	282.35
932400366	05/05/2026	10)PEDESTAL SECONDARY ADPI - 10X14T-CD PEDESTAL W/CONN TA	ELECTRIC FUND	3,045.80
932400366	05/05/2026	Shipping	ELECTRIC FUND	469.74
932429961	05/11/2026	1000)NUT, LOCK MF 5/8 INCH CHN - 3512	ELECTRIC FUND	494.50
932429973	05/11/2026	50)BOLT MACH GALV 3/4X12 CHN8912	ELECTRIC FUND	307.99
932429973	05/11/2026	50)BOLT MACH GALV 3/4 X 14 CHN 8914	ELECTRIC FUND	324.11
932429982	05/11/2026	112)INSULATOR SPOOL HENDRIX HPI-53-2	ELECTRIC FUND	178.20
Total Border States Industries, Inc:				5,169.32
BPW - Bldg Repair				
1131.01-MAY26	05/01/2026	Electric Building Repair Fund	ELECTRIC FUND	1,250.00
1131.01-MAY26	05/01/2026	Water Building Repair Fund	WATER FUND	850.00
Total BPW - Bldg Repair:				2,100.00
BPW - Bond Reserve				
MAY2026	05/01/2026	Water D311674 - SFR Land	WATER FUND	3,611.00

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
MAY2026	05/01/2026	Water D311685 - SRF Projects	WATER FUND	20,770.00
MAY2026-SERIES	05/01/2026	Electric Series 2025 Bonds	ELECTRIC FUND	16,476.00
MAY2026-SERIES	05/01/2026	Water Series 2025 Bonds	WATER FUND	8,007.00
MAY2026-SERIES	05/01/2026	WPC Series 2025 Bonds	WPC	1,000.00
Total BPW - Bond Reserve:				49,864.00
BPW - Engineering Charges				
1456.00-MAY26	05/01/2026	Water Engineering Charges	WATER FUND	3,903.00
1456.00-MAY26	05/01/2026	WPC Engineering Charges	WPC	3,903.00
Total BPW - Engineering Charges:				7,806.00
BPW - Utilities				
12058900-APR26	05/06/2026	Utilities/electric/Sub 1	ELECTRIC FUND	262.87
15051800-APR26	05/06/2026	Utilities/WPC/Lift Station 424 Irving	WPC	256.81
21104000-APR26	05/06/2026	Utilities/Water/19th & Hoyt	WATER FUND	66.63
21104500-APR26	05/06/2026	Utilities/electric/Sub 3	ELECTRIC FUND	52.41
21176000-APR26	05/06/2026	Utilities/WPC/Lift Station 1831 1/2 carlyle	WPC	55.42
23001000-APR26	05/06/2026	Utilities/WPC/Lift Station 204 s 1st	WPC	255.06
24107600-APR26	05/06/2026	Utilities/WPC/Lift Station 2118 Market	WPC	34.38
31004001-APR26	05/06/2026	Utilities/electric/Sub 5	ELECTRIC FUND	129.96
31013810-APR26	05/06/2026	Utilities/electric/Switch station #1	ELECTRIC FUND	11.51
32011800-APR26	05/06/2026	Utilities/WPC/Lift Station 910 w Court	WPC	34.03
35041000-APR26	05/06/2026	Utilities/WPC/Lift Station 624 Pleasant	WPC	36.22
37009500-APR26	05/06/2026	Utilities/WPC/Lift Station 800 Herbert	WPC	320.75
37039110-APR26	05/06/2026	Utilities/electric/Sub 2	ELECTRIC FUND	29.87
38146000-APR26	05/06/2026	Utilities/Water/Mulberry & West	WATER FUND	97.40
39079000-APR26	05/06/2026	Utilities/WPC/Disposal Plant	WPC	9,545.71
39079100-APR26	05/06/2026	Utilities/WPC/Disposal Plant	WPC	233.77
39093000-APR26	05/06/2026	Utilities/WPC/Lift Station 1618 Country Club In	WPC	64.39
40013000-APR26	05/06/2026	Utilities/Water Reed & W Scott	WATER FUND	251.74
40013500-APR26	05/06/2026	Utilities/Electric/Sub 6	ELECTRIC FUND	110.76
4002110-APR26	05/06/2026	Utilities/Electric/1st & Ella Security Light	ELECTRIC FUND	11.51
40031000-APR26	05/06/2026	Utilities/Water/W Hoyt & Blueridge	WATER FUND	21.10
40033500-APR26	05/06/2026	Utilities/Electric/Sub 9	ELECTRIC FUND	116.65
40057600-APR26	05/06/2026	Utilities/Water/500 N Commerce	WATER FUND	977.74
40057700-APR26	05/06/2026	Utilities/Electric/500 N Commerce	ELECTRIC FUND	623.47
40086010-APR26	05/06/2026	Utilities/Electric/Sub 7	ELECTRIC FUND	14.65
40116000-APR26	05/06/2026	Utilities/Electric/Sub 4	ELECTRIC FUND	76.02
40137200-APR26	05/06/2026	Utilities/electric/Sub 10	ELECTRIC FUND	46.23
40260000-APR26	05/06/2026	Utilities/Water/North Reservoir	WATER FUND	2,783.06
40260500-APR26	05/06/2026	Utilities/Water/South Reservoir	WATER FUND	2,557.43
40261000-APR26	05/06/2026	Utilities/Water/Wells Hoag	WATER FUND	4,007.80
45016000-APR26	05/06/2026	Utilities/Water/RR3	WATER FUND	21.59
5013000-APR26	05/06/2026	Utilities/electric/400 Ella	ELECTRIC FUND	491.06
Total BPW - Utilities:				23,598.00
Brown, Ronald L.				
27025200	05/13/2026	Final Refund 211 s 12th	ELECTRIC FUND	406.02
Total Brown, Ronald L.:				406.02
Building Crafts Inc				
021-01277-PMT8	04/30/2026	WPC Grit Improvements Project No. 021-01277	WPC	203,682.21

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
Total Building Crafts Inc:				203,682.21
Call Management Resources				
26050523190808	05/05/2026	After Hours Call Service St	ELECTRIC FUND	46.38
26050523190808	05/05/2026	After Hours Call Service Elec	ELECTRIC FUND	46.37
26050523190808	05/05/2026	After Hours Call Service Water	WATER FUND	46.37
26050523190808	05/05/2026	After Hours Call Service Sewer	WPC	46.37
Total Call Management Resources:				185.49
Cardmember Service				
BELL-APR26	05/07/2026	GFOA Training-Meals f/HB	ELECTRIC FUND	58.03
BELL-APR26	05/07/2026	GFOA Training-Lodging f/HB	ELECTRIC FUND	815.12
BELL-APR26	05/07/2026	GFOA Training-Parking	ELECTRIC FUND	168.00
Total Cardmember Service:				1,041.15
Carpenter Paper Company				
422585	05/07/2026	1cs)Bath Tissue @ 96.9938	ELECTRIC FUND	96.99
422585	05/07/2026	Sales Tax	ELECTRIC FUND	7.27
Total Carpenter Paper Company:				104.26
CINTAS LOC 749				
4266694065	04/21/2026	Uniform Cleaning/Rental WPC	WPC	35.00
4268188624	05/05/2026	Uniform Cleaning/Rental WPC	WPC	35.00
Total CINTAS LOC 749:				70.00
City Economic Development Fund				
ED-MAY26	05/01/2026	Economic Development Support-MAY26	ELECTRIC FUND	25,000.00
Total City Economic Development Fund:				25,000.00
City Motor Supply				
917037	05/04/2026	1)Tire Kit @13.49	WPC	13.49
917101	05/06/2026	1)GoJo Scrub Wipes @22.99	WPC	22.99
917155	05/08/2026	1)Sim Grn@7.59	WPC	7.59
917155	05/08/2026	1)Hydrauli@11.59	WPC	11.59
Total City Motor Supply:				55.66
City Treasurer				
ATTY-MAY26	05/01/2026	Attorney Salary -May26	ELECTRIC FUND	4,257.00
ATTY-MAY26	05/01/2026	Attorney Salary -May26	WATER FUND	2,554.00
ATTY-MAY26	05/01/2026	Attorney Salary -May26	WPC	1,703.00
CR-MAY26	05/01/2026	Community Relations Coord(50% of Amanda)-MAY26	ELECTRIC FUND	2,747.00
CR-MAY26	05/01/2026	Community Relations Coord(50% of Amanda)-MAY26	WATER FUND	1,648.20
CR-MAY26	05/01/2026	Community Relations Coord(50% of Amanda)-MAY26	WPC	1,098.80
FINANCE-HR-MAY26	05/01/2026	Finance/HR Salary-MAY26	ELECTRIC FUND	8,424.00
FINANCE-HR-MAY26	05/01/2026	Finance/HR Salary-MAY26	WATER FUND	5,054.40
FINANCE-HR-MAY26	05/01/2026	Finance/HR Salary-MAY26	WPC	3,369.60
GARBAGE-APR26	05/07/2026	Garbage-APR26	ELECTRIC FUND	127,414.31
GM-MAY26	05/01/2026	General Manager Salary -MAY26	ELECTRIC FUND	10,933.00
GM-MAY26	05/01/2026	General Manager Salary -MAY26	WATER FUND	6,559.80
GM-MAY26	05/01/2026	General Manager Salary -MAY26	WPC	4,373.20

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
IT-MAY26	05/01/2026	IT Monthly Contibution -MAY26	ELECTRIC FUND	40,030.00
IT-MAY26	05/01/2026	IT Monthly Contibution -MAY26	WATER FUND	13,614.00
IT-MAY26	05/01/2026	IT Monthly Contibution -MAY26	WPC	9,432.00
PLUS-APR26	05/07/2026	Beatrice Plus-APR26	ELECTRIC FUND	2,407.66
Total City Treasurer:				245,619.97
Column Software PBC				
7FF24556-0715	04/24/2026	Notice of Meeting 5/24/26	ELECTRIC FUND	13.02
Total Column Software PBC:				13.02
Dawgs Sports Specialties				
11246	05/12/2026	31)Tee@15.00	WPC	465.00
11246	05/12/2026	6)LS Tee@18.00	WPC	108.00
11246	05/12/2026	Charge for 2xl	WPC	12.00
11246	05/12/2026	Charge for 3XL	WPC	18.00
Total Dawgs Sports Specialties:				603.00
Diversified Safety and Compliance LLC				
26-051372	05/01/2026	9) Clearinghouse Renewal Street @35.00	ELECTRIC FUND	315.00
26-051372	05/01/2026	4) Clearinghouse Renewal BASWA @35.00	ELECTRIC FUND	140.00
26-051372	05/01/2026	9) Clearinghouse Renewal MARS @35.00	ELECTRIC FUND	315.00
26-051372	05/01/2026	11)Clearinghouse Renewal Electric @35.00	ELECTRIC FUND	385.00
26-051372	05/01/2026	5) Clearinghouse Renewal Water @35.00	WATER FUND	175.00
26-051372	05/01/2026	5) Clearinghouse Renewal WPC @35.00	WPC	175.00
26-301289	05/11/2026	Random Drug Test@95.00/street	ELECTRIC FUND	95.00
26-301289	05/11/2026	Mileage	ELECTRIC FUND	10.00
26-301289	05/11/2026	Pre Employment Drug Screen-Ethan Weaver-MARS	ELECTRIC FUND	95.00
Total Diversified Safety and Compliance LLC:				1,705.00
Eakes Office Solutions				
9330572-0	05/05/2026	1)Stamp,Custom@123.69	ELECTRIC FUND	123.69
9330572-0	05/05/2026	Sales Tax	ELECTRIC FUND	9.28
Total Eakes Office Solutions:				132.97
Echo Electric				
S011786145.001	05/01/2026	20)Sun .025S Slide #5 T2 120V @3.71 (RBC Room Control panel indicator)	WPC	74.20
S011925433.001	04/30/2026	State Sales/Use	ELECTRIC FUND	2.01-
S011925433.001	04/30/2026	City Sales/Use	ELECTRIC FUND	.73-
S011925433.001	04/30/2026	10)ARL NML T5 1/2 NM L/t Straight Conn@3.13	ELECTRIC FUND	31.35
S011925433.001	04/30/2026	1)ARL NMLT905 1/2" onD NMLT Puch conn@5.2486	ELECTRIC FUND	5.25
S011925433.001	04/30/2026	Use Tax	ELECTRIC FUND	2.74
Total Echo Electric:				110.80
Employee Benefit Account				
HEALTH INS-MAY26	05/01/2026	Engineering Health Ins	ELECTRIC FUND	8,400.00
HEALTH INS-MAY26	05/01/2026	Electric Health Ins	ELECTRIC FUND	36,400.00
HEALTH INS-MAY26	05/01/2026	Billing & Service-elec	ELECTRIC FUND	5,600.00
HEALTH INS-MAY26	05/01/2026	Jean & Zab-elec	ELECTRIC FUND	2,800.00
HEALTH INS-MAY26	05/01/2026	Water Health Ins	WATER FUND	28,000.00
HEALTH INS-MAY26	05/01/2026	Billing & Service-wtr	WATER FUND	3,360.00
HEALTH INS-MAY26	05/01/2026	Jean & Zab-wtr	WATER FUND	1,680.00

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
HEALTH INS-MAY26	05/01/2026	WPC Health Ins	WPC	16,800.00
HEALTH INS-MAY26	05/01/2026	Billing & Service-wpc	WPC	2,240.00
HEALTH INS-MAY26	05/01/2026	Jean & Zab - wpc	WPC	1,120.00
Total Employee Benefit Account:				106,400.00
Farmers Cooperative				
2266-APR26	04/30/2026	Tire Repair	WATER FUND	25.00
2267-APR26	04/30/2026	11.2160 Super No Lead	WPC	34.98
2267-APR26	04/30/2026	20.3250 Super No Lead Gas	WPC	63.39
2267-APR26	04/30/2026	11.3920 Super No lead gas	WPC	38.95
2267-APR26	04/30/2026	12.8080 Super No lead Gas	WPC	43.79
2267-APR26	04/30/2026	20.6190 Super No Lead gas	WPC	70.50
2267-APR26	04/30/2026	16.0020 Super No Lead	WPC	54.71
2267-APR26	04/30/2026	19.9240 Super No Lead	WPC	66.73
2267-APR26	04/30/2026	11.622 Super No Lead	WPC	38.92
2267-APR26	04/30/2026	2)205/75R15/D StTrailer @69.95	WPC	139.90
2267-APR26	04/30/2026	Tire disposal	WPC	13.00
2267-APR26	04/30/2026	Tire Tax	WPC	2.00
2267-APR26	04/30/2026	27.2870 Super no Lead -gas can	WPC	93.29
2267-APR26	04/30/2026	5.8380 Super No Lead	WPC	19.96
2267-APR26	04/30/2026	2.2220 Super No Lead	WPC	7.60
2267-APR26	04/30/2026	60 Spectra Red Max #2 Tub	WPC	342.60
2268-ARP26	04/30/2026	Tire Repair	ELECTRIC FUND	25.00
2268-ARP26	04/30/2026	1)12-16.5/12 Samson @190.00	ELECTRIC FUND	190.00
2268-ARP26	04/30/2026	Tire disposal	ELECTRIC FUND	6.50
2268-ARP26	04/30/2026	Tire Tax	ELECTRIC FUND	1.00
2268-ARP26	04/30/2026	Sales Tax	ELECTRIC FUND	14.74
2268-ARP26	04/30/2026	19.98)Propane Cylinder fill	ELECTRIC FUND	19.98
2268-ARP26	04/30/2026	Sales Tax	ELECTRIC FUND	1.50
2268-ARP26	04/30/2026	1)265/70R17 @200.00	WATER FUND	200.00
2268-ARP26	04/30/2026	Tire disposal	WATER FUND	6.50
2268-ARP26	04/30/2026	Tire Tax	WATER FUND	1.00
2268-ARP26	04/30/2026	Sales Tax	WATER FUND	15.49
2268-ARP26	04/30/2026	1)265/70R17 @200.00	WATER FUND	200.00
2268-ARP26	04/30/2026	Tire disposal	WATER FUND	6.50
2268-ARP26	04/30/2026	Tire Tax	WATER FUND	1.00
2268-ARP26	04/30/2026	Sales Tax	WATER FUND	15.49
Total Farmers Cooperative:				1,760.02
GB Auto Service Inc				
511715865	04/30/2026	2)Mount & Balance tire@23.99	WPC	47.98
Total GB Auto Service Inc:				47.98
Hawkins, Inc.				
7410422	05/01/2026	1)55 Gallon Blue Drum @ 30.00/ea (return)	WPC	30.00-
7410422	05/01/2026	2)Azone 15-110/ga@5.74	WPC	632.28
7410422	05/01/2026	2)55 Gallon Blue Drum @ 30.00/ea	WPC	60.00
7410422	05/01/2026	Freight Charge	WPC	26.50
7410422	05/01/2026	Freight	WPC	20.00
7410422	05/01/2026	Environmental charge	WPC	10.00
Total Hawkins, Inc.:				718.78

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
HDR Engineering Inc				
1200824622	05/12/2026	Evaluate generation equip/develop comprehensive strategy for the procure	ELECTRIC FUND	9,722.48
Total HDR Engineering Inc:				9,722.48
Husker Electric Supply				
83570	05/12/2026	1,000)CABLE TRI.350-350-4/0 URD AL. "WESLEYAN"	ELECTRIC FUND	4,298.93
Total Husker Electric Supply:				4,298.93
JEO Consulting Group, Inc.				
171897	02/24/2026	Engineering design for Chemical Feed Improvement Project #251912	WATER FUND	1,621.25
Total JEO Consulting Group, Inc.:				1,621.25
JK Energy Consulting LLC				
2658	05/13/2026	2.5)Hourly Billing Srv Apr26: NextEra Nov Cottonwood Project outage	ELECTRIC FUND	400.00
2659	05/13/2026	6)Hourly Billing srv Apr26: HDR Potential Generation Addition	ELECTRIC FUND	960.00
2660	05/13/2026	1.5) Hourly billing srv APR26:Prepaire meter readings and invocie	ELECTRIC FUND	240.00
2661	05/13/2026	1.75)Hourly Billing srv APR26:Capacity Purchase Agreement-winter capacit	ELECTRIC FUND	280.00
2661	05/13/2026	1.25)Hourly Billing Srv APR26: Capacity Purchase Agreement-formatted ag	ELECTRIC FUND	87.50
Total JK Energy Consulting LLC:				1,967.50
Lammel Plumbing, Inc.				
87721	05/05/2026	1)1xMIP Nylon Insert ADAP@3.44	WPC	3.44
87721	05/05/2026	8)#16 SS Hose Clamp@3.12	WPC	24.96
Total Lammel Plumbing, Inc.:				28.40
Lampton Welding Supply				
0020368749	05/11/2026	12)Til Glove Cow/Split Lth@11.89	WATER FUND	142.68
0020368749	05/11/2026	12)Til Glove Driver S-Lrge @11.89	WATER FUND	142.68
0020368749	05/11/2026	Sales Tax	WATER FUND	21.40
Total Lampton Welding Supply:				306.76
Landis and Gyr Technology, Inc.				
90429911	05/05/2026	SaaS Monthly flat Fee/Apr26	ELECTRIC FUND	3,645.00
Total Landis and Gyr Technology, Inc.:				3,645.00
LARRY D ZARYBNICKY				
2026-01	05/01/2026	125) TTF Sod@.80/sf	WATER FUND	100.00
2026-01	05/01/2026	Sales Tax (applies to \$50/materials,sod)	WATER FUND	3.75
Total LARRY D ZARYBNICKY:				103.75
Layne Christensen Company				
3202691	05/05/2026	2026 Well and Pump Routine Maint Testing	WATER FUND	4,720.00
3202691	05/05/2026	VHS Motor Oil	WATER FUND	160.00
3202691	05/05/2026	Sales Tax	WATER FUND	8.80
Total Layne Christensen Company:				4,888.80
Lincoln Winwater Works				
119411 02	04/30/2026	2)TAPPING SLEEVE 12 IN X 8 SST-13.52 x 8 MJ	WATER FUND	1,726.45

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
119411 02	04/30/2026	1)TAPPING SLEEVE 8 INX 8 IN SST-9.37 x 8 DI MJ	WATER FUND	798.73
119411 02	04/30/2026	3)TAPPING SLEEVE SST-9.37 x 6 DI MJ OUTLET	WATER FUND	1,783.42
119411 02	04/30/2026	2)18 x 8 TAPPING SLEEVE SST-19.70 DI 8 MJ OUTLET	WATER FUND	3,655.00
119657 02	04/30/2026	2)TAPPING SLEEVE 12 IN X 6 SST-13.52 x 6 DI MJ OUTLET	WATER FUND	1,545.85
Total Lincoln Winwater Works:				9,509.45
Mead Lumber Company				
13429144	05/04/2026	5)Pre-Mix Gravel & Cement@5.58	WATER FUND	27.90
13429144	05/04/2026	Sales Tax	WATER FUND	2.09
13465837	05/12/2026	1)15x3 Struc TX Lag Scrw@46.07	ELECTRIC FUND	46.07
13465837	05/12/2026	1)10pc Sawzall Blade set@20.63	ELECTRIC FUND	20.63
13465837	05/12/2026	Sales Tax	ELECTRIC FUND	5.00
Total Mead Lumber Company:				101.69
Midwest Laboratories, Inc.				
1284846	05/04/2026	Weekly Wastewater Samples/Apr26	WPC	1,111.30
Total Midwest Laboratories, Inc.:				1,111.30
Nebraska Public Power District				
47601	05/05/2026	Power Bill/Transmission-Apr26	ELECTRIC FUND	22,166.19
9000063332	04/30/2026	2) MTR Translation & Rpt Mtr Srv--Comb Rpt	ELECTRIC FUND	184.00
Total Nebraska Public Power District:				22,350.19
Norris Public Power District				
311885100-APR26	05/05/2026	Power Bill/City Wells/APR2026	WATER FUND	4,199.62
Total Norris Public Power District:				4,199.62
Olsson, Inc.				
577158	04/29/2026	WPC Grit Improvement Project	WPC	20,907.05
Total Olsson, Inc.:				20,907.05
One Call Concepts, Inc.				
6040131	04/30/2026	Street-locate fees	ELECTRIC FUND	51.30
6040131	04/30/2026	Elec-locate fees	ELECTRIC FUND	51.32
6040131	04/30/2026	Water-locate fees	WATER FUND	51.32
6040131	04/30/2026	WPC-locate fees	WPC	51.32
Total One Call Concepts, Inc.:				205.26
O'Reilly Automotive, Inc.				
0749-151496	05/07/2026	2)Batt Cable@19.99	WPC	39.98
0749-152820	05/13/2026	2)Semi-Met Pad @47.60	WPC	95.20
0749-152820	05/13/2026	2)14ozbrakeclin@4.77	WPC	9.54
Total O'Reilly Automotive, Inc.:				144.72
Pinnacle Bank				
APR26	05/01/2026	Internet Banking Fees Apr 2026	ELECTRIC FUND	41.40
Total Pinnacle Bank:				41.40

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
Priority Printing				
125366	05/02/2026	State Sales/Use Tax	WATER FUND	80.01-
125366	05/02/2026	City Sales/Use Tax	WATER FUND	29.10-
125366	05/02/2026	4950)2025 Annual Water Quality@.14695	WATER FUND	727.38
125366	05/02/2026	4950)CCR Lead insert @.146945	WATER FUND	727.38
125366	05/02/2026	USE TAX	WATER FUND	109.11
Total Priority Printing:				1,454.76
Probst, Karen K				
38124501	05/13/2026	Final Refund 200 Mulberry	ELECTRIC FUND	187.58
Total Probst, Karen K:				187.58
Quadient Leasing USA Inc				
31270251-APR26	05/03/2026	Postage /split	ELECTRIC FUND	1,511.44
31270251-APR26	05/03/2026	Postage /split	WATER FUND	906.87
31270251-APR26	05/03/2026	Postage /split	WPC	604.58
Total Quadient Leasing USA Inc:				3,022.89
Ray's Welding				
002294	05/06/2026	State Sales/Use Tax	WATER FUND	8.80-
002294	05/06/2026	City Sales/Use Tax	WATER FUND	3.20-
002294	05/06/2026	Welding on Cast-Iron manhole Cover	WATER FUND	160.00
002294	05/06/2026	Use Tax	WATER FUND	12.00
Total Ray's Welding:				160.00
Roehr's Machinery, Inc.				
IV93461	05/09/2026	4)Key, Foor L@4.90	WATER FUND	19.60
IV93461	05/09/2026	Sales tax	WATER FUND	1.47
IV93547	05/12/2026	1)Weld On Ban@19.34	ELECTRIC FUND	19.34
IV93547	05/12/2026	Sales tax	ELECTRIC FUND	1.45
Total Roehr's Machinery, Inc.:				41.86
Sack Lumber Company				
2605-169340	05/07/2026	1)3/16x4 Masonry Bit @5.49	WATER FUND	5.49
2605-169340	05/07/2026	1)5/32x3 masonry Bit@4.99	WATER FUND	4.99
2605-169340	05/07/2026	Sales Tax	WATER FUND	.79
Total Sack Lumber Company:				11.27
Sapp Bros. Petroleum, Inc.				
IN5023802	05/12/2026	900)DIESEL #2 DYED WITH ADDITIVE PACKAGE, CONTRACT FUEL FO	ELECTRIC FUND	2,437.20
IN5023802	05/12/2026	1200)UNLEADED GASOLINE E-10 CONTRACT FUEL FOR 2026	ELECTRIC FUND	3,138.00
Total Sapp Bros. Petroleum, Inc.:				5,575.20
Schill, Sheila				
4030500	05/13/2026	Final Refund 809 Ella	ELECTRIC FUND	57.79
Total Schill, Sheila:				57.79
Seth's Lawn Solutions LLC				
7594	04/04/2026	Pre emergent/Crabgrass Control/Fertilizer4 4/2/26	ELECTRIC FUND	80.00

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
Total Seth's Lawn Solutions LLC:				80.00
Sherwin Williams				
6765-0	05/08/2026	1)B55TO1404 GALLON @189.39-DISCOUNT	WATER FUND	77.45
6765-0	05/08/2026	1)FROG ADVANCED 36MM@10.99-DISCOUNT	WATER FUND	7.69
6765-0	05/08/2026	1)FOG TAPE-36MM@9.99-DISCOUNT	WATER FUND	6.99
6765-0	05/08/2026	Sales Tax	WATER FUND	6.91
6842-7	05/12/2026	1)Lo Mineral Spirits @11.49-discount	WATER FUND	8.04
6842-7	05/12/2026	Sales Tax	WATER FUND	.60
Total Sherwin Williams:				107.68
Terex USA, LLC dba Terex Utilities				
7650991	04/21/2026	TEREX Hi Ranger TL60 Articulating/Telescoping Aerial Device Quote#QU2	ELECTRIC FUND	389,924.46
7650991	04/21/2026	Surcharge Tariff	ELECTRIC FUND	6,026.00
7650991	04/21/2026	Change Order-InstallMV	ELECTRIC FUND	4,726.00
8016748	05/04/2026	On Account -Credit	ELECTRIC FUND	156.44-
Total Terex USA, LLC dba Terex Utilities:				400,520.02
The Green Tree LLC				
11722	05/04/2026	Tree Trimming 120 hrs/wk of 4/27/26	ELECTRIC FUND	27,000.00
Total The Green Tree LLC:				27,000.00
Tractor Supply Company				
482341	04/30/2026	2)24x12 124pr tire @124.99	WPC	249.98
765713	05/05/2026	1)Hose 1x25ft Sprayer @89.99	WPC	89.99
Total Tractor Supply Company:				339.97
Tyndale Company, Inc.				
4411427	05/05/2026	1)carhartt FR Canvas Org Loose Pant@105.00/Bletscher	ELECTRIC FUND	105.00
4411427	05/05/2026	shipping	ELECTRIC FUND	12.95
4411427	05/05/2026	sales tax	ELECTRIC FUND	8.85
Total Tyndale Company, Inc.:				126.80
US Postmaster				
050726	05/07/2026	cycle billing postage	ELECTRIC FUND	1,538.52
050726	05/07/2026	cycle billing postage	WATER FUND	923.11
050726	05/07/2026	cycle billing postage	WPC	615.40
Total US Postmaster:				3,077.03
USA Bluebook				
INV01027887	04/23/2026	State Sales/Use	WATER FUND	14.99-
INV01027887	04/23/2026	City Sales/Use	WATER FUND	5.45-
INV01027887	04/23/2026	DPD 1 Dispenser 10mL Sample 1000 tests	WATER FUND	253.00
INV01027887	04/23/2026	Freight	WATER FUND	19.59
INV01027887	04/23/2026	Use Tax	WATER FUND	20.44
INV01032527	04/28/2026	State Sales/Use	WATER FUND	7.71-
INV01032527	04/28/2026	City Sales/Use	WATER FUND	2.81-
INV01032527	04/28/2026	1)Hach Hardness Drop Count Test Kit @119.00	WATER FUND	119.00
INV01032527	04/28/2026	Freight	WATER FUND	21.22
INV01032527	04/28/2026	Use Tax	WATER FUND	10.52

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
Total USA Bluebook:				412.81
Visa				
20081-APR26	05/05/2026	Russ's-srv center supplies	ELECTRIC FUND	12.98
20081-APR26	05/05/2026	Hotsy-hoses	ELECTRIC FUND	663.87
20081-APR26	05/05/2026	Hotsy-Vac truck repairs	ELECTRIC FUND	401.63
20081-APR26	05/05/2026	Res Holiday Inn-Conf resv	ELECTRIC FUND	454.12
20081-APR26	05/05/2026	UPS-Shipping Skarshaug	ELECTRIC FUND	176.01
20081-APR26	05/05/2026	UPS-Shipping Adj	ELECTRIC FUND	10.34
20081-APR26	05/05/2026	Justins-Erb retirement	ELECTRIC FUND	93.75
20081-APR26	05/05/2026	Walmart-Erb Retirement	ELECTRIC FUND	348.20
20081-APR26	05/05/2026	Russ's-Erb retirement	ELECTRIC FUND	100.44
20081-APR26	05/05/2026	Sunrise-Erb Retirement	ELECTRIC FUND	46.00
20081-APR26	05/05/2026	Amazon-Engineering Supplies	ELECTRIC FUND	11.28
20081-APR26	05/05/2026	Walmart-Board mtg/supplies	ELECTRIC FUND	56.95
20081-APR26	05/05/2026	Pizza Hut-Board Mtg	ELECTRIC FUND	72.38
20081-APR26	05/05/2026	State Sales/Use	WATER FUND	2.85-
20081-APR26	05/05/2026	State Sales/Use	WATER FUND	15.67-
20081-APR26	05/05/2026	City Sales/Use	WATER FUND	1.04-
20081-APR26	05/05/2026	City Sales/Use	WATER FUND	5.70-
20081-APR26	05/05/2026	Sawzilla-Concrete Saw Blade	WATER FUND	51.81
20081-APR26	05/05/2026	USE Tax	WATER FUND	3.89
20081-APR26	05/05/2026	Amazon-Mower cable	WATER FUND	17.19
20081-APR26	05/05/2026	Homedepot-Measuring tool	WATER FUND	139.74
20081-APR26	05/05/2026	Harbor Freight-Tools	WATER FUND	90.25
20081-APR26	05/05/2026	Buy Door-Lock	WATER FUND	284.88
20081-APR26	05/05/2026	Buy Door Use tax	WATER FUND	21.37
20081-APR26	05/05/2026	USPS-Samples	WATER FUND	15.40
20081-APR26	05/05/2026	Amazon-Fan	WATER FUND	89.93
20081-APR26	05/05/2026	Sunrise-safety meeting	WATER FUND	30.14
20081-APR26	05/05/2026	Amazon-safety Hoodie	WATER FUND	44.51
20081-APR26	05/05/2026	Amazon-safety shirts	WATER FUND	137.30
20081-APR26	05/05/2026	Zoro-Storage bins	WATER FUND	486.20
20081-APR26	05/05/2026	USPS-shipping	WATER FUND	21.14
20081-APR26	05/05/2026	Amazon-Binder book rings	WATER FUND	5.36
20081-APR26	05/05/2026	Ebay-Bearing/Cir Oil	WPC	215.00
20081-APR26	05/05/2026	Zoro-Vac turbe end clamp	WPC	32.85
20081-APR26	05/05/2026	NE Water Evn Assoc-2026 Conf Reg-Kobes	WPC	210.00
20081-APR26	05/05/2026	NE Water Env Assoc-2026 Conf Reg Diehl	WPC	210.00
20081-APR26	05/05/2026	Walmart-Wastwater meeting	WPC	5.47
20081-APR26	05/05/2026	Sunrise-Wastwater meeting	WPC	52.17
20081-APR26	05/05/2026	Harbor Freight-Tool-credit	WPC	27.92-
20081-APR26	05/05/2026	Harbor Freight-Tools	WPC	56.96
20081-APR26	05/05/2026	Harbor Freight-Tool	WPC	27.92
20081-APR26	05/05/2026	Harbor Freight-Tools	WPC	25.97
20081-APR26	05/05/2026	Amazon-Prime credit	WPC	16.11-
20081-APR26	05/05/2026	USA BlueBook-Cassett Bag	WPC	345.84
20081-APR26	05/05/2026	Amazon-Latch (RBC bldg)	WPC	30.91
20081-APR26	05/05/2026	Amazon-Battery LS#2	WPC	41.66
20081-APR26	05/05/2026	Zoro-Traffic Cone	WPC	226.46
20081-APR26	05/05/2026	Zorro-Gas Monitor Filter	WPC	139.99
20081-APR26	05/05/2026	Walmart-Office Supplies	WPC	117.57
Total Visa:				5,556.54

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
Ward Laboratories				
1527779	05/04/2026	4) W-3 Nitrate (batch)+Silica+Sodium+Total Phosphorus @33.00	WATER FUND	132.00
1527779	05/04/2026	10)Water Samples Nitrate-Batch @8.25/ea	WATER FUND	82.50
Total Ward Laboratories:				214.50
Wesco Distributing, Inc.				
018913	05/04/2026	40)1/0 - 500 STIRRUP CLAMP TYPE HPS AHLS397021E	ELECTRIC FUND	2,076.04
032308	05/12/2026	20)POLE M.V. 30 FT. VALMONT DS50-750A270-6S-FST-GVHHAB DS50-7	ELECTRIC FUND	58,437.00
Total Wesco Distributing, Inc.:				60,513.04
Westlake Hardware, Inc.				
10360242	04/29/2026	3)Elbow 45pvc dwv @3.59 (f2 vent)	WATER FUND	10.77
10360242	04/29/2026	Sales Tax	WATER FUND	.81
10360255	04/30/2026	1)Flex Seal 14oz@15.29 (sub8)	ELECTRIC FUND	15.29
10360255	04/30/2026	2)Thread Seal Tape@2.33	ELECTRIC FUND	4.66
10360255	04/30/2026	1)Hse Clmp 9/16@2.69	ELECTRIC FUND	2.69
10360255	04/30/2026	1)Suply Hose @6.99	ELECTRIC FUND	6.99
10360255	04/30/2026	Sales Tax	ELECTRIC FUND	2.22
10360289	05/04/2026	1)Multi Surf Ant Baint@8.99	ELECTRIC FUND	8.99
10360289	05/04/2026	1)Ultra Gel Super Glue@7.19	ELECTRIC FUND	7.19
10360289	05/04/2026	Sales Tax	ELECTRIC FUND	1.21
10360307	05/05/2026	2)Nppple Galv @4.49	WPC	8.98
10360307	05/05/2026	2)Ball Valve@26.99	WPC	53.98
10360307	05/05/2026	3)EMT 1H Strap @.89	WPC	2.67
10360307	05/05/2026	3)Tube Strap Galv@.71	WPC	2.13
10360307	05/05/2026	1)Tape PTFE 1/2@4.13	WPC	4.13
10360307	05/05/2026	1)Nipple Galv @2.51	WPC	2.51
10360307	05/05/2026	2)PVC Nipple S80 @1.61	WPC	3.22
10360307	05/05/2026	1)Bibb Hose 3/4@17.09	WPC	17.09
10360307	05/05/2026	1)Reducng Tee@8.63	WPC	8.63
10360307	05/05/2026	3)Adapter Sch80@6.83	WPC	20.49
10360307	05/05/2026	3)Adaptr@3.23	WPC	9.69
10360307	05/05/2026	1)Multi Mt Drl bt@8.99	WPC	8.99
10360307	05/05/2026	20)Buld Fasteners @.53	WPC	10.60
10360312	05/05/2026	1)Hex Bushing 1-1/4@6.29	WPC	6.29
10360312	05/05/2026	1)Coupl Brs3/4FH-3/4FH @8.63	WPC	8.63
10360315	05/05/2026	1)Replacement Chnsw ch@26.99	ELECTRIC FUND	26.99
10360315	05/05/2026	1)14 3/8 .043 Picco@22.49	ELECTRIC FUND	22.49
10360315	05/05/2026	1)Chainsaw Chn Lw Prfl@26.99	ELECTRIC FUND	26.99
10360315	05/05/2026	1)Gal Bar Oil Patinum@26.09	ELECTRIC FUND	26.09
10360315	05/05/2026	1)Stihl 2cycle@17.99	ELECTRIC FUND	17.99
10360315	05/05/2026	1)File 5/32 One@8.99	ELECTRIC FUND	8.99
10360315	05/05/2026	Sales Tax	ELECTRIC FUND	9.72
10360320	05/06/2026	1)Poison Ivy TBRUS RTU@8.10	ELECTRIC FUND	8.10
10360320	05/06/2026	Sales Tax	ELECTRIC FUND	.61
10360324	05/06/2026	1)14 3/8 .043 Picco@22.49-returned	ELECTRIC FUND	22.49-
10360324	05/06/2026	1)Saw Chain 16@23.39	ELECTRIC FUND	23.39
10360324	05/06/2026	Sales Tax	ELECTRIC FUND	.07
10360327	05/06/2026	2)Killer Poison Ivy@30.59	ELECTRIC FUND	61.18
10360327	05/06/2026	Sales Tax	ELECTRIC FUND	4.59
10360337	05/07/2026	1)Tapcon Hex@26.99	WATER FUND	26.99
10360337	05/07/2026	Sales Tax	WATER FUND	2.02
10360350	05/07/2026	1)Bolt Toilet Seat@5.93	ELECTRIC FUND	5.93
10360350	05/07/2026	Sales Tax	ELECTRIC FUND	.44
10360362	05/08/2026	1)Saw Chain 16@23.39-returned	ELECTRIC FUND	23.39-

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
10360362	05/08/2026	Sales Tax	ELECTRIC FUND	1.75-
10360362	05/08/2026	westlake charge	ELECTRIC FUND	.97
10360380	05/11/2026	1)Knit Work Glove @8.63	WATER FUND	8.63
10360380	05/11/2026	1)Ace Better Brush @8.63	WATER FUND	8.63
10360380	05/11/2026	1)Dispsl Pnt Try Bk@2.15	WATER FUND	2.15
10360380	05/11/2026	Sales Tax	WATER FUND	1.46
10360398	05/12/2026	1)Stihl 2 cycle@17.99	WATER FUND	17.99
10360398	05/12/2026	Sales Tax	WATER FUND	1.35
Total Westlake Hardware, Inc.:				494.98
Grand Totals:				1,333,230.40

Dated: _____

Mayor: _____

City Council: _____



STAKE
YOUR
CLAIM

BEATRICE

CITY • BOARD OF PUBLIC WORKS

AGENDA ITEM

Subject: Approval of Pay Request #8 for the WPC Grit Project,
as recommended by the Board of Public Works

For Agenda of: May 18, 2026

Exhibit(s):

Date Submitted: May 13, 2026

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 April 29, 2026, as on file in the City Clerk's Office.
- e. Recommend approval of Pay Request #8 in the amount of \$203,682.21 to Building Crafts, Inc., for the WPC Grit Improvements project, to the Mayor and City Council.

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

Roll Call: Yea: Baehr, Hartley, Jones, Trauernicht, Zarybnicky
Nay: None

MOTION CARRIED.

CERTIFICATE OF PAYMENT NO. 8



Date of Issuance: April 30, 2026

Project: WPC Grit Improvements, Beatrice, Nebraska

Project No. 021-01277

Contractor: Building Crafts, Inc PO Box 96 Red Oak, IA 51566

DETAILED ESTIMATE

Description	Unit Prices	Extension
See Attached.		

PLEASE REMIT PAYMENT TO: Building Crafts, Inc.

Value of Work Completed: \$1,839,494.81

Original Contract Cost: \$4,559,000.00
 Approved Change Orders:
 No. 1 \$(145,000.00)
 Total Contract Cost: \$4,414,000.00

Value of completed work and materials stored..... \$1,839,494.81
 Less retained percentage (10%) \$ 183,949.48
 Net amount due including this estimate..... \$1,655,545.33
 Less: Estimates previously approved:

- No. 1 \$ 279,946.65
- No. 2 \$ 202,228.08
- No. 3 \$ 170,056.20
- No. 4 \$ 147,785.83
- No. 5 \$ 147,729.60
- No. 6 \$ 105,423.65
- No. 7 \$ 398,693.11

Total Previous Estimates \$ 1,451,863.12

NET AMOUNT DUE THIS ESTIMATE \$ 203,682.21

The undersigned hereby certifies, based upon periodic observations as set forth in scope of work and the data included in all applicable payment applications that, to the best of its knowledge, information and belief: (1) the work has progressed as indicated in the applicable payment applications; (2) the work performed and materials delivered by Contractor are in conformance with the plans and specifications; and (3) the Contractor, in accordance with the contract, is entitled to payment as indicated above.

This certification does not constitute a warranty or guarantee of any type. Client shall hold its Contractor solely responsible for the quality and completion of the Project, including construction in accordance with the construction documents. Any duty or obligation of Olsson hereunder is for the sole benefit of the Client and not for any third party, including the Contractor or any Subcontractor.

cc: City of Beatrice, Owner
 Building Crafts, Inc, Contractor
 Project File

OLSSON

By: Martin J. Rink

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: CITY OF BEATRICE	PROJECT: WPC GRIT IMPROVEMENTS	APPLICATION NO: 8	
		PERIOD TO: March 31, 2026	
FROM CONTRACTOR: BUILDING CRAFTS INC.	OWNER PROJECT OLSSON PROJECT #021-01277 ENGINEER: OLSSON	CONTRACT DATE: May 19, 2025	
	BCI PROJECT # 2150		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

1. ORIGINAL CONTRACT SUM	\$	4,559,000.00	
2. NET CHANGE BY CHANGE ORDERS	\$	(145,000.00)	
3. CONTRACT SUM TO DATE (Line 1+/- 2)	\$	4,414,000.00	
4. TOTAL COMPLETED & STORED TO DATE	\$	1,839,494.81	
5. RETAINAGE: 10%	\$	183,949.48	
6. TOTAL EARNED LESS RETAINAGE	\$	1,655,545.33	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	1,451,863.12	
8. CURRENT PAYMENT DUE	\$	203,682.21	
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	2,758,454.67	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor in accordance with the terms and conditions of purchase orders and subcontract agreements for work for which previous Certificates for Payment were issued and payments received from the Owner and title to all materials and equipment incorporated in said work or otherwise listed in or covered by this application for progress payment will pass to the Owner at the time of payment free and clear of all liens, claims, security interests and encumbrances except such as covered by a bond acceptable to the Owner, and that current payment shown herein is now due.

Building Crafts, Inc.
By: **Tony Lager** Digitally signed by Tony Lager
DN: cn=Tony Lager, o=Building Crafts, Inc., email=tony.lager@buildingcrafts.com, c=US Date: _____
Tony Lager, Project Manager

ENGINEER'S APPROVAL FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer recommends to the owner that to the best of the Engineer's knowledge, information, and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT APPROVED.

