

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



Pledge of Allegiance

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **CONSENT AGENDA**
 - 3.a. Approve agenda as submitted.
 - 3.b. Receive and place on file all notices pertaining to this meeting.
 - 3.c. Receive and place on file all materials having any bearing on this meeting.
 - 3.d. Approval of minutes of regular meeting on August 3, 2026, as on file in the City Clerk's Office.
 - 3.e. Approval of Treasurer's Report of Claims in the amount of \$775,289.05.
 - 3.f. Approval of BASWA Report of Claims in the amount of \$49,393.29.
 - 3.g. Approval of BPW Report of Claims in the amount of \$644,059.66.
 - 3.h. Resolution Number 7829 executing the Clinical Plan Management Form with RxBenefits, Inc., and CVS Caremark to implement coverage for PANDAS and PANS pursuant to Nebraska Legislative Bill 762, effective January 1, 2027.
 - 3.i. Resolution Number 7830 submitting Payment Request #1 to the Nebraska Department of Economic Development for the reimbursement of eligible costs for the Planning Opportunity CDBG Grant Program 25-PP-001.
 - 3.j. Resolution Number 7831 granting permission to the Gage Development Coalition, and their designees, to sell or offer for sale or peddle goods, wares, or merchandise upon the City Property located in Charles Park, the Carnegie Building, the public parking lot just south of the Carnegie Building, and on 5th Street between High Street and the east-west alley between Ella Street and High Street as part of their Holiday Lighted Parade event on December 5, 2026.
 - 3.k. Resolution Number 7832 entering into an Airport Removal Agreement with John Newton.
4. **PUBLIC HEARINGS/BIDS**
 - 4.a. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 1807-1829 May Street, Gage County Parcel ID # 012646000, to be rezoned from "R-3" Urban Family Residential to "R-4" Multi-Family Residential.
 - 4.b. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 115 North Sumner Street, Gage County Parcel ID # 015011000, from "GC" General Commercial District to "RC" Residential Commercial.

- 4.c. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 123 North Sumner Street, Gage County Parcel ID # 015009000, from “GC” General Commercial District to “RC” Residential Commercial.

5. **RESOLUTIONS**

- 5.a. Resolution Number 7833 executing a Line of Credit Agreement, Promissory Note, Personal Guaranty, and any and all documents necessary between the City and Newport Bakers, LLC, for an economic development loan.
- 5.b. Resolution Number 7834 executing the Rural Economic Development Loan Agreement, Promissory Note, Deed of Trust, and any and all other documents necessary between the City and Newport Bakers, LLC.

6. **ORDINANCES**

- 6.a. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 1807-1829 May Street, from “R-3” Urban Family Residential to “R-4” Multi-Family Residential.
- 6.b. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 115 North Sumner Street, from “GC” General Commercial District to “RC” Residential Commercial District.
- 6.c. Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 123 North Sumner Street, from “GC” General Commercial District to “RC” Residential Commercial District.

7. **DISCUSSIONS/REPORTS**

- 7.a. City Administrator’s Monthly Report.

8. **MISCELLANEOUS**

- 8.a. The next regular City Council meeting is **TUESDAY, September 8, 2026** at 6:00 p.m. in the BPS Administration Building Board Room.

NOTICE OF MEETING

Notice is hereby given that a meeting of the Mayor and Council of the City of Beatrice, Nebraska will be held at 6:00 P.M. on August 17, 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

August 12, 2026

CITY OF BEATRICE, NEBRASKA
MINUTES OF THE REGULAR CITY COUNCIL MEETING
AUGUST 3, 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 3rd day of August, 2026, beginning at 6:00 p.m.

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

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

ROLL CALL

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

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

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 July 20, 2026, as on file in the City Clerk's Office.
- e. Approval of Treasurer's Report of Claims in the amount of \$773,717.23.
- f. Approval of Envision Landscaping claim in the amount of \$159.00.
- g. Approval of Scott McLain, dba MDDS, LLC, claim in the amount of \$8,400.00.
- h. Approval of BASWA Report of Claims in the amount of \$64,319.10.
- i. Approval of BPW Report of Claims in the amount of \$1,618,022.07.
- j. Approval of Pay Request #11 in the amount of \$333,692.52 to Building Crafts, Inc., for the WPC Grit Improvements project, as recommended by the Board of Public Works.
- k. Approval of Change Order #1 increase in the amount of \$2,115.00 and Pay Request #1 in the amount of \$42,839.30 to Clausen & Sons Dirt Work, Inc., for the Hannibal Park Field No. 8 project.
- l. Approval of Change Order #1 increase in the amount of \$1,890.00 and Pay Request #1 in the amount of \$87,960.74 to R.L. Tiemann Construction, Inc., for the 7th Street, Arthur to Monroe, Concrete Reconstruction 2026 project.

- m. Approval of Change Order #2 decrease in the amount of \$19,058.82 and Final Pay Request #1 in the amount of \$404,513.96 to R.L. Tiemann Construction, Inc., for the Ella Street, 2nd to 3rd Street Concrete Reconstruction Project – 2025.
- n. Approval of certificate of substantial completion for the 4th & 5th Street Downtown Improvement Project.
- o. Approval of special designated license for St. Paul’s Evangelical Lutheran Church for a fundraiser on November 14, 2026, from 4:00 p.m. to 11:00 p.m., at Holiday Inn Express, 4005 North 6th Street, Beatrice, Nebraska.
- p. Resolution Number 7822 executing the Municipal Annual Certification of Program Compliance Form for the Nebraska Board of Public Roads Classifications and Standards, as recommended by the Board of Public Works.
- q. Resolution Number 7823 submitting Payment Request #11 to the Nebraska Department of Economic Development for the reimbursement of eligible costs for the Downtown Revitalization Project 23-DTR-002.
- r. Resolution Number 7824 granting permission for the Beatrice Humane Society to hold a “Doggie Swim Evening” fundraiser at the Big Blue Water Park on August 18, 2026.
- s. Resolution Number 7825 executing the Agreement with Heartland Business Systems for multi-factor authentication licenses for the City.
- t. Resolution Number 7826 executing the Agreement with Carahsoft Technology Corp for Samsara IoT gateways, dual-facing AI dash cameras, and related analytics licenses for the City’s sanitation vehicles.
- u. Resolution Number 7827 executing the Amended and Restated Exhibit A Addendum to and Amendment of Administrative Services Agreement to reflect the improved pricing and rebate terms negotiated by RxBenefits, Inc.

Councilmember Ruh inquired what item t would be used for. Tobias J. Tempelmeyer, City Administrator/General Manager, stated the cameras that will be placed on the sanitation vehicles are similar to those already on the Fire Department vehicles. The cameras are able to determine if the workers are distracted, hard braking, or speeding, etc. A report is sent to the supervisor in order to rectify driving issues. Councilmember Ruh inquired if it will assist with customer complaints of not having their garbage picked up and Tempelmeyer stated it will help with this process. Tempelmeyer explained currently if the trash receptacle is not at the curb, the driver stops the vehicle, takes a picture, and sends it to City Hall for it to be recorded.

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

Roll Call: Yea: Barnard, Doyle, Eskra, Fairbanks, Hydo, McLain, Ruh
 Nay: None
 Abstain: McLain – item g

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

There were no public hearings/bids.

RESOLUTIONS

Resolution Number 7828 executing the Second Amendment to the Contract for Sale of Real Estate with Hoppe & Son, LLC, to extend the closing date

Mayor Morgan introduced Resolution Number 7828 executing the Second Amendment to the Contract for Sale of Real Estate with Hoppe & Son, LLC, to extend the closing date.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7769 be passed and adopted.

Tobias J. Tempelmeyer, City Administrator/General Manager, explained to the Council the original closing date was set for August 7, 2026, however, Hoppe has asked to extend the closing date to September 2, 2026, in order to finalize the necessary paperwork.

There was no further discussion by the Council or public.

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

MOTION CARRIED.

RESOLUTION NUMBER 7828 – Passed and Adopted – executing the Second Amendment to the Contract for Sale of Real Estate with Hoppe & Son, LLC, to extend the closing date
Incorporated into the Minute Record by Reference

ORDINANCES

Ordinance adding Section 16-234 to the Beatrice City Code regarding registration requirements for parked vehicles

Mayor Morgan introduced an ordinance adding Section 16-234 to the Beatrice City Code regarding registration requirements for parked vehicles.

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-24, the title thereof be approved, the rules be suspended, and said ordinance be read by number only three (3) times tonight.

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

MOTION CARRIED.