OLSSON
By: _____ Date: _____

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	(\$145,000.00)
Total approved this Month-	\$0.00	\$0.00
TOTALS	\$0.00	(\$145,000.00)
NET CHANGES by Change Order		(\$145,000.00)

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

Approved By: _____

PROJECT: WPC GRIT IMPROVEMENTS, BEATRICE, NE CONTRACTOR: BUILDING CRAFTS, INC.		OWNER: CITY OF BEATRICE OLSSON PROJECT: #021-01277				APPLICATION NUMBER: 8 APPLICATION DATE: 4/29/2026				
Package Item	Item #	Item Description	Scheduled Value	Total Stored Matreial	Work Completed Previously	Work Completed This Period	Work Completed To Date	Total Combined	Percent Stored & Complete	Balance to Finish
WPC GRIT IMPROVEMENTS										
1		DIVISION 1 - General Conditions								
	1.a	Mobilization	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 50,000.00	100%	\$ -
	1.b	Demobilization	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 50,000.00
	1.c	Management, Permits, and Utilities	\$ 279,600.00	\$ -	\$ 138,900.00	\$ 15,500.00	\$ 154,400.00	\$ 154,400.00	55%	\$ 125,200.00
	1.d	Submittals	\$ 50,000.00	\$ -	\$ 42,000.00	\$ 2,000.00	\$ 44,000.00	\$ 44,000.00	88%	\$ 6,000.00
	1.e	Allowance 1	\$ 24,067.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 24,067.00
	1.f	Allowance 2	\$ 248,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 248,800.00
	1.g	Bond, Insurance, & Misc	\$ 83,973.64	\$ -	\$ 55,234.00	\$ -	\$ 55,234.00	\$ 55,234.00	66%	\$ 28,739.64
	1.h	Equipment Rental, Clean up, and Project Safety	\$ 150,000.00	\$ -	\$ 98,550.00	\$ -	\$ 98,550.00	\$ 98,550.00	66%	\$ 51,450.00
2		DIVISION 2 - Demolition								
	2.a	Misc. Demolition	\$ 167,000.00	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	1%	\$ 164,500.00
3		DIVISION 3 - Concrete								
	3.a	Reinforcement Bar	\$ 141,400.00	\$ 5,705.00	\$ 119,308.44	\$ 4,000.00	\$ 123,308.44	\$ 129,013.44	91%	\$ 12,386.56
	3.b	Concrete Curing	\$ 8,396.55	\$ -	\$ 1,000.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	30%	\$ 5,896.55
	3.c	Bottom Slab Footings	\$ 23,000.00	\$ -	\$ 20,400.00	\$ 390.00	\$ 20,790.00	\$ 20,790.00	90%	\$ 2,210.00
	3.d	Strip Footings	\$ 26,941.36	\$ -	\$ 23,932.75	\$ 1,000.00	\$ 24,932.75	\$ 24,932.75	93%	\$ 2,008.61
	3.e	Tall Walls First Lift	\$ 185,639.44	\$ -	\$ 161,638.98	\$ 24,000.46	\$ 185,639.44	\$ 185,639.44	100%	\$ -
	3.f	Short Walls & Trough	\$ 13,748.19	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	36%	\$ 8,748.19
	3.g	Slab on Grade	\$ 14,403.05	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 14,403.05
	3.h	Columns	\$ 3,548.63	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,548.63
	3.i	Large & Small Structural Slab on Trough	\$ 8,900.00	\$ -	\$ -	\$ 8,900.00	\$ 8,900.00	\$ 8,900.00	100%	\$ -
	3.j	Grout Small and Large areas	\$ 60,616.64	\$ -	\$ -	\$ 30,300.00	\$ 30,300.00	\$ 30,300.00	50%	\$ 30,316.64
	3.k	Equipment Pads, Pipe Supports, and Misc Concrete	\$ 13,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 13,800.00
	3.l	Precast Embeds	\$ 8,744.00	\$ -	\$ 7,900.00	\$ 844.00	\$ 8,744.00	\$ 8,744.00	100%	\$ -
25	3.m	Precast Structural Concrete and Grouting	\$ 281,540.00	\$ -	\$ 239,500.00	\$ 35,000.00	\$ 274,500.00	\$ 274,500.00	97%	\$ 7,040.00
	3.n									
4		DIVISION 5 - Metals								
	4.a	Misc Metals - Materials	\$ 163,080.00	\$ 91,349.00	\$ -	\$ -	\$ -	\$ 91,349.00	56%	\$ 71,731.00
	4.b	Misc Metals - Labor	\$ 40,600.00	\$ -	\$ -	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00	14%	\$ 34,800.00
5		DIVISION 7 - Waterproofing, Roofing, and Insulation								
	5.a	Waterproofing & Misc	\$ 14,856.00	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	67%	\$ 4,856.00
	5.b	EPDM Roofing and Thermal Insulation	\$ 58,308.50	\$ -	\$ -	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	77%	\$ 13,308.50
	5.c	Joint Sealants	\$ 7,526.00	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	20%	\$ 6,026.00
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -
6		DIVISION 8 - Openings								
	6.a	Overhead Door	\$ 37,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 37,800.00
	6.b	Aluminum Doors and Windows	\$ 32,700.00	\$ 7,706.00	\$ -	\$ -	\$ -	\$ 7,706.00	24%	\$ 24,994.00
7		DIVISION 9 - Painting and Coatings								
	1.7a	Paintings	\$ 58,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 58,250.00
8		DIVISION 10 - Specialities								
	8.a	Signage and Fire Extinguishers	\$ 9,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 9,200.00
9		DIVISION 14 - Conveying Equipment								
	9.a	Traveling Bridge Crane	\$ 21,387.00	\$ -	\$ -	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	10%	\$ 19,187.00
10		DIVISION 22 - Plumbing								
	10.a	Plumbing Hangers, Supports, and Identification	\$ 27,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 27,700.00
	10.b	Plumbing Piping NPW, Drains, and Specialities	\$ 41,000.00	\$ -	\$ 7,500.00	\$ 6,200.00	\$ 13,700.00	\$ 13,700.00	33%	\$ 27,300.00
	10.c									
11		DIVISION 23 - HVAC								
	11.a	Ductwork & Accessories	\$ 16,540.00	\$ 1,925.30	\$ -	\$ -	\$ -	\$ 1,925.30	12%	\$ 14,614.70

Package Item	Item #	Item Description	Scheduled Value	Total Stored Matreial	Work Completed Previously	Work Completed This Period	Work Completed To Date	Total Combined	Percenty Stored & Complete	Balance to Finish
	11.b	Testing and Balancing HVAC	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00
	11.c	Unit Heaters and Louvers	\$ 8,100.00	\$ 7,532.20	\$ -	\$ -	\$ -	\$ 7,532.20	93%	\$ 567.80
12		DIVISION 26 - Electrical								
	12.a	Power Cables, Conductors, Raceways, and Grounding - Materials	\$ 110,300.00	\$ 13,824.30	\$ 26,700.00	\$ 15,000.00	\$ 41,700.00	\$ 55,524.30	50%	\$ 54,775.70
	12.b	Power Cables, Conductors, Raceways, and Grounding - Labor	\$ 44,700.00	\$ -	\$ 25,000.00	\$ 3,800.00	\$ 28,800.00	\$ 28,800.00	64%	\$ 15,900.00
	12.c	Transformer, Panelboards, Switches, and other Misc - Materials	\$ 90,345.00	\$ 27,529.24	\$ 5,801.54	\$ -	\$ 5,801.54	\$ 33,330.78	37%	\$ 57,014.22
	12.d	Transformer, Panelboards, Switches, and other Misc - Labor	\$ 40,600.00	\$ -	\$ 22,006.57	\$ -	\$ 22,006.57	\$ 22,006.57	54%	\$ 18,593.43
	12.e	Fiber, Communications, Control System Equipment Panels and Racks - Materials	\$ 77,705.00	\$ 36,810.88	\$ -	\$ 14,000.00	\$ 14,000.00	\$ 50,810.88	65%	\$ 26,894.12
	12.f	Fiber, Communications, Control System Equipment Panels and Racks - Labor	\$ 44,130.00	\$ -	\$ -	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	50%	\$ 22,130.00
13		DIVISION 31 - Earthwork								
	13.a	Excavation, Backfill, Compaction, and Grading - Materials	\$ 78,000.00	\$ -	\$ 7,327.86	\$ 10,370.00	\$ 17,697.86	\$ 17,697.86	23%	\$ 60,302.14
	13.b	Excavation, Backfill, Compaction, and Grading - Labor	\$ 149,000.00	\$ -	\$ 40,800.00	\$ 3,000.00	\$ 43,800.00	\$ 43,800.00	29%	\$ 105,200.00
14		DIVISION 32 - Site Work								
	14.a	Paving & Side Walks	\$ 134,031.14	\$ -	\$ 14,200.00	\$ -	\$ 14,200.00	\$ 14,200.00	11%	\$ 119,831.14
	14.b	Chain-link Fence	\$ 40,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 40,300.00
	14.c	Turf and Grasses	\$ 17,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 17,500.00
15		DIVISION 40 - Process								
	15.a	Underground Piping - Materials	\$ 179,273.50	\$ 98,205.60	\$ 26,286.14	\$ -	\$ 26,286.14	\$ 124,491.74	69%	\$ 54,781.76
	15.b	Underground Piping Installation - Labor	\$ 365,400.87	\$ -	\$ 130,043.88	\$ -	\$ 130,043.88	\$ 130,043.88	36%	\$ 235,356.99
	15.c	Bypass Pumping	\$ 96,008.00	\$ -	\$ 21,300.00	\$ -	\$ 21,300.00	\$ 21,300.00	22%	\$ 74,708.00
	15.d	Interior Piping, Valves, and Labeling - Materials	\$ 100,500.00	\$ 46,547.67	\$ 1,385.00	\$ -	\$ 1,385.00	\$ 47,932.67	48%	\$ 52,567.33
	15.e	Interior Piping, Valves, and Labeling - Labor	\$ 80,004.72	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00	2%	\$ 78,004.72
	15.f	Hangers and Pipe Supports - Materials	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00
	15.g	Hangers and Pipe Supports - Labor	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 8,000.00
	15.h	Slide Gates - Materials	\$ 65,426.00	\$ 50,500.00	\$ -	\$ -	\$ -	\$ 50,500.00	77%	\$ 14,926.00
	15.i	Slide Gates - Labor	\$ 21,283.41	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 21,283.41
16		DIVISION 43 & 46 - Process Equipment								
	16.a	Centrifugal Pumps - Materials	\$ 65,126.36	\$ -	\$ -	\$ 29,140.00	\$ 29,140.00	\$ 29,140.00	45%	\$ 35,986.36
	16.b	Centrifugal Pumps - Labor	\$ 23,000.00	\$ -	\$ -	\$ 9,200.00	\$ 9,200.00	\$ 9,200.00	40%	\$ 13,800.00
	16.c	Vortex Grit Equipment Installation & Startup	\$ 32,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 32,400.00
	16.d	Grit Washing Equipment - Materials	\$ 222,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 222,800.00
	16.f	Grit Washing Equipment - Labor	\$ 27,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 27,500.00
	16.g									
TOTALS			\$ 4,559,000.00	\$ 387,635.19	\$ 1,293,715.16	\$ 303,144.46	\$ 1,596,859.62	\$ 1,984,494.81	44%	\$ 2,574,505.19
Additional Work										
1		Change Order 1	\$ (145,000.00)	\$ -	\$ -	\$ (145,000.00)	\$ (145,000.00)	\$ (145,000.00)	100%	\$ -
Total Sum to Date			\$ 4,414,000.00	\$ 387,635.19	\$ 1,293,715.16	\$ 158,144.46	\$ 1,451,859.62	\$ 1,839,494.81	42%	\$ 2,429,505.19

Stored Material Summary

Contractor's Application

For (contract): WPC GRIT IMPROVEMENTS				Owner's Proj. No.:				Application Number: 8			
Contractor: Building Crafts Inc				Engineer's Proj. No.: #021-01277				Application Date: 4/24/2026			
Invoice No.	Shop Drawing Transmittal No.	Line Item	Materials Description	Stored Previously		Stored this Month		Incorporated in Work		Materials Remaining in Storage (\$) (E - F)	
				Date (Mo./Year)	Amount (\$)	Amount (\$)	Subtotal, \$ (D+E)	Date (Mo./Year)	Amount (\$)		
				6807-05	03 20 00	3a	Reinforcement Bar	1/29/2026	\$ 5,705.00		\$ -
6807-04	03 20 00	3a	Reinforcement Bar	12/26/2025	\$ 2,300.00	\$ -	\$ 2,300.00	1/27/2026	\$ 2,300.00	\$ -	
6807.2	03 20 00	3a	Reinforcement Bar	10/30/2025	\$ 18,315.00	\$ -	\$ 18,315.00	1/27/2026	\$ 18,315.00	\$ -	
6807-01	03 00 00	3a	Reinforcement Bar	9/29/2025	\$ 16,040.00	\$ -	\$ 16,040.00	11/18/2025	\$ 16,040.00	\$ -	
50033541845	03 00 00		Waterslop	9/24/2025	\$ 1,224.00	\$ -	\$ 1,224.00		\$ 1,224.00	\$ -	
31830	05 50 00	4.a	Misc Metals	9/19/2025	\$ -	\$ 11,200.00	\$ 11,200.00		\$ -	\$ 11,200.00	
33321	05 50 00	4.a	Misc Metals	3/18/2026	\$ -	\$ 80,149.00	\$ 80,149.00		\$ -	\$ 80,149.00	
32321	05 00 00	6b	Door Jamb and Grating Embeds	11/19/2025	\$ 7,706.00	\$ -	\$ 7,706.00		\$ -	\$ 7,706.00	
48482	23 00 00	11c	EF-1 Fan	12/1/2025	\$ 1,925.30	\$ -	\$ 1,925.30		\$ -	\$ 1,925.30	
48418	23 00 00	11c	Electrical Unit Heaters	12/1/2025	\$ 4,557.80	\$ -	\$ 4,557.80		\$ -	\$ 4,557.80	
48646	23 00 00	11a	Louver and Damper	12/1/2025	\$ 2,974.40	\$ -	\$ 2,974.40		\$ -	\$ 2,974.40	
S011147504.001	26 00 00	12a	Electrical Conduits and Accessories	7/1/2025	\$ 12,895.00	\$ -	\$ 12,895.00	10/20/2025	\$ 4,035.00	\$ 8,860.00	
124718	26 00 00	12a	PVC Conduits and Panel Boards	10/20/2025	\$ 5,929.30	\$ -	\$ 5,929.30	10/20/2025	\$ 965.00	\$ 4,964.30	
124588	26 00 00	12c	Electrical Gear and Fixtures	9/19/2025	\$ 14,920.35	\$ -	\$ 14,920.35		\$ -	\$ 14,920.35	
124938	26 00 00	12c	Gear and other accessories	12/17/2025	\$ 13,910.43	\$ -	\$ 13,910.43	12/17/2025	\$ 1,301.54	\$ 12,608.89	
13360	26 00 00	12e	Electrical Controls Equipment/HOA	2/10/2026	\$ 36,810.88	\$ -	\$ 36,810.88		\$ -	\$ 36,810.88	
91971	31 00 00		Pipe Bedding	9/3/2025	\$ 2,801.03	\$ -	\$ 2,801.03	9/30/2025	\$ 2,801.03	\$ -	
91832	31 00 00		Pipe Bedding	8/27/2025	\$ 2,765.63	\$ -	\$ 2,765.63	9/30/2025	\$ 2,765.63	\$ -	
1B 51623	33 14 16		Foundation Rock for Pipe Bedding	9/23/2025	\$ 770.00	\$ -	\$ 770.00	9/30/2025	\$ 770.00	\$ -	
93006	33 14 16		Foundation Rock for Pipe Bedding	10/8/2025	\$ 843.70	\$ -	\$ 843.70	10/8/2025	\$ 843.70	\$ -	
112481 01	33 14 16	15a	Underground Piping	8/1/2025	\$ 83,478.97	\$ -	\$ 83,478.97		\$ 21,399.91	\$ 62,079.06	
112481 02	33 14 16	15a	Underground Piping	8/20/2025	\$ 29,211.84	\$ -	\$ 29,211.84		\$ -	\$ 29,211.84	
112481 03	33 14 16	15a	Underground Piping	9/10/2025	\$ 798.99	\$ -	\$ 798.99	9/30/2025	\$ 798.99	\$ -	
114342 01	33 14 16	15a	Underground Piping	9/10/2025	\$ 454.51	\$ -	\$ 454.51	9/30/2025	\$ 454.51	\$ -	
114630 01	33 14 16	15a	Underground Piping	9/18/2025	\$ 248.59	\$ -	\$ 248.59	9/30/2025	\$ 248.59	\$ -	
112481 04	33 14 16	15a	Underground Piping	9/22/2025	\$ 6,914.70	\$ -	\$ 6,914.70		\$ -	\$ 6,914.70	
117125 01	40 05 00		Wall Collar Pipe in the Splitter Box	1/8/2026	\$ 1,385.00	\$ -	\$ 1,385.00	1/15/2026	\$ 1,385.00	\$ -	
115048	33 14 16		Gate Valve Accessories	10/3/2025	\$ 656.95	\$ -	\$ 656.95	10/8/2025	\$ 656.95	\$ -	
250403AP4-1	33 14 19	15d	Gate Valve & Check Valve	10/6/2025	\$ 5,522.99	\$ -	\$ 5,522.99	10/8/2025	\$ 2,727.19	\$ 2,795.80	
250403AP4-2	40 05 65.23	15d	Swing Check Valve	10/30/2025	\$ 725.41	\$ -	\$ 725.41		\$ -	\$ 725.41	
250403AP4-3	40 05 00	15d	Plug Valves	2/27/2026	\$ 24,226.46	\$ -	\$ 24,226.46		\$ -	\$ 24,226.46	
14827	40 05 00	15d	Stainless Steel Piping	2/10/2026	\$ 18,800.00	\$ -	\$ 18,800.00		\$ -	\$ 18,800.00	
23736	40 05 00	15h	Slide Gates	2/24/2026	\$ 50,500.00	\$ -	\$ 50,500.00		\$ -	\$ 50,500.00	
47244B44510	43 00 00	16a	Grundfos ERW Pump	11/1/2025	\$ 20,914.00	\$ -	\$ 20,914.00		\$ 20,914.00	\$ -	
					\$ -	\$ -	\$ -		\$ -	\$ -	
Totals					\$ 396,232.23	\$ 91,349.00	\$ * 487,581.23		\$ 99,946.04	\$ 387,635.19	

HME, INC.

HAAS METAL ENGINEERING



August 29, 2025

Beatrice WPC Grit Improvements
1220 Beaver Ave, Beatrice
NE 68310

SUBJECT: American Iron and Steel Certification for Beatrice WPC Grit Improvements

Ladies & Gentlemen,

I, Scott King, certify that the (melting, bending, coating, galvanizing, cutting, etc.) process for manufacturing or fabricating the following products and/or materials shipped or provided for the subject project is in full compliance with the American Iron and Steel requirement as mandated in EPA's State Revolving Fund Program.

Item, Products, and/or Materials:

1. Miscellaneous Steel

Fabrication of items above took place at the following locations:

HME, Inc.
2828 NW Button Road
Topeka, KS 66618

If any of the above compliance statements change while providing material to this project, we will immediately notify the prime contractor and engineer.

If you have any questions or need any further information, please contact me at 785-203-8532.

Thank you,

A handwritten signature in black ink, appearing to read 'Scott King'.

Scott King, CWI
QA/QC Manager
HME, Inc.



2828 NW Button Road
Topeka, KS 66618

Bill to: Building Crafts, Inc.
2 Rosewood Drive
Wilder, KY 41076 US

Ship to: BEATRICE WPC GRIT IMPROVEMENTS

PO Number:2150-P03

Cust #	Job #	Invoice #	Invoice Date	Due Date	Disc Date	Terms	
102	25.086	33321	03/18/26	04/17/26		Net 30 days	
Mth/Trans	Line	Description					Amount
03/26 257	001	DETAILING					2,800.00
03/26 257	002	STRUCTURAL & MISC					69,349.00
03/26 257	004	HANDRAIL					8,000.00

Notes:

Total Sales Tax	80,149.00
Less Retainage	
Total Due	80,149.00

PLEASE PAY FROM THIS INVOICE.
NO STATEMENT WILL BE SENT.

785-235-1524 • 785-235-3167 fax • 2828 NW Button Road • Topeka, KS 66618 • HMEInc.net



2828 NW Button Road
Topeka, KS 66618

Bill to: Building Crafts, Inc.
2 Rosewood Drive
Wilder, KY 41078 US

Ship to: BEATRICE WPC GRIT IMPROVEMENTS

PO Number:2150-P03

Cust #	Job #	Invoice #	Invoice Date	Due Date	Disc Date	Terms	
102	25.086	31830	09/19/25	10/19/25		Net 30 days	
Mth/Trans	Line	Description					Amount
06/25 633	001	DETAILING					11,200.00

Notes:

Total Sales Tax	11,200.00
Less Retainage	
Total Due	11,200.00

PLEASE PAY FROM THIS INVOICE.
NO STATEMENT WILL BE SENT.

785-235-1624 • 785-235-3167 fax • 2828 NW Button Road • Topeka, KS 66618 • HMEInc.net

04/01/2026

A-J Roofing
550 West P Street
Lincoln, NE 68528

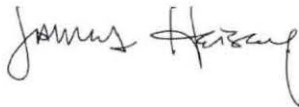
Beatrice WPC Grit Improvements Project

To Whom It May Concern:

Versico is proud to acknowledge that our EPDM, TPO and PVC membranes, flashings, adhesives, pavers, walkway pads, edge systems, fasteners, plates and insulation products are manufactured in the United States of America and comply with the American Recovery and Reinvestment Act.

If more specific information is required regarding a specific product or manufacturing location, please contact your Regional Sales Manager or the undersigned.

Sincerely,



James Heisey
Director of Sales

Nebraska Schedule II - County/City Lottery Sales Outlet Location Application

Form 50G
Schedule II

- No license fee required.
- Incomplete schedules will be returned.

1 Nebraska ID Number of County, City, or Village
39 3142 / 25 1720

2 County, City, or Village Name on Form 50G
Beatrice / Gage

3 Location Type
 Keno Satellite
 Keno Independent Game

4 Will digital-on-premises tickets be sold at this location?
 YES NO

Sales Outlet Location Information (Attach additional sheet if necessary)

5 Nebraska ID Number: **35-393142**

6 Federal ID or Social Security Number: **45-5011591**

7 Type of Application:
 New Renewal Report Changes Cancel

Business Name and Location Address		Business Name and Mailing Address		
Name	B21 LLC	Business Name		
Trade Name of Business (If Different Than Above)	Biggs	Street or Other Mailing Address		
Street Address	1101 S Cottr St	City	State	Zip Code
City	Beatrice NE 68310 Gage	Nebraska Liquor License Number	098565	

8 Type of Ownership

Sole Proprietorship Domestic Corporation Limited Liability Company Nonprofit Corporation or Organization

Partnership Foreign Corporation Domesticated Corporation Other _____

Your Social Security number and date of birth are required under the Nebraska County and City Lottery Act and will be used to request criminal history information from law enforcement agencies to determine if the legal requirements for a lottery sales outlet location's license are met.

- 9 List the Social Security number, full name, home address, date of birth, type of involvement, and percentage of ownership for each of the following persons involved with the applicant.
- If a sole proprietorship, list the individual owner.
 - If a partnership, list each partner and spouse.
 - If a corporation, list each officer and spouse and each person holding 10% or more of the debt or equity of the applicant corporation. If any person holding 10% or more of the debt or equity of the applicant corporation is a partnership, limited liability company, or corporation, list each partner of such partnership, each member of such limited liability company, or each officer of such corporation and every person holding 10% or more of the debt or equity of any such partnership, limited liability company or corporation.
 - If a limited liability company, list each member and spouse.
 - If a nonprofit organization or nonprofit corporation, list each officer and the individual designated as manager.
- (Attach additional sheet if necessary)

Social Security Number	Name, Address, City, State, Zip Code (See instructions)	Date of Birth	Type of Involvement and Percentage of Ownership
508-23-4924	Kelly Jurgens 2505 Scott St Beatrice NE 68310	3/30/78	50
505-18-3466	Terry Jurgens 479 24 SW 75th Rd O'Dell NE 68415	6/24/54	50

10 Does any person other than those listed in line 9 above have any ownership interest in the license applicant? (See instructions)

Yes No

If Yes, in the case of an individual, identify the Social Security number, full name, home address, date of birth, type of ownership interest of each such individual. In the case of a business, identify the federal employer ID number, business name, address, and type of ownership interest of each such business. (Attach additional sheet if necessary)

11a Has anyone listed in line 9 ever been convicted of, forfeited bond upon a charge of, or pled guilty or nolo contendere to any felony or misdemeanor at any time involving any gambling activity, fraud, theft, willful failure to make required payments or reports, or filing false reports with a governmental agency at any level? This includes shoplifting or issuing bad checks.
 Yes No If Yes, see instructions.

11b Has anyone listed in line 9 ever been convicted of, forfeited bond upon a charge of, or pled guilty or nolo contendere to any felony other than that described in line 10a within 10 years preceding the date of this application?
 Yes No If Yes, see instructions.

12 Has each of the individuals listed in line 9 above complied with the Instructions for Completing Fingerprint Application, or when applicable, filed a signed Affidavit by Spouse for Waiver form?
 Yes No (See What Must Be Filed instructions)

13 Do any of the individuals listed in line 9 above have a financial interest, directly or indirectly, in any company licensed as a manufacturer or distributor pursuant to the Nebraska Bingo Act or the Nebraska Pickle Card Lottery Act or in any company licensed as a manufacturer-distributor pursuant to the Nebraska County and City Lottery Act?
 Yes No If Yes, attach a detailed explanation of such interests.

14 Does any member of the governing board or any governing official of the county, city, or village named in this application have any financial interest, directly or indirectly, in the business named in this application?
 Yes No If Yes, attach a detailed explanation of such interests.

15 Do any of the individuals listed in line 9 above currently hold or have they previously held any other licenses issued under the Nebraska Bingo Act, the Nebraska Pickle Card Lottery Act, the Nebraska Lottery and Raffle Act, or the Nebraska County and City Lottery Act?
 Yes No If Yes, indicate the types of licenses, and their current status (active, suspended, cancelled, revoked, or expired).

Under penalties of law, I declare that I have examined this application, and to the best of my knowledge and belief, it is correct. I will comply with the provisions of the Nebraska County and City Lottery Act and the regulations adopted under such Act.

sign here _____ Title **owner** Date **5/1/26** Daytime Phone Number **402-520-0450**

Signature of Sales Outlet Location Owner, Member, Partner, Officer, or Person Authorized by Attached Power of Attorney

Name of Person to Contact Regarding This Application:
Name **Kelly Jurgens** Title **owner** Daytime Phone Number **402-520-0450**

Authorization - Signature of Governing Official
Attach documentation indicating approval of location by governing board of the county, city, or village and a copy of the site agreement.

sign here _____ Date _____ Daytime Phone Number _____

I declare that I have examined this application, and authorize the applicant to conduct a lottery on behalf of the county, city, or village named in this application.

Authorized Signature _____ Title _____ Date _____ Daytime Phone Number _____

Retain a copy for your records.

BIG RED KENO**BEATRICE SATELLITE LEASE AND OPERATING AGREEMENT**

This Satellite Lease and Operating Agreement is between EHPV Lottery Services LLC dba Big Red Keno, 11248 John Gall Boulevard, Omaha, NE 68137 and the undersigned "Satellite". In this Agreement: (i) "we", "us" and "our" means and refers to EHPV Lottery Services LLC; (ii) "you" and "your" means and refers to the undersigned Satellite and any successor-in-interest to the business of the undersigned Satellite; (iii) "Premises" means the location specified below and any new location to which your business is moved or expanded; (iv) "Game" means the legal gambling activities contemplated by this Agreement; (v) "Equipment" means any computer(s), input terminal(s), display device(s), communication device(s), and other equipment that we place at the Premises; (vi) "Supplies" means ticket stock, bet slips and other items of personal property necessary to play the Game; (vii) "Handle" means the amount wagered on the Game at the Premises; (viii) "Game Rules" means rules as stated in the current paybook and rules we develop or implement from time to time for conduct of the Game, all of which are made a part of this Agreement; (ix) "Game Funds" means all proceeds of wagers, whether or not accepted in violation of this Agreement and any other funds we provide; (x) "Scheduled Expiration Date" means the last day that this Agreement may be effective, taking into account all possible Renewal Terms; (xi) "Community" means the City of Beatrice and any political subdivisions with which it has an interlocal agreement under the Nebraska County and City Lottery Act as their interests may appear.

1. **Lease.** You hereby lease to us space within the Premises specified below. That space will be as mutually agreed and will in any event be sufficient to allow play of the Game and placement of the Equipment in a manner that is convenient for your customers. You agree that we may enter the Premises at any time during your normal business hours for purposes of inspecting or repairing the Equipment, viewing the manner in which the Game is offered, reviewing Game records, conducting Game audits, or exercising our rights under Section 7.

2. **Compliance with Law.** You agree to: (a) obtain and maintain in effect during the term of this Agreement all necessary and applicable licenses, permits, and approvals (including, but not limited to, a federal wagering stamp, a sales outlet location license, and any necessary licenses for your staff); and (b) comply with all "Regulatory Requirements" which include, but are not limited to, all applicable laws, regulations, ordinances, resolutions, rules and rulings promulgated by any federal, state or local government or any court, agency, instrumentality or official, and specifically including, but not limited to, the lottery operator agreement or similar agreement between us and the Community, and related rules, agreements, memoranda of understanding, resolutions and actions, and the Nebraska County and City Lottery Act and regulations promulgated pursuant thereto, all as now existing or hereafter amended, adopted or replaced, and whether applicable to conducting the Game at the Premises, the operation of your business or otherwise.

3. **Rent.** We will pay you rent equal to 4.5% of the first \$15,000 of Handle per week, 6.5% of any amount over \$15,000 of Handle per week. We will pay rent at least twice each month on settlement dates we choose. If we pay rent based on a period shorter or longer than one week, we may prorate or multiply the \$15,000 threshold to fit that period. We may withhold or offset rent against any amounts you owe us or our affiliates under this Agreement or otherwise. If there is a change in Regulatory Requirements or other change in circumstances that we consider to be adverse, we may decrease the amount of rent due hereunder upon 45 days' prior written notice to you.

4. **Staffing.** You agree to supervise and be responsible for the staffing necessary at the Premises for customers to play the Game, and to require your staff to comply with all Game Rules and Regulatory Requirements. Staff members who have not been trained or approved by us or who have not been appropriately licensed are not permitted to have any duties with respect to the Game.

5. **Your Obligations.** You agree to comply with and perform all of your obligations under the Game Rules and this Agreement. You agree to: (a) maintain (or reimburse us for) electrical power and communications services designated by us; (b) operate your business and the Premises in a clean, safe, orderly, lawful and respectable manner and condition, with no adverse changes as compared to when you became a sales outlet location for the Game; (c) maintain current, complete and accurate records pertaining to your business and transactions related to the Game and give us and relevant government officials access thereto promptly on request; (d) maintain commercially reasonable public liability insurance naming us as an additional insured and provide us with certificates evidencing the same on request; (e) pay all applicable taxes pertaining to conduct of the Game at the Premises (including, but not limited to, federal, state and local excise and occupational taxes); (f) use your best efforts to detect and prevent cheating with respect to the Game and tampering with the Equipment and Supplies and immediately report the same or your reasonable suspicions related thereto to us; and (g) maintain the confidentiality of all materials and information that we provide to you and return the same to us upon termination of this Agreement. You represent and agree that you have and will maintain all third party approvals necessary for you to perform under this Agreement. You are to meet all of your obligations under this Agreement at your expense, except as expressly provided in this Agreement.

6. **Our Obligations.** So long as you comply with this Agreement, we agree that you may be a sales outlet location for the Game. We will, at our own expense: (a) maintain any necessary central computer for the Game; (b) provide you with Equipment and Supplies and such construction as we determine to be necessary for the installation of the Game at the Premises; (c) repair (and, if necessary, replace) defective Equipment and insure (or self-insure) the same; (d) train your staff in the operation of the Equipment; and (e) market the Game as we deem appropriate (e.g., through on-Premises signs). We do not guarantee that operation of the Game or the Equipment will be uninterrupted or error-free. We will not be considered in default if our performance is prevented due to a cause beyond our control, including, but not limited to, computer and communications failures.

7. **Equipment.** All Equipment remains our property, is not considered fixtures and must be returned to us immediately upon any termination or discontinuation pursuant to Sections 14 or 15. We may add to, remove, or alter all or any of the Equipment at any time. You agree to use due care to safeguard the Equipment and agree to notify us immediately if any of it is lost, stolen, damaged, or destroyed or appears to be malfunctioning. You agree to reimburse us for any losses sustained as a result of your failure to comply with the foregoing or the negligence or intentional misconduct of you or your staff or customers.

8. **Marketing and Protection of Marks.** You agree to prominently display the promotional and informational material we provide regarding the Game. You acknowledge that the name "Big Red Keno", the "Big Red" ball, and any other names, marks, slogans and similar materials that we may publish or distribute (the "Marks") are our property, whether or not registered, and you agree not to take any action to impair our ownership or the value thereof, or to bring the same into disrepute. You agree to obtain our prior written approval before you advertise or promote the Game or use the Marks.

9. **Conduct of the Game.** You agree to make the Game available to your customers during your normal business hours. You agree to use reasonable efforts to ensure that persons playing the Game on the Premises are limited to customers physically present on the Premises. Except in the case of tickets written for 21 or more consecutive games, you should require customers to redeem all winning tickets immediately after the last game to which they relate and before the calling of the next game. You should redeem all winning tickets in the presence of all customers having purchased tickets at the Premises for the games to which such tickets relate, and you should not permit customers to purchase tickets, leave the Premises and return later for redemption. In the case of tickets written for 21 or more consecutive games, you may permit delayed redemption in accordance with the Game Rules.

10. **Game Funds.** You will require all wagers on the Game to be paid in valid U.S. currency (or by any means allowed under law) at the time they are made. All Game Funds are our sole and exclusive property. If you cash checks for customers, you will do so separately and at your own risk and will not accept checks in our name. You agree to: (a) hold Game Funds in trust for us; (b) keep Game Funds separate from your funds while in your possession; and (c) prevent any of your creditors or other third parties from seizing or otherwise enforcing any lien, claim or other interest in Game Funds. All Game Funds, less prizes paid by you in accordance with the Game Rules, will be deposited no later than noon of the first banking day after receipt into a separate bank account that we have approved. If the bank account is other than our account, we may transfer the balance of that account to our account as often as daily and you agree to sign a funds transfer agreement to permit the same. We are entitled to immediate payment of any deposit of Game Funds not made when due or for any non-cash wager proceeds that you accept. Interest will accrue thereon at the lesser of 24% per annum or the highest lawful rate until paid.

11. **Term.** This Agreement is effective through the end of the current term of the lottery operator agreement between us and the Community and is thereafter automatically renewed for up to three additional consecutive renewal terms of five years each (each a "Renewal Term") unless we have given you written notice of non-renewal of this Agreement any time before the commencement of the next Renewal Term. Sections 5(c), 5(e), 5(g), 12, 13, and 16 will survive any termination of this Agreement.

SUBJECT TO TERMS ON REVERSE

12. Expanded Gambling. If additional gambling activities are legalized in the future and you wish to offer those activities at the Premises, we agree to use our best efforts to make those activities available to you on mutually agreed terms. If we are unable to do so for any reason within six months after your written request for such legal gambling activities, you may discontinue your obligation to staff the Game in accordance with Section 14. In return for the foregoing and our other obligations herein, and in view of our significant capital investment in reliance hereon, you agree not to permit anyone other than us to offer, supply or install gambling activities (other than paper pickle cards as allowed by the Nebraska Pickle Card Lottery Act on the date this Agreement is signed by us) at the Premises under any circumstances before the Scheduled Expiration Date of this Agreement.

13. Indemnity. You will indemnify, defend and hold us, the Community, and our and their respective employees, agents and affiliates, harmless from and against any and all losses, costs, claims, expenses (including reasonable attorneys' fees) and damages arising out of or related to in whole or in part: (a) your breach of this Agreement; or (b) any actual or alleged acts or omissions by you, your staff, or your customers; or (c) any actual or alleged conduct of your business or the condition of the Premises or any adjoining areas (including parking areas). We will not, however, be entitled to such indemnity if the proven sole proximate cause of damages was our own negligence or willful misconduct.

14. Your Right to Terminate or Discontinue. You may terminate this Agreement early if we materially default hereunder, and fail to cure our default within 30 days after receipt of written notice from you, specifying our default to be corrected. You may discontinue your responsibility to staff the Game: (a) if we propose a rent reduction pursuant to Section 3 and you give us written notice that you reject the same within 15 days after your receipt thereof; (b) if you determine, reasonably and in good faith, that continued staffing would be unprofitable; or (c) if we are unable to provide you, under Section 12, with additional gambling activities that you desire. Discontinuation of staffing does not terminate this Agreement. We may, but are not required to, staff the Game at the Premises if you discontinue staffing. In such event, we may deduct the cost thereof from the rent due. If you discontinue staffing, any recommencement thereof by you is subject to approval by us and applicable government authorities. Your right to terminate this Agreement or discontinue staffing under this Section is your exclusive remedy for our breach of this Agreement, and is in lieu of any other rights and remedies which you may have at law or equity.

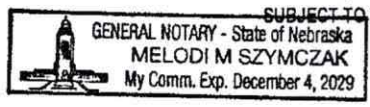
15. Our Right to Terminate or Discontinue. We may terminate this Agreement early or discontinue our responsibilities under Section 6 without causing a termination hereof if: (a) you or your staff fail to comply with Section 2 or Section 10 in any respect, or your license to act as a sales outlet location is denied or revoked; (b) you otherwise materially default hereunder, and fail to cure the same within 30 days after receipt of written notice from us; (c) you discontinue staffing for any reason; (d) a material adverse change occurs in your business, financial or other condition, in our good faith determination; (e) there is a change in ownership of your business or you transfer your interest in, or discontinue business at, the Premises; (f) you have less than \$700 in Handle per week on average during any calendar quarter; or (g) we determine in good faith that a change in Regulatory Requirements will make continuation of our responsibilities hereunder impractical, impossible, or unprofitable.

16. Our Remedies. If we terminate this Agreement early or exercise our right to discontinue our obligations in accordance with Section 15, we will be entitled to recover our damages, in addition to our other rights and remedies at law and in equity. Our damages are deemed to be no less than the product of: (i) the number of weeks remaining until the Scheduled Expiration Date; multiplied by (ii) eight percent (8%) of your average Handle per week (averaged for the period beginning 36 months and ending 12 months before the event giving rise to such termination or discontinuance; if the Game at the Premises continued for less than 15 months, we will use the average for the first half of such period). We are not, however, entitled to damages if our termination or discontinuance was based solely on: (A) Section 15(f); or (B) Section 15(c) or 15(e) provided that you otherwise continue to comply with the terms of this Agreement until the Scheduled Expiration Date (including, but not limited to, your obligation not to permit additional gambling activities under Section 12, even in circumstances where we are unable to provide you with the additional gambling activities that you desire). You further agree that we are entitled to specific performance and/or injunctive relief to enforce the terms hereof, including, but not limited to, injunctive relief against third parties with respect to violations pertaining to Section 12. As security for your performance of Section 12 and payment of our damages, you hereby grant us a security interest in and assign to us any rents or other payments due under any lease or other agreement and any other revenues to which you may be entitled with respect to other gambling activities on the Premises and you also hereby grant us a power of attorney to sign and file on your behalf any financing statement or other document related to such security interest.

17. Miscellaneous. This Agreement: (a) is a continuation of any prior existing lease we may have with regard to the Premises; (b) supersedes the terms of any and all such leases and is the exclusive statement of the agreement of the parties with respect to the subject matter hereof; (c) may not be amended except in writing executed by the parties; and (d) is interpreted and enforced in accordance with the laws of Nebraska. This Agreement binds the undersigned Satellite, the individual signing this Agreement, the Premises, any successor-in-interest to the business of the undersigned Satellite, and any new location to which your business is moved or expanded, through the Scheduled Expiration Date, unless terminated earlier as provided herein, and the provisions of this Agreement which survive termination continue to bind such persons and locations after termination. If any provision of this Agreement is unenforceable, the remaining provisions remain in effect. No waiver hereunder (whether by course of conduct or otherwise) is effective unless in writing and no waiver is considered a waiver of any other or further default. Our nonenforcement or waiver of any provision under any similar agreement(s) is not deemed a waiver of any provision under this Agreement. The parties intend their relationship under this Agreement to be that of independent contractors and not employees, agents, joint venturers, or partners; neither party has the power or authority to bind the other. Notices hereunder are given in writing by personal delivery or certified mail, addressed to the parties at the addresses set forth herein and are deemed given upon receipt.

Satellite Name: <u>B21 LLC</u> <u>dba: Biggs</u> Premises Address: <u>1101 S 6th St</u> <u>Beatrice NE 68310</u> <small>(Premises legal description will be attached as Attachment A)</small>	I have read and understand this Agreement (Front and Back) and am signing on behalf of myself and the Satellite named herein. By: <u>[Signature]</u> Print Name: <u>Kelly Jurgens</u> Title: <u>owner</u>
---	--

State of Nebraska, Co. of <u>Gage</u> ss: This instrument was acknowledged before me on <u>5/1/26</u> by <u>Kelly Jurgens</u> the <u>owner</u> of <u>B21 LLC dba: Biggs</u> a <u>Nebraska LLC</u> on behalf of the <u>LLC</u> <u>Melodi M Szyczak</u> Notary	Accepted: EHPV Lottery Services LLC By: <u>[Signature]</u> Officer of EHPV Lottery Services LLC Print Name: <u>Robert Rach</u> Dated: <u>5/1/26</u>
---	---



April 21st maybe April 22nd
the police issued a warrant to my
residence 409 So. 9th St. Beatrice
I wasn't home ~~so~~ so they kicked in
my front door breaking it. Apparently
threw a flash / flare inside
burning the carpet. Also broke into
the camper that I didn't submit.
I rent this property & don't want to
pay for damages. They were looking
for my son who was arrested in
Lincoln this day.

Heather Allen

This is an estimate for replacing the front exterior door. The original door has an oval window that I could not find, this is the next best thing for day light coming through the door. The door with itself without tax is 323.00. to install I would fix the door jam and hang the door for 150.00. I will provide the hardware to install.

Estimate, material, hardware and labor: 520.00

This will have a 10 year grantee with normal use.

Joe Arena

402-230-8643

Take a look at these fresh spring savings. [Shop Now >](#)



What can we help you find?



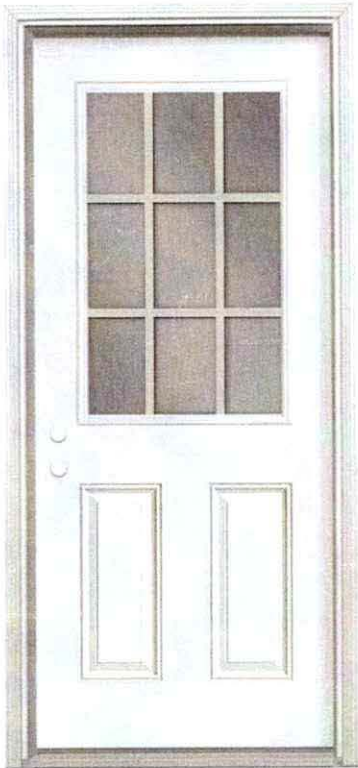
[Shop All](#) [HomeCare+ New](#) [Appliances](#) [Bathroom](#) [Building Supplies](#) [Doors & Windows](#) [Lawn & Garden](#) [Outdoor](#) [Tools](#) [Plumbing](#) [Flooring](#) [Lightin](#)

Central Omaha Lowe's **10 PM** 68114

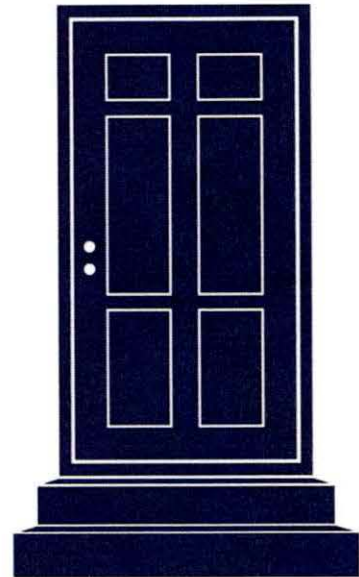


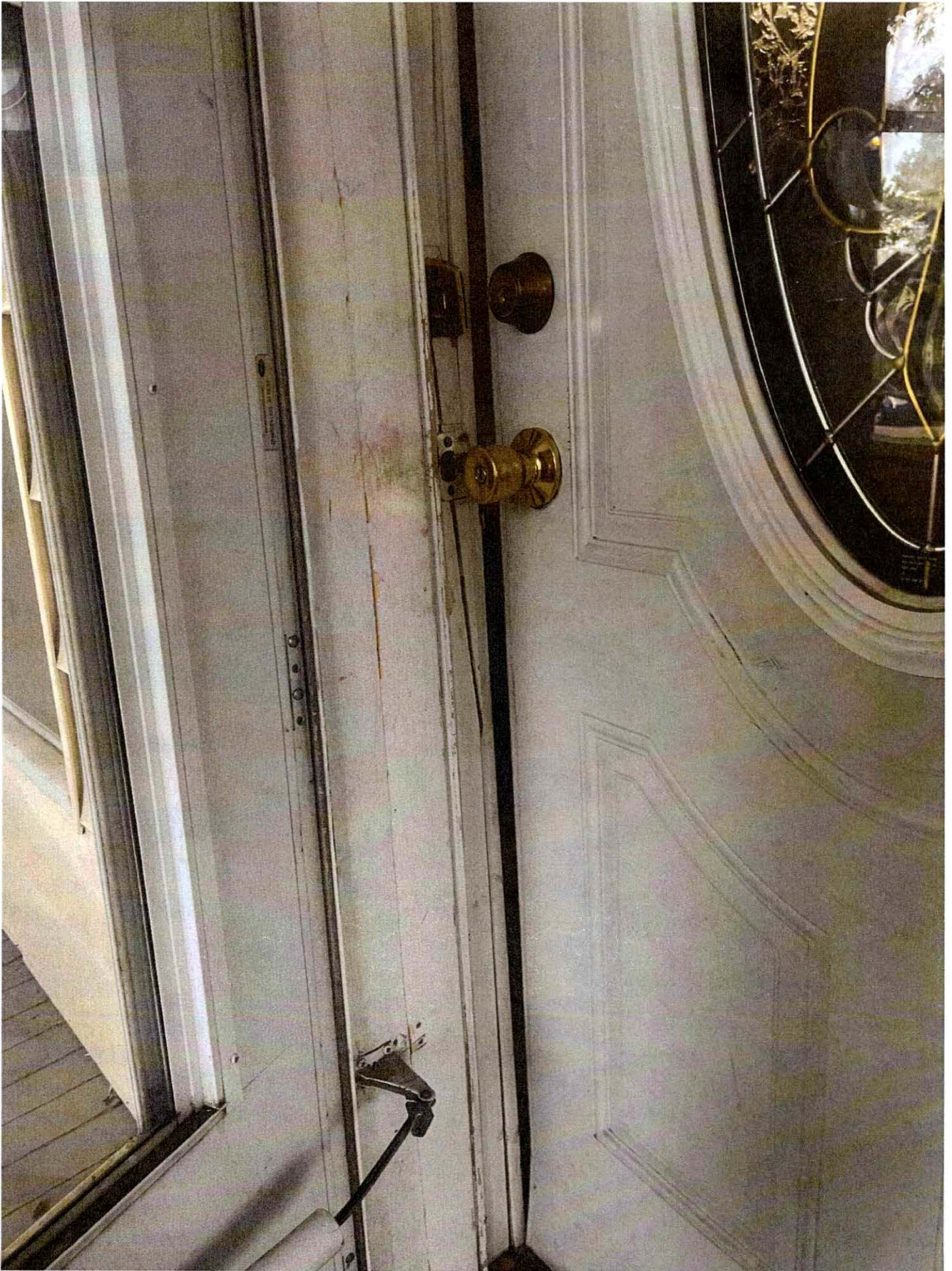
Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

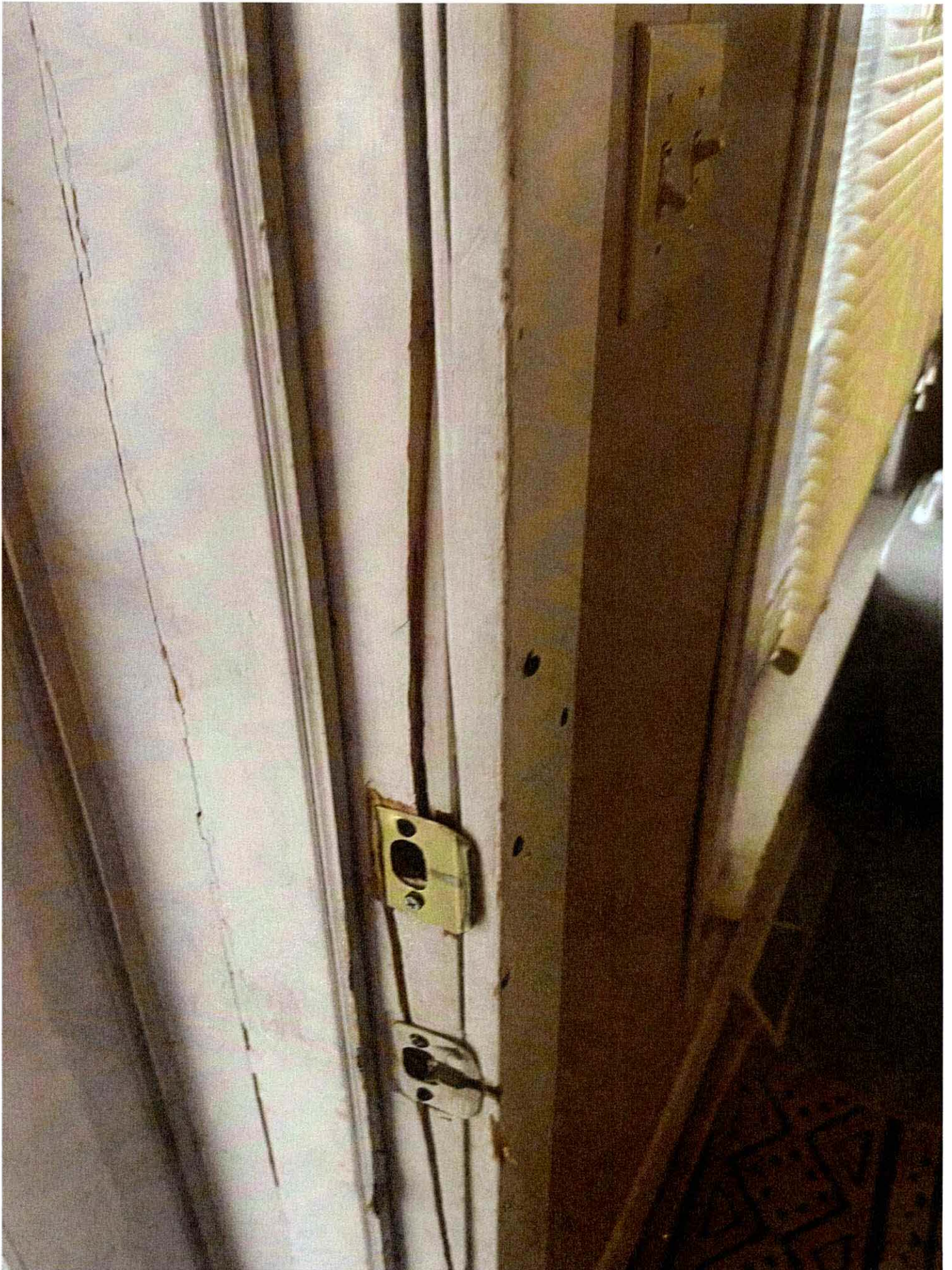
[Windows & Doors](#) / [Exterior Doors](#) / [Front Doors](#)