Mayor Morgan read Ordinance Number 26-24 by number only the first, second, and third time.

Moved by McLain, seconded by Fairbanks, that Ordinance Number 26-24 be passed and approved.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council when we recently recodified city code, a number of items that are covered under state statute were removed. During this process, the code requiring vehicles parked on the street to be registered was removed. The Police Department has asked that this be added back into city code, which is what the proposed ordinance will do. Tempelmeyer noted there was a typo in subsection (c). Taylor Rivera, City Attorney, explained the prima facie evidence would go back to the registered owner of the vehicle, not the driver, which the proposed ordinance states.

Moved by Barnard, seconded by Fairbanks, that subsection (c) be amended to replace driver with owner.

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

MOTION CARRIED.

Jim Nelson, 1025 North 6th Street, appeared before the Council stating he pointed out the typo in subsection (c), and noted he believes subsection (a) should also be changed to owner, not the last person to drive or park the vehicle. Tempelmeyer stated the way it is written is how it was originally stated in city code. Rivera noted registration requirements go back to the owner, and he has not had an issue with any prior cases.

Councilmember Fairbanks suggested leaving the language how it is and that Rivera could speak to the judge to see if an amendment is needed. Councilmember Hydo asked for clarification if parking is addressed by state law and Tempelmeyer stated parking is not state law. Councilmember Hydo reminded citizens that you cannot park an unregistered vehicle on your property, as that is not allowed and falls under junked motor vehicles.

There was no further discussion by the Council or public.

VOTE TO APPROVE ORDINANCE NUMBER 26-24, AS AMENDED:

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

MOTION CARRIED.

ORDINANCE NUMBER 26-24 – Passed and Approved – adding Section 16-234 to the Beatrice City Code regarding registration requirements for parked vehicles

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

DISCUSSIONS/REPORTS

Tourism Update – Gage Development Coalition

Caleb Fjone, Director of Gage Development Coalition, reviewed tourism data with the Council. Fjone noted the information obtained through Placer AI, provides actionable pieces of information that can be used to make well-defined decisions based off statistical information such as where people are traveling from, how many days they are spending here, and what type of businesses they are visiting while here. Councilmember Fairbanks inquired if the City's sales tax information can be overlapped with this information and Fjone stated he believed it could be. Councilmember Eskra inquired if Placer AI can provide information moving forward or if it is capable of pulling past information and Fjone stated he believes information can be pulled from 2019. Fjone noted information can also be pulled within two (2) weeks of an event to provide more "real time" event data.

ADJOURNMENT

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

Moved by McLain, seconded by Fairbanks, that the meeting be adjourned at 6:49 p.m.