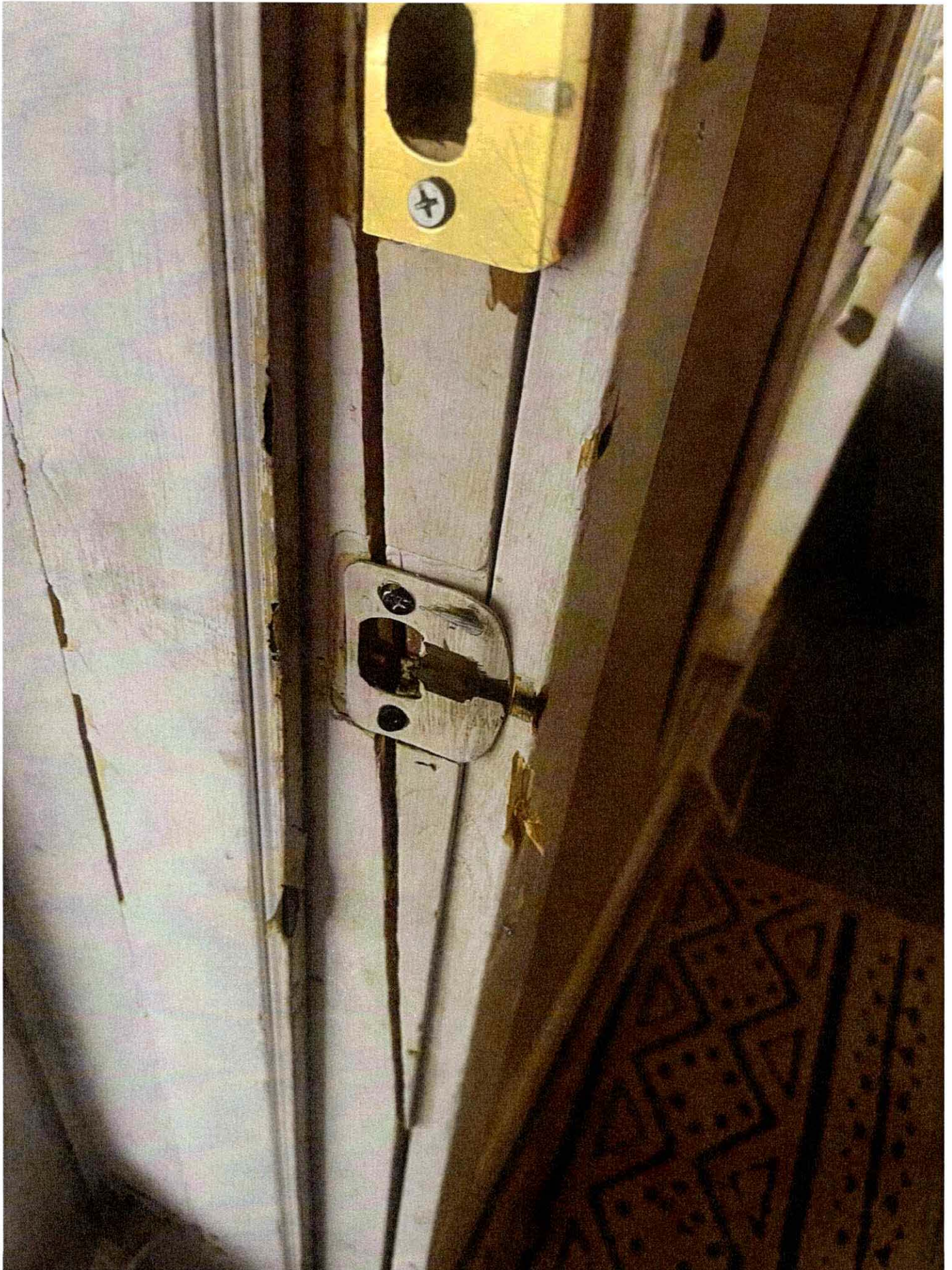


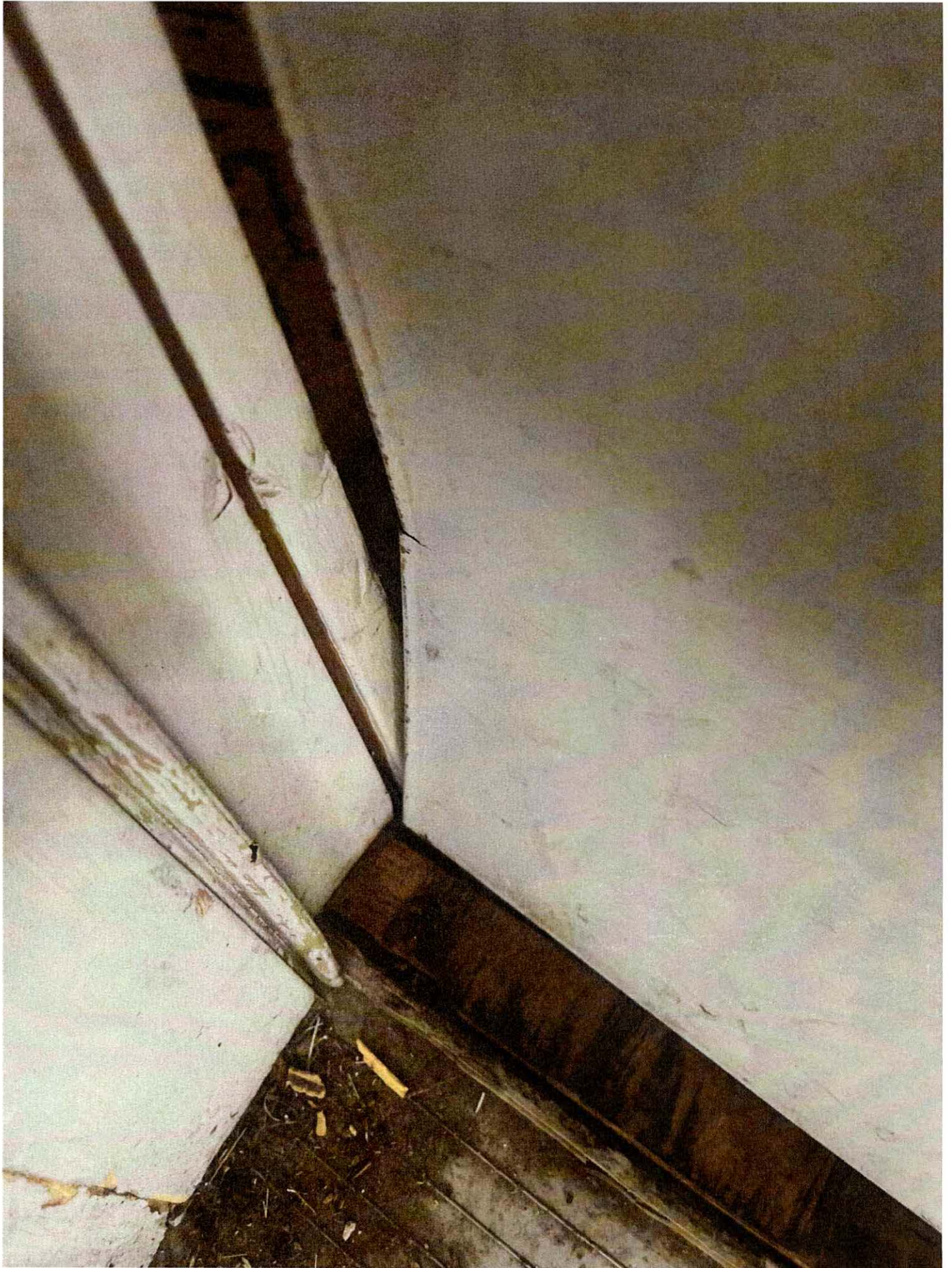
Prehung Front Door - Right Hand Inswing













Jim's Carpet

308 Court St

Beatrice, NE 68310

<https://www.jimscarpet.com/>

jimscarpet@windstream.net

Phone: (402) 228-3684

Quote Number
2936

living & dining room

Type: Material and Labor

Date: 05/08/2026

Expires on: 07/07/2026

Customer Information

Customer Name: Heather Arena

Address: 409 South 9th Street, Beatrice, NE 68310-4507

Cell Phone: (402) 239-9750

Service Site Details

Address Title: Residence

Address: 409 South 9th Street, Beatrice, NE 68310-4507

Contact Name: Heather Arena

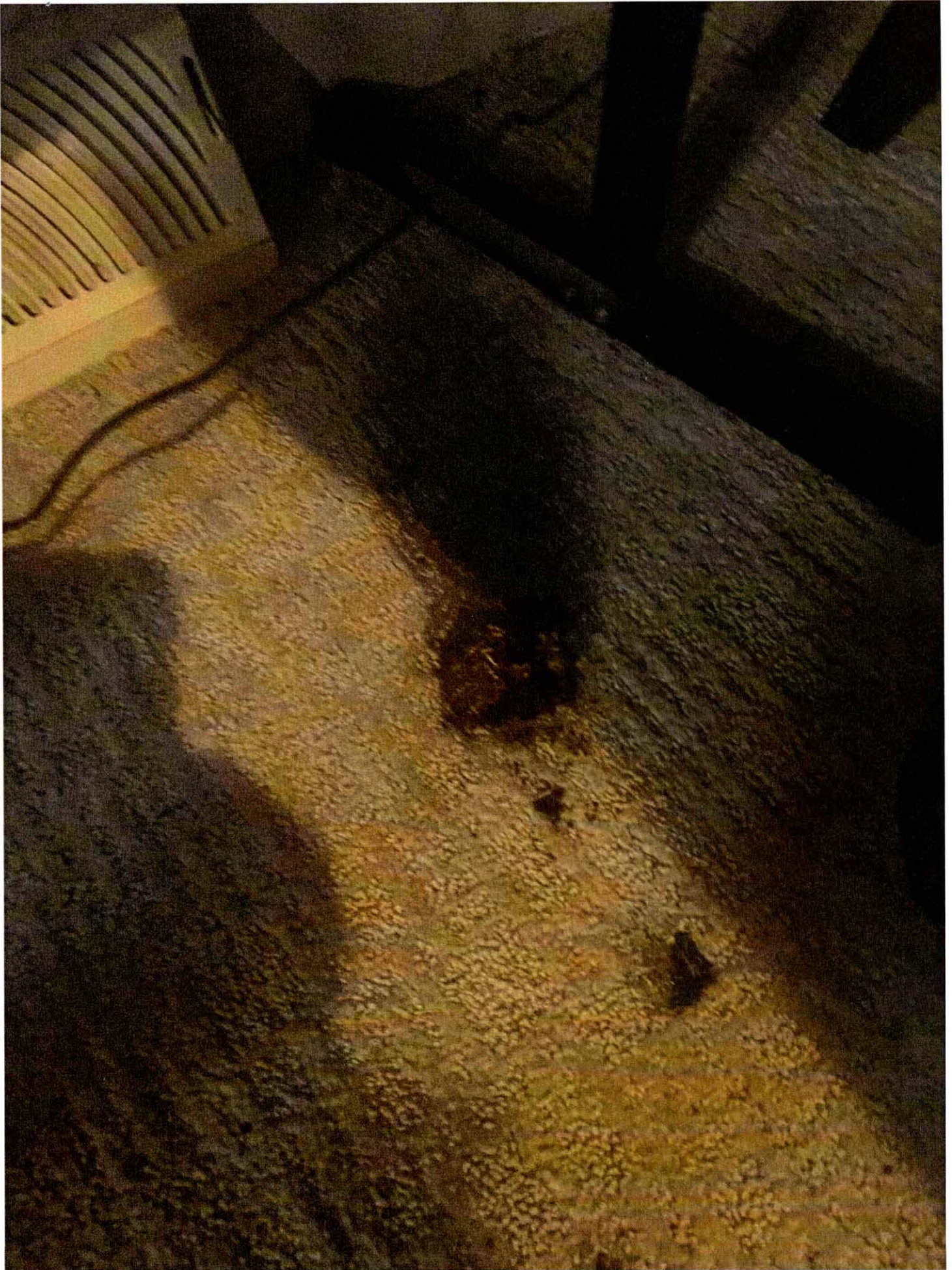
Cell Phone: (402) 239-9750

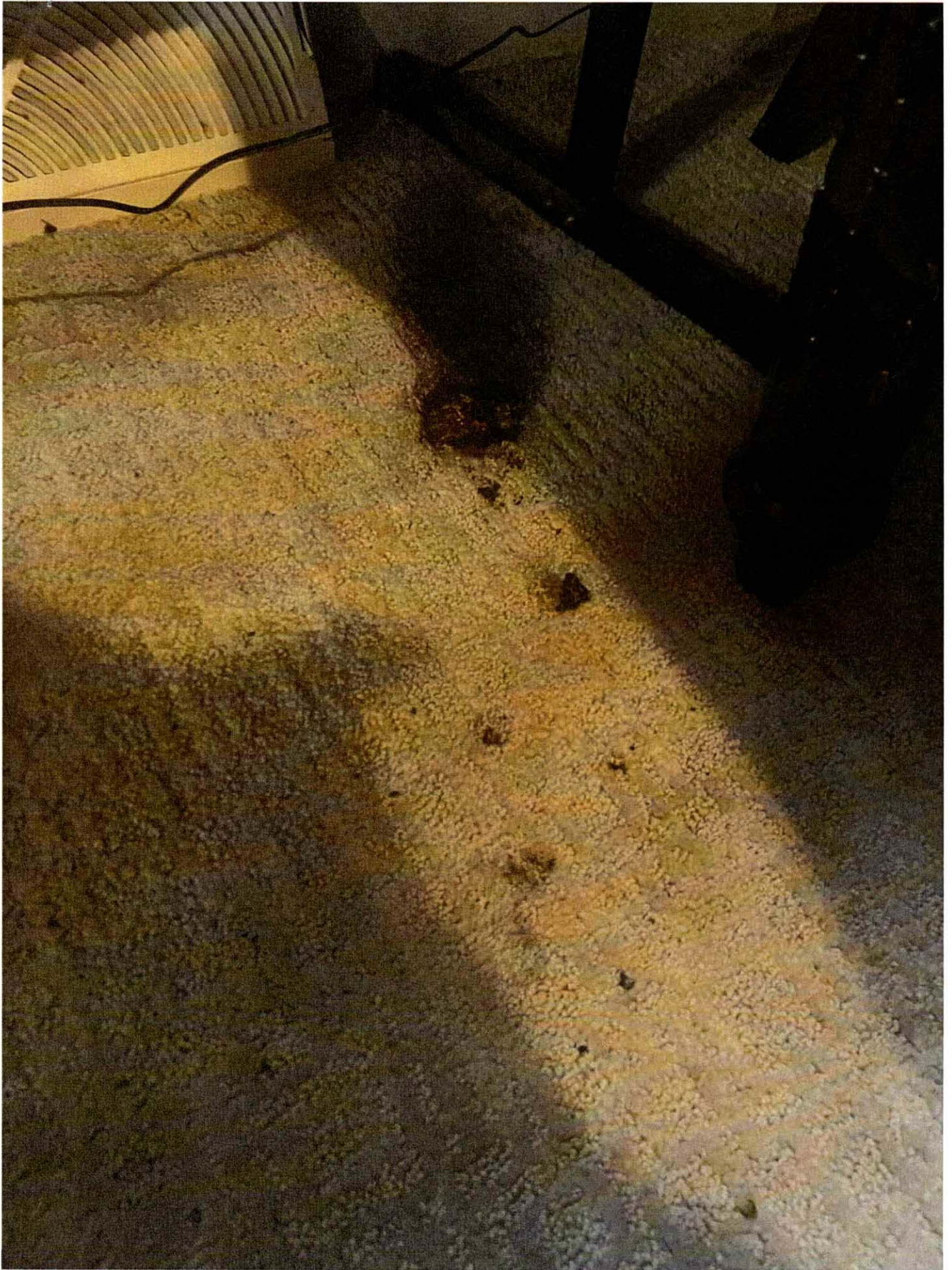
Item	Description/Area	Quantity	Unit Price	Amount
Living & dining room				
Elevated I	Style: Elevated I / Color: Flint	291 SqFt	\$1.99	\$579.09
Vessel Medium 7/16 - Pad Cushion - 6Ft 00In	Style: Vessel Medium 7/16 - Pad Cushion - 6Ft 00In / Color: 716 / Description: 7/16" 8lb Gray Pad	291 SqFt	\$0.52	\$151.32
Cm501 Z-Bar Metal	Style: Cm501 Z-Bar Metal / Color: Metal / Description: ZBar Metal	3 Foot	\$1.98	\$5.94
Carpet Install	Carpet Install	291 SqFt	\$0.99	\$288.09
Tear out stretch carpet	Tear out stretch carpet	291 SqFt	\$0.30	\$87.30
Total				\$1,111.74
Sales Tax				\$55.23
Grand Total				\$1,166.97

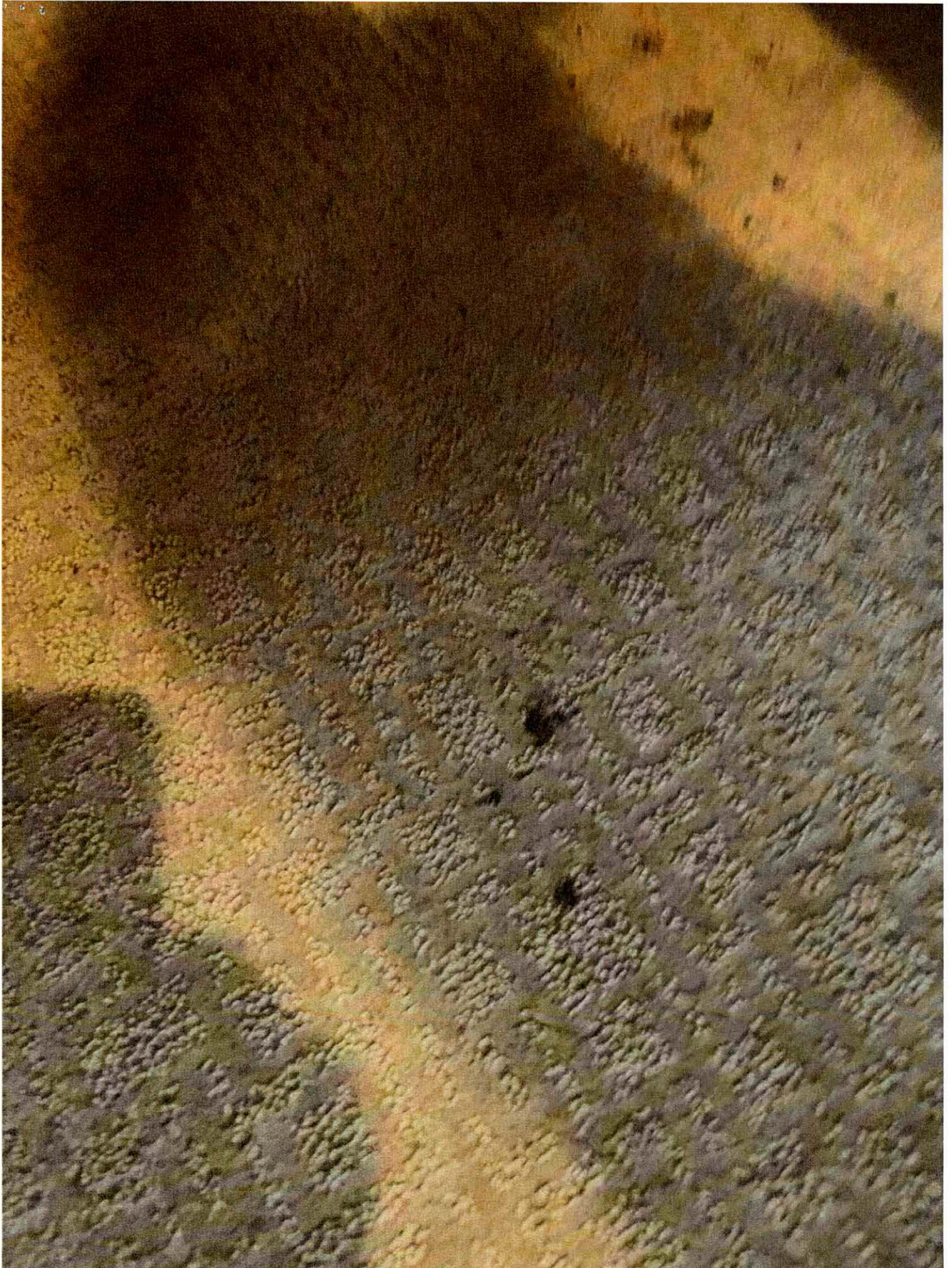


✕ Revise

✓ Approve







RESOLUTION NUMBER ____

WHEREAS, Mitch Deines's term on the Community Redevelopment Authority will expire on June 1, 2026; and

WHEREAS, the Mayor and City Council desire to re-appoint Mitch Deines to the Community Redevelopment Authority.

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

SECTION 1. That Mitch Deines be and hereby is appointed to the Community Redevelopment Authority for a term to expire June 1, 2031.

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

RESOLUTION PASSED AND ADOPTED this 18th day of May 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

RESOLUTION NUMBER ____

A resolution authorizing the Mayor and City Clerk to enter into a Fixed-Based Aerial Applicator's Agreement with Precision Aerial Ag, LLC, a Kansas limited liability company, for the purpose of conducting aerial applicator or crop spraying services on the Beatrice Municipal Airport's airfield.

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

SECTION 1. That the Mayor and City Clerk are hereby authorized to execute the Fixed-Based Aerial Applicator's Agreement with Precision Aerial Ag, LLC, for the purpose of conducting aerial applicator or crop spraying services on the Beatrice Municipal Airport's airfield. A copy of said Lease is attached hereto as Exhibit "A" and is incorporated herein by reference.

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

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

Exhibit "A"

FIXED-BASE AERIAL APPLICATOR'S AGREEMENT

This Agreement made and entered into by and between the City of Beatrice, Nebraska, 400 Ella Street, Beatrice, NE 68310, hereinafter called "Lessor", as now established and existing under and by virtue of the laws of the State of Nebraska, and Precision Aerial Ag, LLC, a Kansas limited liability company, 932 120th Rd, Seneca, Kansas, 66538, and an independent contractor, hereinafter called "Lessee".

WHEREAS, the Lessee desires to conduct an aerial applicator or crop spraying service from the Beatrice Municipal Airport; and,

WHEREAS, the Lessor is willing to provide a fixed-base on Airport property for the conduct of such a service by the Lessee pursuant to the terms and conditions hereinafter set out.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set out, the Lessor and the Lessee hereby agree as follows:

1. **Term.** The term of this agreement shall be for a period of seven (7) months commencing on April 1, 2026, through October 31, 2026.

2. **Rent.** The Lessee in consideration for the rights herein granted agrees to pay the Lessor in advance the sum of Eight Hundred Dollars (\$800.00).

3. **Lessee's Services.** The Lessor grants to the Lessee the right to conduct an aerial application or crop spraying service from the Beatrice Municipal Airport; such right shall include the right to store chemicals for aerial application on airport property, provided the Lessor shall have the exclusive right to make reasonable regulations governing the storage, loading and unloading of such chemicals, including but not limited to location of storage tanks and quantities of chemicals to be stored. Such regulations include those set out below and may include such additional regulations as may be posted at the Beatrice Municipal Airport office building:

- (a) All aerial applicators shall utilize an apron or similar device when loading chemicals to be used in spraying operations on aircraft or when unloading such chemicals from aircraft, if available.
- (b) Upon execution of this Agreement, aerial applicators shall provide the Beatrice Municipal Airport a list of chemicals along with a copy of the corresponding label and Material Safety Data Sheets (MSDS) associated with each chemical scheduled to be used during the term of this Agreement. Aerial applicators shall notify Beatrice Municipal Airport of any additional chemical not previously disclosed at least seven (7) calendar days prior to its intended use and provide the Beatrice Municipal Airport with a copy of the label and MSDS for each at that same time.

(c) Each aerial applicator operating from the Beatrice Municipal Airport shall be required to furnish a deposit of Ten Thousand Dollars (\$10,000) or a Ten Thousand Dollar (\$10,000) bond to the Lessor as security that harmful chemicals will not be discharged directly on the ground. In the event that any such discharge or spillage should occur, the Lessor shall determine whether it was caused by negligence or circumstances beyond the control of the applicator. Lessor shall then determine what part of the deposit or bond shall be forfeited. Any unused portion of the deposit or bond shall be returned to the appropriate applicator at the end of the lease.

(d) Such aerial applicator shall provide and maintain the following types of insurance designating the Lessor as an additional named insured on a primary and non-contributory basis, with the understanding that the applicator is not an agent or employee of the Lessor:

Liability:

Property damage & Bodily injury	\$1,000,000 combined single limit
	\$2,000,000 aggregate

(e) Applicator agrees to waive its right of subrogation against the Lessor, its elected officials, agents, representatives and employees. Waiver of subrogation shall be reflected on the Certificate of Insurance submitted to the Lessor.

(f) The Lessee shall file Certificates of Insurance with Lessor for such insurance. It is understood and agreed by the parties that no specific provisions are made herein for hangaring aircraft or providing fixed-base premises for aircraft other than those provisions which may be made from time to time by the Lessor; the reason for not providing specific hangaring or fixed-base premises is that this agreement is limited in nature and is not intended to be a permanent operator's agreement.

4. Nondiscrimination. The Lessee shall not, on the grounds of race, color or national origin, discriminate or permit discrimination against any person or group of persons in any manner prohibited by Part 21 of the Regulations of the Office of the Secretary of Transportation. The Lessor reserves the right to take such action as the United States Government may direct to enforce this covenant.

Lessee agrees to furnish services on a fair, equal and not unjustly discriminatory basis to all users thereof, and to charge fair, reasonable and not unjustly discriminatory prices for each unit or service; PROVIDED, that Lessee may make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

5. Governmental Compliance. The Lessee, for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this lease, for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

Lessee for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended.

6. Reservation of Rights. The Lessee understands and agrees that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958, as amended, and the Lessor reserves the right to grant to others the privilege and right of conducting any or all of the aeronautical activities listed herein, or any other aeronautical activity of an aeronautical nature.

Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the airport which in the opinion of the Lessor would limit the usefulness of the airport or constitute a hazard to aircraft.

7. Condition and Maintenance. The Lessee shall not leave junk or trash upon the area from which he is permitted to operate, but shall keep such areas reasonably clean and free of debris at all times.

8. Leased Premises. The Lessee is authorized to use, in common with others, existing and future aeronautical facilities at the airport. These shall include, but not be restricted to, the landing areas, their extensions and additions, roadways, runways, aprons, taxiways, public air navigation facilities, such as radio aids, beacons, signals, floodlights, and all other conveniences now or thereafter provided for flying, landing, and taking off of aircraft.

9. Inspection. It is understood that Lessor may enter upon any of the leased premises at any reasonable time for the purpose of inspection or for any other purpose necessary or incidental to or connected with the performance of its obligations hereunder, or for any other purpose. It is further understood that for the purpose of inspections, etc., Lessee will furnish Lessor with a key or the combination to any lock it places on any storage space.

10. Laws and Regulations. Lessee agrees to conduct all flight and ground operations on, at, or near the airport in accordance with proper rules and regulations of all authorities, including the Lessor, having jurisdiction over such operations.

The Lessee agrees that the Lessor has the right to adopt and enforce reasonable rules, regulations, and minimum standards and that Lessee and all his employees, agents and servants will faithfully observe and comply with all rules, regulations and minimum standards as may be promulgated by the Lessor, which rules, regulations and minimum standards shall be considered a part of this lease as though set forth herein.

11. No Signage. The Lessee agrees that no signs or advertising material shall be placed or erected upon the premises without the prior written consent of the Lessor.

12. Indemnification. Lessee and its successors, heirs, personal representatives and assigns agree to indemnify and hold the Lessor, its employees, officers, volunteers, and agents harmless from any present or future liability for any injuries or damages in any way related to any and all activities authorized by this Agreement, and in any way related to any interruption or disruption of this Agreement pursuant to this Agreement, except, however, to the extent that such injuries or damages are proximately caused by the negligence or intentional misconduct of Lessor, and shall defend, indemnify, and hold harmless the Lessor from Lessee's claims, demands, causes of action, lawsuits, strict liability claims, or loss, except to the extent that such claims, demands, causes of action, lawsuits, strict liability claims or loss are proximately caused by the negligence or intentional misconduct of Lessor.

13. Transferability. The Lessee shall not assign or transfer this lease or any interest therein or sublet the leased premises or any part thereof, without the prior written consent of the Lessor, and any attempt at assignment, transfer or subletting shall be void and at the option of the Lessor, deemed sufficient grounds for the cancellation and termination of this lease.

14. No Adverse Effect. The Lessee understands and agrees that the rights granted by this agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the airport by the Lessor or others.

15. Alterations and Improvements. Lessee shall not make any alterations or improvements to the leased premises without the prior express written consent of Lessor. On the expiration of this Agreement Lessee shall, at its own expense, remove all alterations and other improvements and restore the leased premises to the condition it was in prior to the

making or installation of the alterations and other improvements unless Lessor waives this requirement in writing.

16. Termination. The Lessor shall have the right to terminate this lease in its entirety immediately upon the happening of any of the following events:

- (a) Filing of petition, voluntarily or involuntarily, for the adjudication of the Lessee as a bankrupt;
- (b) The making by Lessee of any general assignment for the benefit of creditors;
- (c) The occurrence of any act which operates to deprive Lessee permanently of the ability to perform his duties under this agreement;
- (d) The abandonment and discontinuance of operations at the Airport by Lessee for a period of thirty (30) calendar days or more;
- (e) The non-payment of any rent payment due hereunder at the time herein specified;
- (f) The failure by the Lessee to perform, keep and observe any and all of the terms, covenants, and conditions herein contained on the part of the Lessee to be performed, kept, or observed, and the failure of the Lessee to remedy such default or breach within a period of fifteen (15) calendar days after receipt from the Lessor or written notice to remedy same.

17. Independent Contractor. It is understood and agreed that in entering into this agreement and performing the agreed operations hereunder, the Lessee is an independent contractor and is not an agent or employee of the Lessor in any manner or in any respect whatever, and that any employee of said Lessee is in no manner or any respect an agent, servant, or employee of the Lessor.

18. Subordination. It is mutually understood by the parties that the Beatrice Municipal Airport has been developed in part with Federal and State funds, by reason of which such governmental agencies have rights superior to the terms of this lease, and it is therefore agreed that this lease shall be subordinate as to the provisions of any existing or future agreement between the Lessor and the Government of the United States of America and/or the State Department of Aeronautics of the State of Nebraska, relative to the operation or maintenance of said airport.

19. Waiver. No forbearance to enforce the breach of any of the promises or covenants of this Agreement shall be construed as a waiver of any succeeding breach of the same or any other covenant herein.

20. Severability. If any paragraph or part thereof of this Agreement shall be determined to be invalid, illegal or inoperative for any reason by a court of competent jurisdiction then the remaining parts, so far as possible, shall be effective and fully operative.

21. Governing Law. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Nebraska.

22. Modification of Agreement. Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

23. Required Approval. It is further understood and agreed that this agreement is subject to the approval of the State Department of Aeronautics of the State of Nebraska.

24. Condition of Leased Premises Post-Termination. Upon termination of this Agreement, Lessee agrees to relinquish the property on the premises and to deliver the premises in as good condition as they now are, excepting only reasonable wear and tear or damage by casualty not attributable to Lessee's negligence or misconduct.

25. Entire Agreement. This instrument contains the entire lease of the parties as of this date, and the execution hereof has not been induced by either party by any representations, promises or understandings not expressed herein. There are no collateral agreements, leases, stipulations, promises or undertakings that are not expressly contained herein or incorporated herein by specific reference.

This Agreement is executed and delivered this 16th day of April, 2026, and is effective as of April 1, 2026.


Attest:

City of Beatrice, Nebraska,
A Nebraska Municipal Corporation, Lessor

Erin Saathoff, City Clerk

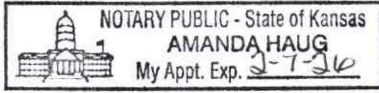
Robert Morgan, Mayor

Precision Aerial Ag, LLC,
A Kansas Limited Liability Company, Lessee


Daren Ronnebaum, Owner

STATE OF KS)
)ss:
COUNTY OF NM)

The foregoing Lease was acknowledged before me this 16th day of April, 2026, by Daren Ronnebaum, Owner, and authorized signatory of Precision Aerial Ag, LLC, to be his voluntary act and deed on behalf of said company.



Amanda Haug
Notary Public

STATE OF NEBRASKA)
)ss:
COUNTY OF GAGE)

The foregoing Lease was acknowledged before me this ____ day of _____, 2026, by Robert Morgan, Mayor, and authorized signatory of the City of Beatrice, Nebraska, to be his voluntary act and deed on behalf of the City of Beatrice, Nebraska.

Notary Public

RESOLUTION NUMBER ____

A resolution authorizing the Mayor and City Clerk to enter into an Operator's Lease and Services Agreement with Precision Aerial Ag, LLC, a Kansas limited liability company, for the purpose of conducting aeronautical services on the Beatrice Municipal Airport's airfield.

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

SECTION 1. That the Mayor and City Clerk are hereby authorized to execute the Operator's Lease and Services Agreement with Precision Aerial Ag, LLC, for the purpose of conducting aeronautical services on the Beatrice Municipal Airport's airfield. A copy of said Agreement is attached hereto as Exhibit "A" and is incorporated herein by reference.

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

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

Exhibit "A"

BEATRICE MUNICIPAL AIRPORT OPERATOR'S LEASE AND SERVICES AGREEMENT

This Agreement made and entered into by and between the City of Beatrice, Nebraska, hereinafter referred to as the "Lessor" and Precision Aerial Ag, LLC, a Kansas limited liability company, 932 120th Rd, Seneca, Kansas, 66538, and an independent contractor, hereinafter referred to as "Lessee", and witnesses that:

1. **Leased Premises.** Lessor owns and operates the Beatrice Municipal Airport is willing to lease to Lessee the premises described herein and the right do conduct aeronautical services on the said airfield upon the terms and conditions hereinafter stated. The premises herein leased consist of aerial application services.
2. **Term.** The term of this Agreement shall be for a period of seven (7) months, commencing on April 1, 2026 and terminating on October 31, 2026.
3. **Conditions.** In addition to the specific fee(s) set forth below, anyone bringing fuel onto the airfield to self-fuel their aircraft is subject to the following conditions:
 - a. **Fuel Flowage Fees; Additional Rent.** As further consideration herein and in addition to the rentals provided, Lessor shall be entitled to collect and Lessee agrees to pay a fuel flowage fee of \$0.15 for each gallon of aviation fuel (Jet A, 100LL, and any other fuel, whether currently existing or developed in the future, used to power aircraft) delivered to Lessee on said Airfield for Lessee's consumption. The aforementioned flowage fees shall be due on the first day of the month succeeding that in which the aviation fuel is received and shall be delinquent if unpaid by the tenth day of each month.
 - b. **Insurance.** Lessor shall provide and maintain the following types of insurance designating the Lessor as an additional named insured on a primary and non-contributory basis, with the understanding that the applicator is not an agent or employee of the Lessor:
 - i. Liability:
 - ii. Property damage & Bodily injury\$1,000,000 combined single limit
\$2,000,000 aggregate
 - c. **Waiver of Subrogation.** Lessee agrees to waive its right of subrogation against the Lessor, its elected officials, agents, representatives and employees. Waiver of subrogation shall be reflected on the Certificate of Insurance submitted to the Lessor.

d. **Required Invoices.** Lessee will furnish and direct its fuel supplier to furnish Lessor a copy of all invoices for all aviation fuel delivered to Lessee for storage or for other use at the Airfield. Lessor reserves the right to audit Lessee's aviation fuel accounts at Lessor's expense, upon reasonable notice to Lessee.

e. **Spill Prevention Containment and Countermeasures Plan.** Any Lessee storage fuel and/or oil in tanks, drums, and/or any other type of container whose storage capacity, in the aggregate, exceeds one thousand nine hundred ninety-nine (1,999) gallons agrees to develop, maintain, and follow an independence Spill Prevention, Containment, and Countermeasures (SPCC) Plan as per Environmental Protection Agency regulation 40 CFR 112; as well as to comply with all applicable codes, rules, and regulations regarding the handling and disposal of hazardous substances as per the current Beatrice Municipal Airport SPCC Plan.

4. **Lessee's Services.** Lessee, in consideration of the premises leased and rights herein granted by Lessor, agrees to provide as a minimum the following services indicated as applicable to this Agreement:

AERIAL APPLICATION

Applicable X Not Applicable ___

Service. Provide a commercial aerial application service conforming to Part 137 of the Federal Aviation Regulations. One person involved in the commercial aerial application service must hold a current FAA Commercial Agricultural Operator's Certificate.

Aircraft. One or more aircraft, owned or leased by the Lessee, meeting all the requirements of Part 137 of the FAA Regulations and any other applicable FAA regulations.

Storage Facilities. Lessee must provide a segregated chemical and/or fuel storage area protected from public access, as designated and/or approved by the Department.

Applicator's Apron/Pad.

IF LESSOR OWNS THE PAD:

An applicator's apron/pad is provided at said airfield for the purpose of loading, unloading and washdown of aerial spray aircraft. The apron is a raised pad with a drainage system to two-one thousand gallon tanks; one being for pesticides, the second for herbicides.

It shall be Lessee's responsibility to ensure that the proper tanks are used for the chemicals being applied and also to ensure that the storm drain is closed prior to using the apron for handling chemicals. Lessee shall also be responsible for closing the tank valves and opening the storm drain when leaving for the day. The airport manager will monitor the area periodically to ensure that the valves are properly operated.

At such time as any tanks receive chemicals from spillage or become full of chemicals, it will be Lessee's responsibility to properly remove those chemicals to an authorized disposal site. The costs involved in the removal of those chemicals will be Lessee's responsibility. The airport manager will take tank measurements at least twice a year and keep records of the amounts of chemicals contained in the storage tanks.

Lessee's failure to use the apron and tank system properly shall be in direct violation of this agreement and be subject to termination of the same. Lessee's allowance of chemicals to escape into the storm drain system shall cause Lessee to be expelled from the airport and be subject to charges for cleanup of the system and/or damages encountered.

Lessee agrees to indemnify Lessor from any and all damages, costs, or expenses, including but not limited to the cost of cleanup, disposal, inspection and/or fines imposed as a result of any hazardous substances introduced and disposed of on the Beatrice Municipal Airport during Lessee's tenancy.

IF THE LESSEE OWNS THE PAD:

Applicator's Apron. It is the responsibility of the Lessee to provide a temporary or portable aerial application pad meeting all federal and state laws, rules, and regulations. This pad shall be placed on an area of the apron designated by Lessor. It is the responsibility of Lessee to operate said pad in compliance with all applicable federal, state, and local laws, rules, and regulations.

All chemicals, fuel, and hazardous waste requiring disposal must be disposed of in compliance with all federal, state, and local laws at the sole expense of Lessee.

Lessee's failure to use its systems properly shall be in direct violation of this Agreement and be subject to termination of this agreement. Lessee's allowance of chemicals, fuel, or other hazardous waste to escape into the storm drain system shall Lessee to be expelled from the airport and be subject to charges for cleanup of the system and/or damages encountered.

Lessee agrees to indemnify the Department from any and all damages, costs, or expenses, including but not limited to the cost of cleanup, disposal, inspection and/or fines imposed as a result of any hazardous substances introduced and disposed of on the Beatrice Municipal Airport during Lessee's tenancy.

**AIRCRAFT FUELS AND OIL
DISPENSING SERVICE**

Applicable ___ Not Applicable X

Services. Fuel, park and tie down aircraft as required.

Personnel. One properly trained person shall be on duty during operating hours.

Fueling Facilities. Metered, filter-equipped dispenser (fixed or mobile) for dispensing one grade (100 octane) of gasoline. Mobile dispensing truck(s) shall have a minimum capacity of 300 gallons for each grade of fuel (if applicable) and will be furnished and maintained by Lessee. All equipment shall comply with state and federal regulations. Fueling procedures shall comply with those set forth in the Fuel Facilities Procedures booklet, a copy of which has been furnished to Lessee, and considered a part of this Agreement as though herein written. Lessee also agrees to comply with all regulations promulgated by the State Fire Marshall's Office. Lessee shall complete a Fuel Contamination Test Record and Consumption Record on a daily basis.

Lessor assumes the responsibility for maintaining the electrical service, tank, and connections already in place at said Municipal Airport. Any additional tanks and associated equipment required by Lessee shall be installed by Lessee at his expense. Lessee will furnish all materials and/or equipment necessary to dispense fuel in the manner described in the Fuel Facilities Procedures, with the exception of those so noted. Upon termination of this Agreement Lessee shall remove all equipment installed by Lessee and not owned by Lessor, within thirty (30) calendar days of termination unless otherwise agreed in writing.

Aircraft Service Equipment. Adequate emergency starting equipment and fire extinguisher.

Hours of Operation. Eight hours per day, five (5) calendar days per week, except when Lessee and/or its personnel are away from the airfield on other aeronautical business related to Lessee's operations on the airfield. However, Lessee shall do his utmost to make arrangements for fueling when Lessee and/or its personnel are away from the airfield on other aeronautical business.

FLIGHT TRAINING

Applicable ___ Not Applicable X

Service. Conduct a flying school and provide flight instruction.

Personnel. One or more persons certificated by the FAA as a flight instructor to cover the type of training offered.

Aircraft. Own or lease by written agreement, one or more properly certificated aircraft equipped for flight instruction.

Hours of Operation. Eight hours a day, five (5) calendar days per week, except when the Lessee and/or his personnel are away from the airport on other business. The Lessee, when away from the airport, shall have a location and/or telephone number available where current or potential students may contact or leave messages for him and/or his personnel.

5. **Rent; Fees.** Lessee, in consideration of the rights herein granted, agrees to pay to Lessor consideration to be as follows:

Plane N Nos. _____	
Aerial Applications operating fee..... (unlimited) aircraft...	\$ <u>800.00</u>
Aerial Application pad rental	\$ _____
Aircraft Fuels and Oil Dispensing Service Fee	\$ _____
Flight Training Services Fee	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL	\$ <u>800.00</u>

6. **Nondiscrimination.** Lessee agrees to furnish service on a fair, equal and not unjustly discriminatory basis to all users thereof, and to charge fair reasonable and not unjustly discriminatory prices for each unit of service, provided that Lessee may make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

7. **Governmental Compliance.** Lessee, for itself, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on said property described in this Agreement for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, Lessee shall construct, maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation; 14 CFR Part 152, Subpart E; State of Nebraska LB 500 and Governor’s Executive Order signed February 16, 1984, regarding Affirmative Action and Contract Compliance, which regulations and Executive Order prohibit discrimination on the grounds of race, color, sex, religion, creed, age, marital status, physical or mental disability, political affiliation, national origin or ancestry.

8. **Reservation of Rights.** Lessee understands and agrees that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958, as amended, and Lessor reserves the right to grant to others the privilege and right of conducting any or all of the aeronautical activities listed herein, or any other activity of an aeronautical nature.

Lessor reserves the right to further develop or improve the landing area and all publicly owned air navigation facilities of the airport as it sees fit, regardless of the desires or views of Lessee, and without interference or hindrance.

Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from

erecting, or permitting to be erected, any building or other structure on the airport which in the opinion of Lessor would limit the usefulness of the airport or constitute a hazard to aircraft.

9. **Condition and Maintenance.** Lessee shall not leave junk or trash upon the area from which he is permitted to operate, but shall keep such areas reasonably clean and free of debris at all times.
10. **Restrictions on Use.** Lessee agrees that no painting, welding or exposed flame will be permitted in the buildings leased hereunder.
11. **Inspection.** It is understood that Lessor may enter upon any of the leased premises at any reasonable time for the purpose of inspection or for any other purpose necessary or incidental to or connected with the performance of its obligations hereunder, or for any other purpose. It is further understood that for the purpose of inspections, etc., Lessee will furnish Lessor with a key or the combination to any lock it places on any storage space.
12. **Military Emergencies.** Lessee agrees that during the time of war or national emergency Lessor shall have the right to enter into an agreement with the United State Government for military or naval use of part or all of the landing area, the publicly owned air navigation facilities and/or other areas or facilities of the airport. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provisions of the agreement with the United States Government, shall be suspended.
13. **Authorized Uses.** Lessee is authorized to use, in common with others, existing and future aeronautical facilities at the airport. These shall include, but not be restricted to, the landing areas, their extensions and additions, roadways, runways, aprons, taxiways, public air navigation facilities, such as radio aids, beacons, signals, floodlights, and all other conveniences now or thereafter provided for flying, landing, and taking off of aircraft.
14. **Laws and Regulations.** Lessee agrees that Lessor has the right to adopt and enforce reasonable rules, regulations, and minimum standards and that Lessee and all its employees, agents and servants will faithfully observe and comply with all rules, regulations and minimum standards as may be promulgated by Lessor, which rules, regulations and minimum standards shall be considered a part of this Agreement as though set forth herein.

Lessee agrees to conduct all flight and ground operations on, at or near the airport in accordance with proper rules and regulations of all authorities including Lessor, having jurisdiction over such operations.

15. **No Signage.** Lessee agrees that no signs or advertising material shall be placed or erected upon the premises without the prior written consent of Lessor.

- 16. Subordination.** Lessee agrees that this Agreement shall be subordinate to the provisions of any outstanding agreement between the Lessor and the United States relative to the maintenance, operation, or development of the airport.
- 17. Indemnification.** Lessee and its successors, heirs, personal representatives and assigns agree to indemnify and hold the Lessor, its employees, officers, volunteers, and agents harmless from any present or future liability for any injuries or damages in any way related to any and all activities authorized by this Agreement, and in any way related to any interruption or disruption of this Agreement pursuant to this Agreement, except, however, to the extent that such injuries or damages are proximately caused by the negligence or intentional misconduct of Lessor, and shall defend, indemnify, and hold harmless the Lessor from Lessee's claims, demands, causes of action, lawsuits, strict liability claims, or loss, except to the extent that such claims, demands, causes of action, lawsuits, strict liability claims or loss are proximately caused by the negligence or intentional misconduct of Lessor.
- 18. Transferability.** Lessee shall not assign or transfer this Agreement, or any interest therein or sublet the leased premises or any part thereof, without the written consent of Lessor, and any attempt at assignment, transfer, or subletting shall be void and, at the option of the Lessor, deemed sufficient grounds for cancellation and termination of this Agreement.
- 19. No Adverse Effect.** Lessee understands and agrees that the rights granted by this Agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the airport by Lessor or others.
- 20. Alterations and Improvements.** Lessee shall not make any alterations or improvements to the leased premises without the prior express written consent of Lessor. On the expiration of this Agreement Lessee shall, at its own expense, remove all alterations and other improvements and restore the leased premises to the condition it was in prior to the making or installation of the alterations and other improvements unless Lessor waives this requirement in writing.
- 21. Termination.** Lessor shall have the right to terminate this Agreement in its entirety immediately upon the happening of any of the following events:
- (a) filing of petition, voluntarily or involuntarily, for the adjudication of Lessee as bankrupt;
 - (b) the making by Lessee of any general assignment for the benefit of credits;
 - (c) the occurrence of any act which operates to deprive Lessee permanently of the ability to perform its duties under this Agreement;
 - (d) the abandonment and discontinuance of operations at the airport by Lessee for a period of thirty (30) calendar days or more;

(e) the non-payment of any rent payment due hereunder at the time(s) herein specified;

(f) failure by Lessee to perform, keep and observe any and all of the terms, covenants, and conditions herein contained on the part of Lessee to be performed, kept, or observed, and the failure of Lessee to remedy such default or breach within a period of thirty (30) calendar days after receipt from Lessor of written notice to remedy same.

22. Independent Contractor. It is understood and agreed that in entering into this Agreement and performing the agreed operations hereunder, Lessee is an independent contractor and is not an agent or employee of the Lessor in any manner or in any respect whatsoever, and that any employee of said Lessee is in no manner or any respect an agent, servant, or employee of Lessor.

23. Waiver. No forbearance to enforce the breach of any of the promises or covenants of this Agreement shall be construed as a waiver of any succeeding breach of the same or any other covenant herein.

24. Severability. If any paragraph or part thereof of this Agreement shall be determined to be invalid, illegal or inoperative for any reason by a court of competent jurisdiction then the remaining parts, so far as possible, shall be effective and fully operative.

25. Governing Law. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Nebraska.

26. Modification of Agreement. Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

27. Special Conditions. In consideration of the rents, covenants and agreements herein contained, Lessor hereby leases items described as follows, and agrees to abide by the conditions set forth:

28. Condition of Leased Premises Post-Termination. Upon termination of this Agreement, Lessee agrees to relinquish the property on the premises and to deliver the premises in as good condition as they now are, excepting only reasonable wear and tear or damage by casualty not attributable to Lessee's negligence or misconduct.

29. Entire Agreement. This instrument contains the entire lease of the parties as of this date, and the execution hereof has not been induced by either party by any representations, promises

RESOLUTION NUMBER _____

WHEREAS, the City of Beatrice, Nebraska, a Municipal Corporation (“City”) runs an energy efficiency loan program, in which the City makes low-interest loans to qualifying homeowners covering the costs of certain energy efficiency improvements up to Seven Thousand Dollars (\$7,000.00); and

WHEREAS, on or about November 20, 2020, the City executed a Loan Agreement, Promissory Note, and Deed of Trust with Orlando C. Ortiz and Maria E. Holtry, for Six Thousand Seven Hundred Fifty-Two Dollars (\$6,752.00) in funding for the cost of making energy efficiency improvements to their property, commonly known as 810 North 11th Street (the “Loan”); and

WHEREAS, to secure the Loan, Orlando C. Ortiz and Maria E. Holtry, executed a Promissory Note, dated November 20, 2020, and a Deed of Trust encumbering real property commonly known as 810 North 11th Street, Beatrice, Nebraska 68310, dated November 20, 2020, and recorded in the Gage County Register of Deeds Office on November 23, 2020, and recorded as Instrument No. 2020-4022; and

WHEREAS, Orlando C. Ortiz and Maria E. Holtry have satisfied all of the terms of the Loan; and

WHEREAS, the Mayor and City Council for the City of Beatrice desire to authorize the Mayor, City Administrator, and City Clerk to execute any and all releases, any and all requests for reconveyances, deeds of reconveyance, and any and all other documents necessary to release and discharge Orlando C. Ortiz and Maria E. Holtry, along with their heirs, executors, administrators, successors and assigns from any and all actions, debts, claims and demands whatsoever the City every had or may have regarding said Loan to Orlando C. Ortiz and Maria E. Holtry.

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

SECTION 1. That the Energy Efficiency Loan Agreement dated November 20, 2020, is designated as terminated and satisfied.

SECTION 2. That the corresponding Promissory Note dated November 20, 2020, is hereby terminated and satisfied.

SECTION 3. That the Deed of Trust for said Loan Agreement, dated November 20, 2020, and recorded in the Gage County Register of Deeds Office on November 23, 2020, and recorded as Instrument No. 2020-4022, is hereby terminated and satisfied.

SECTION 4. That all securities, guarantees, or obligations of Orlando C. Ortiz and Maria E. Holtry regarding the Loan Agreement are hereby terminated and satisfied.

SECTION 5. That the Mayor, City Administrator, and City Clerk are hereby authorized to sign and execute any and all other documents necessary to release and discharge Orlando C. Ortiz and Maria E. Holtry, along with their heirs, executors, administrators, successors and assigns from any and all actions, debts, claims and demands whatsoever, the City ever had or may have regarding the Loan.

SECTION 6. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

GENERAL RELEASE

City of Beatrice, Nebraska, a Municipal corporation, 400 Ella Street, Beatrice, Nebraska, 68310, as RELEASOR, in consideration of the satisfactory completion and compliance with the conditions and covenants of the Energy Efficiency Loan Agreement, dated November 20, 2020, entered into by the RELEASOR and Orlando C. Ortiz and Maria E. Holtry, collectively, as RELEASEE, the completion of which is hereby acknowledged, agrees to release and discharge the RELEASEE, RELEASEE's heirs, executors, administrators, successors and assigns from any and all actions, causes of action, suits, charges and obligations, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims and demands whatsoever, in law, admiralty or equity, which against the RELEASEE, the RELEASOR, RELEASOR's heirs, executors, administrators, successors and assigns ever had, now have or hereafter can, shall or may have for, upon or by reason of any matter, cause or thing whatsoever from the beginning of time to the date of this RELEASE, and regarding:

Loan Agreement dated November 20, 2020;
Promissory Note dated November 20, 2020; and
Deed of Trust dated November 20, 2020, recorded in the Gage County Register of Deeds as Instrument No. 2020-4022,

Wherever the sense of this RELEASE requires, a singular number shall be construed to be plural and vice versa, and words of the masculine gender shall be construed to be feminine and vice versa.

This RELEASE may only be changed in writing signed by both RELEASOR and RELEASEE.

IN WITNESS WHEREOF, the RELEASOR has executed this RELEASE on the ____ day of May, 2026.

Attest:

City of Beatrice, RELEASOR

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this ____ day of May, 2026 by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.

Notary Public

Space Above Reserved for Recording Information

Return to:
Taylor Rivera
City of Beatrice
400 Ella Street
Beatrice, NE 68310

REQUEST FOR RECONVEYANCE

The undersigned Beneficiaries request the Trustee to reconvey the real estate described as follows:

Lot Nine (9), Block Twenty-three (23), Fairview Addition, Beatrice, Gage County, Nebraska,

to the person or persons entitled thereto.

Robert Morgan, Mayor
City of Beatrice, Nebraska, Beneficiary

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.

Notary Public

DEED OF RECONVEYANCE

The indebtedness secured by the Deed of Trust executed by Orlando C. Ortiz and Maria E. Holtry, as Trustor to Taylor Rivera, an Attorney and Member in good standing with the Nebraska State Bar Association, as Trustee, for the benefit of City of Beatrice, Nebraska, a Municipal corporation, as Beneficiary, dated November 20, 2020, recorded in the office of the Gage County Register of Deeds on November 23 2020, recorded as Instrument No. 2024-4022, has been satisfied and paid in full, and the Beneficiary has requested in writing that this Deed of Reconveyance be executed and delivered as confirmed by its endorsement above.

In consideration of such payment and in accordance with the request of the Beneficiary, the Trustee reconveys to the person or persons entitled thereto all the right, title, interest and claim acquired by the Trustee pursuant to the Deeds of Trust in the following:

Lot Nine (9), Block Twenty-three (23), Fairview Addition, Beatrice, Gage County, Nebraska,

DATED: _____, 2026.

Taylor Rivera, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on the ____ day of _____,
2026, by Taylor Rivera, as Trustee.

Notary Public

RESOLUTION NUMBER _____

WHEREAS, the Board of Public Works Billing Department's document inserter was purchased in 2021; and

WHEREAS, said document inserter has since been serviced by Quadient, Inc. ("Quadient"); and

WHEREAS, the Mayor and City Council of the City of Beatrice desire to enter into a Maintenance Agreement with Quadient to continue servicing said document inserter.

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

SECTION 1. That the Mayor, Finance Director, and Board of Public Works Utility Billing Supervisor are hereby authorized to enter into a Maintenance Agreement with Quadient, Inc., for the servicing of said document inserter. A copy of said 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 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

Exhibit "A"



Maintenance Agreement

Section (A) Office Information

Office Number: 2620	Office Name: Lincoln	Office Phone #:	Date Submitted: 5/13/2026
------------------------	-------------------------	-----------------	------------------------------

Section (B) Billing Information

Company Name (Full legal name): BEATRICE BOARD OF PUBLIC WORKS		
DBA:		
Bill To Customer Number: BEATRICE BOARD OF PUBLIC WORKS	Department:	
Billing Address: 400 Ella St		
Billing City: Beatrice	State: NE	Zip Code + 4: 68310 3856
Billing Contact Name: Kerri McGrury	Contact Phone Number: 402 228 5211	
Billing Contact Title:	Tax Exempt Number:	
Billing Contact email Address: Kmcgrury@beatrice.ne.gov	Purchase Order Number:	

Section (C) Installation Address Information

Company Name (Full legal name):		
DBA:		
Equipment Installation Address:		
Equipment Installation City:	State:	Zip Code + 4:
Contact Name for Maintenance Support:	Contact Work Phone Number:	
Contact Title:	Department:	Contact Cell Phone Number:
Contact Email Address:		
Alternate Contact Title:	Alternate Contact Phone Number:	

Section (D) Covered Equipment & Maintenance Support

	Model Number	Description	Serial Number	Lease / Order Reference	Maintenance Support Level	Annual Price
1	DS75I3Si	SILVER LEVEL- Inserter contract	21GP1517			\$ 4,169.00
2						\$
3						\$
4						\$
Coverage Period					Maintenance Subtotal	\$ 4,169.00
Commencement Date: 5/13/26		Renewal Date: 5/12/27		Tax		\$ 0.00
					Total Due	\$

Section (E) Coverage Notes / Special Instructions

Section (F) Approval

This document consists of a Maintenance Agreement ("Maintenance Agreement") with Quadiant, Inc. Your signature constitutes an offer to enter into the Maintenance Agreement and acknowledges that you have received, read, and agree to all applicable terms and conditions (version M-V1-2020), which are also available at <https://resources.quadiant.com/m/89c0e30f883588d/original/Maintenance-Agreement-Terms-V1-2020.pdf>, and that you are authorized to sign the agreement on behalf of the customer identified above. The applicable agreement will become binding on the companies identified above only after an authorized individual accepts your offer by signing below.

Authorized Signature	Print Name and Title	Date Accepted
Accepted by Quadiant, Inc.		Date Accepted

Quadient Maintenance

Thank you for purchasing Maintenance Services from Quadient, Inc. ("Quadient"). This document is a part of your agreement with Quadient and it provides additional details regarding Quadient's Maintenance Program.

WHAT'S COVERED?

Maintenance services, as described herein, will be provided for the Products at the Installation Address. Quadient agrees to provide maintenance services associated with the ordinary maintenance of the Products as required due to normal wear and tear ("Maintenance Services"). Supplies (i.e. ink, roll tape, labels, etc.) are not included in Maintenance Services. Quadient may, at its option, designate a third party to provide Maintenance Services. Quadient, in its sole discretion, may service any Product by replacing it with a new, or like-new Product; provided that such replacement product is substantially similar to the Product. Maintenance Services will be provided during Quadient's normal business hours at the Installation Address. Any parts that are replaced by Quadient while performing Maintenance Services become the property of Quadient.

Quadient's Order Form with the Customer will indicate whether Customer is to receive Bronze, Silver or Gold level Maintenance Services. The entitlements that are provided for each level of service are set forth in the following table:



Entitlements	Gold	Silver	Bronze
24/7 Web Access	✓	✓	✓
Telephone Support	✓	✓	✓
Onsite Labor	✓	✓	✓
Spare Parts Included	✓	✓	
Wearable Parts Included	✓	✓	
Priority Call Answering	✓		
Annual Customer Training	✓		
No Fuel Surcharges	✓		
4 hr Response Time ¹	✓		
8 hr Response Time ¹		✓	✓
Preventive Maintenance Included	Up to 3X/12 mos	Up to 2X/12 mos	
Rate Updates	Unlimited	2X/12 mos	1X/12 mos

Any entitlements that are not included in the Maintenance Services purchased by Customer are available at an additional charge.

¹ Onsite response time in business hours.



WHAT ARE THE FEES AND WHEN ARE THEY DUE?

- **For Purchased Products:**
Customer shall commence paying for the Maintenance Services on upon delivery of the Products. All fees for Maintenance Services ("Maintenance Fees") on purchased Products are invoiced annually, in advance.
- **For Leased Products:**
If the Products are being leased from Quadiant Leasing USA, Inc. and the Maintenance Fee has been included in the lease payment amount ("Leased Products"), then Maintenance Services will be provided at no extra cost, except for the Additional Charges (as defined below), for the Initial Term of the lease. Customer shall commence paying for the Maintenance Services on Leased Products, where Maintenance Fees are included in the lease payment, on the date the lease commences. During any Renewal Term, Customer agrees to pay the then-current fee for Maintenance Services.
- **Other Fees:**
In addition to the Maintenance Fees, Customer agrees to pay: (a) for labor, parts, and expenses for maintenance or repair that is part of an Excluded Service (as defined below); (b) for travel expenses for any on-site maintenance services that in the opinion of Quadiant is deemed unnecessary; and (c) an increased Maintenance Fee for Products that are regularly used by more than one shift of personnel per business day (collectively "Additional Charges"). All Additional Charges shall be at Quadiant's then-current published rates for time and materials. In the event that the average U.S. National Gasoline Price Index increases by more than fifty percent (50%) in any twelve (12) month period, Customer shall pay a fuel surcharge of up to ten dollars (\$10.00) for each onsite visit by Quadiant for Maintenance Services.

All payments for Maintenance Services and Additional Charges are nonrefundable. Quadiant may adjust the Maintenance Fees at the end of the Initial Maintenance Term (as defined below) and any renewal term.

WHAT IS THE TERM OF THE MAINTENANCE SERVICES?

- **For Purchased Products:**
Unless otherwise specified in the agreement, the initial term of these Maintenance Services is one (1) year (the "Initial Maintenance Term"). Unless Customer provides ninety (90) days written notice to Quadiant prior to the end of the Initial Maintenance Term, or any renewal term), the Maintenance Services shall automatically renew for an additional one (1) year term at Quadiant's then-current rate for such service.
- **For Leased Products:**
The term of the Maintenance Services for Leased Products will be equal to the term of the lease.

HOW DO I REQUEST MAINTENANCE SERVICE?

In order to receive Maintenance Services on the Products, the Customer must notify Quadiant of a need for service by contacting Quadiant in the manner directed by Quadiant. Quadiant may, at its sole discretion, attempt to resolve Products performance issues over the telephone. If Quadiant determines



that on-site service is necessary, Quadient shall provide such on-site service in accordance with the terms set forth herein.

WHAT'S NOT COVERED BY THE QUADIENT MAINTENANCE PROGRAM?

Maintenance Services do not include:

- De-installation of the Products, or moving the Products (however these services are available for an additional fee);
- Services provided before 8:00 a.m. or after 5:00 p.m. local time based on the location of the Products (however service is available outside of those hours for an additional fee);
- Maintenance or repairs made necessary by the failure of Customer maintain or use the Products in conformance with Quadient's specifications;
- Maintenance or repairs made necessary by changes in the design of the Products made by Customer or mechanical, electrical, or electronic interconnections, or the attachment of other parts or components to the Products by Customer;
- Any services that are not included in the entitlements associated with the level of maintenance purchased by Customer;
- Maintenance or repairs made necessary by accidents or natural disasters;
- Maintenance or repairs made necessary by the negligence of Customer;
- Maintenance or repairs made necessary by the unauthorized maintenance by Customer or any third party other than Quadient or its authorized service representatives;
- Damage or repair necessitated by relocation of the Products not conducted by Quadient;
- Upgrades or updates to software;
- Maintenance or repairs made necessary because Customer has exceeded the published performance specifications or recommended monthly volume limits** for the Products;
- Maintenance or repairs made necessary by Customer's use of parts, consumables, or other supplies that do not comply with Quadient's specifications;
- Recovery of any customer data stored within Quadient Products or the maintaining of any back-up data;
- Rebuilding or major overhauls which Quadient determines are necessary ("Reconditioning").

All of the foregoing are "Excluded Services." Excluded Services also include operator training beyond the initial training provided by Quadient and application configuration and set-up. In the event Customer requests Quadient to perform an Excluded Service, Customer shall pay Quadient its then-current hourly rate for those services (including travel time), as well as Quadient's then-current price for any parts required in connection with such services.

WHAT OTHER RESPONSIBILITIES DO I HAVE?

CUSTOMER'S MAINTENANCE OBLIGATIONS: Customer agrees to maintain the Products in accordance with Quadient's published specifications. Except as specified and approved by Quadient, Customer shall not perform, or permit third parties to perform maintenance or repair on the Products.

COPIES OF DATA: Customer is solely responsible for all data stored on the Products and making copies of all such data prior to Quadient performing Maintenance Services.



USE OF QUADIENT SUPPLIES: If the Customer uses other than Quadiant supplies, and if such supplies are defective or unacceptable for use in Quadiant machines and cause abnormally frequent service calls or service problems, then Quadiant may, at its option, assess a surcharge or terminate the Maintenance Services. In this event, the Customer may be offered service on a "Per Call" basis based upon published rates. It is not a condition of this agreement, however, that the Customer uses only Quadiant authorized supplies.

ENVIRONMENT/ELECTRICAL: Customer shall provide a suitable environment for Products as specified by the manufacturer. In order to insure optimum performance by the Quadiant Products, it is mandatory that specific models be plugged into a dedicated line and that they comply with manufacturer electrical specifications.

COMPLETE SYSTEM COVERAGE: All Quadiant components (hardware and software) used in a system must be covered under Maintenance Services ("Complete System Coverage"). For example, a customer may not obtain Maintenance Services only for a mailing machine if it is used with a separate scale. In that case, the Customer would also need to purchase Maintenance Services for the scale. If a customer refuses to obtain Complete System Coverage, Quadiant may terminate the Maintenance Services on any Product that is otherwise covered by such Maintenance Services.

ACCESS TO PRODUCTS: Customer shall allow Quadiant full and free access to the Products and the use of necessary data communications facilities, networks, systems and equipment at no charge to Quadiant as may be reasonably necessary for Quadiant to perform Maintenance Services including, but not limited to, remote access to the Products.

PRODUCT MODIFICATIONS: Customer shall not cause modifications or interconnections to be made, or accessories, attachments, or features to be added to the Products without Quadiant's prior written approval.

WHAT ELSE DO I NEED TO KNOW?

Quadiant may terminate the Maintenance Services, upon written notice to Customer, if:

- **Customer defaults on any payment due to Quadiant or its affiliates;**
- **The Products exceed the maximum monthly or lifetime cycle counts for such Products;**
- **The Products are modified, damaged, altered or serviced by personnel other than the Quadiant Authorized Personnel;**
- **Parts, accessories, consumables, supplies, or components not meeting machine specifications are used with the Products;**
- **Customer refuses to obtain Complete System Coverage;**
- **Any services are necessary because Customer has done (or failed to do) something that requires the performance of an Excluded Service;**
- **Customer decides not to proceed with any Reconditioning that is deemed necessary by Quadiant.**

Furthermore, if the Products are being leased, the Maintenance Services shall automatically terminate as to any Products covered by the lease on the date such lease expires or is terminated.

****Click [HERE](#) for recommended monthly volume limits.**

RESOLUTION NUMBER _____

WHEREAS, the City of Beatrice, (hereinafter "City") desires to add lights to the Fields 4, 5, and 8 at Hannibal Park; and

WHEREAS, the City contacted Musco Lighting regarding such a project and now desires to enter into an Agreement with Musco Lighting for the installation, maintenance, and warranty of new overhead field lighting for Fields 4, 5, and 8 at Hannibal Park, with such purchase and maintenance being financed through Musco Lighting for a term of seven (7) years and with a warranty of twenty-five (25) years as outlined in the Formal Proposal, Quote, and Bid Scope from Pro Tech Electric Services, Inc.

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

SECTION 1. That the Mayor and City Clerk of the City of Beatrice, Nebraska are authorized to sign any and all documents necessary between the City of Beatrice and Musco Lighting for the installation, maintenance, and warranty of overhead field lighting for three (3) softball fields at Hannibal Park as outlined in the Formal Proposal, Quote, and Bid Scope from Pro Tech Electric Services, Inc., which are all attached hereto as Exhibit "A, B, and C" respectively, and incorporated by this reference.

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

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

Exhibit "A"



Baystone Government Finance

May 08, 2026

FORMAL PROPOSAL

Obligor: City of Beatrice, NE

This is a finance/ownership contract. No residual value.

Equipment: Musco Lighting Project

Option 1 -Fixed

Acquisition Cost	\$ 498,500.00	Term	Five (5) years	First Payment Due	One Year from Close
Down Payment	\$ 0.00	Payment Mode	Annual in Arrears	Payment Amount	\$117,763.20
Trade-In	\$ 0.00	Interest Rate	5.8200%		
Principal Balance	\$ 498,500.00	Rate Factor	.236235		

Option 2 -Fixed

Acquisition Cost	\$ 498,500.00	Term	Seven (7) years	First Payment Due	One Year from Close
Down Payment	\$ 0.00	Payment Mode	Annual in Arrears	Payment Amount	\$89,108.46
Trade-In	\$ 0.00	Interest Rate	5.9400%		
Principal Balance	\$ 498,500.00	Rate Factor	.178753		

Option 3 -Fixed

Acquisition Cost	\$ 498,500.00	Term	Ten (10) years	First Payment Due	One Year from Close
Down Payment	\$ 0.00	Payment Mode	Annual in Arrears	Payment Amount	\$68,663.81
Trade-In	\$ 0.00	Interest Rate	6.2900%		
Principal Balance	\$ 498,500.00	Rate Factor	.137741		

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor may result in a documentation fee being assessed to the Obligor.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- To lock in the Obligor's rate for the term of the obligation, Baystone Government Finance will establish a Vendor Payable Account (VPA) on behalf of the Obligor. This transaction must be credit approved, all documents properly executed and returned to Baystone Government Finance and the transaction funded on ALL proposals on or before 5/22/2026. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligee or its assignees, then Obligee or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety. The Obligor will control the draws from this VPA. This is a non-interest bearing account.

Baystone Government Finance

City of Beatrice, NE

David Burr, Vice President - dburr@ksstate.bank

Signature - Title

Date

Date

Date: 5/8/2026
Expiration date: 6/8/2026
To: <Enter who will be receiving - F11>

Project: Hannibal Park Softball Fields 4 5 & 8
Beatrice, NE
Ref: 213967

Quotation Price – Materials Delivered to Job Site and Turnkey Installation

Hannibal Fields 4, 5, and 8 – 200 r \$ 498,500.00

*Sales tax and bonding are not included.
Quote is confidential. Pricing and lead times are effective for 30 days only.*

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 50/30 per lighting design or specifications
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight

System Description

- 24 Total Light Control® TLC-LED-1500 factory-aimed and assembled luminaires
- 18 Total Light Control® TLC-LED-900 factory-aimed and assembled luminaires
- 6 Total Light Control® TLC-LED-550 factory-aimed and assembled luminaires
- 12 Total Light Control® TLC-BT-575 BallTracker® factory-aimed and assembled luminaires
- 11 Galvanized steel poles
- 11 Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- Auxiliary mounting brackets with 1 position crossarm with BallTracker® Attachment
- Disconnects
- UL listed assemblies
- Corrosion protection

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco’s Lighting Services Team – over 200 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors
- Warranty starts the date of shipment

Musco Scope

- Provide design and layout for lighting system
- Final aiming and commissioning of the system
- Project Manager to be on site during critical times of installation
- Installation services provided

Responsibilities of Facility Owner and/or Buyer

- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Provide electrical design and materials for electrical distribution system, as needed
- Provide electrical power to the site, coordinate with the utility, and pay any power company fees

Payment Terms

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Delivery Timing

8 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

Notes

Quote is based on following conditions:

- Shipment of entire project together to one location.
- 240 Volt, Single phase electrical system requirement
- Structural code and wind speed = 2018 IBC, 115 mi/h, Exposure C.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Brad Thompson
Senior Sales Representative
Musco Sports Lighting, LLC
211 2nd Avenue West – PO Box 808
Oskaloosa, IA 52577, USA
Phone: (641) 660-9554
E-mail: brad.thompson@musco.com

Exhibit "C"

Bid includes:

600 amp service

Installation of complete Musco lighting system for Fields 4, 5, and 8

Extension of existing galvanized H frame

Separate circuits for site lighting

Tear out and replace concrete

Directional boring of all conduit

Copper wiring

Wire sized for 3% voltage drop max

ProTech
Electric Services, Inc.

Jon Schwartz

**ProTech Electric Services
8615 Whitmore Circle Suite 108
Omaha, Ne 68122
(402)510-0030**

PUBLIC HEARING NOTICE
PLAN MODIFICATION "26-3" TO THE REDEVELOPMENT PLAN FOR
REDEVELOPMENT AREA NO. 5

The Mayor and City Council of the City of Beatrice will hold a public hearing on Monday, May 18, 2026, at 6:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, for the purpose of considering adoption of Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. The developer, Northgate Campus One, LLC, a Nebraska limited liability company, has proposed the redevelopment of real estate legally described as Lot One (1), Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318, and all required public infrastructure improvements within Redevelopment Area #5 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 "26-3". 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.

Erin Saathoff, MMC, City Clerk

May 1 and 8, 2026

RESOLUTION NUMBER _____

WHEREAS, the Mayor and City Council of the City of Beatrice, Nebraska (the "City") passed and approved Ordinance No. 57-33 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 May 2, 2016, 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. 5, as amended on March 18, 2024; 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. 5; and

WHEREAS, the Authority has prepared a proposed Plan Modification 26-3 to the Redevelopment Plan for Redevelopment Area No. 5; and

WHEREAS, a Modification to the Redevelopment Plan for Redevelopment Area No. 5 (the "Modification") for the Northgate Campus Redevelopment Project (the "Project") has been prepared pursuant to the Act, to identify specific property within Redevelopment Area No. 5 that is in need of redevelopment to cause the removal of blight and substandard conditions; and

WHEREAS, on April 17, 2026, the Authority submitted the proposed Modification 26-3 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 May 4, 2026, the Planning and Zoning Commission held a public hearing and reviewed the proposed Modification 26-3 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 26-3 regarding the Project; and

WHEREAS, on May 8, 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. 5 prepared by the Authority. A copy of the Modification of the Redevelopment Plan for the Redevelopment Area No. 5 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 May 18, 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. 5, as modified by Modification 26-3:

- 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 26-3 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 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

EXHIBIT "A"

PLAN MODIFICATION "26-3" TO REDEVELOPMENT AREA #5 OF THE CITY OF BEATRICE, NEBRASKA (NORTHGATE CAMPUS 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 #5. The Redevelopment Plan was approved by the Mayor and City Council on May 2, 2016, as amended on March 18, 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 through 18-2154 (the "Act"), 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 Northgate Campus 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 northwest of Beatrice Community Hospital, and will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. 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 Northgate Campus Redevelopment Project

Northgate Campus Two, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements along with all required public improvements within Redevelopment Area #5. 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 constrains 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 consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5.

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 parcel to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for engineering fees 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 streets.

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: architect fees, 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 #5. 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 Northgate Campus Redevelopment Project

The Project will be completed in up to five (5) 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

Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318.*

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

B. Population Density

Population Density is not expected to be significantly affected by the Project. The Project Site is currently vacant. The Project will bring an industrial facility including associated site improvements to the Project Site, but population density will not increase in the immediate area as a result of this project.

C. Land Coverage

The Project consists of the redevelopment of the area into an industrial development, including associated site improvements on the Project Site. The footprint of the improvements for Phase One of the Project is approximately 70,000 ft². 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 and traffic capacity are expected to suffice.

E. Parking

The project includes the construction of off-street parking for employees and customers.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Light Industrial District (LI). The parcel will not require rezoning to permit the construction of planned improvements. Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

EXHIBIT "D"
Cost-Benefit Analysis
Northgate Campus Redevelopment Project

This Cost-Benefit Analysis of the Northgate Campus 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 #5. The Project consists of the redevelopment of the Project Site into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. 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 Northgate Campus Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Northgate Campus 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:	\$149,665.00
b.	Estimated Completed Project Assessed Valuation:	\$11,223,565.00
c.	Estimated Increase in Valuation	\$11,073,900.00
d.	Estimated Annual Projected Tax Increment:	\$176,318.46

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 Northgate Campus 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 1.586964, 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 Northgate Campus Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Northgate Campus 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 Eleven Million Dollars (\$11,000,000.00) for the redevelopment of the Project Site, into an industrial development, along with all required public improvements within Redevelopment Area #5, including expenditures for eligible public improvements. It is proposed that up to approximately One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) 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. It is anticipated that there will be some impact on Beatrice Public Schools but this impact is expected to be minimal. This project will enable the Redeveloper to develop an industrial development located on the Project Site, which may have some school-aged children, is unlikely to have a significant impact on the number of school aged children in the community.

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 not expected to have a material impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project. 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 not anticipated to impose a burden or have a negative impact on other local area employers.

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 One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) in TIF to create approximately Eleven Million Dollars (\$11,000,000.00) 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 Redevelopers' 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.



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

SCC Board of Governors
Attn: Neal Stenberg, Chairperson
8800 O St.
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Neal:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Southeast Community College
Attn: Paul Illich
8800 O Street
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Paul:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Lower Big Blue NRD
Attn: Scott Sobotka, Manager
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Scott:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Lower Big Blue NRD
Attn: Jason Pohlmann, Chairperson
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Erich Tiemann
Gage County Board of Supervisors
PO Box 429
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Erich:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Dawn Hill
Gage County Clerk
612 Grant Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Dawn:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Educational Service Unit #5
Attn: Roger Smidt, President
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

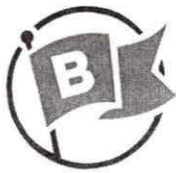
Dear Roger:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Educational Service Unit #5
Attn: Brenda McNiff, Administrator
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Brenda:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Board of Education
School District #15
Attn: Eric Trusty, President
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Eric:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Beatrice Public Schools
School District #15
Attn: Jason Alexander
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Gage County Agricultural Society
Don Esau, President
321 Logan Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Don:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter

EXHIBIT "B"
Site Plan



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 May 18, 2026, in the BPS Administration Building, 320 N 5th Street, Beatrice, Nebraska for the purpose of considering the rezoning of real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC".

Erin Saathoff, MMC, City Clerk

May 8, 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:

Outlot B, Homestead Junction Second Addition to the City of Beatrice,
Gage County, Nebraska

Gage County Parcel No. 0012409603

from "GI" General Industrial District to "GC" General Commercial 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 "GI" General Industrial District to "GC" General Commercial 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 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

CHRISTENSON
FIELD

ORD-NUM 09-17

ORD-NUM 12-088

TONKA DR.

5TH ST.

WACKETT ST.

OLD FATHER'S
2 2ND

OLD FATHER'S
2 2ND

OLD FATHER'S
2 2ND

R-4

18	4
17	8
16	7
11	6
10	5

DARWIN

12	1
11	2
10	3
8	4
6	5
7	6

OLD FATHER'S ADD.
ORD-NUM 18-044

ORD-NUM 19-034

ORD-NUM 34-031

HOMESTEAD
JUNCTION
SECOND
ADDITION

ORD-NUM 01-008

UNIMPROVED

PARK STREET

10	1
9	2
14	3
13	4
12	5
11	6
10	7
9	8

16	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

16	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

17	1
16	2
15	3
14	4
13	5
12	6
11	7
10	8

WACKETT AVE.

ORD-NUM 18-044

ORD-NUM 18-044

HOMESTEAD
JUNCTION
FIRST
ADDITION

IRVING STREET

ORD-NUM 18-044

UNION
PACIFIC

10	1
9	2
8	3
7	4
6	5

10	1
9	2
8	3
7	4
6	5

10	1
9	2
8	3
7	4
6	5

10	1
9	2
8	3
7	4
6	5

2	1
3	2
4	3
5	4
6	5
7	6

10	1
11	2
10	3
9	4
8	5
7	6

10	1
11	2
10	3
9	4
8	5
7	6

10	1
11	2
10	3
9	4
8	5
7	6

10	1
11	2
10	3
9	4
8	5
7	6

GI/EE

WACKETT

9TH STREET



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

May 4, 2026

Homestead Junction, LLC
129 North 10th Street
Capitol Hill
Lincoln, NE 68508

RE: Rezoning Application of Homestead Junction, LLC, Gage County Parcel No. 012409603

To Whom It May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 18, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, May 18, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 012409603, from "GI" General Industrial District to "GC" General Commercial District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney

CHRISTENSON
FIELD

ORD-NUM 09-17

ORD-NUM 12-089

TONKA DR.

5TH ST.

WACATED 5TH ST.

ORD-NUM 18-044

ORD-NUM 19-034

ORD-NUM 24-031

HOMESTEAD
JUNCTION
SECOND
ADDITION

ORD-NUM 01-008

GI/FI

HOMESTEAD
JUNCTION
FIRST
ADDITION

ORD-NUM 18-044

ORD-NUM 18-044

ORD-NUM 18-048

IRVING STREET

L.C.

ORD-NUM 18-048

PACIFIC
CANYON

WACATED

10	1
9	2
14	3
13	4
12	5
11	6
10	7
9	8

PARK STREET

18	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

10	1
9	2
8	3
7	4
6	5

10	1
9	2
8	3
7	4
6	5

10	1
11	2
10	3
9	4
8	5
7	6

10	1
11	2
10	3
9	4
8	5
7	6

18	1
16	2
14	3
13	4
12	5
11	6
10	7
9	8

10	1
9	2
8	3
7	4
6	5

10	1
11	2
10	3
9	4
8	5
7	6

18	1
17	2
16	3
15	4
14	5
13	6
12	7
11	8
10	9
9	10

10	1
9	2
8	3
7	4
6	5

10	1
11	2
10	3
9	4
8	5
7	6

15	4
12	8
18	7
11	6
10	5

DARWIN

12	1
11	2
10	3
9	4
8	5
7	6

1	12
2	11
3	10
4	9
5	8
6	7

R-4

CHRISTENSON
3RD

OLD FATHER'S
LUG.

2
KNOWLES
ADD.

PARK STREET

9TH STREET

G.C.

R.C.

GI/EE

WACATED

RESOLUTION NUMBER _____

WHEREAS, the Mayor and City Council of the City of Beatrice, Nebraska (the "City") passed and approved Ordinance No. 57-33 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 May 2, 2016, 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. 5, as amended on March 18, 2024; 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. 5; and

WHEREAS, the Authority has prepared a proposed Plan Modification 26-3 to the Redevelopment Plan for Redevelopment Area No. 5; and

WHEREAS, a Modification to the Redevelopment Plan for Redevelopment Area No. 5 (the "Modification") for the Northgate Campus Redevelopment Project (the "Project") has been prepared pursuant to the Act, to identify specific property within Redevelopment Area No. 5 that is in need of redevelopment to cause the removal of blight and substandard conditions; and

WHEREAS, on April 17, 2026, the Authority submitted the proposed Modification 26-3 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 May 4, 2026, the Planning and Zoning Commission held a public hearing and reviewed the proposed Modification 26-3 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 26-3 regarding the Project; and

WHEREAS, on May 8, 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. 5 prepared by the Authority. A copy of the Modification of the Redevelopment Plan for the Redevelopment Area No. 5 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 May 18, 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. 5, as modified by Modification 26-3:

- 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 26-3 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 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

EXHIBIT "A"

PLAN MODIFICATION "26-3" TO REDEVELOPMENT AREA #5 OF THE CITY OF BEATRICE, NEBRASKA (NORTHGATE CAMPUS 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 #5. The Redevelopment Plan was approved by the Mayor and City Council on May 2, 2016, as amended on March 18, 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 through 18-2154 (the "Act"), 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 Northgate Campus 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 northwest of Beatrice Community Hospital, and will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. 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 Northgate Campus Redevelopment Project

Northgate Campus Two, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements along with all required public improvements within Redevelopment Area #5. 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 constrains 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 consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5.

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 parcel to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for engineering fees 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 streets.

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: architect fees, 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 #5. 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 Northgate Campus Redevelopment Project

The Project will be completed in up to five (5) 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

Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318.*

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

B. Population Density

Population Density is not expected to be significantly affected by the Project. The Project Site is currently vacant. The Project will bring an industrial facility including associated site improvements to the Project Site, but population density will not increase in the immediate area as a result of this project.

C. Land Coverage

The Project consists of the redevelopment of the area into an industrial development, including associated site improvements on the Project Site. The footprint of the improvements for Phase One of the Project is approximately 70,000 ft². 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 and traffic capacity are expected to suffice.

E. Parking

The project includes the construction of off-street parking for employees and customers.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Light Industrial District (LI). The parcel will not require rezoning to permit the construction of planned improvements. Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

EXHIBIT "D"
Cost-Benefit Analysis
Northgate Campus Redevelopment Project

This Cost-Benefit Analysis of the Northgate Campus 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 #5. The Project consists of the redevelopment of the Project Site into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. 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 Northgate Campus Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Northgate Campus 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:	\$149,665.00
b.	Estimated Completed Project Assessed Valuation:	\$11,223,565.00
c.	Estimated Increase in Valuation	\$11,073,900.00
d.	Estimated Annual Projected Tax Increment:	\$176,318.46

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 Northgate Campus 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 1.586964, 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 Northgate Campus Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Northgate Campus 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 Eleven Million Dollars (\$11,000,000.00) for the redevelopment of the Project Site, into an industrial development, along with all required public improvements within Redevelopment Area #5, including expenditures for eligible public improvements. It is proposed that up to approximately One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) 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. It is anticipated that there will be some impact on Beatrice Public Schools but this impact is expected to be minimal. This project will enable the Redeveloper to develop an industrial development located on the Project Site, which may have some school-aged children, is unlikely to have a significant impact on the number of school aged children in the community.

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 not expected to have a material impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project. 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 not anticipated to impose a burden or have a negative impact on other local area employers.

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 One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) in TIF to create approximately Eleven Million Dollars (\$11,000,000.00) 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 Redevelopers' 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.



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

SCC Board of Governors
Attn: Neal Stenberg, Chairperson
8800 O St.
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Neal:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Southeast Community College
Attn: Paul Illich
8800 O Street
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Paul:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Lower Big Blue NRD
Attn: Scott Sobotka, Manager
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Scott:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Lower Big Blue NRD
Attn: Jason Pohlmann, Chairperson
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Erich Tiemann
Gage County Board of Supervisors
PO Box 429
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Erich:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Dawn Hill
Gage County Clerk
612 Grant Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Dawn:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Educational Service Unit #5
Attn: Roger Smidt, President
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Roger:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Educational Service Unit #5
Attn: Brenda McNiff, Administrator
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Brenda:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Board of Education
School District #15
Attn: Eric Trusty, President
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Eric:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Beatrice Public Schools
School District #15
Attn: Jason Alexander
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

May 6, 2026

Gage County Agricultural Society

Don Esau, President

321 Logan Street

Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Don:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before the City Council shall be held on May 18, 2026 at 6:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera

City Attorney

Enc: per letter

EXHIBIT "B"
Site Plan





MEMORANDUM

TO: Mayor & City Council
DATE SUBMITTED: May 15, 2026

FROM: Tobias J. Tempelmeyer
City Administrator and General Manager
FOR AGENDA OF: May 18, 2026

SUBJECT: USDA Rural Business Opportunity Grant
EXHIBIT(S):

The City of Beatrice applied for this grant last year, but due to the government shutdown grant funds were not released for this grant last year, so we are reapplying.

Our grant application to USDA is for around \$48,000 to conduct a feasibility study for business recruitment efforts along the downtown corridor, with an emphasis on small businesses and sustainable job growth. The development of a Downtown Beatrice Strategic Plan will focus on preserving the character of the downtown will addressing employment, retail, and public infrastructure needs.

Our match will be around \$24,000 with about \$12,000 in cash and \$12,000 in-kind.

RESOLUTION NUMBER ____

WHEREAS, the City of Beatrice, Nebraska ("City") was awarded a Fiscal Year 2024 Department of Transportation ("DOT") Rebuilding American Infrastructure with Sustainability and Equity ("RAISE") Grant to plan and construct the rerouting of U.S. Highway 136 out of Downtown Beatrice; and

WHEREAS, the RAISE Grant will have a transformational impact on Downtown Beatrice, necessitating strategic planning efforts to ensure the redevelopment fosters the growth of "right-sized" small and emerging businesses along the corridor; and

WHEREAS, the City of Beatrice seeks to apply for funding from the United States Department of Agriculture (USDA) Rural Business Development Opportunity Grant to support economic development planning efforts related to the downtown revitalization project; and

WHEREAS, if awarded, the USDA funding will allow the City of Beatrice to undertake the following activities:

1. Conduct a feasibility study to assess business recruitment opportunities along the downtown corridor, with a focus on small businesses, sustainable job growth, and market opportunities to enhance the local and regional economy; and
2. Develop a Downtown Beatrice Strategic Plan to preserve the character of Downtown Beatrice while addressing employment, retail, and public infrastructure needs; and

WHEREAS, the City of Beatrice is strongly committed to this initiative and has pledged to contribute \$24,000.00 in matching funds, consisting of \$12,000.00 in in-kind staff time and \$12,000.00 in cash matching funds.

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

SECTION 1. That the Mayor, City Clerk, and City Administrator are authorized to submit an application to and administer the USDA Rural Business Development Opportunity Grant and take all necessary actions to secure funding for the Downtown Beatrice Strategic Planning Initiative.

SECTION 2. That the City of Beatrice commits the required matching funds to support this effort and will actively engage in the successful implementation of the proposed planning activities.

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

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

RESOLUTION NUMBER _____

WHEREAS, the City of Beatrice, Nebraska, recognizes the Firefighters Union Local No. 1098, (“Union”), as the exclusive bargaining agent for all uniformed employees of the City of Beatrice Fire Department, except the Chief, Deputy Chief, and Captains; and

WHEREAS, on or about October 18, 2021, the City of Beatrice entered into a Union Contract with the Union (the “Union Contract”); and

WHEREAS, the City and Union desire to amend the Union Contract to establish a comp time – qualified and comp time – non-qualified bank.

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

SECTION 1. That the Mayor and City Clerk are hereby authorized to execute the First Amendment to the Union Contract with the Firefighters Union Local No. 1098, to establish a comp time – qualified and comp time – non-qualified bank. A copy of said Amendment, 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 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

AGREEMENT AMENDMENT #1

This Agreement Amendment is made and entered into by and between the City of Beatrice, Nebraska, and a Municipal Corporation, hereinafter referred to as "City," and Firefighters Union Local No. 1098, hereinafter referred to as the "Union."

WHEREAS, the City Council of the City of Beatrice, has recognized the Union as the exclusive collective bargaining agent for all uniformed employees of its Fire Department except the Chief, Deputy Chief, and Captains; and

WHEREAS, the Union recognizes the prerogative of the City of Beatrice to operate and manage its affairs in all respects in accordance with its responsibilities and powers which the City of Beatrice must retain in order to properly operate and manage its affairs as required by law; and

WHEREAS, it is the intention of this agreement amendment to alter the Union Contract to establish a comp time – qualified and comp time – non-qualified bank.

NOW, THEREFORE, the parties agree with each other that the articles and sections identified herein, replace those similarly numbered articles and sections found in the Union Contract between the City of Beatrice, Nebraska and the Firefighters Union Local No. 1098, executed on October 18, 2021 and that all other articles and sections in the Union Contract remain in their original form:

ARTICLE 17 **OVER AND CALL-TIME**

Section 1 **Overtime.**

Each employee shall be paid overtime at the rate of one and one-half (1.5) times the employee's regular hourly rate for all hours actually worked in excess of two hundred twelve (212) hours in the twenty-eight (28) day work period established for the employee and indicated on the time sheet of the employee.

Employees shall be paid overtime at the rate of one and one-half (1.5) times the employee's regular hourly rate for all hours actually worked in excess of one hundred and six (106) hours in a pay period established for the employee and indicated on the time sheet of the employee.

For all employees compensatory time rather than overtime compensation may be given for all hours actually worked in excess of two hundred twelve (212) hours in a twenty-eight (28) day work period established for the

employee indicated on the time sheet of the employee. Each employee shall have two (2) comp time banks: comp time – qualified and comp time – non-qualified. Which bank an employee’s comp time goes into is determined by Federal Law. References to comp time shall include comp time – qualified and comp time – non-qualified unless otherwise stated.

Compensatory time rather than overtime compensation may be given for all hours actually worked in excess of one hundred and six (106) hours in a pay period established for the employee indicated on the time sheet of the employee.

The City determines whether compensatory time is given in lieu of overtime payment in cash shall be in the discretion of the Fire Chief or his designee; but compensatory time shall not be given unless first requested by the employee. Such compensatory time shall be at a rate of one and one half (1½) hours of compensatory time for each hour of overtime worked. No employee shall accrue more than forty-eight (48) hours of comp time – qualified and comp time – non-qualified, combined. Any employee with accrued comp time at time this Amendment is signed shall be classified as comp time – non-qualified. The employee shall specify whether they desire to use their comp time – qualified or comp time – non-qualified. If the employee fails to specify whether they desire to use their comp time – qualified or comp time – non-qualified, then the City shall select which account is used.

Section 2 Call-Time.

Any employee called to work outside of his regularly scheduled shift shall be paid for a minimum of two (2) hours of work at the overtime rate.

IN WITNESS WHEREOF, the parties hereto have set their hands this _____ day of _____, 2026.


FIREFIGHTERS UNION,
LOCAL NO. 1098

CITY OF BEATRICE, NEBRASKA,
A Municipal Corporation

By 

President

By _____
Robert Morgan, Mayor

By 

Vice President

Attest: _____
Erin Saathoff, City Clerk

RESOLUTION NUMBER _____

A resolution authorizing the Mayor, City Clerk, and City Administrator to execute a Settlement Agreement and any and all other necessary documents between the City of Beatrice and Bryan Medical Center to settle all claims between the City and Bryan Medical Center.

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

SECTION 1. That the Mayor, City Clerk, and City Administrator be and are hereby authorized to execute a Settlement Agreement and any and all other necessary documents between the City of Beatrice and Bryan Medical Center to settle all claims between the City and Bryan Medical Center. A copy of said Agreement is attached hereto as Exhibit "A" and is incorporated herein by reference.

SECTION 2. That all resolutions or parts of resolutions in conflict here with are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

Exhibit "A"

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (the "Agreement") is entered into as of May ____, 2026 by and between **Bryan Medical Center**, a non-profit corporation organized under the laws of the State of Nebraska (the "Hospital"), and **The City of Beatrice, Nebraska**, a municipality organized under the laws of the State of Nebraska (the "Municipality").

WHEREAS, the Hospital provided medical treatment and related healthcare services (the "Services") for Account ID No. 5754249 (the "Patient"); and

WHEREAS, the total charges for the Services rendered by the Hospital to the Patient amount to \$97,828.59 (the "Disputed Amount"); and

WHEREAS, a dispute has arisen between the Parties regarding the payment of the Disputed Amount, and the Parties disagree as to their respective obligations regarding the payment of services, as detailed under applicable laws, regulations, and municipal codes; and

WHEREAS, the Parties wish to avoid the expense, burden, and uncertainty associated with further dispute resolution or litigation, and agree to settle fully and finally, on the terms set forth in this Agreement, any and all claims and disputes, existing, potentially existing, and relating to the Disputed Amount and the Services provided to the Patient; and

NOW, THEREFORE, in consideration of the foregoing Recitals, and in consideration of the promises, agreements and covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency thereof being hereby acknowledged, the Parties hereto agree, stipulate, and covenant as follows:

1.0 SETTLEMENT PAYMENT

1.1 Amount. The Municipality agrees to pay the Hospital the total settlement amount of **Forty Thousand Six Hundred Twenty-Seven Dollars and Fifteen Cents (\$40,627.15)** (the "Settlement Payment") in full settlement of any and all claims, rights, actions, causes of action, suits, debts, damages, judgments and demands of whatever kind or nature, whether matured or unmatured, whether at law or in equity, and whether now known or unknown, that Hospital now has or may have had against the Municipality arising from or related to the Services provided to the Patient (the "Claim").

1.2 Payment Method. The Settlement Payment shall be paid by the Municipality to the Hospital via check on or before May 19, 2026. The check shall be mailed overnight delivery to the following address: Bryan Medical Center, 1600 South 48th Street,

Lincoln, NE 68310. The check shall be made out to Bryan Medical Center and the Patient name shall be written in the memo line.

1.3 Late Payment. If the Settlement Payment is not received by the Hospital on or before the Payment Deadline, this Agreement shall be void at the option of Hospital and Hospital shall be able to pursue any remedies under law.

1.4 Settlement in Full. In exchange for the Municipality's promises provided herein, Hospital, on behalf of themselves, their predecessors, executors, successors, assigns, agents, affiliates, officers, directors, shareholders, insurers, employees, and any and all other persons who have or may have an interest in the Claim, hereby agrees to accept the Settlement Payment as full and final satisfaction of the Claim; releases and forever discharges the Municipality and any and all of its elected officials, predecessors, executors, successors, assigns, agents, affiliates, officers, directors, representatives, shareholders, insurers, and employees (collectively, the "Municipality Releasees") from and against any and all claims, rights, actions, causes of action, suits, debts, damages, judgments and demands of whatever kind or nature, whether matured or unmatured, whether at law or in equity, and whether now known or unknown, that Hospital now has or may have had against the Municipality Releasees, and waives any right to seek further payments from the Municipality Releasees related to or arising from the Services provided to the Patient.

2.0 RELEASE OF LIABILITY

2.1 Release of Liability. Upon receipt of the Settlement Payment, the Hospital hereby irrevocably and unconditionally releases, waives, and discharges the Municipality, and any and all of its elected officials, predecessors, executors, successors, assigns, agents, affiliates, officers, directors, representatives, shareholders, insurers, and employees (collectively, the "Municipality Releasees"), from and against any and all claims, rights, actions, causes of action, suits, debts, damages, judgments and demands of whatever kind or nature, whether matured or unmatured, whether at law or in equity, and whether now known or unknown, that Hospital now has or may have had against the Municipality Releasees, and waives any right to seek further payments from the Municipality Releasees related to or arising from the Services provided to the Patient.

2.2 Exclusion. This release excludes any obligations or liabilities arising under this Agreement and does not apply to any other municipality including but not limited to Gage County.

3.0 NO ADMISSIONS

3.1 No Admissions. The Parties agree that this Agreement is the result of a compromise and settlement of disputed claims and shall not be construed as an admission of liability, wrongdoing, or fault by either Party.

4.0 CONFIDENTIALITY

4.1 Confidentiality. The Parties agree that the terms and conditions of this Agreement, including the Settlement Payment, shall remain confidential and shall not be disclosed to any third party, except:

- 4.1.1** As required by applicable state and federal laws;
- 4.1.2** To the Parties' legal counsel, financial advisors, or auditors, who shall also be bound by this confidentiality provision; or
- 4.1.3** In response to a valid subpoena or court order, with notice given to the other Party prior to disclosure.

4.2 Public Disclosures. Notwithstanding any other provision of this Agreement, the Municipality's obligations under federal, state, or local public records laws remain applicable. In the event of a public records request, the Municipality shall notify the Hospital promptly and allow the Hospital to propose redactions or oppose disclosure to the extent permissible under law.

5.0 REPRESENTATIONS AND WARRANTIES

5.1 Hospital. The Hospital represents and warrants that it has the full authority to enter into this Agreement, has not assigned or transferred the Claim to any third party, and will not pursue any further claims related to the Services provided to the Patient.

5.2 Municipality. The Municipality represents and warrants that it has obtained any necessary approvals to enter into this Agreement and that the person signing on its behalf is authorized to do so.

6.0 DISPUTE RESOLUTION

6.1 Dispute Resolution and Governing Law. Any controversy or claim arising out of or relating to this contract, or breach thereof, shall be settled by a court located in Lancaster County, Nebraska. The parties agree that all disputes arising under case law, statutory law, and all other laws including, but not limited to, all contract, tort, and property disputes, will be settled by relevant Nebraska statutory and common law governing the dispute.

7.0 MISCELLANEOUS

7.1 Amendments. This Agreement constitutes and sets forth the entire agreement and understanding of the Parties pertaining to the subject matter hereof, and no prior or contemporaneous written or oral agreements, understandings, undertakings, negotiations, promises, discussions, warranties or covenants not specifically referred to or contained herein or attached hereto shall be valid and enforceable. No supplement, modification, termination in whole or in part, or waiver of this Agreement shall be binding unless executed in writing by the Party to be bound thereby.

7.2 Force Majeure. The parties shall incur no liability to the other with respect to, and shall not be responsible for any failure to perform, any of the parties respective responsibilities hereunder (except for Municipality's obligations under Section 1.2) if such failure is caused by any reason beyond the control of the parties including, but not limited to, strike, labor trouble, governmental rule, regulations, ordinance, statute or interpretation, or by fire, earthquake, civil commotion, or failure or disruption of utility services. The amount of time for the party to perform any of its obligations shall be extended by the amount of time the party is delayed in performing such obligation(s) by reason of any force majeure occurrence whether similar to or different from the foregoing types of occurrences.