Roll Call: Yea: Barnard, Doyle, 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*): 911 Custom, Ex, Su, \$4,285.25; Abbott Portable Toilets, Se, \$250.00; Armstrong Rentals Llc, Se, \$500.00; Beatrice Area Solid Waste Agnc, Re, \$4,800.00; Beatrice Community Hospital, Se, \$200.00; Beatrice Educational Foundation, Re, \$1,610.00; Beatrice Humane Society, Re, \$1,000.00; Beatrice Iron And Metal Co, Su, \$78.76; Beatrice Ready Mixed, Su, \$7,459.70; Beatrice Rotary Club, Re, \$6,000.00; Bio-Electronics Inc, Sem, \$935.00; Black Hills Energy, Se, \$668.92; Blackburn Technologies, Re, \$18,417.75; Board Of Public Works, Re, \$8,929.01; Bomgaars Supply Inc, Su, \$763.16; Bound Tree Medical Llc, Su, \$2,272.40; Bragg, Robert, Se, \$6,000.00; Burns And Mcdonnell, Inc, Ex, \$31,040.42; Carolina Software, Inc, Se, \$825.00; Cary's Cleaning, Se, \$5,658.00; Cash-Wa Distributing, Su, \$3,696.55; Charter Communications, Se, \$12.33; City Motor Supply, Su, \$1,206.12; City Treas. Petty Cash, Re, \$165.46; Clausen And Sons Dirt Work Inc, Ex, \$42,839.30; Column Software Pbc, Fe, \$296.19; Comfort Inn, Se, \$389.85; Das State Acctg-Central Finance Ocio, Se, \$659.40; Datashield Corporation, Se, \$109.06; Diode Technologies Llc, Ex, \$11,543.77; Eakes, Inc, Su, \$499.83; Earl's Window Service, Se, \$100.00; Ebbers, Paul, Re, \$192.00; Echosat, Inc, Se, \$105.00; Egan Supply Co, Su, \$3,181.50; Envision Landscapes Llc, Su, \$159.00; First Wireless Inc, Se, \$1,039.53; Firstar Fiber Inc, Se, \$3,667.08; Gage County Court, Fe, \$306.00; Gage County Eqpt Inc, Su, \$29.99; Gage County Register Of Deeds, Fe, \$44.00; Gage Development Coalition, Re, \$33,677.55; Galls Llc, Su, \$351.31; Gb Auto Service Inc, Se, Su, \$3,323.62; Geo-Comm Inc, Se, \$10,563.51; Government Finance Officers Assoc, Se, \$175.00; Grafix, Su, \$221.42; Grainger, Su, \$2,951.95; Great Plains Gfoa, Fe, \$50.00; Hasselbalch, Joyce, Se, \$254.60; Hawkins Inc, Su, \$1,930.12; Hayman Safe Co Inc, Su, \$3,675.00; Heartland Business Systems Llc, Se, \$441.00; Heritage Landscape Supply Group, Su, \$77.47; Huls Body Shop Inc, Se, \$100.00; Interstate Power Systems, Inc, Se, Su, \$19,069.05; Jeo Consulting Group Inc, Se, \$641.25; Jerry Carter, Se, \$2,140.00; John P Van Dyke, Su, \$1,070.00; Johnny's Welding Inc, Se, Su, \$2,363.29; Johnstone Supply, Su, \$933.16; Lammel Plumbing Inc, Se, Su, \$771.06; Larry's Tire And Service Inc, Se, \$30.00; Mark Schaaf, Ex, \$7,750.00; McLain, Scott A, Re, \$8,400.00; Mead Lumber And Rental-Beatrice, Su, \$157.81; Moore, Jason, Re, \$46.58; Motorola Solutions, Inc, Se, Su, \$11,104.42; Nebraska Dept. Environment And Energy, Fe, \$23,682.18; Nebraska State Patrol, Fe, \$986.00; Nmc, Inc, Se, Su, \$4,881.70; Nutrien Ag Solutions, Su, \$335.00; Oakview Veterinary Clinic, Se, Su, \$360.96; O'reilly Auto Parts, Su, \$576.41; Outdoor Solutions, Su, \$377.98; Pepsi Cola Of Lincoln, Su, \$705.40; Pinnacle Bank, Fe, \$275.70; Plymouth Electric Inc, Se, Su, \$1,675.48; Precision Auto Tune Inc, Se, Su, \$2,117.46; Priority Printing, Su, \$2,009.00; Production Creek Llc, Su, \$140.00; R.L. Tiemann Construction, Inc, Ex, \$492,474.70; Reef Tectonics, Inc, Se, Su, \$172.98; Refuse Inc, Su, \$7,700.00; Rewound Power Motors Sls And Svc Inc, Su, \$325.84; Riverside Power Sports Llc, Su, \$85.19; Rollins Inc, Se, \$150.27; Saathoff, Tracy, Re, \$255.92; Sack Lumber Company, Su, \$222.67; Sapp Brothers, Su, \$12,093.34; Schneberger, Nancy, Re, \$26.31; Schuster's Outdoor And Rv Inc, Su, \$637.69; Southeast Library System, Fe, \$200.00; Sunny Smith, Se, \$900.00; Tk Elevator Corp, Se, \$1,400.88; Todd D Brauch, Se, \$280.00; Trauernicht Tree Service Llc, Se, \$1,500.00; Tredz Central Llc, Su, \$500.00; Truck Center Companies, Su, \$93.14; Unifirst Corporation, Se, \$88.63; Vandergrift, Christien T, Re, \$1,804.00; Verizon Wireless, Se, \$1,748.91; Walker Uniform Rental, Se, \$111.14; Westlake Ace Hardware, Su, \$862.80; Windstream, Se, \$633.15