7.3 Severability. The provisions of this Agreement are independent of and separable from each other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that any other provision is determined to be invalid or unenforceable in whole or in part.

7.4 Waiver. Neither the failure nor any delay on the part of either Party to exercise any right, remedy, power or privilege under this Agreement shall operate as a waiver

thereof. Nor shall any single or partial exercise of any right, remedy, power or privilege preclude the further exercise of that right, remedy, power or privilege or the exercise of any other right, remedy, power or privilege. Nor shall any waiver of any right, remedy, power or privilege with respect to any occurrence be construed as a waiver of that right, remedy, power or privilege with respect to any other occurrence. Any waiver shall not be effective unless it is in writing and signed by the Party granting the waiver.

7.5 Notices. Any notice or request required or permitted to be given under this Agreement shall be in writing and shall be deemed to be properly given, made and received on the date it is personally delivered to the Party to whom it is to be given, or is received by overnight mail or electronic transmission by the Party to whom it is to be given, and is directed to the Party at its designated address, unless such address is changed by prior written notice delivered in accordance with this Section.

If to: Bryan Medical Center
1600 S 48th St
Lincoln NE, 68506
Attn: Legal Department
With electronic copy to:
legaldepartment@bryanhealth.org

City of Beatrice
400 Ella Street
Beatrice, Nebraska
Attn: Taylor Rivera

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) below written to be effective on its Effective Date.

Bryan Medical Center

City of Beatrice

Valaris Johnston
NAME

Tobias J. Tempelmeyer

Director Patient Financial Services

TITLE

City Administrator

May 8, 2026
DATE

DATE

RESOLUTION NUMBER _____

A resolution authorizing the Mayor, City Clerk, and City Administrator to execute a Settlement Agreement and any and all other necessary documents between the City of Beatrice and Bryan Physician Network to settle all claims between the City and Bryan Physician Network.

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

SECTION 1. That the Mayor, City Clerk, and City Administrator be and are hereby authorized to execute a Settlement Agreement and any and all other necessary documents between the City of Beatrice and Bryan Physician Network to settle all claims between the City and Bryan Physician Network. A copy of said Agreement is attached hereto as Exhibit "A" and is incorporated herein by reference.

SECTION 2. That all resolutions or parts of resolutions in conflict here with are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

Exhibit "A"

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (the "Agreement") is entered into as of May ____, 2026 by and between **Bryan Physician Network**, a non-profit corporation organized under the laws of the State of Nebraska (the "Hospital"), and **The City of Beatrice, Nebraska**, a municipality organized under the laws of the State of Nebraska (the "Municipality").

WHEREAS, the Hospital provided medical treatment and related healthcare services (the "Services") for Account ID No. 100006853 (the "Patient"); and

WHEREAS, the total charges for the Services rendered by the Hospital to the Patient amount to \$4,644.00 (the "Disputed Amount"); and

WHEREAS, a dispute has arisen between the Parties regarding the payment of the Disputed Amount, and the Parties disagree as to their respective obligations regarding the payment of services, as detailed under applicable laws, regulations, and municipal codes; and

WHEREAS, the Parties wish to avoid the expense, burden, and uncertainty associated with further dispute resolution or litigation, and agree to settle fully and finally, on the terms set forth in this Agreement, any and all claims and disputes, existing, potentially existing, and relating to the Disputed Amount and the Services provided to the Patient; and

NOW, THEREFORE, in consideration of the foregoing Recitals, and in consideration of the promises, agreements and covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency thereof being hereby acknowledged, the Parties hereto agree, stipulate, and covenant as follows:

1.0 SETTLEMENT PAYMENT

1.1 Amount. The Municipality agrees to pay the Hospital the total settlement amount of **One Thousand Five Hundred Thirty-Two Dollars and Fifty-Two Cents (\$1,532.52)** (the "Settlement Payment") in full settlement of any and all claims, rights, actions, causes of action, suits, debts, damages, judgments and demands of whatever kind or nature, whether matured or unmatured, whether at law or in equity, and whether now known or unknown, that Hospital now has or may have had against the Municipality arising from or related to the Services provided to the Patient (the "Claim").

1.2 Payment Method. The Settlement Payment shall be paid by the Municipality to the Hospital via check on or before May 19, 2026. The check shall be mailed overnight delivery to the following address: Bryan Physician Network, 2222 South 16th Street,

Ste. 400A, Lincoln, NE 68502. The check shall be made out to Bryan Physician Network and the Patient name shall be written in the memo line.

1.3 Late Payment. If the Settlement Payment is not received by the Hospital on or before the Payment Deadline, this Agreement shall be void at the option of Hospital and Hospital shall be able to pursue any remedies under law.

1.4 Settlement in Full. In exchange for the Municipality's promises provided herein, Hospital, on behalf of themselves, their predecessors, executors, successors, assigns, agents, affiliates, officers, directors, shareholders, insurers, employees, and any and all other persons who have or may have an interest in the Claim, hereby agrees to accept the Settlement Payment as full and final satisfaction of the Claim; releases and forever discharges the Municipality and any and all of its elected officials, predecessors, executors, successors, assigns, agents, affiliates, officers, directors, representatives, shareholders, insurers, and employees (collectively, the "Municipality Releasees") from and against any and all claims, rights, actions, causes of action, suits, debts, damages, judgments and demands of whatever kind or nature, whether matured or unmatured, whether at law or in equity, and whether now known or unknown, that Hospital now has or may have had against the Municipality Releasees, and waives any right to seek further payments from the Municipality Releasees related to or arising from the Services provided to the Patient.

2.0 RELEASE OF LIABILITY

2.1 Release of Liability. Upon receipt of the Settlement Payment, the Hospital hereby irrevocably and unconditionally releases, waives, and discharges the Municipality, and any and all of its elected officials, predecessors, executors, successors, assigns, agents, affiliates, officers, directors, representatives, shareholders, insurers, and employees (collectively, the "Municipality Releasees"), from and against any and all claims, rights, actions, causes of action, suits, debts, damages, judgments and demands of whatever kind or nature, whether matured or unmatured, whether at law or in equity, and whether now known or unknown, that Hospital now has or may have had against the Municipality Releasees, and waives any right to seek further payments from the Municipality Releasees related to or arising from the Services provided to the Patient.

2.2 Exclusion. This release excludes any obligations or liabilities arising under this Agreement and does not apply to any other municipality including but not limited to Gage County.

3.0 NO ADMISSIONS

3.1 No Admissions. The Parties agree that this Agreement is the result of a compromise and settlement of disputed claims and shall not be construed as an admission of liability, wrongdoing, or fault by either Party.

4.0 CONFIDENTIALITY

4.1 Confidentiality. The Parties agree that the terms and conditions of this Agreement, including the Settlement Payment, shall remain confidential and shall not be disclosed to any third party, except:

- 4.1.1** As required by applicable state and federal laws;
- 4.1.2** To the Parties' legal counsel, financial advisors, or auditors, who shall also be bound by this confidentiality provision; or
- 4.1.3** In response to a valid subpoena or court order, with notice given to the other Party prior to disclosure.

4.2 Public Disclosures. Notwithstanding any other provision of this Agreement, the Municipality's obligations under federal, state, or local public records laws remain applicable. In the event of a public records request, the Municipality shall notify the Hospital promptly and allow the Hospital to propose redactions or oppose disclosure to the extent permissible under law.

5.0 REPRESENTATIONS AND WARRANTIES

5.1 Hospital. The Hospital represents and warrants that it has the full authority to enter into this Agreement, has not assigned or transferred the Claim to any third party, and will not pursue any further claims related to the Services provided to the Patient.

5.2 Municipality. The Municipality represents and warrants that it has obtained any necessary approvals to enter into this Agreement and that the person signing on its behalf is authorized to do so.

6.0 DISPUTE RESOLUTION

6.1 Dispute Resolution and Governing Law. Any controversy or claim arising out of or relating to this contract, or breach thereof, shall be settled by a court located in Lancaster County, Nebraska. The parties agree that all disputes arising under case law, statutory law, and all other laws including, but not limited to, all contract, tort, and property disputes, will be settled by relevant Nebraska statutory and common law governing the dispute.

7.0 MISCELLANEOUS

7.1 Amendments. This Agreement constitutes and sets forth the entire agreement and understanding of the Parties pertaining to the subject matter hereof, and no prior or contemporaneous written or oral agreements, understandings, undertakings, negotiations, promises, discussions, warranties or covenants not specifically referred to or contained herein or attached hereto shall be valid and enforceable. No supplement, modification, termination in whole or in part, or waiver of this Agreement shall be binding unless executed in writing by the Party to be bound thereby.

7.2 Force Majeure. The parties shall incur no liability to the other with respect to, and shall not be responsible for any failure to perform, any of the parties respective responsibilities hereunder (except for Municipality's obligations under Section 1.2) if such failure is caused by any reason beyond the control of the parties including, but not limited to, strike, labor trouble, governmental rule, regulations, ordinance, statute or interpretation, or by fire, earthquake, civil commotion, or failure or disruption of utility services. The amount of time for the party to perform any of its obligations shall be extended by the amount of time the party is delayed in performing such obligation(s) by reason of any force majeure occurrence whether similar to or different from the foregoing types of occurrences.

7.3 Severability. The provisions of this Agreement are independent of and separable from each other, and no provision shall be affected or rendered invalid or unenforceable by virtue of the fact that any other provision is determined to be invalid or unenforceable in whole or in part.

7.4 Waiver. Neither the failure nor any delay on the part of either Party to exercise any right, remedy, power or privilege under this Agreement shall operate as a waiver

thereof. Nor shall any single or partial exercise of any right, remedy, power or privilege preclude the further exercise of that right, remedy, power or privilege or the exercise of any other right, remedy, power or privilege. Nor shall any waiver of any right, remedy, power or privilege with respect to any occurrence be construed as a waiver of that right, remedy, power or privilege with respect to any other occurrence. Any waiver shall not be effective unless it is in writing and signed by the Party granting the waiver.

7.5 Notices. Any notice or request required or permitted to be given under this Agreement shall be in writing and shall be deemed to be properly given, made and received on the date it is personally delivered to the Party to whom it is to be given, or is received by overnight mail or electronic transmission by the Party to whom it is to be given, and is directed to the Party at its designated address, unless such address is changed by prior written notice delivered in accordance with this Section.

If to: Bryan Physician Network
2222 South 16th Street, Ste. 400 A
Lincoln NE, 68502
Attn: Legal Department

City of Beatrice
400 Ella Street
Beatrice, Nebraska
Attn: Taylor Rivera

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) below written to be effective on its Effective Date.

Bryan Physician Network

City of Beatrice

JOANN KACZOR

Tobias J. Tempelmeyer

NAME

Revenue Cycle Manager

City Administrator

TITLE

5/12/2026

DATE

DATE

RESOLUTION NUMBER _____

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 enter into a Professional Services Agreement with Confluence to develop the updated comprehensive plan.

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

SECTION 1. That the Mayor and City Clerk be authorized and directed to execute any and all contracts, or other documents between the City of Beatrice and Confluence to develop the updated comprehensive plan.

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

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

Exhibit "A"

CONFLUENCE

May 14, 2026

Tobias J. Tempelmeyer, City Administrator
City of Beatrice
400 Ella Street,
Beatrice, NE 68310
ttempelmeyer@beatrice.ne.gov

**RE: Beatrice, NE Comprehensive Plan Consulting Services, Beatrice, NE, 26170
Professional Services Agreement**

Mr. Tobias Tempelmeyer:

We are pleased to submit this professional Services agreement for Landscape Architectural Services as provided herein between City of Beatrice, Nebraska (*Client*) and Confluence (*Landscape Architect*). Please return one copy of the executed agreement to Confluence. We are looking forward to working on your Project!

Project

The primary purpose of the project is to develop a long-range, community-supported "roadmap" and Comprehensive Plan to guide the City of Beatrice through the year 2050. The plan is designed to:

- **Guide Growth:** Serve as a decision-making framework for future land use, economic development, housing, transportation, and public services.
- **Enhance Quality of Life:** Improve community amenities and infrastructure through strategic planning.
- **Establish a Vision:** Define a sustainable long-term vision for the City that addresses evolving community needs while preserving unique local features.
- **Fulfill Statutory Requirements:** Update the previous plan (last fundamentally completed in 2001 with 2006 and 2016 updates) to ensure the City remains compliant and positioned for continued success.

WHEREAS, pursuant to Title I of the Housing and Community Development Act of 1974, as amended through 1981 and 24 CFR 570, the State of Nebraska Department of Economic Development (the Department) is authorized by the federal Department of Housing and Urban Development (HUD) to provide Community Development Block Grant Program funds (hereinafter referred to as CDBG funds) to units of local government selected to undertake and carry out certain programs and projects under the Nebraska State Community Development Block Grant Program in compliance with all applicable local, state and federal laws, regulations and policies, and

WHEREAS, the City, as part of its 2025 CDBG grant agreement with the Department, under contract number 25PP001, has been awarded CDBG funds for the purposes set forth herein.

thinkconfluence.com

Article 1: Landscape Architectural Services

- 1.1 Scope of Services. The Scope of Landscape Architectural Services to be provided under this agreement are detailed in "Exhibit B".
- 1.2 Supplemental Services. Supplemental Services are detailed in "Exhibit B." Supplemental Services are beyond the basic Scope of Services, and when requested in writing by the Client, shall entitle the Landscape Architect to additional compensation (either on the hourly basis stated in "Exhibit C" or on the basis of a negotiated sum) beyond the Compensation stated in Article 4 Landscape Architect Compensation.
- 1.3 Standard of Care. The Landscape Architectural Services shall be performed with care and diligence in accordance with the professional standards applicable at the time and in the location of the Project and appropriate for a project of the nature and scope of this Project.
- 1.4 Coordination. The Landscape Architect shall coordinate the Services of its consultants and shall cooperate with the Client's representatives and separate consultants in the best interest of the Project.
- 1.5 Representations. The Landscape Architect represents that it and its consultants have and shall maintain through the performance of the Landscape Architectural Services under this agreement the requisite licenses, registrations, and/or certifications required for the performance of these Services in the jurisdiction in which the Project is located.
- 1.6 Approval of Services/Changes to Approved Services. The Landscape Architect shall proceed with a phase or design package of the Landscape Architecture Services only after receiving the Client's approval of the Services and deliverables provided in the previous phase and authorization to proceed into the next phase. Revisions to drawings or other documents shall constitute Supplemental Services made necessary because of Client-requested changes to previously approved drawings or other documents, or because of Client changes to previous Project budget parameters or Project requirements.
- 1.7 Opinions of Probable Construction Costs. Opinions of probable construction costs provided by the Landscape Architect are based on the Landscape Architect's familiarity with the landscape construction industry and are provided only to assist the Client's budget planning; such opinions shall not be construed to provide a guarantee or warranty that the actual construction costs will be within the Project budget parameters at the time construction bids are solicited or construction contracts negotiated. Unless expressly agreed to in writing and signed by the parties, no fixed limit of construction costs is established as a condition of this Agreement by the furnishing of opinions of probable construction costs.
- 1.8 Certifications. The Client shall not request certifications which would require legal opinions or knowledge or services beyond the scope of the Agreement. All such certifications shall be limited to professional opinions rendered in accordance with generally accepted standards of professional practice.

- 1.9 Construction Safety. The presence of the Landscape Architect, its employees, or consultants at the Project site shall not be deemed an assumption by the Landscape Architect of any obligations, duties, or responsibilities for safety, including but not limited to construction means, methods, sequences techniques, or procedures necessary for performing, superintending, or coordinating the work of the Project in accordance with the Construction Documents or regulatory health or safety requirements, if any. The Landscape Architect, its employees, and consultants have no authority to exercise any control over any construction contractor, its employees, or subcontractors in connection with their work or health and safety programs and procedures.

Article 2: Client's Responsibilities

- 2.1 Program. The Client shall provide the detailed Project description and budget parameters designated "Exhibit A" and attached hereto.
- 2.2 Information
- 2.2.1 The Client shall provide site surveys and legal information, including as applicable: written legal description of site, a land survey by a professional land surveyor who is licensed or registered under the law of the jurisdiction in which the property is located, rights-of-way, easements, encroachments, zoning, covenants, and deed or other restrictions, if any.
 - 2.2.2 The Client shall provide for the Landscape Architect's right to enter from time to time, property owned by the Client or others so the Landscape Architect may perform the Landscape Architectural Services.
 - 2.2.3 The Client shall be responsible for all legal, accounting, and insurance Services the Client may require or deem necessary in the interest of the Project.
- 2.3 Independent Testing. The Client shall provide independent testing Services when deemed necessary to determine site conditions such as soil and subsoil conditions, water, pollution, and hazardous waste presence and characteristics.
- 2.4 Reliance. The Landscape Architect shall be entitled to rely on the accuracy and completeness of the information, test results, and work provided by the Client and the Client's consultants. The Landscape Architect shall not be responsible for calculations, specifications, or designs based on erroneous, inaccurate, or incomplete information provided by the Client, provided that the Landscape Architect has acted in accordance with the standard of care described in section 1.3 above.
- 2.5 Client's Representative. The Client shall designate a representative with authority to act on the Client's behalf with regard to the Project. If for any reason the Client's designated representative is replaced during the progress of the Project, the Landscape Architect shall be notified of the change in a timely manner.
- 2.6 Approvals. Client's decisions, approvals, reviews, and responses shall be communicated to the Landscape Architect in a timely manner so as not to delay the performance of the Landscape Architectural Services. Comments from the Client's Representative shall be a consolidation of

all comments of interested user groups or entities to provide clear direction to the Landscape Architect and to avoid delays.

- 2.7 Notice of Nonconformance. If the Client observes or becomes aware of any errors or omissions or inconsistencies in any documents provided by the Landscape Architect or any fault or defect in the Project, the Client shall promptly give written notice thereof to the Landscape Architect.
- 2.8 Project Permit and Review Fees. The Client shall pay all fees required to secure jurisdictional approvals for the Project.

Article 3: Ownership of Documents

- 3.1 The Client shall be deemed the owner of all intangible property. The Client must use the intangible property for the originally authorized purpose. When no longer needed for the originally authorized purpose, disposition of the intangible property must occur in accordance with the provisions in § 200.313(e).
- 3.2 Subject to payment by the Client of all Compensation and Reimbursable Expenses owed to the Landscape Architect, the Landscape Architect grants to the Client an irrevocable, non-exclusive license to reproduce the Design Materials solely for the construction of the Project and for information and reference with respect to the use of the Project. Termination of the Agreement prior to the completion of the Project shall terminate this license; all Design Materials and copies thereof in the Client's possession or control shall be returned to the Landscape Architect within 21 days of the notice of termination.
- 3.3 The Client, to the fullest extent permitted by law, shall indemnify and hold harmless the Landscape Architect for costs, including legal fees and defense costs, liability of loss, which result from unauthorized modification of the Design Materials, if any, or the use of Design Materials for any purpose other than the Project.
- 3.4 In the event this Agreement is terminated prior to the completion of the Project, the Landscape Architect shall have no liability to the Client or anyone claiming through the Client for any claims, liabilities, or damages resulting from the use, misuse, or modification of the Design Materials without the Landscape Architect's approval, and the Client agrees to indemnify and defend the Landscape Architect against all such claims.

Article 4: Landscape Architect Compensation

- 4.1 Landscape Architect proposes to provide the services defined in this agreement on an hourly basis not to exceed One Hundred Thirty-Eight Thousand Two Hundred Dollars (\$138,200.00). The services included in this estimate include:

Phase 1 / Community Profile (Hourly, Not to Exceed):	\$ 22,000.00
Phase 2 / Community Visioning (Hourly, Not to Exceed):	\$ 34,900.00
Phase 3 / Draft Plan + Review (Hourly, Not to Exceed) :	\$ 58,100.00
Phase 4 / Final Plan + Adoption (Hourly, Not to Exceed):	\$ 14,200.00

Reimbursables (estimated):	\$ 9,000.00
Total Estimated Fee (Not to Exceed):	\$138,200.00

This contract will not use cost-plus or percentage of cost basis. Reimbursement under this contract shall be based on bills that are supported by appropriate documentation of hours spent and costs incurred. Supplement Services described in Section 1.2 of "Exhibit B", when requested in writing by the Client, shall be compensated on an hourly basis at the rates provided in "Exhibit C" or on the basis of a negotiated fee provided in an amendment to this Agreement.

4.2 Reimbursable Expenses include but are not limited to the following:

- 4.2.1 travel expenses in connection with the Project, living expenses in connection with out-of-town travel, long distance communications.
- 4.2.2 costs of reproductions, faxes, postage and handling of documents messenger and overnight delivery services;
- 4.2.3 costs of renderings photographs, models, and mock-ups requested by the Client;
- 4.2.4 expense of professional liability insurance dedicated exclusively to the Project, or additional insurance coverage of limits requested by the Client in excess of that normally carried by the Landscape Architect and its consultants;
- 4.2.5 costs of printing and delivering bid packages;
- 4.2.6 services of professional consultants which cannot be quantified at the time of contracting; and
- 4.2.7 other, similar direct Project-related expenditures.

4.3 Payments

- 4.3.1 Monthly payments to the Landscape Architect shall be based on (1) the percentage of Scope of Services completed in accordance with the Schedule of Services provided in "Exhibit D" herein and shall include payments for (2) Supplemental Services performed, and (3) Reimbursable Expenses incurred.
- 4.3.2 If the Client disputes, in good faith, all or any portion of any statement from the Landscape Architect for Landscape Architectural Services or Reimbursable Expenses, the Client shall notify the Landscape Architect in writing within seven (7) days of receipt of the disputed statement, describing the nature of the dispute and including a reasonably detailed explanation of the reason for the dispute.
- 4.3.3 Payments are due and payable 45 days from the date of the Landscape Architect's invoice. Invoiced amounts unpaid 60 days after the invoice date shall be determined overdue and shall accrue 1.5% simple interest per month. In the event any portion or all of an account remains unpaid 120 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees. Pursuant to section 7.2, herein, at the Landscape Architect's option, overdue payments may be grounds for termination or suspension of Services.

4.4 Extended Services. If through no fault of the Landscape Architect, the Scope of Services described in section 1.1 of "Exhibit B" have not been completed within the term indicated in the Schedule of Services provided in "Exhibit D", the compensation for Services rendered after that time shall be renegotiated or shall be the basis of the hourly rates provided in "Exhibit C".

Article 5: Insurance, Indemnification, Consequential Damages & Limitation of Liability

5.1 Insurance. The Landscape Architect shall secure and maintain insurance coverages indicated as follows:

<u>Coverage:</u>	<u>Liability Limits:</u>
Professional Liability:	\$5,000,000 per claim/\$5,000,000 aggregate
Commercial General Liability:	\$1,000,000 per claim/\$2,000,000 aggregate
Comprehensive Automobile Liability:	\$1,000,000 combined single limit
Umbrella Liability:	\$3,000,000 each occurrence/\$3,000,000 aggregate
Drone Aviation Liability:	\$1,000,000 per claim
Workers Compensation:	\$2,000,000 per claim/\$2,000,000 policy limit

5.2 Indemnification

5.2.1 Client and Landscape Architect each agree to indemnify and hold harmless the other, and their respective officers, employees, and representatives, from and against liability for losses, damages, and expenses, including reasonable attorney's fees, to the extent such losses, damages or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event losses, damages or expenses are caused by the joint or concurrent negligence of the Client and Landscape Architect, they shall be borne by each party in proportion to its negligence.

5.2.2 Since it would be unfair for the Landscape Architect to be exposed to liability for its failure to perform a service that the Client has either refused to authorize or has instructed the Landscape Architect not to perform, the Client hereby waives all claims against the Landscape Architect and agrees to defend, indemnify and hold the Landscape Architect harmless from claims or liability for injury or loss allegedly arising from the Landscape Architect's failure to perform a service that the Client has either refused to authorize or has instructed the Landscape Architect not to perform.

5.3 Consequential Damages. The Landscape Architect and the Client waive consequential damages for claims, disputes, or other matters in question which arise of or are related to this Agreement, including but not limited to consequential damages due to the termination of this Agreement by either party in accordance with the provisions of Article 7 thereof.

5.4 Limitation of Liability. To the maximum extent permitted by law, the Client agrees to limit the Landscape Architect's liability for the Client's damages to the sum of \$75,000.00 or the Landscape Architect's fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

In the event the Client does not wish to limit the Landscape Architect's professional liability, the Landscape Architect agrees to waive this limitation upon written notice from the Client and

agreement of the Client to pay, in addition to the agreed upon Landscape Architect's fee, a fee of 10% of the Landscape Architect's previously agreed upon fee within five (5) calendar days after this Agreement is fully executed. This additional fee is in consideration of the greater risk involved in performing work for which there is no limitation of liability.

- 5.5 Waiver of Subrogation. To the extent damages are covered and paid by property insurance during construction, the Client and the Landscape Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages. The Client and the Landscape Architect, respectively, shall require their contractors, consultants, agents and employees' similar waivers in favor of the parties enumerated herein.
- 5.6 Hazardous Material Waiver. Unless otherwise provided in the Agreement, the Landscape Architect and the Landscape Architect's consultants shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials in any form at the Project site including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

Article 6: Dispute Resolution

- 6.1 If a dispute arises out of or relates to this agreement, the parties shall endeavor to resolve their differences first through direct discussions between the parties or their representatives who shall have authority to settle the dispute. If the dispute has not been settled within 14 days of the initial discussions, the parties shall submit the dispute to mediation in accordance with section 6.2.
- 6.2 If the dispute is not settled pursuant to section 6.1, before recourse to any other dispute resolution procedure, the parties shall endeavor to settle the dispute by mediation under the current Construction Industry Mediation Rules of the American Arbitration Association. The location of the mediation shall be the location of the Project unless the parties agree otherwise. A request for mediation may be filed with the American Arbitration Association or any other mediation service acceptable to both parties. The parties agree to conclude the mediation within 60 days of filing the request. Unless otherwise agreed the cost of mediation shall be shared equally by both parties.
- 6.3 For any claim subject to, but not resolved by, mediation pursuant to 6.2, the method of binding dispute resolution shall be as follows:
- Arbitration pursuant to section 6.4 of this Agreement
 - Litigation in a court of competent jurisdiction
- 6.4 If the parties have selected arbitration in section 6.3, claims, disputes, and other matters in question between the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association then in effect. All arbitration hearings shall be conducted at the location of the mediation shall be the location of the Project unless the parties agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. Notice of the demand for arbitration shall be filed in writing with the other party to the Agreement and with the

American Arbitration Association. The demand shall be made within a reasonable time after the claim, dispute or other matter in question would be barred by the applicable statute of limitations. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with the applicable law in any court having jurisdiction thereof.

- 6.5 Unless otherwise agreed in writing, the Landscape Architect agrees to continue to perform its Services during any dispute resolution proceedings. If the Landscape Architect continues to perform, the Client shall continue to make payments in accordance with this Agreement for amounts not in dispute.
- 6.6 Appropriate provisions for consolidation shall be included in other contracts relating to the Project so that all parties necessary to resolving a claim can be made parties to the same dispute resolution proceeding.
- 6.7 Nothing in these provisions shall limit rights or remedies not expressly waived under applicable lien laws.

Article 7: Suspension/Termination

- 7.1 This agreement may be terminated by either party on seven (7) days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination, provided the defaulting party has not cured or in good faith diligently commenced to cure the breach during the 7-day notice period.
- 7.2 The Client's failure to make payments to the Landscape Architect in accordance with the provisions of this agreement shall be deemed a substantial failure to perform and a cause for termination; however, in this circumstance the Landscape Architect, at its options, may elect to suspend its Services on seven (7) days written notice to the Client. The Landscape Architect shall have no liability to the Client for any delays caused by a suspension under this provision.
- 7.3 If the Client suspends the Landscape Architect's Services for any reason, the Landscape Architect shall be compensated for all Landscape Architectural Services performed to that date, and the Landscape Architect shall have no liability to the Client for any delays caused by the Client's decision to suspend the Services.
- 7.4 When suspended Services are resumed, the Landscape Architect shall be compensated for expenses incurred due to the interruption and resumption of the Landscape Architectural Services, and the Compensation and the Schedule of Services for the Services remaining to be performed shall be equitably adjusted.
- 7.5 A suspension of Services by either party for more than thirty (30) days may, at the Landscape Architect's option, be deemed grounds for termination of the Agreement.
- 7.6 If termination is not due to the fault of the Landscape Architect, the Client shall pay, in addition to Compensation and Reimbursable Expenses due at the time of termination, all actual costs and expenses reasonable incurred by the Landscape Architect in connection with such

termination. In addition, the Client shall comply and cooperate in accordance with the provisions of Article 3, Ownership of Documents.

- 7.7 The Client may terminate this Agreement for convenience and without cause with seven (7) days written notice to the Landscape Architect providing, in addition to the Compensation, Reimbursable Expenses, and compliance with the Ownership of the Documents provisions indicated in section 7.6, above.

Article 8: Other Terms & Conditions

- 8.1 Promotional Materials & Images. The Landscape Architect shall have the right to include photographic or artistic representations of the design of the Project among the Landscape Architect's promotional and professional materials. The Landscape Architect shall be given reasonable access to the completed Project to make such representations. However, the Landscape Architect's materials shall not include the Client's confidential or proprietary information if the Client has previously advised the Landscape Architect in writing of the specific information considered by the Client to be confidential or proprietary. The Client shall provide professional credit for the Landscape Architect in the Client's promotional materials for the Project.
- 8.2 Force Majeure. Either party, as applicable, shall be relieved of its obligations hereunder in the event and to the extent that performance hereunder is delayed or prevented by any cause beyond its control and not caused by the party claiming relief hereunder, including, without limitation, acts of God, public enemies, war, insurrection, acts or orders of governmental authorities, fire, flood, explosion, or the recovery from such cause ("Force Majeure"). The parties agree to make all reasonable efforts to mitigate the delays and damages of Force Majeure.
- 8.3 Notices. Notices required pursuant to this Agreement shall be sufficient if delivered personally or by registered mail, return receipt requested at the addresses indicated following the "offered by" signature box of this Agreement.
- 8.4 Assignment. Neither party shall assign their interest in this Agreement without the expressed written consent of the other, except as to the assignment of the proceeds.
- 8.5 Third Party Relationships. Nothing in this Agreement shall create a contractual relationship with, an obligation to, or a cause of action in favor of, any third party against either the Client or the Landscape Architect.
- 8.6 Severability. If any term or provision of the Agreement shall be found to be invalid or unenforceable, the remaining provisions shall, to the fullest extent permitted by law, remain in full force and effect.
- 8.7 Captions. Captions of articles, sections, paragraphs, or subparagraphs of this agreement are for convenience and reference only.
- 8.8 Governing Law. The laws of the State of Nebraska shall govern this agreement.

- 8.9 Complete Agreement. This Agreement represents the entire understanding between the Client and Landscape Architect and supersedes all prior negotiations, representations, or agreements, whether written or oral with respect to its subject matter. The person(s) signing this Agreement on behalf of the parties hereby individually warrant that they have full legal power to execute this Agreement on behalf of the respective parties and to bind and obligate the parties with respect to all provisions contained herein. This Agreement may be amended only in writing signed by both the Client and Landscape Architect. This Agreement may be amended from time to time including modifications in the scope of services to be performed and any increases or decrease in the amount of compensation, which are mutually agreed upon by the Client and Landscape Architect shall be incorporated in written amendments to this Agreement.
- 8.10 Limitations Period. As between the parties to the Agreement: as to all acts or failures to act by either party to the Agreement, any applicable statute of limitations shall commence to run, and any alleged cause of action shall be deemed to have accrued in any and all events not later than the completion of Services under the Agreement.
- 8.11 Time of Performance. The effective date of this Agreement shall begin May 19, 2026. The termination date of this contract shall be the earlier of Landscape Architect's completion of the work set forth in this Agreement or November 30, 2027.
- 8.12 Records Retention. The Landscape Architect agrees to maintain such records and follow such procedures as may be required under 2 CFR §200.300–345 and any such procedures that the Client or the Nebraska Department of Economic Development may prescribe. In general, such records will include information pertaining to the contract, obligations and unobligated balances, assets and liabilities, outlays, equal opportunity, labor standards (as appropriate), and performance.

All such records and all other records pertinent to this contract and work undertaken under this contract shall be retained by the Landscape Architect for a period of ten years after the final audit of the Client's CDBG project unless a longer period is required to resolve audit findings or litigation. In such cases, the Client shall request a longer period for record retention.

The Client, the Nebraska Department of Economic Development, and duly authorized officials of the state and federal government shall have full access and the right to examine any pertinent documents, papers, records and books of the Landscape Architect involving transactions to this local program and contract.

Exhibits

The following Exhibits are incorporated in and made part of this Agreement:

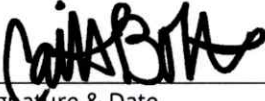
- "A" Client's Program
- "B" Scope of Services and Supplemental Services
- "C" Landscape Architect's Hourly Compensation Rates & Reimbursable Expenses Schedule
- "D" Landscape Architect's Schedule of Services
- "E" CDBG Compliance Provisions

Offered by:

Confluence, Inc.

Accepted By:

City of Beatrice, Nebraska


05-14-2026

Signature & Date

Signature & Date

Caitlin Bolte, Principal

Printed Name & Title

Printed Name & Title

Confluence
1111 N 13th Street, Suite 203
Omaha, Nebraska 68102

Copy: Christopher Shires, Confluence

Exhibit "A": Client's Program

The **Beatrice 2050 Comprehensive Plan** (the "Project") consists of the creation of a new, community-supported, and actionable long-range planning document to guide the City of Beatrice through its next phase of growth and development. The Project is designed to establish a comprehensive policy framework for land use, redevelopment, infrastructure, housing, transportation, economic development, public services, parks and open space, and environmental resilience.

The Project scope incorporates an evaluation of baseline conditions through the analysis of relevant demographic, socioeconomic, housing, market, and infrastructure data. Central to the Project is a robust public engagement process intended to synthesize input from City staff, community stakeholders, elected and appointed officials, and the general public into a unified vision for the community's future.

The final deliverable of the Project will be a technically sound, implementation-oriented roadmap that defines clear goals, policies, and strategic actions. The Plan is intended to serve as the City's principal long-range policy instrument, ensuring that future decision-making and investment support a high quality of life and sustainable growth for the Beatrice community through the year 2050.

End of Exhibit "A"

Exhibit "B": Scope of Services and Supplemental Services

PHASE 1 – COMMUNITY PROFILE (3 MONTHS)

Task 1.1 Pre-Kick-Off Meeting with City Administrator

At the start of the project, this initial meeting with the City Administrator will be to review the project schedule, schedule meetings, and begin data collection. We would plan to review the major chapters and elements of the current plan, goals, and desired focus areas for the new plan.

- **Monthly Check-In Meetings.** *Our team will hold monthly video conference calls with the City Administrator to review the project status and coordinate meetings and deliverables. The time/date of these meetings can be determined during the Pre-Kick-Off Meeting.*
- **Public Engagement Plan** *During this meeting, our team will also finalize the Public Engagement Plan for the project. This will outline identify the types and timing of engagement methods to be used.*

Task 1.2 Kick-Off Meeting with Advisory Committee

The Consultant team will facilitate a Project Kick-Off Meeting with City staff and the Advisory Committee. The purpose of this meeting is to:

- Establish roles, responsibilities, and project contacts.
- Review the project scopes, schedule and key meeting dates.
- Identify key stakeholders
- Review the Public Outreach Plan

We will also take the opportunity to perform some visioning exercises with the group to review the current issues and opportunities.

Task 1.3 Existing Conditions Analysis

Our team will review all existing planning work completed by the City of Beatrice and create graphics, maps, and tables to reflect current demographic/socioeconomic data for the community. These new figures, tables, and maps will be attractive and easy to read and understand.

Task 1.4 Project Branding

Our team will work with the City Administrator to identify a brand (color scheme/font/logo) for this plan that reflects the values and vision of the community today and in the future. We can incorporate any existing brand standards into the logo design and final plan booklet layout.

Task 1.5 Project Website Launch

Our team will create a project website using the Social Pinpoint platform. Initially, it will just have information about the planning process and schedule. In Phase 2, online engagement activities will be added to the site.

Task 1.6 Community Profile Meeting with Advisory Committee

Our team will facilitate a second meeting with the Advisory Committee to review the results of the existing conditions analysis and to present the Community Profile for Beatrice.

Phase 1 Deliverables

- Public Engagement Plan
- Project Logo + Branding

- Community Profile Presentation PDF

Phase 2 – Community Vision (3 MONTHS)

Task 2.1 Interactive Activities Website Launch

We will update the Social Pinpoint project website to facilitate online engagement. We will work with the City Administrator to identify specific questions/activities, but would anticipate a mapping activity, surveys, budget prioritization, image voting, and/or an interactive idea board to help capture input on the site.

Task 2.2 Stakeholder Interviews

Our team will spend two days meeting with stakeholders to gain insight into the issues and opportunities facing Beatrice. These important discussions will take place over Teams or Zoom.

Task 2.3 Public Visioning Workshop

Our team will facilitate a Public Visioning Workshop that will include a brief presentation followed by hands-on activities and visioning exercises. The focus would be on developing ideas for how to develop in Beatrice's growth areas as well as identifying redevelopment areas in the community. We will ask questions related to all major plan topics, including parks, housing, transportation, and city services.

Task 2.4 Pop-Up Event (1)

Our team will attend one community event to advertise the plan to the public and encourage public participation. This pop-up event will include QR codes to direct visitors to the project website as well as on-site engagement. Engagement in the booth could include image voting, a simple mapping activity, idea wall, or a coloring activity. This pop-up event could be at an established community event. Our team can also work with a local coffee shop or other retail business to set up within the business to interview or survey patrons visiting the establishment. We typically offer a small gift card or treat from the local business to entice participation and as a thank you to them and the host business.

Task 2.5 Public Engagement How-To Guide

We understand City staff or members of the Advisory Committee may wish to host additional pop-up events throughout the planning process. Our team will prepare a public meeting how-to guide as well as relevant materials to help facilitate additional engagement events.

Task 2.6 Community Vision Meeting with Advisory Committee

Our team will meet for a third time with the Advisory Committee to provide a summary of the public input feedback received during Phase 2 and to present our understanding of the Community Vision for Beatrice. We will present and encourage discussion on a series of community goals and guiding principles to help guide drafting writing.

Task 2.7 Community Profile + Vision Joint Workshop

Our team will facilitate a Community Profile + Vision Joint Workshop with the Beatrice City Council and Planning & Zoning Commission to provide an overview of the Community Profile and Community Vision identified in Phases 1-2. Additionally, our team will provide an overview of the

comprehensive planning process and identify next steps in the process. Our time will ask for feedback from both groups before plan writing begins.

Phase 2 Deliverables

- Public Engagement How-To Guide
- Public input data in written and digital formats
- Community Vision Presentation PDF

PHASE 3 – DRAFT PLAN + REVIEW (6 MONTHS)

Task 3.1 Future Land Use Plan + Redevelopment Areas

Our team will create a Future Land Use Plan and more detailed subarea plans for up to three redevelopment areas to provide sustained economic vitality for Beatrice. These redevelopment subarea plans will include more detailed land use planning as well as opportunities to improve site readiness and strategies for attracting reinvestment.

The full build out potential of the Future Land Use Plan will be compared to housing and household demand estimates identified in population projections created in Phase 1. Our team will use the Future Land Use Plan to create a high-level future road layout and to identify future service areas for infrastructure and park planning.

Task 3.2 Draft Plan Writing

Our team will develop a full draft of Comprehensive Plan for Beatrice that includes all the stated planning elements included in the RFP, including parks, public services, infrastructure, transportation, environment, housing, and strategies for industrial land readiness. An implementation strategy will be created that incorporates the goals, strategies, and action items identified in all other chapters of the new Comprehensive Plan.

Task 3.3 Draft Plan Review with Advisory Committee (2-3 virtual meetings)

We anticipate two to three meetings to review the draft Comprehensive Plan with the Advisory Committee. The draft will be done in sections and all material will be shared with the City Administrator in advance of our meeting to allow comment time and review before presenting material to the Advisory Committee. (Virtual meetings)

Task 3.4 Public Open House

Our team will host a Public Open House to review the draft plan over an afternoon and evening. This will include a series of story boards that overview the key recommendations of the new Comprehensive Plan. There will be activities to obtain feedback from the public on key plan elements.

Task 3.5 Public Review and Comment Period

Following the Public Open House, our team will upload the draft on the interactive project website for review and comment on the draft plan. Feedback will be summarized and changes will be recommended to the City Administrator.

Phase 3 Deliverables

- Draft Future Land Use Plan + Redevelopment Subarea Plans

- Draft Comprehensive Plan
- Public comments on the Draft Comprehensive Plan

PHASE 4 – FINAL PLAN + ADOPTION (2 MONTHS)

Task 4.1 Final Draft Plan

Our team will finalize a Final Draft Plan of the Comprehensive Plan that will be put in front of the Planning and Zoning Commission and City Council for adoption. This final draft will incorporate all received feedback.

Task 4.2 Planning & Zoning Commission Meeting

Our team will present a summary of the process and draft Comprehensive Plan to the Planning and Zoning Commission.

Task 4.3 City Council Adoption Meeting

Our team will present a summary of the process and plan to the City Council for consideration of adoption.

Task 4.4 Final Deliverables + Implementation Matrix

Upon adoption, our team will deliver the final Comprehensive Plan, an Implementation Matrix, and all documents, graphics, or similar materials, including GIS data and maps.

Phase 4 Deliverables

- Final Comprehensive Plan + Implementation Matrix
- Copies of all relevant documents, graphics, GIS data, and maps.

End of Exhibit "B"

Exhibit "C": Landscape Architect's Standard Hourly Rates & Reimbursable Expenses

STANDARD HOURLY RATES

Senior Principal	\$175.00 - \$275.00 per hour
Principal	\$160.00 - \$250.00 per hour
Associate Principal	\$140.00 - \$200.00 per hour
Associate	\$115.00 - \$185.00 per hour
Senior Project Manager	\$105.00 - \$165.00 per hour
Project Manager	\$95.00 - \$145.00 per hour
Senior Landscape Architect	\$95.00 - \$185.00 per hour
Landscape Architect	\$85.00 - \$135.00 per hour
Senior Project Planner	\$95.00 - \$145.00 per hour
Planner II	\$85.00 - \$135.00 per hour
Planner I.....	\$75.00 - \$125.00 per hour
Landscape Architect-In-Training / Landscape Designer.....	\$75.00 - \$125.00 per hour
Landscape Architect Intern / Landscape Designer	\$65.00 - \$100.00 per hour
Draftsperson	\$55.00 - \$100.00 per hour
Graphic Designer	\$75.00 - \$115.00 per hour
Clerical / System Staff	\$75.00 - \$135.00 per hour

REIMBURSABLE EXPENSES

Social Pinpoint Public Engagement Tool	\$1,500.00
Costar Real Estate Tool.....	\$1,000 (project use), \$150 per report
Placer.AI Analytics Tool	cost
Filing Fees	cost
Materials and Supplies	cost
Meals and Lodging	cost
Mileage	\$.72.5 per mile
Postage	cost
Printing by Vendor	cost
B/W Photocopies/Prints 8½ x 11	\$.10 each
B/W Photocopies/Prints 11x17.....	\$.20 each
Color Photocopies/Prints 8½ x 11	\$.75 each
Color Photocopies/Prints 11x17.....	\$1.50 each
Large Format Plotting – Bond	\$2.50/SF
Large Format Plotting - Mylar	\$4.50/SF
Large Format Plotting - Photo	\$5.00/SF
Flash Drives	\$10.00 each
Booklet Binding (cover, coil, back)	\$4.50 each
Foam Core	\$8.00 each
Easel Pads	\$32.75 each
Online Meeting Service.....	\$35.00 Each

Effective 1/1/2026

End of Exhibit "C"

Exhibit "D": Schedule of Services

The Landscape Architect shall begin providing Landscape Architectural Services on the Project promptly upon written notice to proceed and shall perform its Services as expeditiously as is consistent with the standard of care described in section 1 of the Agreement. All time frames are subject to the Client's cooperation in accordance with the provisions in sections 1 and 2.

Beatrice Comprehensive Plan - Project Timeline															
Proposed Work Plan		May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
		2026	2026	2026	2026	2026	2026	2026	2026	2026	2027	2027	2027	2027	2027
Phase 1 - Community Profile															
1.1	Pre-Kick-Off Meeting with City Administrator														
1.2	Kick-Off Meeting with Advisory Committee														
1.3	Existing Conditions Analysis														
1.4	Project Logo + Branding														
1.5	Project Website Launch														
1.6	Community Profile Meeting with Advisory Committee														
Phase 2 - Community Visioning															
2.1	Interactive Engagement Activities on Project Website														
2.2	Stakeholder Interviews														
2.3	Public Visioning Workshop														
2.4	Pop-Up Event (1 event)														
2.5	Public Meeting How-To Guide + Materials														
2.6	Community Vision Meeting with Advisory Committee														
2.7	Community Profile + Vision Joint Workshop														
Phase 3 - Draft Plan + Review															
3.1	Future Land Use Plan + Redevelopment Areas														
3.2	Draft Plan Writing														
3.3	Draft Plan Review with Advisory Committee (2-3 meetings)														
3.4	Public Open House														
3.5	Public Review and Comment Period														
Phase 4 - Final Plan + Adoption															
4.1	Final Draft Plan														
4.2	Planning Commission Public Meeting														
4.3	City Council Public Hearing														
4.4	Final Deliverables + Implementation Matrix														

End of Exhibit "D"

Exhibit "E": CDBG Compliance Provisions

1. Title VI of the Civil Rights Act of 1964

No person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

2. Section 109 of the Housing and Community Development Act of 1974

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied benefits of or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

3. Build America, Buy America Act (BABA).

Pursuant to the Build America, Buy America Act (BABA), enacted as part of the Infrastructure Investment and Jobs Act (IIJA). Pub. L. 117-58, 41 U.S.C. § 8301 note, the Federal Financial Assistance used to fund this infrastructure project is required to apply a domestic content procurement preference (the "Buy America Preference" or "BAP") for all construction, alteration, maintenance, or repair of infrastructure, including buildings and real property, unless application of the BAP has been waived by HUD.

The City shall include this BABA clause in any procurement bid/contract documents to ensure BABA compliance by subrecipients, developers and/or contractors.

4. Section 3 Compliance in the Provision of Training, Employment and Business Opportunities

- a. The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment arising in connection with Section 3 projects are provided to Section 3 workers (as defined in 24 CFR Part 75) within the metropolitan area (or nonmetropolitan county) in which the project is located and contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing in the metropolitan area (or nonmetropolitan county) in which the project is located.
- b. The parties to this contract will comply with the provisions of said Section 3. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these provisions.
- c. The Consultant will send to each labor organization or representative or workers with which he/she has collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his/her

commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

- d. The Consultant will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for, or receipt of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 75. The Consultant will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 75 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- e. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 75, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its consultants and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 75.

5. Age Discrimination Act of 1975, As Amended (42 U.S.C. 6101 et. seq.)

No person will be excluded from participation, denied program benefits or subjected to discrimination on the basis of age under any program or activity receiving federal funding assistance.

6. Section 504 of the Rehabilitation Act of 1973, As Amended (29 U.S.C. 794)

No otherwise qualified individual will, solely by reason of his or her handicap, be excluded from participation (including employment), denied program benefits or subjected to discrimination under any program or activity receiving federal assistance funds.

7. Executive Order 11246, As Amended

This Order applies to all federally assisted construction contracts/subcontracts (that exceed \$10,000) and non-construction/service contracts and subcontracts (that exceed \$50,000). The Subrecipient and subcontractors, if any, will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Grantee and subcontractors, if any, will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin.

8. Conflict of Interest 2 CFR §200.318

No officer, employee or agent of the Grantee who will participate in the selection, the award, or the administration of this grant may obtain a personal or financial interest or benefit from the activity or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. It is further required that this stipulation be included in all subcontracts to this contract. Upon written request, exceptions may be granted upon a case-by-case basis when it is determined that such an exception will serve to further the purposes of the Act and the effective and efficient administration of the recipient's program or project. These exceptions are granted by the Department.

RESOLUTION NUMBER _____

WHEREAS, Hydo Properties, LLC, a Nebraska limited liability company, and Todd A. Hydo and Soni Hydo, husband and wife (collectively, the “Borrower”), jointly entered into a Beatrice Downtown Revitalization Improvement Program Loan Agreement, dated August 1, 2022, with the City of Beatrice, Nebraska (“City”); and

WHEREAS, Borrower received a total of Thirty Thousand Dollars (\$30,000.00) from the City as part of the Beatrice Downtown Revitalization Improvement Program available by Lender through a Community Development Block Grant from the Nebraska Department of Economic Development, Grant 21-DTR-004; and

WHEREAS, pursuant to the Beatrice Downtown Revitalization Improvement Program, Borrower and the City entered into a Loan Agreement dated August 1, 2022, Promissory Note dated August 1, 2022, and Personal Guaranty dated July 26, 2022; and

WHEREAS, the Deed of Trust dated January 3, 2024, and recorded on January 3, 2024, as Instrument No. 2024-0028 of the Public Records of the Register of Deeds of Gage County, Nebraska encumbers real estate legally described as follows:

The North 23 1/3 feet of Lots Five (5) and Six (6), Block Forty-nine (49), Original Town, now City of Beatrice, Gage County, Nebraska, subject however to the right which the public may have legally acquired to use as an alley, a strip 10 feet in width off the East end of the property above described , commonly known as 122 North 5th Street, Beatrice, Nebraska 68310 (the “Property”); and

WHEREAS, Borrower desires to sell and convey title of the Property to Brian L. York and Kala C. York, husband and wife; and

WHEREAS, Brian L. York and Kala C. York (together, “Purchaser”) desires to assume and agrees to assume the Loan Agreement dated August 1, 2022, Promissory Note dated August 1,

2022, and Personal Guaranty dated July 26, 2022; and

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

SECTION 1. That the Mayor and City Clerk are hereby authorized to execute the Assumption Agreement, Assumption of Personal Guaranty, and Assumption of Promissory Note by and between the City of Beatrice, Borrower, and Purchaser, wherein Purchaser agrees to assume the Borrower's current indebtedness to the City, as evidenced by the Loan Agreement dated August 1, 2022 as part of the Beatrice Downtown Revitalization Improvement Program.

SECTION 2. That the Mayor and City Clerk are hereby authorized to execute a new Deed of Trust between the City of Beatrice and Purchaser to secure the assumed loan, and any and all other documents necessary to effectuate the assumption of said loan.

SECTION 3. That the Loan Agreement, dated August 1, 2022, shall be assumed by Purchaser.

SECTION 4. That the Promissory Note dated August 1, 2022 and corresponding with the Loan Agreement, dated August 1, 2022, shall be assumed by Purchaser.

SECTION 5. That Personal Guaranty dated July 26, 2022 and corresponding with the Loan Agreement, dated August 1, 2022 shall be assumed by Purchaser.

SECTION 6. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

**BEATRICE DOWNTOWN REVITALIZATION IMPROVEMENT PROGRAM
ASSUMPTION AGREEMENT
21-DTR-004**

WHEREAS, Hydo Properties, LLC, a Nebraska limited liability company, and Todd A. Hydo and Soni Hydo, husband and wife (collectively, the "Borrower"), jointly entered into a Beatrice Downtown Revitalization Improvement Program Loan Agreement, dated August 1, 2022, with the City of Beatrice, Nebraska (the "Lender"); and

WHEREAS, Borrower received a total of Thirty Thousand Dollars (\$30,000.00) from Lender as part of the Beatrice Downtown Revitalization Improvement Program available by Lender through a Community Development Block Grant from the Nebraska Department of Economic Development, Grant 21-DTR-004; and

WHEREAS, pursuant to the Beatrice Downtown Revitalization Improvement Program, Borrower and Lender entered into a Loan Agreement dated August 1, 2022, Promissory Note dated August 1, 2022, Personal Guaranty dated July 26, 2022, and Deed of Trust dated January 3, 2024 and recorded on January 3, 2024 as Instrument No. 2024-0028 of the Public Records of the Register of Deeds of Gage County, Nebraska; and

WHEREAS, the Deed of Trust dated January 3, 2024, and recorded on January 3, 2024 as Instrument No. 2024-0028 of the Public Records of the Register of Deeds of Gage County, Nebraska encumbers real estate legally described as follows:

The North 23 1/3 feet of Lots Five (5) and Six (6), Block Forty-nine (49), Original Town, now City of Beatrice, Gage County, Nebraska, subject however to the right which the public may have legally acquired to use as an alley, a strip 10 feet in width off the East end of the property above described , commonly known as 122 North 5th Street, Beatrice, Nebraska 68310 (the "Property"); and

WHEREAS, Borrower desires to sell and convey title of the Property to Brian L. York and Kala C. York, husband and wife; and

WHEREAS, Brian L. York and Kala C. York (together, "Purchaser") desires to assume and agrees to assume the Loan Agreement dated August 1, 2022, Promissory Note dated August 1, 2022, and Personal Guaranty dated July 26, 2022; and

WHEREAS, all parties agree that said Purchaser should be substituted for Borrower as party to said Loan Agreement dated August 1, 2022, Promissory Note dated August 1, 2022, and Personal Guaranty dated July 26, 2022; and

NOW, THEREFORE, for and in consideration of the mutual benefits hereby derived, Purchaser hereby agrees and assumes all rights and obligations of Borrower, as a party to said Loan Agreement dated August 1, 2022, Promissory Note dated August 1, 2022, Personal Guaranty

dated July 26, 2022, and Deed of Trust dated January 3, 2024 and recorded on January 3, 2024 as Instrument No. 2024-0028 of the Public Records of the Register of Deeds of Gage County, Nebraska.

Borrower represents and covenants the following:

The making and performance by Purchaser of this Assumption Agreement, and the execution and delivery of the Promissory Note in a form satisfactory to Lender (the "note" or "Promissory Note") and the Personal Guaranty will not violate any law, rule, regulation, order, writ, judgment, decree, determination or award presently in effect having applicability to Brian L. York and Kala C. York, or result in a breach of or constitute a default under any indenture or bank loan or credit agreement or any other agreement or instrument to which Brian L. York and Kala C. York is a party or by which it or its property may be bound or affected.

When this Agreement is executed by Purchaser and Lender, when the Note is executed and delivered by Purchaser, when the Personal Guaranty is executed and delivered by Purchaser, each such instrument will constitute the legal, valid, and binding obligation of Purchaser in accordance with its terms. Any security agreements and instruments, financing statements, deeds of trust, mortgages, personal guaranty, and other liens on chattel or real estate will constitute legal, valid and binding liens.

There are no legal actions, suits, or proceedings pending or, to the knowledge of Purchaser threatened against Purchaser before any court or administrative agency, which if determined adversely to Purchaser would have a material adverse effect on the financial condition or business of Purchaser.

No authorization, consent or approval, or any formal exemption of any formal exemption of any Governmental body, regulatory authorities (federal, state, or local) or mortgagee, creditor or third party, is or was necessary for the valid execution and delivery by Purchaser of this Agreement.

The Purchaser is not in default of any obligation, covenant, or condition contained in any bond, debenture, note, or other evidence of indebtedness or any mortgage or collateral instrument securing the same.

The Purchaser has filed all tax returns which are required and has paid or made provision for the payment of all taxes which have or may become due pursuant to said returns or pursuant to any assessments levied against Purchaser or its personal or real property by any taxing agency, federal, state or local. No tax liability has been asserted by the Internal Revenue Service or other taxing agency, federal, state, or local for taxes materially in excess of those already provided for and Purchaser knows of no basis for any such deficiency assessment.

Purchaser certifies that there has been no adverse or material change since the date of the loan application in the financial condition, organization, operating, business prospects, fixed properties, or personnel of Purchaser.

The Purchaser further agrees to perform all of the obligations contained in the above-described Loan Agreement and in all other instruments executed by Borrower or to be executed by Purchaser in connection with said Agreement.

The undersigned agree that this Assumption Agreement releases Borrower from its obligation under the Loan Agreement attached hereto, and from its obligations to fulfill all the terms, conditions and provisions of all instruments in connection therewith.

This Assumption Agreement shall be binding upon the principals, their heirs, executors, administrators, successors and assigns.

THEREFORE, for and in consideration of the premises and other good and valuable consideration, receipt of which is hereby acknowledged by Lender, the undersigned Purchaser hereby assumes and agrees to pay the current indebtedness evidenced by the original notes and Deeds of Trust, and any modification thereto and perform all of the obligations provided for therein.

That in all other aspects, all terms and conditions of the original note shall remain in full force and effect and Lender hereby releases and discharges the original Borrower upon their personal obligation under this debt.

This Assumption by the Purchaser shall bind them, together with their successors and assigns and shall be enforced and construed according to the Laws of the State of Nebraska.

IN WITNESS WHEREOF, the parties have hereunto executed this instrument this ____ day of _____, 2026.

LENDER:
THE CITY OF BEATRICE,
NEBRASKA, a Municipal
Corporation

BY: _____
Robert Morgan, Mayor

Attest:

~~Erin Saathoff~~, City Clerk
Amanda Kuhlman, Deputy

BORROWER:
Hydo Properties, LLC,
a Nebraska limited liability company

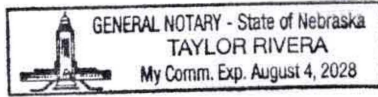
BY:  member
Todd A. Hydo, Member

Todd A. Hydo, individually

BY: 
Todd A. Hydo

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this 15th day of May, 2026 by Brian L. York, to be his voluntary act and deed.

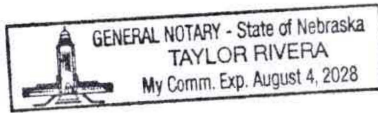




Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this 15th day of May, 2026 by Kala C. York, to be her voluntary act and deed.





Notary Public

ASSUMPTION OF PERSONAL GUARANTY

Comes now, the undersigned, Brian L. York and Kala C. York, husband and wife, and accepts and assumes the obligations and liabilities of the Personal Guaranty dated July 26, 2022 provided by Todd A. Hydo and Soni Hydo, husband and wife to the City of Beatrice pursuant to the Beatrice Downtown Revitalization Improvement Program Loan Agreement dated August 1, 2022 between Hydo Properties, LLC, Todd A. Hydo, Soni Hydo, and the City of Beatrice, Nebraska, all terms and conditions thereof, for Brian L. York and Kala C. York as though the same had been made, executed and delivered to the City of Beatrice, Nebraska.

This Assumption of Personal Guaranty shall be binding upon the principal, his heirs, his personal representatives, successors, and assigns.

DATED this 15 day of May, 2026.

Brian A. York, individually

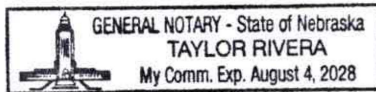
Kala C. York, individually

By: B. L. York
Brian A. York

By: Kala C. York
Kala C. York

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

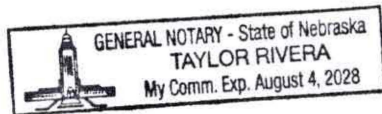
The foregoing instrument was acknowledged before me on this 15th day of May, 2026 by Brian L. York, to be his voluntary act and deed.



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this 15th day of May, 2026 by Kala C. York, to be her voluntary act and deed.



[Signature]
Notary Public

ASSUMPTION OF PROMISSORY NOTE

WHEREAS, The City of Beatrice, a Municipal Corporation (hereinafter referred to as "Lender") made a Loan Agreement dated August 1, 2022 to Hydo Properties, LLC, a Nebraska limited liability company and Todd A. Hydo and Soni Hydo, husband and wife, (herein after jointly referred to as "Borrower"), in the amount of \$30,000.00; and,

WHEREAS, this loan is evidenced by a Promissory Note executed by Borrower, dated August 1, 2022 and a Personal Guaranty executed by Borrower, dated July 26, 2022, a copy of which is attached thereof and incorporated herein; and

WHEREAS, Brian L. York and Kala C. York, husband and wife (hereinafter jointly referred to as "Assumptor") unconditionally assumes and agrees to undertake the obligations of Hydo Properties, LLC and Todd A. Hydo and Soni Hydo, husband and wife; and

NOW, THEREFORE, in consideration of the consent of Lender to the aforesaid transfer to Assumptor, the Assumptor hereby agrees to perform all of the obligations of Hydo Properties, LLC and Todd A. Hydo and Soni Hydo, contained in the above Promissory Note dated August 1, 2022 and in all other instruments executed by Hydo Properties, LLC and Todd A. Hydo and Soni Hydo, or to be executed by the Assumptor in connection with the Loan, including but not limited to the above described documents, as though the same had been made, executed and delivered by Assumptor instead of Hydo Properties, LLC and Todd A. Hydo and Soni Hydo.

This Assumption of Promissory Note shall be binding upon the principals, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures and caused this instrument to be executed this 15 day of May, 2026.

PURCHASER:
Brian L. York, individually

PURCHASER:
Kala C. York, individually

BY: B. L. York
Brian L. York

Kala C. York
Kala C. York, Individually


CONSENT

The undersigned, Hydo Properties, LLC and Todd A. Hydo and Soni Hydo, hereby consent to this Assumption of Promissory Note.

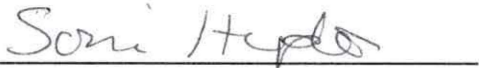
BORROWER:
Hydo Properties, LLC
a Nebraska limited liability company

BORROWER:
Todd A. Hydo, individually

BY: 
Todd A. Hydo, Member

BY: 
Todd A. Hydo

Soni Hydo, individually

BY: 
Soni Hydo

APPROVAL

The above assumption and transfer of liability from Hydo Properties, LLC and Todd A. Hydo and Soni Hydo to Brian L. York and Kala C. York, is approved and accepted.

City of Beatrice, Nebraska
A Municipal Corporation

By: _____
Robert Morgan, Mayor

Attest:

~~Erin Saathoff, City Clerk~~
Amanda Kuhlman, Deputy

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this 13th day of May, 2026 by Todd A. Hydo, as Member of Hydo Properties, LLC, a Nebraska limited liability company, to be his voluntary act and deed on behalf of the company.

Kristine L Anello
Notary Public

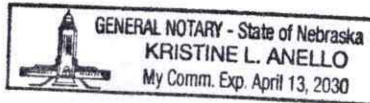
STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)



The foregoing instrument was acknowledged before me on this 13th day of May, 2026 by Todd A. Hydo, to be his voluntary act and deed.

Kristine L Anello
Notary Public

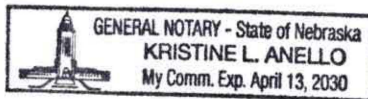
STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)



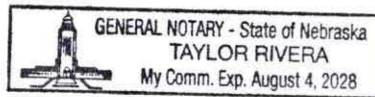
The foregoing instrument was acknowledged before me on this 13th day of May, 2026 by Soni Hydo, to be her voluntary act and deed.

Kristine L Anello
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)



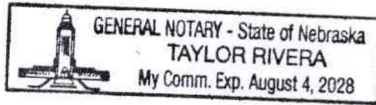
The foregoing instrument was acknowledged before me on this 15th day of May, 2026 by Brian L. York, to be his voluntary act and deed.




[Signature]
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this 15th day of May, 2026 by Kala C. York, to be her voluntary act and deed.





Notary Public

Space Above Reserved for Recording Information

Return to:
Taylor Rivera
City of Beatrice
400 Ella Street
Beatrice, NE 68310

DEED OF TRUST

THIS DEED OF TRUST is made on this 18th day of May, 2026.

The Trustor is Brian L. York and Kala C. York, husband and wife, herein collectively, the Borrower.

The Trustee is Taylor Rivera, an Attorney licensed to practice law in the State of Nebraska.

The Beneficiary is City of Beatrice, Nebraska, a Municipal Corporation, a/k/a Lender.

Beneficiary's address is 400 Ella Street, Beatrice, Nebraska 68310.

Borrower irrevocably conveys to Trustee, with power of sale, the following:

The North 23 1/3 feet of Lots Five (5) and Six (6), Block Forty-nine (49), Original Town, now City of Beatrice, Gage County, Nebraska, subject however to the right which the public may have legally acquired to use as an alley, a strip 10 feet in width off the East end of the property above described.

Together with all the rents and profits therefrom and subject to easements and restrictions of record, if any.

Borrower owes Lender Thirty Thousand Dollars (\$30,000.00), evidenced by an Assumption Loan Agreement, Assumption Promissory Note, and Assumption Personal Guaranty dated May 18, 2026, payable according to the terms thereof.

This Security Instrument secures to Lender the Debt evidenced by said agreements, the payment of all other sums, with interest, advanced under the provisions hereafter to protect the security and the performance of Borrower's covenants and agreements.

Borrower covenants that Borrower is lawfully seised of such real estate and has the legal power and lawful authority to convey the same and warrants and will defend title to the real estate against the claims of all persons.

BORROWER AND LENDER AGREE AS FOLLOWS:

1. Borrower shall pay when due, the principal and interest as provided in said note.
2. All payments received by Lender shall be first applied to advances which may have been made by Lender and then to interest due and last to principal due.
3. Borrower shall pay all general real estate taxes and special assessments against the property before the same become delinquent.
4. Paragraph omitted.
5. Borrower shall keep the improvements on said premises insured against loss by fire and hazards included within the term "extended coverage" for their insurable value and policies for the same shall include a standard mortgage

clause showing Lender herein. In event of loss, Lender may make proof of loss if not promptly made by Borrower. Insurance proceeds shall be applied to restoration or repair of the property damaged, unless both parties otherwise agree, except if restoration or repair is not economically feasible or Lender's security is not lessened, otherwise said proceeds shall be paid on the debt herein, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any payments or proceeds from insurance shall not extend or postpone the due date of the monthly payments provided in said note, or change the amount of the payments.

6. If Borrower fails to perform the covenants and agreements herein contained, Lender may do and pay for whatever is necessary to protect the value of the property and Lender's rights in the property, including the paying of any sum secured by a lien which has priority over this security instrument, appearing in Court, paying reasonable attorney fees and entering the property to make repairs. Any amount disbursed by Lender under this paragraph shall become an additional debt of Borrower secured in this security instrument, to bear interest from the date of disbursement and said amount, together with the then unpaid principal amount, shall bear interest at the highest lawful rate until refunded by Borrower.

7. The proceeds of any condemnation award are hereby assigned and shall be paid to Lender and shall be applied to the sums secured by this security instrument, whether or not then due, with any excess paid to Borrower.

8. Any extensions or modifications of the loan granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

9. Any notice to Borrower provided for in this security instrument shall be given by delivering it or by mailing it by first class mail unless Nebraska Law requires use of another method, at the Borrower's last known address.

10. This security instrument and the note which it secures shall be governed by Nebraska Law.

11. Lender shall give notice to Borrower following Borrower's breach of any covenant or agreement in this security agreement and the note which it secures. This notice shall specify (a) the default, (b) the action required to cure the default, (c) a date not less than 30 days from the date the notice is given to Borrower by which the default must be cured, and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sum secured by this security agreement and resale of the property. The notice shall further inform Borrower of the right to reinstate, after acceleration, and the right to bring a court action to assert the nonexistence of a default or any other defense of Borrower to acceleration and sale. If default is not cured, on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security agreement without further demand and may invoke the power of sale and any other remedies permitted by Nebraska Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph, including but not limited to reasonable attorney fees and costs of title evidence.

12. If the power of sale is invoked, Trustee shall record a notice of default in each county in which any part of the property is located and shall mail copies of such notice in the manner prescribed by Nebraska law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Nebraska law. Trustee, without demand on Borrower, shall sell the property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the property at any sale.

Upon receipt of payment of the price bid, Trustee shall deliver to the purchaser Trustee's Deed conveying the property. The recitals in the Trustee's Deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of sale in the following order: (a) to all expenses of the sale including, but not limited to, Trustee's fees as permitted by Nebraska law and reasonable attorney fees; (b) to all sums secured by this security agreement; and (c) any excess to the person or persons legally entitled to it.

13. Upon acceleration under Paragraph 12 or abandonment of the property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the property and to collect the rents of the property, including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the property and collection of rents including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney fees, and then to the sums secured by this security instrument.

14. Upon payment of all sums as herein provided, Lender shall direct Trustee to reconvey the property and shall surrender this security instrument and the note secured. Trustee shall reconvey the property without warranty and without charge to the person legally entitled to it.

15. Lender, at its option, may from time to time remove Trustee and appoint a successor Trustee by an instrument recorded in the county in which this security instrument is recorded. Without conveyance of this property, the successor Trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Nebraska law.

RESOLUTION NUMBER _____

WHEREAS, the City of Beatrice, Nebraska, a Municipal Corporation (“City”) was awarded grant funds from the Nebraska Department of Economic Development (“DED”) to be used for Downtown Revitalization (“DTR”); and

WHEREAS, the City decided to use the DTR grant funds to implement a Downtown Revitalization Improvement Program for the downtown area; and

WHEREAS, on or about August 1, 2022, the City entered into a Beatrice Downtown Revitalization Improvement Program Loan Agreement (“Loan Agreement”) with Hydo Properties, LLC, a Nebraska limited liability company, and Todd A. Hydo and Soni Hydo, husband and wife (jointly as “Borrowers”);

WHEREAS, to secure said Loan, the Borrowers executed a Promissory Note dated August 1, 2022, Personal Guaranty dated July 26, 2022, and Deed of Trust dated January 3, 2024 and recorded on January 3, 2024 as Instrument No. 2024-0028 of the Public Records of the Register of Deeds of Gage County, Nebraska.

WHEREAS, Borrower desires to sell and convey title of the Property to Brian L. York and Kala C. York, husband and wife; and

WHEREAS, an L. York and Kala C. York (together, “Purchaser”) desires to assume and agrees to assume the Loan Agreement dated August 1, 2022, Promissory Note dated August 1, 2022, Personal Guaranty dated July 26, 2022, and Deed of Trust dated January 3, 2024 and recorded on January 3, 2024 as Instrument No. 2024-0028 of the Public Records of the Register of Deeds of Gage County, Nebraska; and

WHEREAS, the Mayor and City Council for the City of Beatrice, Nebraska desire to authorize the Mayor, City Administrator, and City Clerk to execute any and all releases, any and all requests for reconveyances, deeds of reconveyance, and any and all other documents necessary to release and discharge Hydo Properties, LLC, and Todd A. Hydo and Soni Hydo, husband and wife, along with their heirs, executors, administrators, and successors from any and all actions, debts, claims and demands whatsoever the City every had or may have regarding said Loan to Hydo Properties, LLC, and Todd A. Hydo and Soni Hydo.

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

SECTION 1. That the Borrowers' participation in the Beatrice Downtown Revitalization Improvement Program is hereby rescinded.

SECTION 2. That the Beatrice Downtown Revitalization Improvement Program Loan Agreement between the City of Beatrice and Borrowers is hereby rescinded.

SECTION 3. That the corresponding Promissory Note to said Loan Agreement is hereby released and terminated.

SECTION 4. That the corresponding Personal Guaranty for said Loan Agreement is hereby released and terminated.

SECTION 5. That the corresponding Deed of Trust for said Loan Agreement is hereby released and terminated.

SECTION 6. That all securities, guarantees, or obligations of the City and the Borrowers regarding the Loan Agreement are hereby terminated.

SECTION 7. That the Mayor and City Clerk are hereby authorized to execute the General Release, a copy of which is marked as Exhibit "A" and attached hereto and incorporated by reference.

SECTION 8. That the Mayor and City Clerk are hereby authorized to sign and execute any and all other documents necessary to release and discharge Borrowers along with their heirs, executors, administrators, and successors from any and all actions, debts, claims and demands whatsoever, the City ever had or may have regarding the Loan Agreement.

SECTION 9. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

EXHIBIT "A"

GENERAL RELEASE

City of Beatrice, Nebraska, a Municipal corporation, 400 Ella Street, Beatrice, Nebraska, 68310, as RELEASOR, in consideration of the satisfactory completion and compliance with the conditions and covenants of the Loan Agreement, dated August 1, 2022, entered into by the RELEASOR and Hydo Properties, LLC, a Nebraska limited liability company, and Todd A. Hydo and Soni Hydo, jointly, RELEASEE, the completion of which is hereby acknowledged, agrees to release and discharge the RELEASEE, RELEASEE's heirs, executors, administrators, and successors from any and all actions, causes of action, suits, charges and obligations, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims and demands whatsoever, in law, admiralty or equity, which against the RELEASEE, the RELEASOR, RELEASOR's heirs, executors, administrators, and successors ever had, now have or hereafter can, shall or may have for, upon or by reason of any matter, cause or thing whatsoever from the beginning of time to the date of this RELEASE, and regarding:

Loan Agreement dated August 1, 2022;
Promissory Note dated August 1, 2022;
Personal Guaranty dated July 26, 2022; and
Deed of Trust dated January 3, 2024 and recorded on January 3, 2024 as Instrument No. 2024-0028 of the Public Records of the Register of Deeds of Gage County, Nebraska

Wherever the sense of this RELEASE requires, a singular number shall be construed to be plural and vice versa, and words of the masculine gender shall be construed to be feminine and vice versa.

This RELEASE may only be changed in writing signed by both RELEASOR and RELEASEE.

IN WITNESS WHEREOF, the RELEASOR has executed this RELEASE on the ____ day of _____, 2026.

Attest:

City of Beatrice, RELEASOR

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.

Notary Public

Space Above Reserved for Recording Information

Return to:
Taylor Rivera
City of Beatrice
400 Ella Street
Beatrice, NE 68310

REQUEST FOR RECONVEYANCE

The undersigned Beneficiaries request the Trustee to reconvey the real estate described as follows:

The North 23 1/3 feet of Lots Five (5) and Six (6), Block Forty-nine (49), Original Town, now City of Beatrice, Gage County, Nebraska, subject however to the right which the public may have legally acquired to use as an alley, a strip 10 feet in width off the East end of the property above described,

to the person or persons entitled thereto.

Robert Morgan, Mayor
City of Beatrice, Nebraska, Beneficiary

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Robert Morgan, Mayor of the City of Beatrice, Nebraska, a Municipal Corporation, on behalf of the corporation.

Notary Public

DEED OF RECONVEYANCE

The indebtedness secured by the Deed of Trust executed by Hydo Properties, LLC, a Nebraska limited liability company, and Todd A. Hydo and Soni Hydo, as Trustor to Taylor Rivera, an Attorney and Member in good standing with the Nebraska State Bar Association, as Trustee, for the benefit of City of Beatrice, Nebraska, a Municipal corporation, as Beneficiary, dated January 3, 2024, recorded in the office of the Gage County Register of Deeds on January 3, 2024, recorded as Instrument No. 2024-0028, has been satisfied and paid in full, and the Beneficiary has requested in writing that this Deed of Reconveyance be executed and delivered as confirmed by its endorsement above.

In consideration of such payment and in accordance with the request of the Beneficiary, the Trustee reconveys to the person or persons entitled thereto all the right, title, interest and claim acquired by the Trustee pursuant to the Deeds of Trust in the following:

The North 23 1/3 feet of Lots Five (5) and Six (6), Block Forty-nine (49), Original Town, now City of Beatrice, Gage County, Nebraska, subject however to the right which the public may have legally acquired to use as an alley, a strip 10 feet in width off the East end of the property above described,

DATED: _____, 2026.

Taylor Rivera, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2026, by Taylor Rivera, as Trustee.

Notary Public

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:

Outlot B, Homestead Junction Second Addition to the City of Beatrice,
Gage County, Nebraska

Gage County Parcel No. 0012409603

from "GI" General Industrial District to "GC" General Commercial 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 "GI" General Industrial District to "GC" General Commercial 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 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

May 4, 2026

Homestead Junction, LLC
129 North 10th Street
Capitol Hill
Lincoln, NE 68508

RE: Rezoning Application of Homestead Junction, LLC, Gage County Parcel No. 012409603

To Whom It May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 18, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, May 18, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 012409603, from "GI" General Industrial District to "GC" General Commercial District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney

CHRISTENSON
FIELD

ORD-NUM 09-17

ORD-NUM 12-089

TONKA DR.

5TH ST.

WACATED 5TH ST.

ORD-NUM 18-044

ORD-NUM 19-034

ORD-NUM 24-031

HOMESTEAD
JUNCTION
SECOND
ADDITION

ORD-NUM 01-008

GI/FF

HOMESTEAD
JUNCTION
FIRST
ADDITION

IRVING STREET

ORD-NUM 19-034

PACIFIC
CANYON

WACATED

10	1
9	2
14	3
13	4
12	5
11	6
10	7
9	8

PARK STREET

16	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

10	1
9	2
8	3
7	4
6	5

10	1
9	2
8	3
7	4
6	5

WACATED

2	1
3	2
4	3
5	4
6	5
7	6

RC

10	1
11	2
10	3
9	4
8	5
7	6

16	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

10	1
9	2
8	3
7	4
6	5

10	1
11	2
10	3
9	4
8	5
7	6

17	1
16	2
15	3
14	4
13	5
12	6
11	7
10	8

10	1
9	2
8	3
7	4
6	5

10	1
11	2
10	3
9	4
8	5
7	6

DARWIN

12	1
11	2
10	3
9	4
8	5
7	6

DARWIN

12	1
11	2
10	3
9	4
8	5
7	6

1	12
2	11
3	10
4	9
5	8
6	7

17	1
16	2
15	3
14	4
13	5
12	6
11	7
10	8

10	1
9	2
8	3
7	4
6	5

10	1
11	2
10	3
9	4
8	5
7	6

R-4

CHRISTENSON
3RD

2
KNOWLES
ADD.

2
KNOWLES
ADD.

OLD FATHER'S
2 2ND

OLD FATHER'S
2 2ND

WACATED

WACATED

WACATED

WACATED

WACATED

WACATED

CHRISTENSON
3RD

CHRISTENSON
3RD

CHRISTENSON
3RD

CHRISTENSON
3RD

CHRISTENSON
3RD

CHRISTENSON
3RD

CHRISTENSON
3RD

CHRISTENSON
3RD

CHRISTENSON
3RD

ORDINANCE NUMBER 26-___

An ordinance to vacate the following described real property:

Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska,

and to provide for publication in electronic form and 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 following described property, to wit:

Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska,

be and hereby is vacated.

SECTION 2. That the cost of the vacation of the above-described property, including the recording and publication of this ordinance provided therefore, shall be the cost of the applicants for said vacation.

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

SECTION 4. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in electronic form as provided by law.

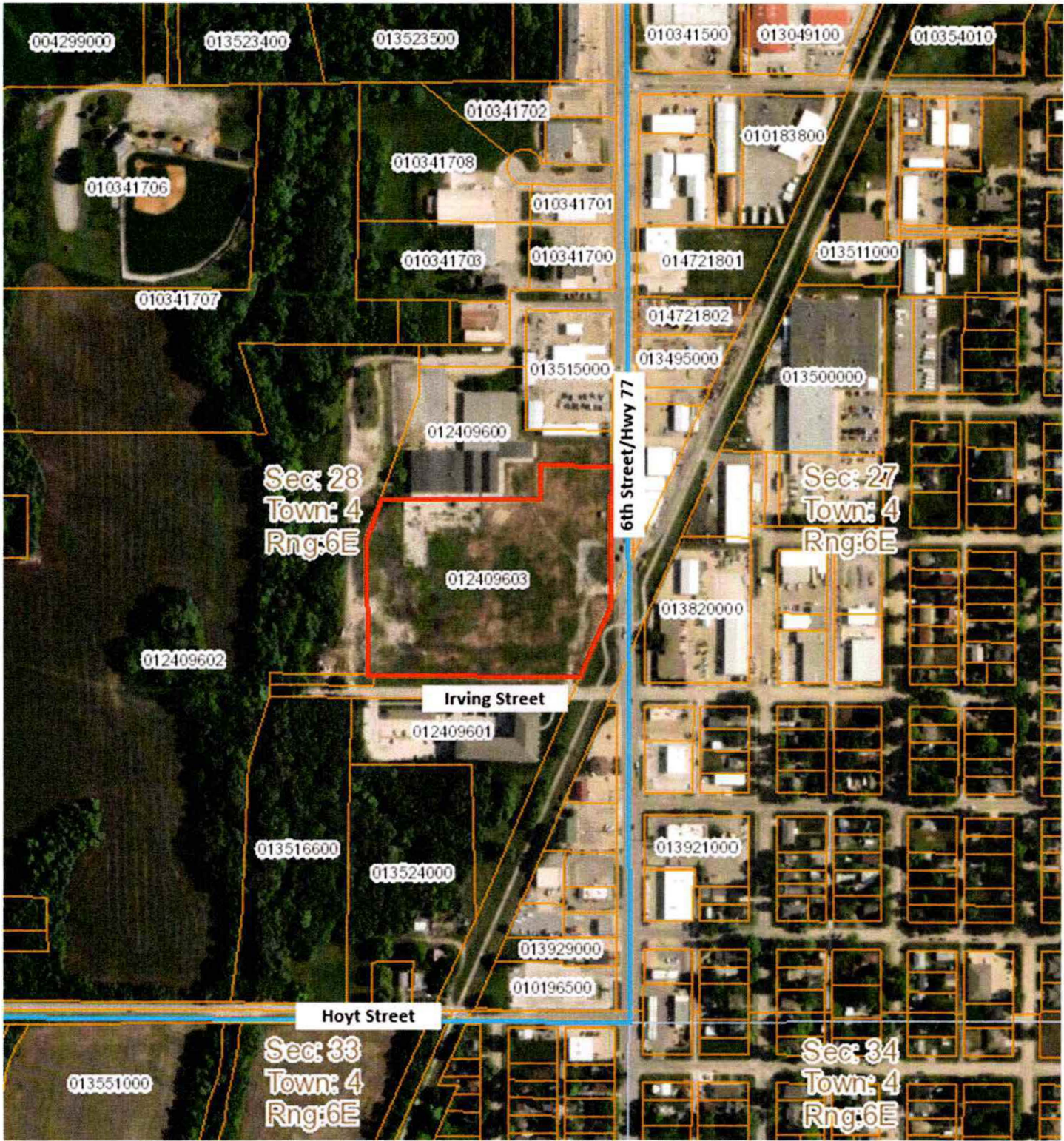
PASSED AND APPROVED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor





004299000

013523400

013523500

010341500

013049100

010354010

010341706

010341702

010341708

010341701

010183800

010341703

010341700

014721801

013511000

010341707

013515000

014721802

013500000

012409600

013495000

Sec: 28
Town: 4
Rng: 6E

Sec: 27
Town: 4
Rng: 6E

012409603

013820000

012409602

Irving Street

012409601

013516600

013524000

013921000

013929000

010196500

Hoyt Street

013551000

Sec: 33
Town: 4
Rng: 6E

Sec: 34
Town: 4
Rng: 6E

ORDINANCE NUMBER 26-___

An ordinance approving the plat of Homestead Junction Third Addition to the City of Beatrice, Gage County, Nebraska, as executed by the owner thereof, certified by the surveyor of said addition, approved by the City Engineer, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska; repealing conflicting ordinances; and providing for publication in electronic form and 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 plat of Homestead Junction Third Addition to the City of Beatrice, Gage County, Nebraska, as executed by the owners thereof, Homestead Junction, LLC, a Nebraska limited liability company, on April 22, 2026, certified by Kyle E. Catt, Surveyor No. 609 on April 22, 2026, and by James Burroughs, City Engineer, on April 27, 2026, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska on May 18, 2026, be and the same is hereby approved.

SECTION 2. That the zoning of the area contained in Outlot A, Homestead Junction Third Addition to the City of Beatrice, Gage County, Nebraska owned by Homestead Junction, LLC, currently zoned "GI" General Industrial District to "GC" General Commercial District.

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

SECTION 4. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in electronic form as provided by law.

PASSED AND APPROVED this 18th day of May, 2026.

Attest:

Amanda Kuhlman, Deputy City Clerk

Robert Morgan, Mayor

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.223.5252
community@beatrice.ne.gov



BEATRICE
CITY • BOARD OF PUBLIC WORKS

REVIEW NUMBER: 20260073

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

Name(s): REGA Engineering
Address: 601 Old Cheney Road
Lincoln, NE 68512
Phone: 402-484-7342
Email: kcatt@regaeng.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): Homestead Junction, LLC
Address: 129 N 10th Street
Lincoln, NE 68508
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

(Attach location map of proposed subdivision to existing and proposed streets, public facilities, lots)

Present Zone: G1 Proposed Zone: GC Lot(s): _____ Block: _____ Addition: _____

Legal Description: Vacated Outlot B Homestead Junction Second Addition

Description of Proposed Changes: Subdivide said Outlot B into a small, buildable lot and new smaller Outlot

List Exhibits or Plans Submitted: Final plat, sheet 1 of 1

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]
Signature

3/13/2026
Date

Signature

Date

OFFICE USE ONLY

Application Fee: \$150.00 Received By: C. Griffin Date: 3/16/26

Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: [Signature] Date: 3/16/2026

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: _____

HOMESTEAD JUNCTION THIRD ADDITION

TO THE CITY OF BEATRICE

A replat of Vacated Outlot B Homestead Junction Second Addition

DEDICATION

The foregoing Subdivision comprising of Vacated Outlot B Homestead Junction Second Addition to the City of Beatrice, NE and located on a part of the Southeast Quarter of Section 28, T04N, R06E of the 6th Principal Meridian, Gage County, Nebraska, being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said Vacated Outlot B, thence on the south line of said Vacated Outlot B, and the North Right-of-Way line of Irving Street N89°40'11"W a distance of 634.86' to the Southwest corner of said Vacated Outlot B;

Thence on the Westerly line of said Vacated Outlot B for the next two (2) calls:

N00°22'28"E a distance of 386.77'

N19°54'54"E a distance of 122.60' to the Northwest corner of said Vacated Outlot B;

Thence on the Northerly line of said Outlot B for the next three (3) calls:

N89°57'53"E a distance of 458.64'

N00°22'13"E a distance of 98.14'

S89°24'49"E a distance of 203.36' to the Northeast corner of said Vacated Outlot B, said corner being on the West Right-of-Way line of Highway #77 and North 6th Street;

Thence on said West Right-of-Way line on a circular curve to the left, said curve having a Delta of 1°28'38", a Radius of 11500.36', a Length of 296.52', a Chord bearing of S00°53'29", and a Chord Length of 296.51';

Thence on said West Right-of-Way line S00°53'02"E a distance of 127.75' to a point of intersection on said West Right-of-Way line and the Northwest Right-of-Way line of the City of Beatrice, Homestead Trail Right-of-Way;

Thence on said Northwest Right-of-Way line S23°51'32"W a distance of 194.44' to the point of beginning.

Described tract contains a calculated area of 368415.90 Sq. Ft. or 8.45 acres, more or less. Subject to all easements, restrictions and reservations of record.

EASEMENTS:

The easements shown hereon are hereby dedicated for public use, as well as Easements of Record shall be prohibited over, upon, or under any storm drain easements of drainage easement shown thereon.

INTESTIMONY WHEREOF:

Homestead Junction, LLC, a Nebraska Limited Liability Company, owner of the property herein described as HOMESTEAD JUNCTION THIRD ADDITION, have caused these presents

to be signed this 22 day of April, 2026.

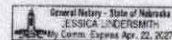
Monte Froehlich
Monte Froehlich, Manager of U.S. Property Management, LLC,
on behalf of Homestead Junction, LLC.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
Lancaster COUNTY } SS

The foregoing instrument was acknowledged before me this 22 day of April, 2026 by Monte Froehlich, Manager of U.S. Property Management, LLC, on behalf of Homestead Junction, LLC, owner. Witness my hand and Notary Seal the day and year last above written.

James A. Burroughs
NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION, is hereby approved this ____ day of _____, 2026.

Planning Director _____ Date _____

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION is hereby approved this ____ day of _____, 2026.

Mayor _____ City Clerk _____

CITY ENGINEER'S APPROVAL

I, James Burroughs, City Engineer, approve
James A. Burroughs
Planning Director
City Engineer JAB
April 27th, 2026
Date

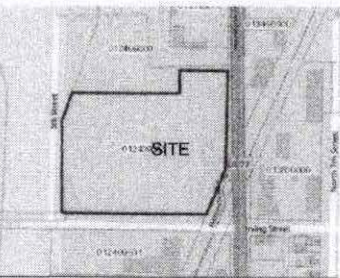
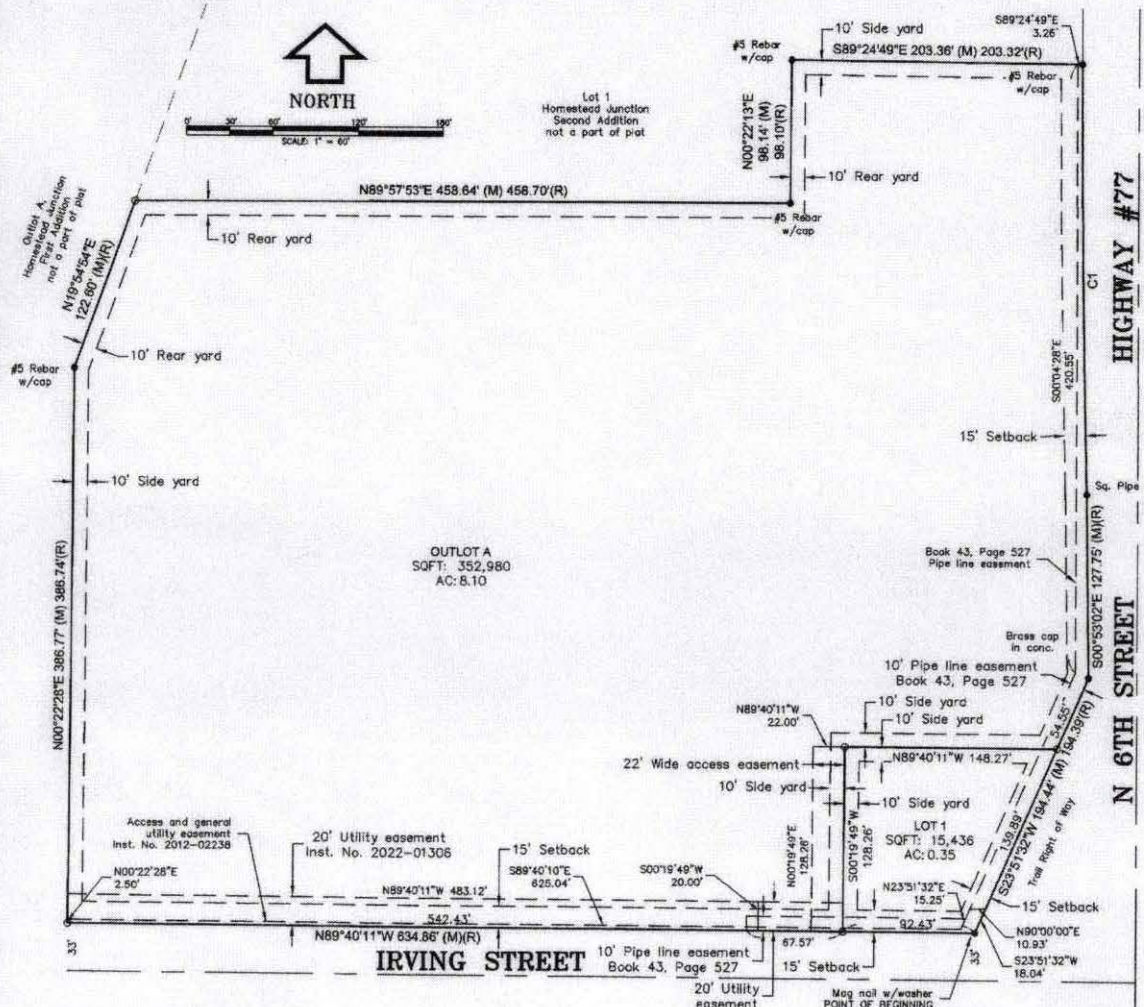


FILED FOR RECORD

STATE OF NEBRASKA }
GAGE COUNTY } SS

The foregoing plat was filed for Record and entered in Numerical index on the ____ day of _____, 2026, at ____ o'clock ____ M, and recorded as instrument No. _____

Register of Deeds _____ Deputy _____



VICINITY MAP NOT TO SCALE

CURRENT ZONE: G.I.
PROPOSED ZONE: G.C.
LOT 1

SURVEYOR'S CERTIFICATE
I, KYLE E. CATT, NEBRASKA REGISTERED LAND SURVEYOR NO. 609, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

Kyle E. Catt 4/22/2026
KYLE E. CATT DATE



Curve Table				
Curve #	Delta	Radius	Length	Chord Direction
C1	1°28'38"	11500.36'	296.52'	S00°53'29"E
				296.51'

Total Lots = 2
Total Acres = 8.45

- LEGEND**
- P PLATTED DISTANCE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE
 - Δ CALCULATED CORNER
 - FOUND CORNER (AS NOTED)
 - CORNER SET (6" X 24" REBAR W/ PLS 609 CAP)

HOMESTEAD JUNCTION THIRD ADDITION

TO THE CITY OF BEATRICE

A replat of Vacated Outlot B Homestead Junction Second Addition

DEDICATION

The foregoing Subdivision comprising of Vacated Outlot B Homestead Junction Second Addition to the City of Beatrice, NE and located on a part of the Southeast Quarter of Section 28, T04N, R06E of the 6th Principal Meridian, Gage County, Nebraska, being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said Vacated Outlot B, thence on the south line of said Vacated Outlot B, and the North Right-of-Way line of Irving Street N89° 40' 11"W a distance of 634.86' to the Southwest corner of said Vacated Outlot B;

Thence on the Westerly line of said Vacated Outlot B for the next two (2) calls:

N00° 22' 28"E a distance of 386.77'

N19° 54' 54"E a distance of 122.60' to the Northwest corner of said Vacated Outlot B;

Thence on the Northerly line of said outlot B for the next three (3) calls:

N89° 57' 53"E a distance of 458.64'

N00° 22' 13"E a distance of 98.14'

S89° 24' 49"E a distance of 203.36' to the Northeast corner of said Vacated Outlot B, said corner being on the West Right-of-Way line of Highway #77 and North 6th Street;

Thence on said West Right-of-Way line on a circular curve to the left, said curve having a Delta of 1'28'38", a Radius of 11500.36', a Length of 296.52', a Chord bearing of S00°53'29", and a Chord Length of 296.51';

Thence on said West Right-of-Way line S00° 53' 02"E a distance of 127.75' to a point of intersection on said West Right-of-Way line and the Northwest Right-of-Way line of the City of Beatrice, Homestead Trail Right-of-Way;

Thence on said Northwest Right-of-Way line S23° 51' 32"W a distance of 194.44' to the point of beginning.

Described tract contains a calculated area of 368415.90 Sq. Ft. or 8.45 acres, more or less. Subject to all easements, restrictions and reservations of record.

EASEMENTS:

The easements shown hereon are hereby dedicated for public use, as well as Easements of Record shall be prohibited over, upon, or under any storm drain easements of drainage easement shown thereon.

INTESTIMONY WHEREOF:

Homestead Junction, LLC, a Nebraska Limited Liability Company, owner of the property herein described as HOMESTEAD JUNCTION THIRD ADDITION, have caused these presents

to be signed this 22 day of April, 2026.

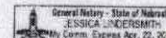
Monte Froehlich
Monte Froehlich, Manager of U.S. Property Management, LLC,
on behalf of Homestead Junction, LLC.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
Lancaster COUNTY } SS

The foregoing instrument was acknowledged before me this 22 day of April, 2026 by Monte Froehlich, Manager of U.S. Property Management, LLC, on behalf of Homestead Junction, LLC, owner. Witness my hand and Notary Seal the day and year last above written.

James A. Burroughs
NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION, is hereby approved this ____ day of _____, 2026.

Planning Director _____ Date _____

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION is hereby approved this ____ day of _____, 2026.