BPW Claims approved as follows: (*Abbreviations are: Ex, Expenses; Fe, Fees; Re, Reimbursement; Se, Services; Su, Supplies*): American Electric Power, Se, \$764,891.16; Beatrice Iron And Metal, Su, \$56.07; Beatrice Ready Mixed, Su, \$10,515.43; Bomgaars Supply Inc, Su, \$907.83; Border States Industries, Inc, Su, \$2,982.31; Building Crafts Inc, Se, \$333,692.52; Cary D Udell, Se, \$1,375.88; Cary, Stacey A, Re, \$150.00; Cintas Loc 749, Se, \$70.00; City Motor Supply, Su, \$18.98; Column Software Pbc, Se, \$13.02; Diehl, David, Re, \$32.49; Dutton-Lainson Co, Su, \$741.75; Echo Electric, Su, \$57.89; Fastenal Company, Su, \$83.01; Grainger, Su, \$410.34; Hrb Tax Group, Inc, Re, \$183.47; Husker Electric Supply, Su, \$936.71; Johnny's Welding, Inc., Su, Se, \$440.13; Kaw Valley Greenhouse, Re, \$71.66; Lammel Plumbing, Inc., Se, \$1,428.65; Layne Christensen Company, Ex, \$26,065.00; Lincoln Winwater Works, Su, \$5,300.77; Mead Lumber Company, Su, \$309.98; Metering And Technology Solutions, Su, \$4,541.88; Midwest Machinery Company, Su, \$58,500.00; Ne Department Of Revenue, Fe, \$91,783.74; Ne Rural Water Association, Fe, \$1,500.00; Nebraska Health And Human Services, Re, \$333.18; Nebraska Public Health Environmental Lab, Se, \$400.00; Nextera Energy Resources, Se, \$207,691.79; Nwea, Re, \$110.00; Olsson, Inc., Se, \$11,750.89; O'reilly Automotive, Inc., Su, \$1,169.25; Pavers Inc., Ex, \$13,309.74; Pinnacle Bank, Se, \$62.10; Priority Printing, Su, Se, \$870.19; Randy Revis, Re, \$125.94; Regulatory Software, Se, \$1,080.00; Sack Lumber Company, Su, \$11.80; Sanchez, Fortunato, Re, \$62.95; Sapp Bros. Petroleum, Inc., Su, \$5,596.12; Tj Cable And Underground Services Llc, Ex, \$4,971.00; Ward Laboratories, Se, \$280.50; Wesco Distributing, Inc., Su, \$1,677.00; Western Area Power Administration, Se, \$61,041.60; Westlake Hardware, Inc., Su, \$219.66; Zoellner Ford-Lincoln Of Beatrice, Se, \$197.69