Mayor _____ City Clerk _____

CITY ENGINEER'S APPROVAL

I, James Burroughs, City Engineer, approve
James A. Burroughs
Planning Director
City Engineer *JAB*
April 27th, 2026
Date

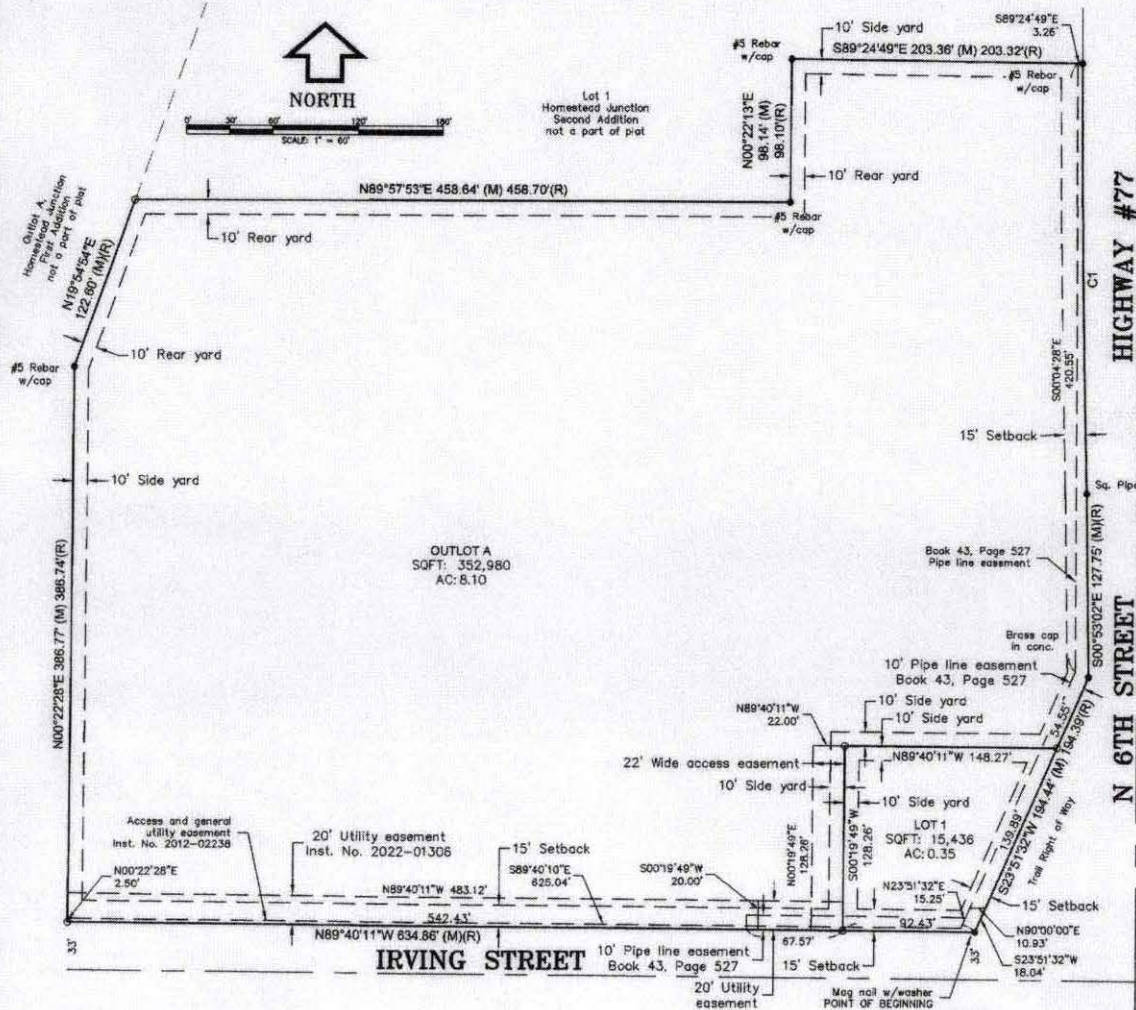


FILED FOR RECORD

STATE OF NEBRASKA }
GAGE COUNTY } SS

The foregoing plat was filed for Record and entered in Numerical index on the ____ day of _____, 2026, at ____ o'clock ____ M, and recorded as instrument No. _____

Register of Deeds _____ Deputy _____



VICINITY MAP NOT TO SCALE

Curve Table				
Curve #	Delta	Radius	Length	Chord Direction
C1	1°28'38"	11500.36'	296.52'	S00° 53' 29"E

LEGEND

- P PLATTED DISTANCE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- △ CALCULATED CORNER
- FOUND CORNER (AS NOTED)
- CORNER SET (6" X 24" REBAR W/ PLS 606 CAP)

Total Lots = 2
Total Acres = 8.45

CURRENT ZONE: G.I.
PROPOSED ZONE: G.C.
LOT 1

SURVEYORS CERTIFICATE
I, KYLE E. CATT, NEBRASKA REGISTERED LAND SURVEYOR NO. 609, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

Kyle E. Catt 4/22/2026
KYLE E. CATT DATE





MEMORANDUM

Subject: Clean City 2026 Review

For Agenda of: May 13, 2026

From: Jason Moore, Street Superintendent

Date Submitted: May 6, 2026

Below is a comparison of this year's project to the past years:

Year	# of Locations	Total Manhours	Miles	Loader Hours	Loads/Roll Offs	Cost
2026	1,184	310.0	2,172	53.8	110/10	\$ 18,725.05
2025	1,206	313.0	2,246	56.2	108/10	\$ 18,628.69
2024	1,139	265.0	1,530	49.0	81/10	\$ 13,113.50
2023	1,187	280.0	1,633	51.2	92/9	\$ 13,217.85
2022	703	155.0	970	36.8	55/16	\$ 7,946.92
2021	1,143	314.5	1,856	59.1	110/10	\$ 17,000.00
2020	1,249	408.0	2,260	73.4	106/17	\$ 18,780.16
2019	1,191	340.3	1,873	62.0	98/13	\$ 15,772.08
2018	961	280.5	1,612	48.3	78/7	\$ 12,952.58
2017	951	261.0	1,447	45.5	75	\$ 11,621.92
2016	1,345	410.0	2,677	59.2	163	\$ 17,844.76
2015	1,375	371.0	2,700	61.7	157	\$ 16,845.04
2014	1,175	336.5	2,166	57.8	110	\$ 15,035.99
2013	1,034	337.5	2,199	64.6	139	\$ 15,633.72
2012	1,073	306.5	1,946	53.2	106	\$ 12,426.96
2011	1,010	277.0	1,960	55.3	100	\$ 12,112.41
2010	1,211	317.9	2,008	54.0	87	\$ 11,518.39
2009	1,081	306.5	1,981	51.7	119	\$ 10,930.14
2008	1,068	302.6	2,169	55.4	112	\$ 9,972.94
2007	1,235	372.0	2,413	62.0	180	\$ 12,664.55
2006	1,223	386.5	2,829	73.2	214	\$ 12,602.27
2005	1,264	455.5	2,674	72.3	248	\$ 13,947.59
2004	1,334	442.5	2,963	72.3	256	\$ 14,072.19
2003	1,101	357.1	2,548	61.4	178	\$ 10,434.59
2002	1,123	374.5	2,604	55.5	198	\$ 10,915.12
2001	997	341.0	2,030	40.1	158	\$ 9,555.07
2000	856	309.5	2,310	40.6	158	\$ 8,233.68
1999	833	311.5	2,286	35.2	150	\$ 7,713.97
1998	690	278.0	1,870	33.7	114	\$ 6,092.68
1997	703	238.5	1,804	35.4	112	\$ 5,122.83
1996	629	197.5	1,554	32.7	110	\$ 4,324.96
1995	455	162.0	1,209	27.0	82	\$ 3,683.42
1994	541	170.5	1,188	27.9	94	\$ 3,744.48
1993	284	128.5	803	20.6	51	\$ 2,595.36
1992	118	60.0	237	10.3	17	\$ 1,101.20
1991	235	86.0	558	--	--	\$ 1,817.67
1990	266	68.0	--	--	--	\$ 1,172.93
1989	230	91.0	--	--	--	\$ 1,461.36

Paul Valentine, Matt Hanshaw, Neal Meints, Seth Saathoff, Bob McKeever, Nathan Rains, Travis Hespen, Scott Calver, Tyler Warnsing, from the Street Dept and Brad Bletscher from Electric Dept are to be commended for an excellent job during this week, as well as all the personnel who took the phone calls and maintained the program for our use during this week. Totals do not reflect the number of manhours and labor cost of office personnel for this project.

**Clean City Event Summary
2026**

Day	Manhours	Labor Costs	Truck Miles	Truck Cost	Loader Hours	Loader Cost	Truck Loads	Rolloffs		Total Addresses
								Mattress	Tonage	
Monday, April 20	109.0		874.0	\$611.80	23.3	\$1,506.36	42	2	55	558
Tuesday, April 21	98.5		593.0	\$415.10	15.4	\$995.60	32	4	47	279
Wednesday, April 22	95.5		659.0	\$461.30	15.1	\$976.23	36	2	56	347
Thursday, April 23	7.0		46.0	\$32.20				2	2	
TOTAL	310.00	\$13,351.71	2,172.00	\$1,520.40	53.8	\$3,478.19	110	10	160	1,184

Total Tonage 160.15 Tipping Fee **\$374.75**

TOTAL COSTS \$18,725.05

Clean City Tonage Comparison

Year	Total Tons	Truck Loads	Rolloffs/Matresses	# of Addresses
2026	160.2	110	10	1,184
2025	192.2	108	10	1,206
2024	166.9	80	10	1,139
2023	149.2	92	9	1,187
2022	88.4	55	16	703
2021	110.7	110	10	1,143
2020	113.2	106	17	1,249
2019	99.9	98	13	1,191
2018	74.7	78	7	961
2017	62.3	75	--	951
2016	120.0	163	--	1,345
2015	123.8	157	--	1,375

5th-13th Streets

From 5th to 13th streets, where the existing ROW is **80-feet**, the project team is considering different lane configurations that would provide consistent street and sidewalk conditions.



POTENTIAL ALTERNATIVES



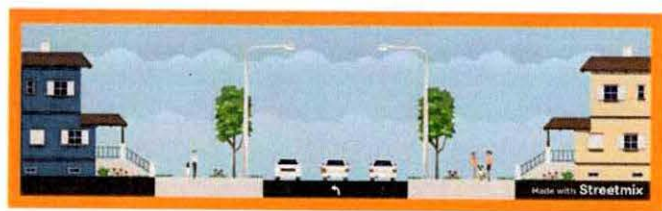
Two-lane with limited parking



Three lane (with center turn lane) with limited parking



Two-lane



Three lane (with center turn lane)

Figure 16: Corridor Potential Design Alternatives

13th-22nd Streets

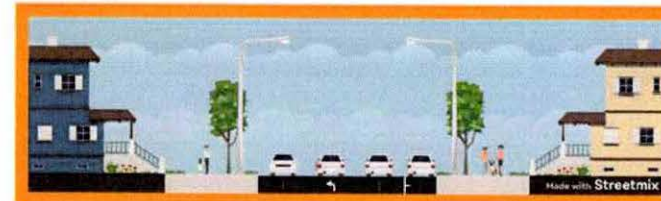
From 13th to 22nd streets, where the existing ROW is **66-feet**, the project team is considering different lane configurations that would provide consistent street and sidewalk conditions.



POTENTIAL ALTERNATIVES



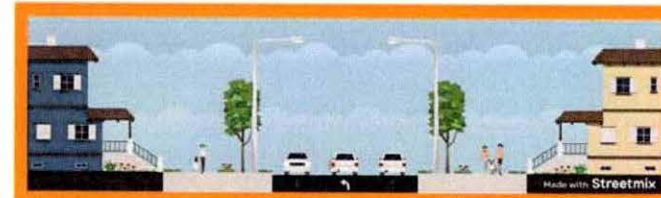
Two-lane with parking (14th - 16th streets only)



Three lane (with center turn lane) with parking (14th - 16th streets only)

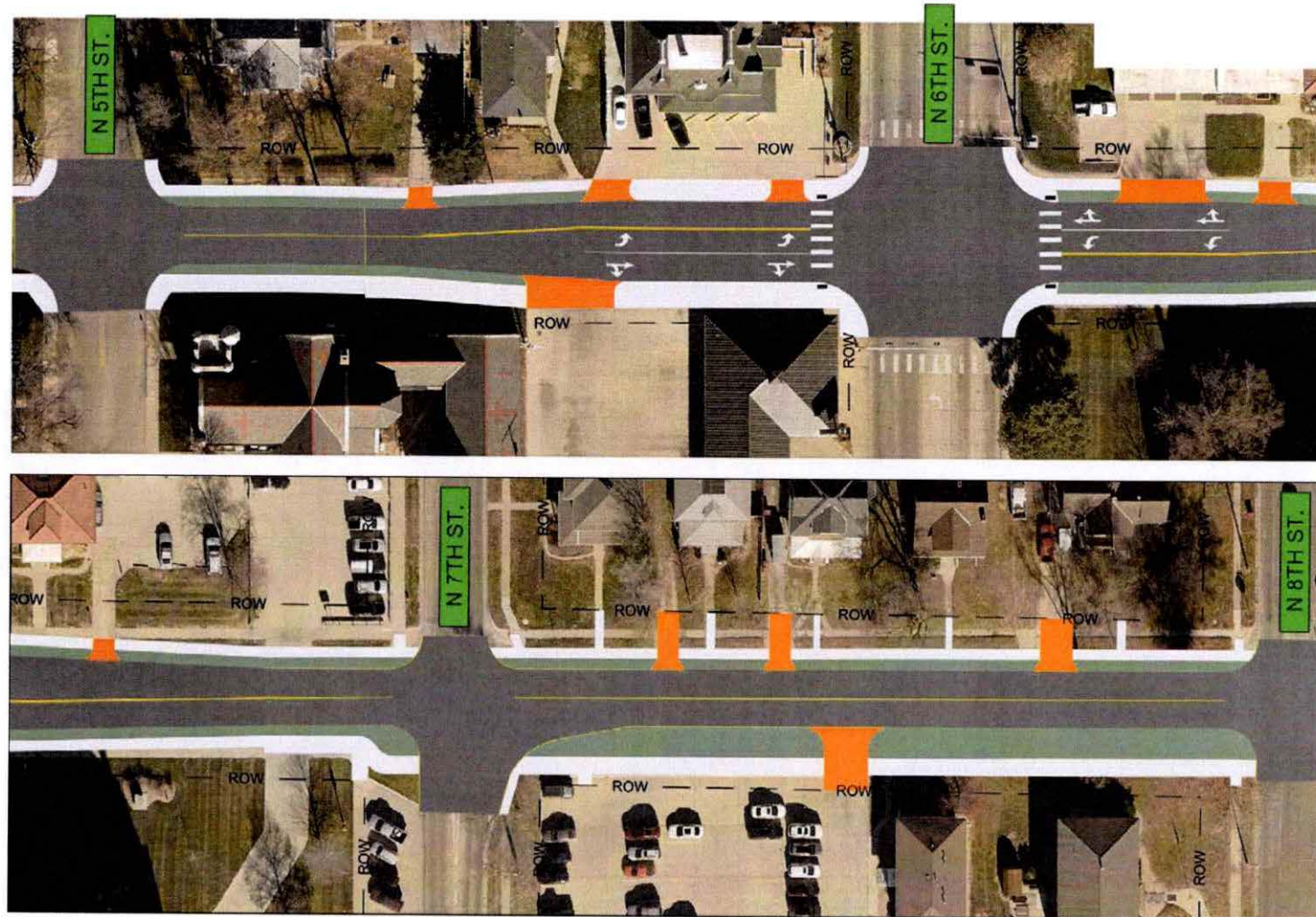


Two-lane



Three lane (with center turn lane)

Figure 16: Corridor Potential Design Alternatives



2022
BEATRICE, NE
LINCOLN STREET CORRIDOR STUDY

Figure 17: Recommended Lincoln Street Design Alternative (5th Street to 8th Street)



800.778.8167

2022
BEATRICE, NE
LINCOLN STREET CORRIDOR STUDY

Figure 18: Recommended Lincoln Street Design Alternative (8th Street to 11th Street)



2022
BEATRICE NE
LINCOLN STREET CORRIDOR STUDY

Figure 19: Recommended Lincoln Street Design Alternative (11th Street to 14th Street)



404.724.8343

2022
BEATRICE, NE
LINCOLN STREET CORRIDOR STUDY

Figure 20: Recommended Lincoln Street Design Alternative (14th Street to 17th Street)



2022
BEATRICE, NE
LINCOLN STREET CORRIDOR STUDY

Figure 21: Recommended Lincoln Street Design Alternative (17th Street to 19th Street)

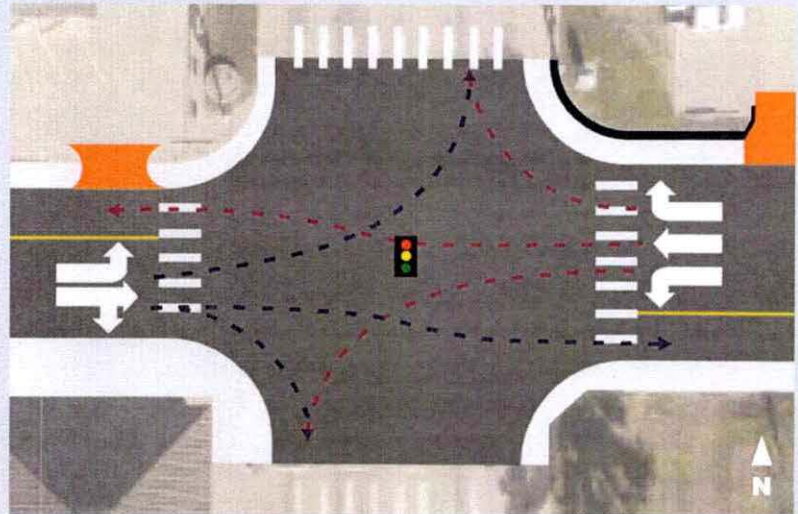
6TH STREET

Existing

At 6th (Hwy 77) & Lincoln, there is misalignment of east/west lanes that requires drivers to veer to the right while passing through the intersection.

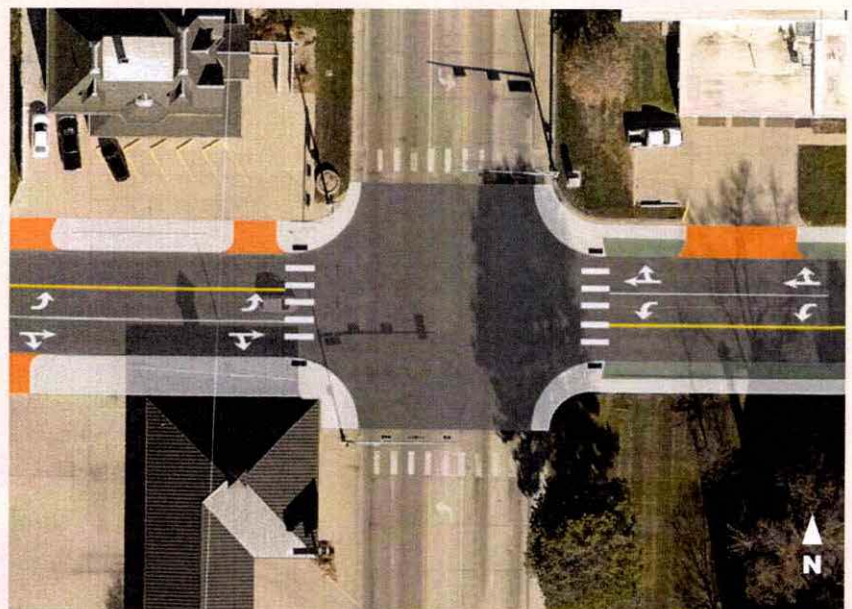
There are **three westbound traffic lanes** - a left turn lane, a through lane, and a right turn lane.

There are **two eastbound traffic lanes** - a left turn lane and a shared through lane/right turn lane.



The proposed improvement would:

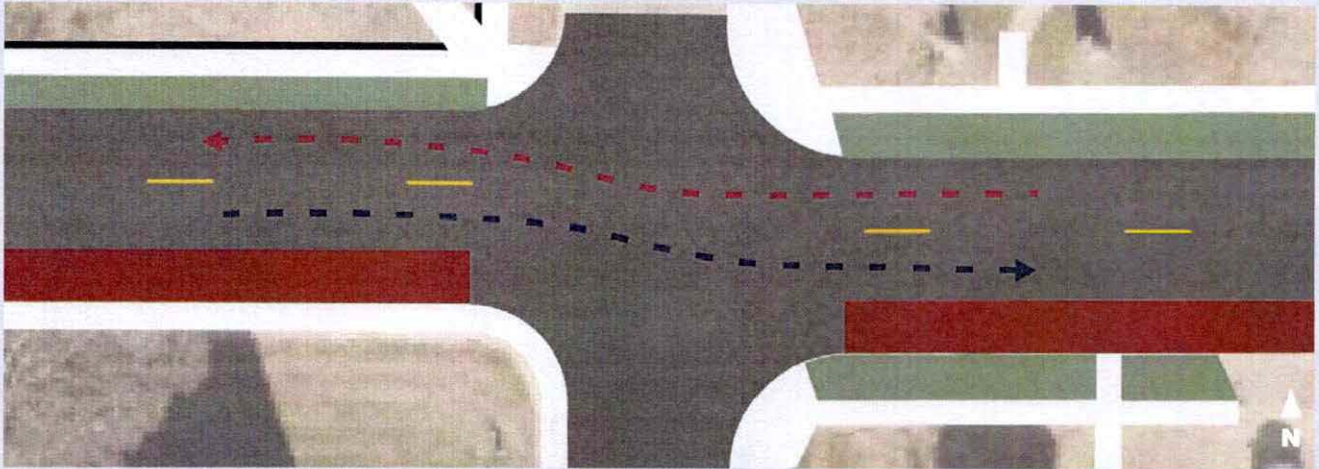
- A.** Remove the westbound right turn lane.
- B.** Shift lanes on the east side of the intersection to align with lanes on the west side.
- C.** Improve sidewalks
- D.** Improve traffic signal



13TH STREET

Existing

At 13th & Lincoln, there is misalignment of east/west lanes that requires drivers to veer to the right while passing through the intersection.



The proposed improvement would:





Shift Lincoln Street between 12th & 13th to improve alignment through 13th Street.



CONCEPTUAL PROJECT COSTS



Potential alternatives to improve the overall safety, lifespan, and current and future use of the Lincoln Street corridor were considered by the project team. The following reflects the project team's findings during the design concept analysis phase of the corridor study. These findings will be used to guide final recommendations presented by the project team to the city.

Alternative	Concept	Project Cost (2022)
2-Lane		\$11.0 million
		+ \$250,000*
3-Lane		\$12.8 million
		+ \$350,000*

City Priorities:

- Reduce long-term maintenance
- Enhance safety
- Accommodate multi-modal traffic
- Minimize impact to right-of-way
- Balance current and future needs
- Cost-effective solutions
- Multi-year implementation

Community Priorities:

- Enhance safety
- Minimize impact to right-of-way
- Improve parking conditions
- Reduce long-term maintenance

The project team aims to develop an improvements recommendation that balances city- and community-identified priorities. Community priorities were identified at the March open house.

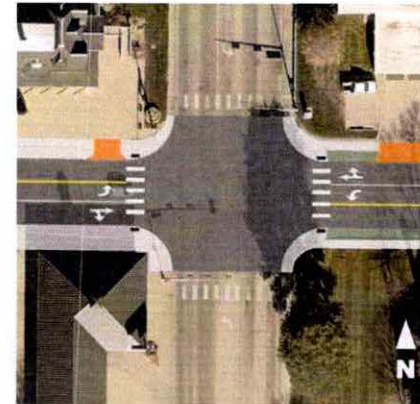
* Incremental cost to add on-street parking between 14th and 16th streets, with additional limited parking from 8th to 13th streets

1. Project cost includes 5 foot sidewalk on both sides of Lincoln Street
2. Additional cost to increase sidewalk to 10 foot trail: \$650,000

PRELIMINARY RECOMMENDATIONS

Based on the technical findings to date, the project team's preliminary recommendation is:

Intersections	
6th & Lincoln	<p>A. Remove the westbound right turn lane.</p> <p>B. Shift the center yellow line on the east portion to shift more toward the center of the street.</p>
13th & Lincoln	<p>A. Shift Lincoln Street, east of 13th Street</p>
19th & Lincoln	<p>A. 4-way stop (initial improvement)</p> <p>B. Roundabout (potential future improvement)</p>

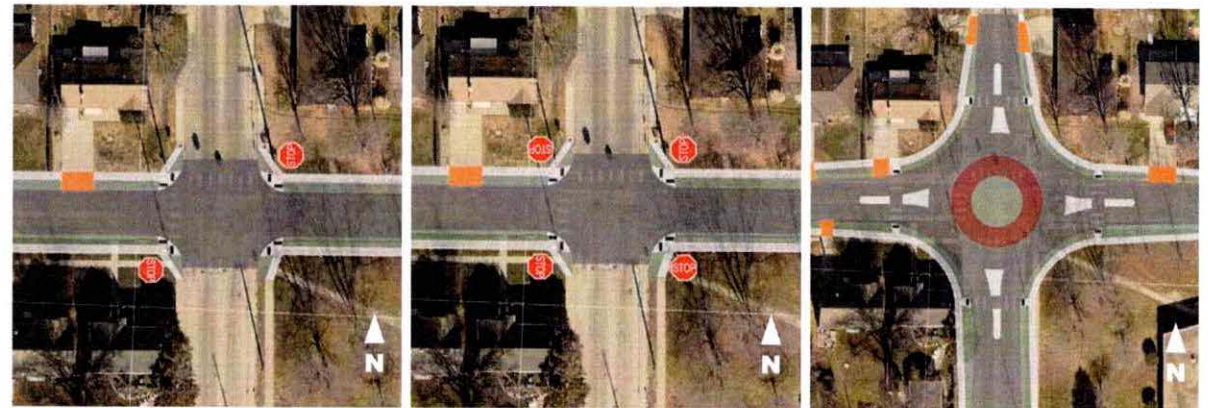


6th Street



13th Street

Street Configurations	
<p>A. 2 lanes with minimal parking, focusing on areas with limited alley access.</p>	
<p>B. Improved sidewalks and consistent parkway area along corridor. <i>(Consideration of trail on south side)</i></p>	



19th Street Alternatives



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY ADMINISTRATOR'S MONTHLY REPORT MAY 2026

CAPITAL PROJECTS	1
PLANNING & ZONING	5
ECONOMIC DEVELOPMENT	5
EMPLOYEE	5
FINANCIALS	6
CODE VIOLATIONS / BUILDING PERMITS / DEMOLITIONS	6
PUBLIC PROPERTIES	6
STORM SEWER/DRAINAGE	6
STREETS	6
UTILITIES	7
SPECIAL DESIGNATED LICENSES and SELLING/PEDDLING GOODS REQUESTS	9
COMPLETED CAPITAL PROJECTS	10

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 5th 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 and electrical has been installed. Utility work at Heritage Heights is complete. Installation of electrical at Heritage Heights will start soon.

Funding: LB840/Street/Util **Est. Cost:** TBD **Amt Spent as of 3/31/26:** \$3,080,928 **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. Grant Agreement has been signed. Preliminary design has started.

Funding: Grant **Est. Cost:** TBD **Amt Spent as of 3/31/26:** \$0 **Est. Completion:** 2031

COMPREHENSIVE PLAN:

Updated Comprehensive Plan for the City. Grant Agreement signed March 4, 2026. RFP responses due May 1, 2026. *Received three (3) proposals. Committee will make a recommendation soon.*

Funding: General/Grant **Est. Cost:** \$75,000 **Amt Spent as of 3/31/26:** \$0 **Est. Completion:** 2027

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. Awaiting grant announcement.

Funding: General **Est. Cost:** TBD **Amt Spent as of 3/31/26:** \$168,582 **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 5th, with a tentative completion date of November 2, 2025. Phase 1 began on May 5th 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 4th and was completed on October 4th. 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. A Substantial Completion date was documented as of February 6, 2026. 100LL fuel was received in the new tank on February 9th and the Nebraska State Fire Marshall approved the operation of the new system on February 19, 2026. A final walk-through inspection was conducted on February 25, 2026, with a final project punch list compiled and submitted to Vogts Parga. Punch list items are currently being worked on. *Vogts-Para is contesting their liquidated damages.*

Funding: Airport **Est. Cost:** \$6,245,177 **Amt Spent as of 3/31/26:** \$5,704,959 **Est. Completion:** Spring 2026

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 25th. 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 15th. Pre-construction meeting was held March 9, 2026. *Construction started on April 20, 2026.*

Funding: Grant/Airport **Est. Cost:** \$3,310,000 **Amt Spent as of 3/31/26:** \$218,633 **Est. Completion:** Fall 2026

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. Project was advertised on February 28, 2026 with bid opening scheduled for March 19, 2026. Contract was awarded to Danielle's Approach. Project anticipated to start summer 2026.

Funding: Grant/Bonds **Est. Cost:** \$382,000 **Amt Spent as of 3/31/26:** \$218,633 **Est. Completion:** Fall 2026

EMS AMBULANCE:

Final steps are in place with the new ambulance and it will be in service soon.

Funding: CARES **Est. Cost:** \$450,000 **Amt Spent as of 3/31/26:** \$0 **Est. Completion:** Spring 2026

COMMUNICATION EQUIPMENT:

Replacement of Base Radio, Communications Work Station, Enterprise Records, and Radio Consoles. A \$782,000 congressional appropriation was secured by Senator Fischer.

Funding: Fischer Grant **Est. Cost:** \$584,000 **Amt Spent as of 3/31/26:** \$0 **Est. Completion:** Fall 2026

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 3/31/26:** \$0 **Est. Completion:** 2026

HANNIBAL PARK IMPROVEMENTS – 2026:

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 5th. Dirt work for Field 8 is out for bid and due back March 26, 2026. Two (2) bids were received and Clausen & Sons Dirt Work was awarded the bid in the amount of \$115,215.00 on April 6, 2026. Concession stand remodel is completed at Hannibal Park. The Beatrice Girls Softball Association donated the money for this project to be accomplished.

Funding: Lodging/PR/Grant **Est. Cost:** \$287,000 **Amt Spent as of 3/31/26:** \$17,835 **Est. Completion:** Fall 2026

FOREST MANAGEMENT PLAN:

IRA Community Forestry Grant for Forest Mgt Plan and tree planting/removal. Nineteen (19) trees were removed at Hannibal Park. Eight (8) more are scheduled to be removed at the Water Park and Dog Park. *Nineteen (19) trees were planted at Hannibal Park on May 4th.*

Funding: Grant **Est. Cost:** \$140,000 **Amt Spent as of 3/31/26:** \$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. *The playground equipment has been installed. Sidewalks are being installed around the structure for easy access. Once sidewalks are completed, the artificial turf will be installed to finish out the playground.*

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. *The dirt work is completed at Stoddard Park and is ready for the contractor to install the playground. The equipment has arrived and is on site.*

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 3/31/26:** \$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. Public Properties is continuing tree removal as time permits.

Funding: Keno **Est. Cost:** \$50,000 **Amt Spent as of 3/31/26:** \$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 Accuma 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 3/31/26:** \$0 **Est. Completion:** Fall 2026

POWER GENERATION FACILITY:

HDR has completed their study in different technologies, lead times, and permitting. Meeting with various entities who may be potential partners. HDR is preparing bid documents.

Funding: Bonds **Est. Cost:** \$1m **Amt Spent as of 3/31/26:** \$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 3/31/26:** \$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 3/31/26:** \$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 3/31/26:** \$0 **Est. Completion:** Fall 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 3/31/26:** \$0 **Est. Completion:** Summer 2026

WATER MAIN PROJECT – NORTH 7TH, GRANT TO GARFIELD:

Replace 8” water main. *The Water Department started site work during the last week in April. The boring contractor is tentatively scheduled to arrive in mid-May to complete the boring portion of the project. Work will be ongoing for several weeks for this project.*

Funding: Infra Funds **Est. Cost:** \$180,000 **Amt Spent as of 3/31/26:** \$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. BCI Construction continues to install the new Grit Building. Pre-cast walls and roof panels are in place. Internal drainage piping in the truck bay has been installed and the area is ready for concrete. *The concrete basins on the outside of the building have been poured and are currently being tested.*

Funding: Grant/Util **Est. Cost:** \$3.9m **Amt Spent as of 3/31/26:** \$1,740,806 **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 3/31/26:** \$0 **Est. Completion:** Fall 2025

ELLA STREET, 2nd 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. *Tiemann began construction on April 20th. During April the brick roadway and associated sidewalk were removed. Change Order #1 decrease in the amount of \$3,036.37 was approved May 4th. VanKirk, a subcontractor, began the installation of the new storm sewer system.*

Funding: Street **Est. Cost:** \$486,667 **Amt Spent as of 3/31/26:** \$37,001 **Est. Completion:** Spring 2026

7TH 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. *The project was awarded to R.L. Tiemann Construction on May 4th in the amount of \$429,262.40.*

Funding: Street **Est. Cost:** \$375,000 **Amt Spent as of 3/31/26:** \$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 3/31/26:** \$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 3/31/26:** \$0 **Est. Completion:** Fall 2026

PLANNING & ZONING

The Planning and Zoning Commission (P&Z) granted Brian Vrtiska a Special Use Permit for the construction of a communications tower and compound on Gage County Parcel ID 005239000. P&Z also granted Frank & Mary Clarke a Special Use Permit for the construction of a 720 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 011701000, commonly known as 510 West Park Street. P&Z recommended to the Community Redevelopment Authority and City Council the proposed Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)

ECONOMIC DEVELOPMENT

Recent TIF Activity:

The Northgate Campus Redevelopment Project is working its way through the TIF process.

LB840 Loans:

All existing LB840 loans are current. The program income for FY26 as of March 31, 2026 is \$666,812. The current unexpended funds as of March 31, 2026 total \$361,829, and those funds are deposited in Pinnacle Bank.

EMPLOYEE

During the month of April, there were no workers comp claims filed. We currently have one (1) employee on modified duty due to a worker's comp claim.

New Hire:

Ethan Weaver began his duties as a Sanitation Laborer on May 4th.

FINANCIALS

Financial statements for the General and Street Fund for the month ending March 31, 2026, are attached, marked as **Exhibit “A”**. Financial statements for the Electric, Water, and WPC Departments for the month ending March 31, 2026, are attached, marked as **Exhibit “B”**.

CODE VIOLATIONS / BUILDING PERMITS / DEMOLITIONS

Code Violations:

Code Compliance Officer responded to and worked on ninety-two (92) various code violations in April, bringing the year-to-date total to two hundred twelve (212). See attached list, marked as **“Exhibit C”**.

Building Permits:

Processed fifty-three (53) permits/applications/inquiries, bringing the year-to-date total to one hundred sixty-four (164). See attached list, marked as **“Exhibit D”**.

Demolitions:

A list of demolition projects is attached, marked as **“Exhibit E”**.

PUBLIC PROPERTIES

- Public Properties staff have been working at the Big Blue Water Park prepping for the 2026 season. Water will be turned on later this week to start filling the pool.
- Nineteen (19) new trees were planted at Hannibal Park on May 4th, as part of the Arboretum grant.

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. The 2025 Annual report was prepared and submitted to NDWEE on March 30, 2026.

STREETS

Sweeping:

We swept a total of ten (10) days with both sweepers.

Gravel Streets:

We bladed gravel streets for twelve (12) days to bring gravel back up onto the roadway that may have been bladed off roads over winter.

Mosquitos:

Each spring we walk all of the drainages that run through town adding larvicide briquettes to any standing water. These briquettes will help slow the hatching of early mosquitos.

Mowing Highways:

We mowed a total of six (6) days on Highway 77 on the north and south sides of town. We also sprayed pre-emergent for dandelions and well. Towards the end of the month, we went back with 2,4-D to hit a few spots with thistles.

Clean City:

Clean City was held April 20th – 23rd.

Shoulder Grading:

We hauled dirt from the air park pile to Highway 136, from 24th Street to 33rd Street, to rebuild the low shoulders on both sides of Highway 136.

Pothole Patching:

We patched seven (7) days using 6,300 pounds of patching material.

Blading Alleys:

Every spring we take our grader and a tractor and box blade around and work all the rock city alleys in town. We generally start at the end of winter. We worked a total of thirteen (13) days this month.

UTILITIES**UTILITY DELINQUENT NOTICES and DISCONNECTIONS:**

There were 1,127 disconnect notices mailed out in April. There was a total of 65 disconnections for non-payment on May 5th.

Overhead Distribution:

The distribution line between 6th and 7th Streets, Summit to Monroe, is in the process of being upgraded. The line is being completely rebuilt and will then be converted to our 12.5Kv distribution voltage level. The crew is currently working on the new pole installations. We also continue to work on the line at 19th and Jefferson Street and have begun rebuilding this line south of Jefferson Street, from 19th to 22nd Street. This line is also in back yards with no alley access.

We are also working on rebuilding a line on Hill Street. This line also runs on Bismark Street, from Hill to N. Sumner Street. This line is being completely rebuilt due to the condition of the poles and conductors. The crew is currently working on framing and setting the new poles.

Underground Distribution:

We have trenched in all the conduit for the primary distribution lines, set junction boxes, and set transformers for the Corral Crossing development. The high voltage distribution lines have been pulled in and terminated at the transformers. We need to bore one (1) street crossing yet and then this portion will be complete. We have also started installing streetlights for this area.

We are also working on the design and layout of several other new developments which will all be underground extensions. These include the Heritage Heights development, the Beatrice Commons development, and the new AG Building at SCC.

Substation Maintenance

We have begun testing and maintenance of the voltage regulators on the substation transformers. This is being done to ensure that they operate properly and efficiently during the summer loading season. We are also inspecting and confirming the proper operation of the substation line breakers at several substation.

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:

- 2200 High Street - Replace yoke
- 1504 Scott Street - Service repair
- 1603 North 18th Street - Replace yoke
- 1122 South 6th Street - Replace service
- 415 Lincoln Street – Replace service
- 1502 Scott Street - Repair service
- 325 Eastridge Street - Repair yoke and pit

Water Main Replacement/Construction:

Continued to work with the Engineering Department to plan the water main replacement project on North 7th Street, Grant to Garfield.

In the 700 and 800 blocks of Garfield, we transferred services to a newer main, allowing us to abandon an old main when we complete the 7th Street main replacement.

Removed old services taps at:

- 1013 North 9th Street
- 903 South 8th Street
- 1118 South 7th Street

Replaced an inoperable valve at 11th and Scott Streets.

Water Main Breaks:

Nothing to report for April.

Maintenance and Miscellaneous Work:

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.

Installed service taps at:

- 1502 North 8th Street
- 1504 North 8th Street

Replaced a broken hydrant in the 2100 block of North 6th Street.

Assessed issues with a pressure sustaining valve on Blue Ridge Road. This will be a specialized repair that will be conducted in the coming weeks.

Sewer Line Maintenance/Blockages:

We had three (3) sewer calls this month.

- 707 S 10th Street - Blockage on the city main (roots)
- 900 S 6th Street - Not on the city
- 1312 Market Street - Not on the city

Jet Truck Footage:

Daily maintenance for the entire month was 22,472 ft. Monthly maintenance for the month was 3,970 ft.

TV/Camera Trailer Inspections:

Approximately 12,823 linear feet of new lines were videoed and auto coded with the new SewerAI software.

During a normal video inspection of a city sanitary sewer main, two (2) fiber optic lines were discovered bored through our pipe. Pinpoint was contacted and agreed to pay for the repairs to have them removed. The area is located 70' south of Brown Street and Court Street.

Lift Stations:

Lift Station No. 2 was vac'd and cleaned.

Plant Maintenance:

- Plant maintenance is up to date at the WPC Plant.
- Centrifuge Maintenance: Had some water solenoid issues that caused water to dump out the north side of the centrifuges onto the floor. New solenoids were installed, and the system is running normally again.
- South Final Clarifier: Was taken out of service and drained for maintenance.

SPECIAL DESIGNATED LICENCES (SDL) and SELLING/PEDDLING GOODS REQUESTS

A list of special designated licenses (SDL) and selling/peddling goods requested for 2026 is attached, marked as "Exhibit F".

COMPLETED CAPITAL PROJECTS

33RD 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. 33rd 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, 25TH TO 27TH - 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 3/31/26:** \$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 3/31/26:** \$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 2nd.

Funding: Utility **Est. Cost:** \$275,000 **Amt Spent as of 11/30/25:** \$218,000 **Est. Completion:** Fall 2025

LIFT STATION #6 + BACKUP GENERATOR - COMPLETED

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 3/31/26:** \$629,535 **Est. Completion:**

RCRP GRANT - COMPLETED

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.

4TH and 5TH 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 7th 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 3/31/26:** \$120,375 **Est. Completion:** Fall 2025

SERTOMA ASTRO PARK ADA PLAYGROUND - COMPLETED

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 3/31/26:** \$159,488 **Est. Completion:** Fall 2025

FIRE HOSE REPLACEMENT - COMPLETED

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 3/31/26:** \$139,020 **Est. Completion:** Fall 2025

WATER PARK DESIGN STUDY - COMPLETED

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. City Council adopted Aquatic Master Plan February 17, 2026.

Funding: Lodging **Est. Cost:** \$250,000 **Amt Spent as of 3/31/26:** \$15,150 **Est. Completion:** Fall 2025

DESIGN and CONSTRUCTION OF NEW LANDFILL - COMPLETED

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 3/31/26:** \$11,658,161 **Est. Completion:** Fall 2025

24" VALVE AT FARM WELLS - COMPLETED

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. All materials arrived during the month of February. The Water Department installed this valve during the last week in March and is now operational.

Funding: Infra Funds **Est. Cost:** \$60,000 **Amt Spent as of 3/31/26:** \$17,167 **Est. Completion:** Fall 2026

CHLORINE BUILDING - COMPLETED

Construct a new building to house our chlorine disinfectant operations. ACCO installed the system in March. The State and JEO completed their inspections in late March. We passed the inspections and received our approval to put the system into service. The Water Department crew completed our calculations for use and within a few days had the system pretty well dialed in.

Funding: Utility **Est. Cost:** \$40,000 **Amt Spent as of 3/31/26:** \$94,454 **Est. Completion:** Summer 2026

FUND	FUND BALANCE 10/1/2025	REVENUE	TRNSFR IN	TOTAL AVAILABLE	EXPEND.	TRNSFR OUT	FUND BALANCE 3/31/2026
GENERAL ALL-PURPOSE FUNDS							
GENERAL	\$ 4,914,104	\$ 5,470,836	\$ -	(5) \$ 10,384,940	\$ 6,901,849	\$ -	(3) \$ 3,440,074
<i>moves to (from)restricted</i>	\$ -		\$ -	(2)		\$ 43,017	(1)
<i>Restricted Gas Plant</i>	\$ 700,000		\$ -	(1) \$ 700,000			XX \$ 700,000
<i>Designated CARES f/future eq</i>	\$ 290,300		\$ -	(1) \$ 290,300		\$ -	(2) \$ 290,300
<i>Designated EMS Equip</i>	\$ 348,323		\$ -	(1) \$ 348,323		\$ -	(2) \$ 348,323
<i>Designated Lodging Tax Proj</i>	\$ 443,762		\$ 43,017	(1) \$ 486,779		\$ -	(2) \$ 486,779
SPECIAL REVENUE:							
Street*	\$ 5,345,488	\$ 2,457,596		\$ 7,803,084	\$ 3,469,948	\$ 128,944	\$ 4,204,192
<i>Restricted Debt Serv</i>	\$ 31,128		\$ 128,944	\$ 160,072			\$ 160,072
Keno	\$ 519,743	\$ 56,308		\$ 576,051	\$ 5,455	\$ -	(4) \$ 570,596
DEBT SERVICE							
GO Debt	\$ 2,987,560	\$ 755,644		\$ 3,743,204	\$ 1,071,959		\$ 2,671,245
Special Assess.-Unbonded	\$ 20,620	\$ 466		\$ 21,086	\$ -		\$ 21,086
CAPITAL PROJECTS							
Capital Improvement	\$ 145,505	\$ 536,035	\$ -	(3) \$ 681,539	\$ 660,538		\$ 21,001
Capital Imp.-Keno	\$ (0)	\$ -	\$ -	(4) \$ (0)	\$ 5,689		\$ (5,689)
Capital Imp.-Public Safety	\$ 309,073	\$ 330,481	\$ -	(3) \$ 639,554	\$ 505,079		\$ 134,475
General All-Purpose Fund	\$ 16,055,604	\$ 9,607,366	\$ 171,961	\$ 25,834,930	\$ 12,620,516	\$ 171,961	\$ 13,042,454
RESTRICTED FUNDS							
SPECIAL REVENUE:							
Airport*	\$ 1,075,801	\$ 3,011,956	\$ -	\$ 4,087,756	\$ 3,538,826		\$ 548,930 manual entry
CDBG*	\$ (447,770)	\$ 479,495		\$ 31,725	\$ 39,953		\$ (8,227)
Economic Development*	\$ 149,955	\$ 666,812	\$ -	\$ 816,766	\$ 330,909	\$ 124,029	\$ 361,829
<i>Restricted Debt Serv</i>	\$ 168,758		\$ 124,029	\$ 292,787			\$ 292,787
911 Service Surcharge	\$ 140,471	\$ 54,850		\$ 195,321	\$ -	\$ -	(5) \$ 195,321
CRA	\$ -	\$ 134,262		\$ 134,262	\$ 38,504		\$ 95,758
Sanitation*	\$ 305,825	\$ 2,003,132		\$ 2,308,957	\$ 2,067,736	\$ 144,951	\$ 96,270 manual entry
<i>Restricted Debt Serv</i>	\$ 155,916		\$ 144,951	\$ 300,867			\$ 300,867
INTERNAL SERVICE							
Employee Benefit Acct	\$ 620,845	\$ 2,954,088		\$ 3,574,934	\$ 2,155,941		\$ 1,418,993
Info Tech Services	\$ -	\$ 538,956		\$ 538,956	\$ 458,392		\$ 80,564
ENTERPRISE							
Board of Public Works*	\$ 20,934,668	\$ 13,550,544		\$ 34,485,212	\$ 14,499,714		\$ 19,985,498 manual entry
Norcross/Horner	\$ 6,978	\$ -		\$ 6,978	\$ -		\$ 6,978
TOTAL RESTRICTED	\$ 23,111,447	\$ 23,394,095	\$ 268,980	\$ 46,774,521	\$ 23,129,975	\$ 268,980	\$ 23,375,567
TOTAL	\$ 39,167,051	\$ 33,001,461	\$ 440,940	\$ 72,609,452	\$ 35,750,491	\$ 440,940	\$ 36,418,020

*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 3/31/2026	CURRENT YEAR BUDGET FY2026	% YTD
GENERAL REVENUES					
TAXES	7,200,663.51	7,417,491.31	2,554,265.74	7,746,500.00	32.97%
LICENSES & PERMITS	156,065.63	180,450.32	77,479.28	201,300.00	38.49%
INTERGOVERNMENTAL REVENUE	2,422,881.54	2,389,145.82	900,221.99	1,803,516.00	49.91%
CHARGES FOR SERVICES	2,782,998.98	2,761,871.03	1,634,575.52	3,192,944.00	51.19%
MISCELLANEOUS REVENUES	1,062,907.38	652,891.35	304,293.28	565,100.00	53.85%
OTHER FINANCING SOURCES	63,100.44	65,801.12	0.00	86,155.00	0.00%
TOTAL REVENUES	13,688,617.48	13,467,650.95	5,470,835.81	13,595,515.00	40.24%
GENERAL EXPENDITURES BY TYPE					
PERSONAL SERVICES	9,285,811.04	10,062,465.28	5,311,365.92	11,110,071.00	47.81%
OTHER SERVICES & CHARGES	1,419,868.56	1,448,138.48	1,034,965.83	1,629,949.00	63.50%
SUPPLIES	456,530.46	513,537.17	229,686.79	523,385.00	43.88%
CAPITAL OUTLAYS	687,521.74	243,284.03	135,351.77	253,221.00	53.45%
CONTINGENCY	7,334.50	122,704.77	350.00	122,000.00	0.29%
CONTRACTUAL SERVICES	463,255.03	675,961.73	190,128.75	284,066.00	66.93%
INTERFUND TRANSFERS	933,600.98	1,569,128.48	0.00	1,252,200.00	0.00%
TOTAL EXPENDITURES	13,253,922.31	14,635,219.94	6,901,849.06	15,174,892.00	45.48%
OVERALL NET CHANGE	434,695.17	(1,167,568.99)	(1,431,013.25)	(1,579,377.00)	90.61%
PERSONAL SERVICES					
PERSONAL SERVICES	1,141,786.73	1,211,474.95	634,707.36	1,263,478.00	50.23%
OTHER SERVICES & CHARGES	331,027.63	334,507.13	289,577.33	452,310.00	64.02%
SUPPLIES	15,530.51	16,976.64	5,926.42	18,020.00	32.89%
CAPITAL OUTLAYS	443,913.29	36,696.53	34,436.97	30,000.00	114.79%
CONTINGENCY	7,334.50	122,704.77	350.00	122,000.00	0.29%
CONTRACTUAL SERVICES	333,540.28	530,758.30	111,386.75	139,066.00	80.10%
INTERFUND TRANSFER	933,600.98	1,569,128.48	0.00	1,252,200.00	0.00%
GENERAL ADMINISTRATION	3,206,733.92	3,822,246.80	1,076,384.83	3,277,074.00	32.85%
PERSONAL SERVICES					
PERSONAL SERVICES	225,433.82	257,644.86	141,727.65	280,609.00	50.51%
OTHER SERVICES & CHARGES	94,167.87	59,771.45	11,555.44	81,630.00	14.16%
SUPPLIES	2,533.78	4,235.80	801.01	5,300.00	15.11%
CAPITAL OUTLAYS	0.00	0.00	0.00	0.00	
COMMUNITY DEVELOPMENT	322,135.47	321,652.11	154,084.10	367,539.00	41.92%
PERSONAL SERVICES					
PERSONAL SERVICES	4,269,331.20	4,610,688.14	2,450,904.73	5,029,664.00	48.73%
OTHER SERVICES & CHARGES	369,478.24	395,557.49	280,217.11	390,380.00	71.78%
SUPPLIES	87,895.61	128,788.88	55,524.66	130,815.00	42.45%
CAPITAL OUTLAYS	40,975.52	32,176.67	10,502.62	32,500.00	32.32%
CONTRACTUAL SERVICES	60,000.00	60,000.00	36,000.00	60,000.00	60.00%

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	PRIOR YEAR 1	Current as of	CURRENT YEAR	%
	ACTUAL FY2024	ACTUAL FY2025	3/31/2026	BUDGET FY2026	YTD
POLICE	4,827,680.57	5,227,211.18	2,833,149.12	5,643,359.00	50.20%
PERSONAL SERVICES	2,797,074.28	3,078,807.52	1,669,817.06	3,464,710.00	48.20%
OTHER SERVICES & CHARGES	376,880.97	391,032.87	223,921.20	405,860.00	55.17%
SUPPLIES	161,729.02	159,109.18	88,160.30	181,300.00	48.63%
CAPITAL OUTLAYS	717.99	1,390.92	1,607.78	6,500.00	24.74%
FIRE	3,336,402.26	3,630,340.49	1,983,506.34	4,058,370.00	48.87%
PERSONAL SERVICES	515,567.01	550,335.90	223,487.37	663,404.00	33.69%
OTHER SERVICES & CHARGES	192,935.42	196,015.42	170,385.30	227,465.00	74.91%
SUPPLIES	174,442.40	193,801.85	73,692.96	173,950.00	42.36%
CAPITAL OUTLAYS	83,011.55	29,151.24	18,931.93	62,400.00	30.34%
CONTRACTUAL SERVICES	69,714.75	85,203.43	42,742.00	85,000.00	50.28%
PUBLIC PROPERTIES	1,035,671.13	1,054,507.84	529,239.56	1,212,219.00	43.66%
PERSONAL SERVICES	336,618.00	353,513.91	190,721.75	408,206.00	46.72%
OTHER SERVICES & CHARGES	55,378.43	71,254.12	59,309.45	72,304.00	82.03%
SUPPLIES	14,399.14	10,624.82	5,581.44	14,000.00	39.87%
CAPITAL OUTLAYS	118,903.39	143,868.67	69,872.47	121,821.00	57.36%
LIBRARY	525,298.96	579,261.52	325,485.11	616,331.00	52.81%
GENERAL FUND EXPENDITURES	13,253,922.31	14,635,219.94	6,901,849.06	15,174,892.00	45.48%

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 COMBINED CASH INVESTMENT
 MARCH 31, 2026

COMBINED CASH ACCOUNTS

9-127-21	SFB - DEBT SERVICE RESERVE	533,355.73
9-127-22	SERIES 2011/2013 BONDS - REST	(396,525.63)
9-127-23	SRF RESV - REST	(134,103.78)
9-127-80	SFB - BOND REVENUE RESV	4,010,071.33
9-127-81	REST - BOND REV	(4,010,071.33)
9-131-00	SECURITY 1ST BANK - CHECKING	98,748.31
9-132-00	PINNACLE BANK - PAYROLL	1,824.66
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	368,441.95
9-135-10	REST - REVOLVING LOAN FUND	(368,441.95)
9-137-00	SECURITY FIRST BANK MM	6,264,405.39
		<hr/>
	TOTAL COMBINED CASH	6,367,354.68
9-100-00	CASH ALLOCATED TO OTHER FUNDS	(6,367,354.68)
		<hr/>
	TOTAL UNALLOCATED CASH	<hr/> <hr/> .00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO ELECTRIC FUND	5,780,880.90
2	ALLOCATION TO WATER FUND	140,742.36
3	ALLOCATION TO WPC	445,731.42
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	6,367,354.68
	ALLOCATION FROM COMBINED CASH FUND - 1-10000	(6,367,354.68)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	<hr/> <hr/> .00

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 BALANCE SHEET
 MARCH 31, 2026

ELECTRIC FUND

	CURRENT YEAR	PREVIOUS YEAR
ASSETS		
PLANT	43,266,066.40	41,060,346.99
ACCUMULATED DEPRECIATION	(26,437,948.10)	(24,987,543.76)
	16,828,118.30	16,072,803.23
BOOK VALUE OF PLANT	16,828,118.30	16,072,803.23
CONSTRUCTION WORK IN PROGRESS	535,416.58	468,308.05
CASH ACCOUNTS		
CASH & CASH EQUIVALENTS	5,780,880.90	4,776,675.05
CUSTOMER DEPOSITS MM	181,019.16	233,205.90
CUSTOMER DEPOSITS INVESTMENTS	726,944.16	708,903.62
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	130,809.47	.00
TEMPORARY CASH INVESTMENTS	1,909,360.86	1,831,974.84
BOND DEBT & RESERVE ACCOUNT	4,168,959.64	33,808.73
REVOLVING LOAN FUND RESERVE	368,441.95	366,959.57
	14,344,961.15	9,000,702.28
TOTAL CASH ACCOUNTS	14,344,961.15	9,000,702.28
CUSTOMER ACCOUNTS RECEIVABLE	13,946.25	54,585.92
GARBAGE ACCOUNTS RECEIVABLE	13,316.08	13,017.10
COTTONWOOD SALES RECEIVABLE	(17.97)	39,316.99
DEVELOPER CONTRIBUTION RECEIVABLE	77,424.34	139,504.54
ALLOWANCE FOR BAD DEBTS	(20,068.05)	(22,412.99)
	84,600.65	224,011.56
BALANCE OF ACCOUNTS RECEIVABLE	84,600.65	224,011.56
BUILDING MAINTENANCE FUND	(8,936.77)	(13,399.60)
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	12,695.61	30,439.38
OPERATION AND MAINTENANCE INVENTORY	1,044,981.53	1,086,536.50
PREPAID EXPENSES	95,916.00	82,856.00
INTEREST RECEIVABLE	48,919.87	56,923.66
ACCRUED UTILITY REVENUES	1,395,423.98	1,328,557.81
	1,395,423.98	1,328,557.81
TOTAL ASSETS	34,382,096.90	28,337,738.87

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 BALANCE SHEET
 MARCH 31, 2026

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	1,493,984.26	1,353,018.38
UNCLAIMED PROPERTY PAYABLE	(3,035.25)	.00
ACCOUNTS PAYABLE-GARBAGE	19,713.11	18,192.17
CUSTOMER DEPOSITS PAYABLE	841,580.64	897,909.00
SALES TAX PAYABLE-STATE	9.24	.00
SALES TAX PAYABLE-LOCAL	3.36	.01
SALES TAX PAYABLE-COUNTY	.51	(.02)
ACCRUED INTEREST PAYABLE	(221.01)	.00
ACCRUED VACATION TIME	164,879.04	161,865.23
ACCRUED COMP TIME PAYABLE	28,439.22	26,562.90
ACCRUED SICK TIME PAYABLE	311,301.22	297,825.34
	6,807,822.07	2,755,373.01
<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 REVLOVING LOAN	367,707.52	366,228.52
UNRESTRICTED NET POSITION	13,654,372.17	9,231,886.78
REVENUE OVER EXPENDITURES - YTD	147,159.14	(636,386.44)
	27,574,274.83	25,582,365.86
TOTAL FUND EQUITY	27,574,274.83	25,582,365.86
TOTAL LIABILITIES AND EQUITY	34,382,096.90	28,337,738.87

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 OPERATING STATEMENT
 FOR THE 6 MONTHS ENDING MARCH 31, 2026

ELECTRIC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
OPERATING REVENUE						
RESIDENTIAL SALES	267,515.58	1,717,533.75	(3,868,500.00)	(5,586,033.75)	44.4	1,682,316.84
RESIDENTIAL HEATING SALES	245,954.92	1,716,543.00	(3,072,000.00)	(4,788,543.00)	55.9	1,672,140.41
GENERAL SERVICE SALES	134,579.64	801,802.29	(1,600,000.00)	(2,401,802.29)	50.1	772,267.35
GENERAL SERVICE HEATING SALES	71,131.67	501,536.90	(910,500.00)	(1,412,036.90)	55.1	473,680.04
GENERAL SERVICE DEMAND SALES	507,186.40	2,967,683.62	(5,900,000.00)	(8,867,683.62)	50.3	2,919,199.66
LARGE POWER CONTRACT	134,044.83	1,053,303.09	(1,750,000.00)	(2,803,303.09)	60.2	719,206.68
PUBLIC STREET & HIGHWAY LIGHTING	7,504.24	45,082.92	(88,000.00)	(133,082.92)	51.2	42,655.64
INFRASTRUCTURE FEE	22,642.00	136,039.60	(840,000.00)	(976,039.60)	16.2	.00
INTERDEPARTMENTAL SALES	2,872.98	21,123.26	(50,000.00)	(71,123.26)	42.3	27,626.58
SECURITY LIGHTING SALES	8,555.63	51,425.02	(102,000.00)	(153,425.02)	50.4	52,384.19
ENGINEERING DEPARTMENT INCOME	14,522.00	87,192.00	(174,000.00)	(261,192.00)	50.1	79,948.00
MARKET SALES	.00	414,910.27	(650,000.00)	(1,064,910.27)	63.8	258,662.98
RENEWABLE ENERGY CREDITS	63,724.10	63,724.10	(100,000.00)	(163,724.10)	63.7	.00
TOTAL OPERATING REVENUE	1,480,233.99	9,577,899.82	(19,105,000.00)	(28,682,899.82)	50.1	8,700,088.37
OPERATING EXPENSE						
PURCHASED POWER	(945,169.97)	(5,747,526.52)	(10,200,000.00)	(4,452,473.48)	(56.4)	(5,463,802.89)
PURCHASED POWER - WAPA	(41,345.89)	(260,021.50)	(525,000.00)	(264,978.50)	(49.5)	(236,283.37)
PURCHASED POWER - COTTONWOOD	(121,129.08)	(593,026.13)	(1,300,000.00)	(706,973.87)	(45.6)	(682,789.69)
OPERATION & MAINTENANCE	(122,620.88)	(578,917.33)	(1,506,638.00)	(927,720.67)	(38.4)	(735,111.66)
ACCOUNTING & COLLECTING	(16,932.41)	(95,994.88)	(164,121.00)	(68,126.12)	(58.5)	(137,329.24)
METER READING	(3,751.16)	(17,498.16)	(35,378.00)	(17,879.84)	(49.5)	(18,679.05)
ENGINEERING DEPARTMENT	(36,256.02)	(222,119.93)	(455,420.00)	(233,300.07)	(48.8)	(231,804.45)
INFOMATIONAL TECH - COMPUTERS	.00	(8,597.85)	.00	8,597.85	.0	(163,195.00)
ADMINISTRATIVE	(67,287.44)	(403,695.55)	(807,385.00)	(403,689.45)	(50.0)	(105,498.32)
GENERAL	(107,689.92)	(629,058.98)	(988,076.00)	(359,017.02)	(63.7)	(524,116.11)
VEHICLE & EQUIPMENT EXPENSES	(23,655.01)	(133,400.11)	(171,500.00)	(38,099.89)	(77.8)	(146,912.60)
DEPRECIATION	(125,227.04)	(753,917.94)	(1,465,000.00)	(711,082.06)	(51.5)	(734,872.08)
TOTAL OPERATING EXPENSES	(1,611,064.82)	(9,443,774.88)	(17,618,518.00)	(8,174,743.12)	(53.6)	(9,180,394.46)
NET OPERATING REVENUE	(130,830.83)	134,124.94	(36,723,518.00)	(36,857,642.94)	.4	(480,306.09)
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	22,255.88	203,764.06	(1,058,000.00)	(1,261,764.06)	19.3	165,532.74
INTEREST INCOME	21,122.63	124,072.72	(101,000.00)	(225,072.72)	122.8	144,373.98
RESTRICTED INTEREST INCOME	10,818.56	65,373.89	.00	(65,373.89)	.0	630.72
INTEREST EXPENSES	.00	.00	(197,930.00)	(197,930.00)	.0	.00
MUNICIPAL EXPENSE	(59,233.60)	(380,176.47)	(742,185.00)	(362,008.53)	(51.2)	(466,617.79)
NET NONOPERATING INCOME (EXPENSE)	(15,698.62)	(51,609.10)	(2,099,115.00)	(2,047,505.90)	(2.5)	(156,811.40)
TOTAL NET INCOME OR (LOSS)	(135,867.36)	147,159.14	(38,822,633.00)	(38,969,792.14)	.4	(636,386.44)

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 BALANCE SHEET
 MARCH 31, 2026

WATER FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>ASSETS</u>		
PLANT	33,857,503.83	33,338,098.71
ACCUMULATED DEPRECIATION	(17,303,727.18)	(16,367,217.79)
	16,553,776.65	16,970,880.92
BOOK VALUE OF PLANT		
CONSTRUCTION WORK IN PROGRESS	933,628.87	180,217.57
<u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	140,742.36	607,919.30
PAYROLL ACCOUNT	300.00	300.00
PETTY CASH	300.00	300.00
WATER INFRASTRUCTURE FEE	1,245,034.99	993,983.65
TEMPORARY CASH INVESTMENTS CD'S	580,493.35	557,723.98
BOND DEBT & RESERVE ACCOUNT	127,692.11	72,011.32
SRF RESERVE ACCOUNT	134,103.78	134,065.07
	2,228,666.59	2,366,303.32
TOTAL CASH ACCOUNTS		
CUSTOMER ACCOUNTS RECEIVABLE	156,703.01	16,387.82
ALLOWANCE FOR BAD DEBTS	(12,846.68)	(13,464.54)
	143,856.33	2,923.28
BALANCE OF ACCOUNTS RECEIVABLE		
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	.00	557.82
OPERATION AND MAINTENANCE INVENTORY	698,386.42	774,835.53
PREPAID EXPENSES	81,167.99	56,831.99
INTEREST RECEIVABLE	12,189.61	14,268.78
ACCRUED UTILITY REVENUES	222,084.20	196,193.22
	20,873,756.66	20,563,012.43
TOTAL ASSETS	20,873,756.66	20,563,012.43

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 BALANCE SHEET
 MARCH 31, 2026

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	55,171.62	158,470.62
SALES TAX PAYABLE-STATE	4.55	.00
SALES TAX PAYABLE-LOCAL	1.66	.00
ACCRUED INTEREST PAYABLE	(1,188.71)	(1,043.30)
ACCRUED FICA TAXES PAYABLE	25.00	25.00
ACCRUED VACATION TIME	50,873.38	42,095.55
ACCRUED COMP TIME PAYABLE	20,519.08	20,225.03
ACCRUED SICK TIME	33,833.84	30,817.33
	8,901,420.59	8,637,517.32
<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	(122,384.34)	(105,221.09)
BALANCE - CURRENT DATE	11,972,336.07	11,925,495.11
TOTAL FUND EQUITY	11,972,336.07	11,925,495.11
TOTAL LIABILITIES AND EQUITY	20,873,756.66	20,563,012.43

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 OPERATING STATEMENT
 FOR THE 6 MONTHS ENDING MARCH 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
OPERATING REVENUE						
RESIDENTIAL SALES	120,165.49	710,977.45	(1,658,500.00)	(2,369,477.45)	42.9	738,584.10
COMMERCIAL SALES	44,600.70	263,257.28	(680,000.00)	(943,257.28)	38.7	285,479.15
CONTRACT SALES	34,824.34	193,926.84	(400,000.00)	(593,926.84)	48.5	184,821.27
INFRASTRUCTURE FEE	22,798.00	137,149.00	(276,000.00)	(413,149.00)	49.7	70,319.00
TOTAL OPERATING REVENUE	222,388.53	1,305,310.57	(3,014,500.00)	(4,319,810.57)	43.3	1,279,203.52
OPERATING EXPENSE						
OPERATION & MAINTENANCE	(97,976.50)	(626,673.89)	(1,296,512.00)	(669,838.11)	(48.3)	(574,477.68)
ACCOUNTING & COLLECTING	(9,428.64)	(70,639.61)	(112,152.00)	(41,512.39)	(63.0)	(83,113.16)
METER READING	(2,585.23)	(11,230.68)	(21,726.00)	(10,495.32)	(51.7)	(8,367.26)
ENGINEERING DEPARTMENT	(3,903.00)	(23,418.00)	(46,837.00)	(23,419.00)	(50.0)	(20,118.00)
ADMINISTRATIVE	(29,430.40)	(177,719.90)	(353,670.00)	(175,950.10)	(50.3)	(61,998.30)
GENERAL	(53,253.59)	(314,980.84)	(592,960.00)	(277,979.16)	(53.1)	(261,179.28)
VEHICLE & EQUIPMENT EXPENSES	(4,276.39)	(21,439.54)	(91,000.00)	(69,560.46)	(23.6)	(22,438.56)
DEPRECIATION	(85,740.85)	(515,139.35)	(990,000.00)	(474,860.65)	(52.0)	(494,257.68)
TOTAL OPERATING EXPENSES	(286,594.60)	(1,761,241.81)	(3,504,857.00)	(1,743,615.19)	(50.3)	(1,525,949.92)
NET OPERATING INCOME (LOSS)	(64,206.07)	(455,931.24)	(6,519,357.00)	(6,063,425.76)	(7.0)	(246,746.40)
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	14,409.78	168,737.54	(287,500.00)	(456,237.54)	58.7	134,036.32
INTEREST INCOME	7,359.89	46,224.67	(100,000.00)	(146,224.67)	46.2	51,171.84
RESTRICTED INTEREST INCOME	679.79	3,958.32	(3,000.00)	(6,958.32)	131.9	5,858.36
GRANT INCOME	.00	133,134.29	.00	(133,134.29)	.0	.00
OTHER INCOME	186.53	5,271.34	(2,000.00)	(7,271.34)	263.6	391.74
INTEREST EXPENSES	.00	.00	(441,424.00)	(441,424.00)	.0	.00
MUNICIPAL EXPENSE	(5,570.94)	(23,779.26)	(70,500.00)	(46,720.74)	(33.7)	(49,932.95)
NET NONOPERATING INCOME (EXPENSE)	17,065.05	333,546.90	(904,424.00)	(1,237,970.90)	36.9	141,525.31
TOTAL NET INCOME (LOSS)	(47,141.02)	(122,384.34)	(7,423,781.00)	(7,301,396.66)	(1.7)	(105,221.09)

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 BALANCE SHEET
 MARCH 31, 2026

WPC

	CURRENT YEAR	PREVIOUS YEAR
ASSETS		
<hr/>		
PLANT	28,990,134.90	27,943,738.53
ACCUMULATED DEPRECIATION	(18,708,870.46)	(18,375,696.65)
	10,281,264.44	9,568,041.88
BOOK VALUE OF PLANT		
CONSTRUCTION WORK IN PROGRESS	1,044,464.39	209,915.73
CASH ACCOUNTS		
<hr/>		
CASH & CASH EQUIVALENTS	445,731.42	965,369.42
PAYROLL ACCOUNT	200.00	200.00
PETTY CASH	175.00	175.00
SEWER INFRASTRUCTURE FEE	2,855,818.63	2,403,640.92
BOND DEBT & RESERVE ACCOUNT	109,945.17	119,617.23
	3,411,870.22	3,489,002.57
TOTAL CASH ACCOUNTS		
CUSTOMER ACCOUNTS RECEIVABLE	16,179.73	16,402.22
ALLOWANCE FOR BAD DEBTS	(6,870.21)	(7,236.67)
	9,309.52	9,165.55
BALANCE OF ACCOUNTS RECEIVABLE		
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	1,600.86	964.67
PREPAID EXPENSES	50,515.00	38,475.00
ACCRUED UTILITY REVENUES	204,985.04	195,426.75
	15,004,009.47	13,510,992.15
TOTAL ASSETS		

Exhibit "B"
 BEATRICE BOARD OF PUBLIC WORKS
 BALANCE SHEET
 MARCH 31, 2026

WPC

	CURRENT YEAR	PREVIOUS YEAR
LIABILITIES AND EQUITY		
LIABILITIES		
2025 BONDS PAYABLE	469,171.31	.00
2025 BOND PREMIUM	6,298.11	.00
ACCOUNTS PAYABLE	499,351.15	240,724.45
ACCRUED INTEREST PAYABLE	(129.57)	.00
ACCRUED VACATION TIME	26,434.85	31,771.48
ACCRUED COMP TIME PAYABLE	12,812.56	8,323.94
ACCRUED SICK TIME	37,620.53	35,636.99
TOTAL LIABILITIES	1,051,558.94	316,456.86
FUND EQUITY		
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	27,832.47	265,299.47
BALANCE - CURRENT DATE	13,952,450.53	13,194,535.29
TOTAL FUND EQUITY	13,952,450.53	13,194,535.29
TOTAL LIABILITIES AND EQUITY	15,004,009.47	13,510,992.15

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
OPERATING STATEMENT
FOR THE 6 MONTHS ENDING MARCH 31, 2026

WPC

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YEAR YTD
OPERATING REVENUE						
RESIDENTIAL SALES	118,616.38	708,072.35	(1,396,000.00)	(2,104,072.35)	50.7	700,328.38
COMMERCIAL SALES	47,389.90	281,592.59	(680,000.00)	(961,592.59)	41.4	294,537.36
INFRASTRUCTURE FEE	39,349.00	236,681.00	(470,000.00)	(706,681.00)	50.4	169,768.00
TOTAL OPERATING REVENUE	205,355.28	1,226,345.94	(2,546,000.00)	(3,772,345.94)	48.2	1,164,633.74
OPERATING EXPENSE						
OPERATION & MAINTENANCE	(76,812.75)	(524,206.37)	(875,812.00)	(351,605.63)	(59.9)	(406,008.08)
ACCOUNTING & COLLECTING	(6,733.35)	(48,892.05)	(93,519.00)	(44,626.95)	(52.3)	(48,102.46)
METER READING	(1,391.69)	(7,010.12)	(13,151.00)	(6,140.88)	(53.3)	(6,585.23)
ENGINEERING DEPARTMENT	(3,903.00)	(23,418.00)	(46,837.00)	(23,419.00)	(50.0)	(20,118.00)
ADMINISTRATIVE	(19,976.60)	(120,027.09)	(240,211.00)	(120,183.91)	(50.0)	(41,080.20)
GENERAL	(32,888.54)	(192,143.69)	(366,575.00)	(174,431.31)	(52.4)	(131,993.37)
VEHICLE & EQUIPMENT EXPENSES	(1,474.32)	(19,974.21)	(65,000.00)	(45,025.79)	(30.7)	(25,591.27)
DEPRECIATION	(59,239.41)	(356,220.30)	(640,000.00)	(283,779.70)	(55.7)	(308,957.68)
TOTAL OPERATING EXPENSES	(202,419.66)	(1,291,891.83)	(2,341,105.00)	(1,049,213.17)	(55.2)	(988,436.29)
NET OPERATING REVENUE	2,935.62	(65,545.89)	(4,887,105.00)	(4,821,559.11)	(1.3)	176,197.45
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	6,404.75	37,562.63	(68,000.00)	(105,562.63)	55.2	31,913.75
INTEREST INCOME	9,725.44	59,972.27	(100,000.00)	(159,972.27)	60.0	67,347.11
RESTRICTED INTEREST INCOME	352.93	2,055.31	(4,000.00)	(6,055.31)	51.4	1,993.87
GRANT INCOME	.00	.00	(2,000,000.00)	(2,000,000.00)	.0	.00
OTHER INCOME	315.00	1,715.00	(1,000.00)	(2,715.00)	171.5	2,310.00
INTEREST EXPENSES	.00	.00	(111,055.00)	(111,055.00)	.0	.00
MUNICIPAL EXPENSE	(680.50)	(7,926.85)	(30,500.00)	(22,573.15)	(26.0)	(14,462.71)
NET NONOPERATING INCOME (EXPENSE)	16,117.62	93,378.36	(2,314,555.00)	(2,407,933.36)	4.0	89,102.02
TOTAL NET INCOME (LOSS)	19,053.24	27,832.47	(7,201,660.00)	(7,229,492.47)	.4	265,299.47

Exhibit "B"
CITY OF BEATRICE
COMBINED CASH INVESTMENT
MARCH 31, 2026

COMBINED CASH ACCOUNTS

CASH ALLOCATION RECONCILIATION

3 ALLOCATION TO STREET FUND	3,751,976.46
TOTAL ALLOCATIONS TO OTHER FUNDS	3,751,976.46
ZERO PROOF IF ALLOCATIONS BALANCE	3,751,976.46

Exhibit "B"
CITY OF BEATRICE
BALANCE SHEET
MARCH 31, 2026

STREET FUND

ASSETS

03-00-100-00	CASH - COMBINED CASH FUND	3,751,976.46	
03-00-101-03	CASH-HIGHWAY ALLOC DEBT RESV	160,072.00	
03-00-103-01	CASH-BOND FUNDS	491,981.51	
03-00-120-00	ACCOUNTS RECEIVABLE	74,445.71	
03-00-129-00	DUE FROM OTHER GOVERNMENTS	308,217.50	
03-00-130-00	DUE FROM SPEC ASSESS FUND	49,626.00	
	TOTAL ASSETS		4,836,319.18

LIABILITIES AND EQUITY

LIABILITIES

03-00-201-00	ACCOUNTS PAYABLE	121,309.35	
03-00-215-00	ACCRUED INTEREST PAYABLE	34,585.00	
03-00-231-00	BONDS PAYABLE-L.T.	2,600,000.00	
	TOTAL LIABILITIES		2,755,894.35

FUND EQUITY

03-00-250-01	DESIGNATED FOR STREETS	2,312,581.07	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER (UNDER) EXPENDITURES - YTD	(232,156.24)	
	BALANCE - CURRENT DATE	(232,156.24)	
	TOTAL FUND EQUITY		2,080,424.83
	TOTAL LIABILITIES AND EQUITY		4,836,319.18

Exhibit "B"
 CITY OF BEATRICE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING MARCH 31, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SALES TAX</u>					
03-20-313-01 SALES TAX (30%OF1%)LESS MV	15,000.00	137,582.89	250,000.00	112,417.11	55.0
03-20-313-02 SALES TAX ON MOTOR VEHICLES	50,000.00	295,454.70	630,000.00	334,545.30	46.9
TOTAL SALES TAX	65,000.00	433,037.59	880,000.00	446,962.41	49.2
<u>STATE AGENCY AID</u>					
03-20-332-01 HIGHWAY ALLOCATION, INCEN PMT	139,588.98	937,306.13	1,845,514.00	908,207.87	50.8
03-20-332-02 STATE MAINTENANCE CONTRACT	.00	.00	65,898.00	65,898.00	.0
03-20-332-05 STATE PROJECT FUNDING	296,134.83	296,134.83	280,000.00	(16,134.83)	105.8
03-20-332-06 MOTOR VEHICLE FEE PMT	34,470.22	34,470.22	125,000.00	90,529.78	27.6
TOTAL STATE AGENCY AIDL	470,194.03	1,267,911.18	2,316,412.00	1,048,500.82	54.7
<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	436.21	5,131.17	8,000.00	2,868.83	64.1
03-20-349-02 STREET SALES	.00	210.00	500.00	290.00	42.0
03-20-349-03 STREET REIMBURSEMENTS	1,594.00	10,029.50	24,000.00	13,970.50	41.8
TOTAL STREET FEES	2,030.21	15,370.67	32,500.00	17,129.33	47.3
<u>INTEREST EARNINGS</u>					
03-20-361-01 INTEREST EARNING - HWY ALL BND	1,741.17	23,198.21	.00	(23,198.21)	.0
TOTAL INTEREST EARNINGS	1,741.17	23,198.21	.00	(23,198.21)	.0
<u>DONATIONS</u>					
03-20-367-01 PRIVATE FUNDING	.00	82,289.92	.00	(82,289.92)	.0
TOTAL DONATIONS	.00	82,289.92	.00	(82,289.92)	.0

Exhibit "B"
 CITY OF BEATRICE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING MARCH 31, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERFUND TRANSFERS</u>					
03-20-371-01 INTERFUND TRANSFER	.00	17,660.33	.00	(17,660.33)	.0
TOTAL INTERFUND TRANSFERS	.00	17,660.33	.00	(17,660.33)	.0
TOTAL FUND REVENUE	538,965.41	2,010,112.57	3,728,912.00	1,718,799.43	53.9

Exhibit "B"
CITY OF BEATRICE

EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING MARCH 31, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET FUND</u>					
03-20-411-01 SALARIES (MAINT)	43,237.12	267,123.62	549,237.00	282,113.38	48.6
03-20-411-02 SALARIES (OVERTIME)	.00	5,446.22	12,765.00	7,318.78	42.7
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	4,962.00	11,677.00	6,715.00	42.5
03-20-411-10 SALARIES (BPW ENGINEERING)	5,612.00	33,672.00	67,349.00	33,677.00	50.0
03-20-411-20 SALARIES (CITY-MGR SERVICES)	1,776.00	10,656.00	21,306.00	10,650.00	50.0
03-20-412-01 SOCIAL SECURITY	3,156.99	20,015.78	45,507.00	25,491.22	44.0
03-20-413-01 RETIREMENT	2,361.00	14,451.23	32,817.00	18,365.77	44.0
03-20-414-01 HEALTH & LIFE INSURANCE	25,225.00	151,325.00	293,664.00	142,339.00	51.5
03-20-415-01 WORKERS' COMPENSATION	.00	42,234.00	54,218.00	11,984.00	77.9
03-20-421-01 INSURANCE	.00	33,688.00	34,287.00	599.00	98.3
03-20-422-60 INFO. TECH. SERVICES	7,192.00	43,152.00	86,303.00	43,151.00	50.0
03-20-424-01 BUILDING MAINT./REPAIRS	150.54	919.41	2,500.00	1,580.59	36.8
03-20-424-02 EQUIP OTHER & RADIO REPAIR	.00	57.00	1,000.00	943.00	5.7
03-20-424-03 ROAD EQUIP REP/MAINT (LABOR)	17,492.68	45,349.91	45,000.00	(349.91)	100.8
03-20-425-01 BUILDING RENTALS (SHOP-BPW)	250.00	1,850.00	3,000.00	1,150.00	61.7
03-20-425-04 EQUIPMENT RENTALS	.00	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	570.91	4,000.00	3,429.09	14.3
03-20-427-01 TELEPHONE	50.00	300.00	.00	(300.00)	.0
03-20-429-04 BAD DEBT EXPENSE	.00	.00	200.00	200.00	.0
03-20-429-05 OTHER SERV & CHGS (MS4)	3,441.25	18,231.25	35,000.00	16,768.75	52.1
03-20-429-06 OTHER SERV & CHGS (SPC FEES)	8,935.91	51,935.34	45,000.00	(6,935.34)	115.4
03-20-432-01 GAS & OIL	11,471.90	21,976.83	58,000.00	36,023.17	37.9
03-20-432-02 UNIFORMS	335.16	764.44	3,000.00	2,235.56	25.5
03-20-432-04 CHEMICALS	.00	49.98	10,000.00	9,950.02	.5
03-20-432-09 TRAFFIC CONTROL	2,511.78	11,268.83	25,000.00	13,731.17	45.1
03-20-432-13 SHOP/JANITORIAL/OSHA SUPPLIES	1,312.40	4,268.94	8,500.00	4,231.06	50.2
03-20-433-02 ROAD EQ MNT TIRES/BROOMS/BLADE	560.48	16,828.49	30,000.00	13,171.51	56.1
03-20-433-03 ROAD EQUIP REPAIRS (PARTS)	5,169.00	46,859.78	55,000.00	8,140.22	85.2
03-20-433-05 ROAD IMP MATERIALS (IN-HOUSE)	.00	17,253.12	125,000.00	107,746.88	13.8
03-20-433-06 ROAD MATERIALS ICE CONTROL	.00	17,172.55	75,000.00	57,827.45	22.9
03-20-434-01 SMALL TOOLS & MINOR EQ	1,465.99	5,179.47	3,500.00	(1,679.47)	148.0
03-20-443-01 STREET IMP/ARMORCOAT/REJUVINAT	14,345.83	14,345.83	65,000.00	50,654.17	22.1
03-20-443-06 STREET IMP/MISC CONC REPAIR	9,164.60	37,600.79	150,000.00	112,399.21	25.1
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	.00	4,264.00	.00	(4,264.00)	.0
03-20-443-15 STREET IMP - DT BEAUTIFICATION	5,900.70	204.00	.00	(204.00)	.0
03-20-443-20 STREET IMP/RECONSTRUCTION	.00	4,577.50	375,000.00	370,422.50	1.2
03-20-443-21 STREET IMP/NEW STREETS	214,687.46	1,230,400.41	1,496,631.00	266,230.59	82.2
03-20-443-22 STREET IMP-33RD & LINCOLN	560.38	9,590.91	.00	(9,590.91)	.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
TOTAL STREET FUND	387,193.17	2,242,268.81	5,135,676.00	2,893,407.19	43.7

Exhibit "B"
 CITY OF BEATRICE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING MARCH 31, 2026

	STREET FUND				
	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
TOTAL FUND EXPENDITURES	<u>387,193.17</u>	<u>2,242,268.81</u>	<u>5,135,676.00</u>	<u>2,893,407.19</u>	<u>43.7</u>
NET REVENUE OVER(UNDER)EXPENDITURE	<u>151,772.24</u>	<u>(232,156.24)</u>	<u>(1,406,764.00)</u>	<u>(1,174,607.76)</u>	<u>(16.5)</u>

Exhibit "C"
CODE VIOLATIONS SUMMARY

	Year-to-Date
No Violation Found	0
Referred to BPD	0
Referred to Other City Department	1
Closed Cases	92

Current Pending Cases	1
Current Open Cases	80
Cases Closed in April	11

PENDING: 1

Case #	Date Opened	Violation	Reason for Violation	Location
20260197	4/16/2026	Code	Large pile of trash/trashbags/junk in back yard along the house.	1022 North 8th Street

OPEN CASES: 80

Case #	Date Opened	Violation	Reason for Violation	Location
20260169	4/1/2026	Code	Tan Couch on front porch	823 Market Street
20260170	4/1/2026		Black Dodge Nitro, parked in required front yard. (complaint received)	1837 Carlyle Street
20260171	4/2/2026	Code	Upholstered chairs, couch, leather chair on front porch, tires along back garage, bed frame, plastic containers in back yard.	717 N 9th Street
20260172	4/2/2026	Zoning	White car, parked in required front yard.	1219 Jefferson Street
20260173	4/2/2026	JMV		1014 N 6th Street
20260176	4/3/2026	JMV		426 N 13th Street
20260178	4/3/2026	JMV		1007 N 14th Street
20260179	4/6/2026	Code	Couch sitting in driveway in front of Garage	715 N 10th Street

Exhibit "C"

20260180	4/6/2026	Code	Refrigerator and mattress set out next to dumpster	1717 N 9th Street
20260181	4/7/2026	Code		1109 Bell Street
20260182	4/9/2026	Code	Pile of used and scrap lumber at back of the house.	414 N Sumner Street
20260183	4/9/2026	Code	Couch/Junk in front lawn, by the sidewalk	120 Graham Street
20260184	4/16/2026	JMV		339 N 25th Street
20260185	4/16/2026	Code	Computer chair and cardboard box on front step, junk on back porch. blanket, egg carton mattress, Dresser, plastic totes/bins (complaint received)	339 N 25th Street
20260186	4/9/2026	Code	Refridgerator on it sides in the yard.	1201 W Court Street
20260188	4/9/2026	Code	Mattress in back of pick up truck.	1005 Bell Street
20260189	4/9/2026	Code		1014 Court Street
20260190	4/9/2026	Code	scrap lumper, cardboard boxes, part of a recliner/ottoman, shelving unit at the corner of 16th Street and Jackson Street, tires along garage. Chair	1103 N 16th Street
20260191	4/15/2026	Code	Couches and mattresses on front porch.	818 N 4th Street
20260192	4/15/2026	Code	trash bags and junk lined up in front of garage	2015 Ella Street
20260193	4/15/2026	Code	Junk in driveway, plastic tubs, bins, sink, other random junk	311 S 8th Street
20260194	4/15/2026	JMV		718 N 12th Street
20260196	4/16/2026	JMV		718 N 12th Street
20260198	4/17/2026	Code	Broken Windows on the southern part of the building (complaint received)	212 N 6th Street
20260202	4/21/2026	Code	Junk/Trash/Couch leftover from city wide clean up	1006 Ella Street
20260203	4/21/2026	Code	Tires out along the street, declined from city wide cleanup	1700 Ella Street
20260204	4/21/2026	Code	Junk/Trash that was declined or not signed up for city wide clean up	1315 N 14th Street
20260205	4/21/2026	Code	Junk/Trash left over or declined for city wide clean up	1220 N 13th Street

			Exhibit "C" Large pile of junk/trash that was denied or didn't sign up for city wide clean up.	
20260207	4/21/2026	Code	Mattresses and junk on the north side of the house and cardboard on the south side of the house.	716 N 10th Street
20260209	4/27/2026	Code	Large pile of junk/trash/cardboard/tree branches and lumber along the street and sidewalk. Leftover and prohibited items from city wide clean up	122 N 9th Street
20260210	4/27/2026	Weeds	Overgrown grass and weeds on property	904 Scott Street
20260211	4/27/2026	Weeds	Overgrown weeds and grass on property	1004 Scott Street
20260212	4/27/2026	Weeds	Overgrown weeds and grass on property	1012 Scott Street
20260213	4/27/2026	Weeds	Overgrown weeds and grass on property	1024 Scott Street
20260214	4/27/2026	Weeds	Overgrown weeds and grass on property	2415 Elk Street
20260215	4/27/2026	Weeds	Overgrown weeds and grass on property	1511 Bell Street
20260216	4/27/2026	Weeds	Overgrown weeds and grass on property	1502 Bell street
20260217	4/27/2026	Weeds	Overgrown weeds and grass on property	718 Bell Street
20260218	4/27/2026	Weeds	Overgrown weeds and grass on property	1001 Market Street
20260219	4/27/2026	Weeds	Overgrown weeds and grass on property	1023 Market Street
20260220	4/27/2026	Weeds	Overgrown weeds and grass on property	418 N 11th Street
20260221	4/27/2026	Weeds	Overgrown weeds and grass on property	422 S 9th Street
20260222	4/27/2026	Code	drawers/shelves scrap lumber in between street and sidewalk	1000 N 9th Street
20260223	4/27/2026	Code	Junk/Trash/Cardboard, scrap lumber, vaccuum along alley and sidewalk	823 N 11th Street
20260224	4/27/2026	Code	Couch, cardboard in front yard in between sidewalk and street	1000-1004 Summit Street
20260225	4/27/2026	Code	multiple mattresses sitting on boat	1301 Lincoln Street
20260226	4/27/2026	Code	Tv, cardboard, junk/trash along street and sidewalk	1707 High Street
20260228	4/28/2026	Code	Trash/Junk/Scrap metal filled up the back yard and in front of garage almost getting into the alleyway	1008 Elk Street

Exhibit "C"

20260229	4/29/2026	Code	Pile of car parts on east side of the house, car parts along driveway and garage, tires sitting along alley and sidewalk	1700 Ella Street
20260230	4/29/2026	Code	Baby crib, cardboard boxes and junk along the street	603 S 10th Street
20260231	4/29/2026	Code		425 S 7th Street
20260232	4/29/2026	Code	Large pile of junk/trash along the street	1520 Market Street
20260233	4/29/2026	Code		1516 Market Street
20260234	4/29/2026	Code	Recliner sitting on the sidewalk	1805 Market Street
20260235	4/29/2026	Weeds	Overgrown grass and weeds on property	705 S 10th Street
20260236	4/29/2026	Weeds	Overgrown grass and weeds on property	520 S 10th Street
20260237	4/29/2026	Weeds	Overgrown grass and weeds on property	01624 COUNTRY CLUB LN
20260238	4/29/2026	Weeds	Overgrown grass and weeds on property	620 Nicholls Ave
20260239	4/29/2026	Weeds	Overgrown grass and weeds on property	1123 S 6th Street
20260240	4/29/2026	Weeds	Overgrown grass and weeds on property	408 S 9TH
20260241	4/29/2026	Weeds	Overgrown grass and weeds on property	911 N 6th Street
20260242	4/29/2026	Weeds	Overgrown grass and weeds on property	502 S 9th Street
20260243	4/29/2026		Overgrown grass and weeds on property	1004 N 6th Street
20260244	4/29/2026	Weeds	Overgrown grass and weeds on property	1014 N 6th Street
20260245	4/29/2026	Weeds	Overgrown grass and weeds on property	1005 N 7th Street
20260246	4/29/2026	Weeds	Overgrown grass and weeds on property	1223 N 8th Street
20260247	4/29/2026	Weeds	Overgrown grass and weeds on property	1210 N 8Th
20260248	4/29/2026	Weeds	Overgrown grass and weeds on property	312 N 8th Street
20260249	4/29/2026	Code	junk/trash left on lot along Garfield Street.	921 N 6th Street

Exhibit "C"

20260250	4/30/2026	Weeds	Overgrown grass and weeds on property	809 Lincoln Street
20260251	4/30/2026	Weeds	Overgrown grass and weeds on property	1123 Lincoln Street
20260252	4/30/2026	Weeds	Overgrown grass and weeds on property	1301 Lincoln Street
20260253	4/30/2026	Weeds	Overgrown grass and weeds on property	1403 Lincoln Street
20260254	4/30/2026	Weeds	Overgrown grass and weeds on property	1411 LINCOLN
20260255	4/30/2026	Weeds	Overgrown grass and weeds on property	1425 Lincoln Street
20260256	4/30/2026	Weeds	Overgrown grass and weeds on property	1525 Lincoln
20260257	4/30/2026	Weeds	Overgrown grass and weeds on property	1623 Lincoln
20260258	4/30/2026	Weeds	Overgrown grass and weeds on porperty	1422 Lincoln
20260259	4/30/2026	Weeds	Overgrown grass and weeds on property	1608 Lincoln
20260260	4/30/2026	Weeds	Overgrown grass and weeds on property	1700 Lincoln Street

CLOSED IN APRIL: 11

Case #	Date Opened	Violation	Reason for Violation	Location
20260174	4/2/2026		Destroyed lot for sale sign.	1405 Lariat Circle
20260175	4/3/2026	Code	Mattress on front porch	1511 Grant Street
20260177	4/3/2026	Code	Mattress in driveway, junk and trash along side of the house along driveway	618 N 9th Street
20260187	4/9/2026	Code	appliance out against the street.	1509 N 17th Street
20260195	4/16/2026	Zoning	Parking UTV and SUV in required front yard. (complaint received)	510 W Mary Street
20260199	4/20/2026		Car parked in sight triangle of Monroe Street and N 16th Street	1607 Monroe Street
20260200	4/21/2026	Code	Stack of tires leftover from city wide clean up.	1707 Ella Street
20260201	4/21/2026	Code	tires leftover from city wide clean up.	716 High Street
20260206	4/21/2026	Weeds	Overgrown weeds and grass throughout property	1402 N 11th Street

Exhibit "C"

20260208	4/23/2026	Code	Multiple Appliances covering the yard. On trailer. In Backyard	400 High Street
20260227	4/27/2026	Code	trash overflowing.	521 N 11th Street

PERMIT SUMMARY REPORT

	April 2026	April 2025	Current Year-to-Date 2026	Last Year-to-Date 2025
Administrative Setback Adjustment (Zoning)				
Count	0	2	2	2
Fees Paid	\$ -	\$ -	\$ 100.00	\$ 50.00
Administrative Subdivision Application (Zoning)				
Count	1	0	5	2
Fees Paid	\$ 140.00	\$ -	\$ 664.00	\$ 222.00
Appeals Application				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Building Permit Application				
Count	27	40	75	100
Fees Paid	\$ 42,595.27	\$ 12,059.99	\$ 90,958.19	\$ 71,892.37
Change of Occupancy				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Demolition Permit Application				
Count	1	2	6	14
Fees Paid	\$ 5.00	\$ 10.00	\$ 55.00	\$ 55.00
Encroachment Permit Application				
Count	12	5	25	20
Fees Paid	\$ 400.00	\$ 25.00	\$ 795.00	\$ 475.00
Final Plat Application (Zoning)				
Count	1	0	25	2
Fees Paid	\$ 150.00	\$ -	\$ 602.00	\$ -
Flood District Development Permit				
Count	1	0	2	0
Fees Paid	\$ -	\$ -	\$ 50.00	\$ -
Hobbyist Vehicle Permit				
Count	0	0	0	1
Fees Paid	\$ -	\$ -	\$ -	\$ 50.00
Inquiry				
Count	1	0	1	3
Fees Paid	\$ -	\$ -	\$ -	\$ -
Mechanical Permit Application				
Count	1	3	3	7
Fees Paid	\$ 40.00	\$ 110.00	\$ 140.00	\$ 280.00
Moving Permit Application				
Count	0	1	0	2
Fees Paid	\$ -	\$ 100.00	\$ -	\$ 200.00
Mow-to-Own				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Plumber Registration				
Count	3	29	9	39
Fees Paid	\$ 70.00	\$ 780.00	\$ 240.00	\$ 1,062.00
Plumbing Permit Application				
Count	0	2	11	7
Fees Paid	\$ -	\$ 158.00	\$ 1,714.00	\$ 394.00
Preliminary Plat Application				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Racecar Permit				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Re-Zoning Application				
Count	0	0	1	2
Fees Paid	\$ -	\$ -	\$ 100.00	\$ 200.00
Sign Permit Application				
Count	3	1	9	9
Fees Paid	\$ 225.00	\$ 75.00	\$ 675.00	\$ 675.00

PERMIT SUMMARY REPORT

	April 2026	April 2025	Current Year-to-Date 2026	Last Year-to-Date 2025
Special Use Permit (Zoning)				
Count	0	1	2	3
Fees Paid	\$ -	\$ 116.00	\$ 200.00	\$ 316.00
Vacate Public Ways				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Water Tap				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Zoning Verification				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Voided Permits	2	1	9	2
TOTAL COUNT	53	87	185	\$ 215
TOTAL FEES PAID	\$ 43,625.27	\$ 13,433.99	\$ 96,293.19	\$ 75,871.37

MONTHLY BUILDING PERMIT APPLICATIONS
4/1/26 to 4/30/26

Permit #	Permit Date	Description	Owner Name	Parcel Address	Parcel #	Total Fees	Total Valuation	Primary Contractor
20260154	4/28/2026	70,000sqft PEMB & Exterior Paving	Northgate Investments Co. LLC		013679318	33,125.67	8,538,881.00	Ayars & Ayars
20260115	4/2/2026	Brick Removal	Curt A & Tonya L Beckenhauer	515 Ella Street	009664200	94.45	3,800.00	Brown's Masonry, LLC
20260158	4/29/2026	Carport	Marilyn Coffin	1200 N 18th Street	011122000	105.64	4,599.00	Mike Frase
20260145	4/22/2026	Deck	Tyler Vraspir	1610 Jefferson Street	011101000	125.00	1,500.00	
20260131	4/13/2026	Deck	Myron Belding	118 Logan Street	013349000	125.00	4,000.00	Chase Sousek
20260141	4/20/2026	Fence	Hannah E Bell	1200 N 18th Street	011122000	75.00	13,998.52	American Fence Co
20260139	4/20/2026	Floor Supports	Donald E & Granquist, Ruby P Railsback	2143 E Sargent Road	004166000	270.68	16,388.16	Thrasher Group
20260124	4/7/2026	Garage	Jerry Engler	2101 South 6th Street	005069000	568.00	42,500.00	Eric Engler
20260136	4/15/2026	Grading	Northgate Investments Co. LLC		013679318	1,817.75	247,143.00	Ayars & Ayars Inc.
20260162	4/30/2026	K-brace	Jeffrey Reinwalt	1204 Bell	010032000	264.65	15,957.00	Groundworks
20260117	4/2/2026	Moving in a double wide	Brad Nutter	329 Hill Street	014903000	167.25	9,000.00	Owner
20260143	4/21/2026	New SFR	Brian L & Shelly L Johnson	28510 SW 32 Road	005064300	2,337.75	340,000.00	Owner
20260161	4/30/2026	Re-side / tear off and replace	Wolfgang Peter & Peggy A Neumann	1517 East Court Street	012899000	73.34	2,292.00	
20260125	4/7/2026	Settle Stop Walls	Duane E & Cheryl K Nichols	1100 N 18th Street	011166000	154.13	8,063.00	Groundworks
20260160	4/30/2026	Shed	Terry & Cecilia Beard	29912 US Highway 77	005215000		26,000.00	
20260122	4/7/2026	Shed	Rodney L Trauernicht, Trustee	1010-1012 N 16th Street	011143000	69.25	2,000.00	Owner
20260111	4/1/2026	Siding tear off and replacement	Skyler Scott Sorensen	1700 William Drive	011112000	153.25	8,000.00	
20260128	4/8/2026	Stealth Pool (partial inground w	Michael D & Tracy D Hartley	710 N 25th Street	012360201	391.25	25,000.00	
20260116	4/2/2026	Storage units	Beatrice Rentals, LLC	317 Ella Street	009623000	839.75	78,000.00	Peak Steel Building
20260113	4/1/2026	Storage units	Spetro Limited Partnership		014625000	1,049.75	110,000.00	
20260150	4/24/2026	Wall Anchors	Gabriella Pedraza Quintana	1300 Park Street	011901000	330.06	20,629.00	Groundworks

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
10	1023 Bell Street	Owner to Demo	Small Garage
11	1109 Park Street	Owner to Demo	Small shed
12	1606 Dorsey	Owner to Demo	House

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

Name	Date of Event	Location of Event	Date Approved	By
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
Tall Tree Tastings	4/28/2026	Beatrice Public Library	4/6/2026	CC
Stone Hollow Brewing Company	4/30/2026 - 5/3/2026	Envision Landscapes	4/6/2026	ES
402 Sports Bar & Grill	6/26 & 6/27/2026	402 Sports Bar	4/17/2026	ES
Eagles Club	5/16 & 5/17/2026	Eagles Club	4/27/2026	ES
Micheal J's	5/30/2026	Micheal J's	5/8/2026	ES
Community Players, Inc.	6/4-6/6/26 & 6/11-6/13/26	Community Players Theatre	5/11/2026	ES

SELL or PEDDLE GOODS REQUESTED IN 2026

Name	Date of Event	Location of Event	Date Approved	By
Food for Hope	June 7 ; July 5; Aug 2; Sept 6	Chautauqua Park Tabernacle	4/13/2026	ES