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND					
12763	MAGNETT, AMBER	REFUND	Refund pool party deposit	07/31/2026	75.00
Total :					75.00
ADMINISTRATION					
960	BEATRICE HUMANE SOCIETY	AUGUST 2026	Monthly Contractual Service Fee	08/01/2026	5,000.00
1350	BOARD OF PUBLIC WORKS	86-11979	City Admin postage - Jul26	07/31/2026	243.13
1350	BOARD OF PUBLIC WORKS	86-11979	Ambulance postage - Jul26	07/31/2026	207.44
9650	CARDMEMBER SERVICE	3003	Registration f/Caselle Conf - Bell	07/17/2026	649.00
9650	CARDMEMBER SERVICE	3899-FY26	Registration f/Government & Administrative Practice	07/08/2026	424.88
9650	CARDMEMBER SERVICE	5642	Beatrice Daily Sun monthly subscription	07/14/2026	38.99
9650	CARDMEMBER SERVICE	6076	Registration f/Caselle Conf - Burroughs	07/24/2026	649.00
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	Admin Health Insurance Funding	08/01/2026	25,200.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	10,810.00
12490	COLUMN SOFTWARE PBC	7FF24556-0777	Notice of P&Z Mtg - 8/17/26	07/17/2026	9.06
12490	COLUMN SOFTWARE PBC	7FF24556-0778	Notice of Mtg - 8/17/26	07/17/2026	9.63
12490	COLUMN SOFTWARE PBC	7FF24556-0780	Notice of P&Z Public Hearing f/Rezone Crounse	08/03/2026	12.46
12490	COLUMN SOFTWARE PBC	7FF24556-0781	Notice of P&Z Public Hearing f/Rezone 123 N Sumne	08/03/2026	15.29
12490	COLUMN SOFTWARE PBC	7FF24556-0782	Notice of P&Z Public Hearing f/Rezone 115 N Sumne	08/03/2026	13.02
12490	COLUMN SOFTWARE PBC	7FF24556-0783	Notice of CC Public Hearing f/Rezone 115 N Sumner	08/03/2026	13.59
12490	COLUMN SOFTWARE PBC	7FF24556-0784	Notice of CC Public Hearing f/Rezone Crounse	08/03/2026	12.46
12490	COLUMN SOFTWARE PBC	7FF24556-0785	Notice of CC Public Hearing f/Rezone 123 N Sumner	08/03/2026	15.29
12490	COLUMN SOFTWARE PBC	7FF24556-0786	Notice of CRA Mtg - 8/14/26	08/03/2026	8.49
12490	COLUMN SOFTWARE PBC	7FF24556-0787	Ord 26-24	08/03/2026	16.42
12490	COLUMN SOFTWARE PBC	7FF24556-0788	CC Minutes - 7/20/26	08/03/2026	174.42
12490	COLUMN SOFTWARE PBC	7FF24556-0789	Notice of Firefighter Retirement Committee Mtg - 8/18	08/03/2026	6.23
12766	CREEK, MARK	SIDEWALK PROGRAM	Sidewalk Improvement Program	08/12/2026	560.00
12398	Dvorak Law Group, LLC	127142	Vogts-Parga Construction Dispute - File #1008040-00	08/07/2026	370.00
3600	GAGE COUNTY COURT	D00369385C03	Court Costs - CI26 617	08/05/2026	52.00
3680	GAGE COUNTY REGISTER OF DEEDS	07282026	Dot MDDS LLC	07/28/2026	28.00
3680	GAGE COUNTY REGISTER OF DEEDS	07282026	Dot Blackburn Rentals LLC	07/28/2026	28.00
3680	GAGE COUNTY REGISTER OF DEEDS	08042026	Ord Stoddard Place Addition	08/04/2026	22.00
3680	GAGE COUNTY REGISTER OF DEEDS	08042026	Plat Stoddard Place Addition	08/04/2026	40.00
3680	GAGE COUNTY REGISTER OF DEEDS	08042026	Ord Stoddard Place Addition	08/04/2026	22.00
6600	NEBRASKA TITLE COMPANY	NEBEA8893	Owner's Policy - Stoddard Place Addition	08/11/2026	150.00
11311	Paymentech	5707000-JUL26	Monthly CC Fees - City	07/30/2026	770.62
11312	Xpress Bill Pay	INV-XPR038175	Monthly CC Fees - City	07/31/2026	725.62
Total ADMINISTRATION:					46,297.04
COMMUNITY DEVELOPMENT					
1350	BOARD OF PUBLIC WORKS	1417.40-CD-JUL26	59.8 gal Unleaded @ 2.615	07/31/2026	156.38
1350	BOARD OF PUBLIC WORKS	86-11979	Community Development postage - Jul26	07/31/2026	304.36
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	Insp. Health Insurance Funding	08/01/2026	8,400.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	258.00
11989	Zoellner Ford-Lincoln of Beatrice	256491	Labor - LOF f/18 F150	08/12/2026	48.01
11989	Zoellner Ford-Lincoln of Beatrice	256491	Supplies - oil filter f/18 F150	08/12/2026	12.00
11989	Zoellner Ford-Lincoln of Beatrice	256491	Supplies - oil f/18 F150	08/12/2026	30.00
11989	Zoellner Ford-Lincoln of Beatrice	256491	Misc supplies	08/12/2026	4.62
Total COMMUNITY DEVELOPMENT:					9,213.37
POLICE ADMINISTRATION					
9650	CARDMEMBER SERVICE	9437	notary f/Moss	07/23/2026	153.99
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	PD Health Insurance Funding	08/01/2026	6,300.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	168.00
Total POLICE ADMINISTRATION:					6,621.99
POLICE VAC					
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	VAC Health Insurance Funding	08/01/2026	2,800.00
Total POLICE VAC:					2,800.00
POLICE COMMUNICATIONS					
9650	CARDMEMBER SERVICE	0003	Registration f/Supervisor Training - Jobman	07/16/2026	475.00
9650	CARDMEMBER SERVICE	6488-FY26	1) 6' table cover	07/16/2026	204.02
12445	Centurylink Communications LLC	792612412	911 phones - Jun 16-Jul 15 2026	07/16/2026	1,126.34
12445	Centurylink Communications LLC	792612412	Mech Vesta Bundle Jun 16-Jul 15 2026 - Auburn	07/16/2026	2,253.06
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	Comm. Health Insurance Funding	08/01/2026	28,000.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	267.00
4730	Jobman, Russell	REIMB AUG26	Reimb mileage f/SE Nebraska PET Region mtg	08/06/2026	76.85
3025	Language Line Services	11984329	Interpretation access line - July 2026	07/31/2026	117.30
11496	Tyler Technologies, Inc.	CI100-00303671	Brazos Maintenance Agreement - 9/1/2026 - 8/31/2027	08/01/2026	880.74
11496	Tyler Technologies, Inc.	CI100-00303671	eCitation Software - 9/1/2026 - 8/31/2027	08/01/2026	510.00
Total POLICE COMMUNICATIONS:					33,910.31
POLICE PATROL					
1350	BOARD OF PUBLIC WORKS	1417.20-PD-JUL26	1,180.25 gal Unleaded @ 2.615	07/31/2026	3,086.35
1350	BOARD OF PUBLIC WORKS	86-11979	Police Dept postage - Jul26	07/31/2026	33.96
12434	Brauch, Courtney	REIMB NNO AUG24	Reimb National Night Out supplies	08/04/2026	91.70
9650	CARDMEMBER SERVICE	0979-FY26	stickers, pencils, bracelets f/National Night Out	07/19/2026	100.22
9650	CARDMEMBER SERVICE	1032	postage	07/14/2026	21.75
9650	CARDMEMBER SERVICE	2156	grenade pouch	07/23/2026	18.22
9650	CARDMEMBER SERVICE	2580-FY26	20-port USB charging station w/adjustable dividers	07/26/2026	41.81
9650	CARDMEMBER SERVICE	2580-FY26	150) snap bracelet f/National Night Out	07/26/2026	66.06
9650	CARDMEMBER SERVICE	2580-FY26	2) 1,020' flag banner f/National Night Out	07/26/2026	46.19
9650	CARDMEMBER SERVICE	4071	Meth test kits	07/31/2026	191.90
9650	CARDMEMBER SERVICE	5424-FY26	credit - Lodging f/SRO Conf - Ruh	07/03/2026	240.00-
9650	CARDMEMBER SERVICE	6098	8.002 gal 87 @ 3.899	07/27/2026	31.20
9650	CARDMEMBER SERVICE	6405-FY26	Towing f/Case # 26-6075	07/10/2026	465.05
9650	CARDMEMBER SERVICE	7611	Halo Care Collar monthly subscription	07/11/2026	9.99
9650	CARDMEMBER SERVICE	7614-FY26	2) 6-pk earpiece	07/24/2026	24.61
9650	CARDMEMBER SERVICE	8973-FY26	undercover wire minutes	07/07/2026	33.63
9650	CARDMEMBER SERVICE	9083	portable ac	07/06/2026	387.00
9650	CARDMEMBER SERVICE	9884	drug test kits	07/31/2026	156.62
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	PD Health Insurance Funding	08/01/2026	63,700.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	992.00
3720	GALLS LLC	035899535	1) uniform pant	08/07/2026	90.49
3720	GALLS LLC	035899535	Shipping	08/07/2026	8.49
12221	GB Auto Service Inc	511717405	Labor - R&R 4) tire f/14 Chrysler	07/27/2026	95.96
12221	GB Auto Service Inc	511717405	Labor - 1) alignment f/14 Chrysler	07/27/2026	129.99
12221	GB Auto Service Inc	511717405	Supplies - 4) tire f/14 Chrysler	07/27/2026	621.96
7590	PRECISION AUTO TUNE INC.	3435	Labor - R&R front differential	07/21/2026	711.20
7590	PRECISION AUTO TUNE INC.	3435	Supplies - front differential	07/21/2026	775.56
7590	PRECISION AUTO TUNE INC.	3435	Labor - LOF f/22 Interceptor	07/21/2026	12.00
7590	PRECISION AUTO TUNE INC.	3435	Supplies - 6) oil f/22 Interceptor	07/21/2026	21.54
7590	PRECISION AUTO TUNE INC.	3435	Shop supplies f/22 Interceptor	07/21/2026	62.50
7640	PRIORITY PRINTING	125473	Banner f/National Night Out	07/31/2026	55.00
12284	Ruh, Brittany	REIMB JUL26	Reimb 12) meal f/NASRO Conf	08/11/2026	186.31
1008	TRANSUNION RISK AND ALTERNATIV	41141-JUL26	Records Search - July	08/01/2026	100.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9320	UHL'S SPORTING GOODS	0011127	Drone uniforms	06/23/2026	206.00
9320	UHL'S SPORTING GOODS	0011127	Plaque f/Naumann III	06/23/2026	30.00
Total POLICE PATROL:					72,365.26
FIRE ADMINISTRATION					
2010	CITY MOTOR SUPPLY	919017	propane tank, screw	07/31/2026	14.91
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	FD Ad Health Insurance Funding	08/01/2026	5,600.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	1,383.00
Total FIRE ADMINISTRATION:					6,997.91
FIRE SUPPRESSION					
980	BEATRICE IRON AND METAL CO	115780	27) 50-lb oil dry	07/30/2026	404.73
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-JUL26	79.483 gal Diesel @ 2.708	07/31/2026	215.26
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-JUL26	70.596 gal Unleaded @ 2.615	07/31/2026	184.58
9650	CARDMEMBER SERVICE	1470-FY26	12) paper towel	07/29/2026	39.99
9650	CARDMEMBER SERVICE	2394-FY26	1) AED re-celled battery	07/16/2026	152.00
9650	CARDMEMBER SERVICE	3438-FY26	2) lysol toilet bowl cleaner	07/07/2026	5.47
9650	CARDMEMBER SERVICE	3711-FY26	3) pledge, 4) hand sanitizer	07/22/2026	37.55
9650	CARDMEMBER SERVICE	4129	windex, dawn	07/21/2026	9.42
9650	CARDMEMBER SERVICE	5157-FY26	vinegar, 2) squeegee	07/15/2026	18.12
9650	CARDMEMBER SERVICE	5223	12) paper towel	07/07/2026	39.99
9650	CARDMEMBER SERVICE	7719	2) laundry detergent	07/31/2026	54.00
9650	CARDMEMBER SERVICE	7719	8) shampoo & body wash	07/31/2026	172.80
9650	CARDMEMBER SERVICE	9243	kleenex, eco bowl clip	07/07/2026	37.04
9650	CARDMEMBER SERVICE	9861	laundry detergent	08/02/2026	22.69
2010	CITY MOTOR SUPPLY	919085	1) air hose coupler	08/04/2026	7.82
2010	CITY MOTOR SUPPLY	919184	2) battery f/FC2	08/07/2026	340.34
2010	CITY MOTOR SUPPLY	919184	2) battery f/R1	08/07/2026	327.64
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	FD Health Insurance Funding	08/01/2026	47,040.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	200.00
3210	FARMERS COOPERATIVE	200370-JUL26	Supplies - 4) tire f/FC2	07/31/2026	1,890.00
3210	FARMERS COOPERATIVE	200370-JUL26	Labor - alignment f/FC2	07/31/2026	99.95
3210	FARMERS COOPERATIVE	200370-JUL26	Shop supplies	07/31/2026	3.00
7690	PRODUCTION CREEK LLC	66402	2) sew on patch	06/10/2026	10.00
9730	WALKER UNIFORM RENTAL	1487148	Shop Towel Service	08/06/2026	26.94
Total FIRE SUPPRESSION:					51,339.33
FIRE AMBULANCE					
890	BEATRICE COMMUNITY HOSPITAL	791	ACLS Renewal f/Seggerman, Lieneman	07/28/2026	400.00
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-JUL26	242.852 gal Diesel @ 2.708	07/31/2026	657.64
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-JUL26	576.836 gal Unleaded @ 2.615	07/31/2026	1,508.43
1420	BOUND TREE MEDICAL LLC	86288720	6) McGrath battery	07/22/2026	317.94
1420	BOUND TREE MEDICAL LLC	86288720	6) cricothyrotomy kit	07/22/2026	575.94
1420	BOUND TREE MEDICAL LLC	86288720	24) intubated filter line	07/22/2026	242.16
1420	BOUND TREE MEDICAL LLC	86288720	2) nasal cannula	07/22/2026	99.00
9650	CARDMEMBER SERVICE	0574	6) defib pad, adult	07/29/2026	270.00
9650	CARDMEMBER SERVICE	0574	6) defib pad, child	07/29/2026	180.00
9650	CARDMEMBER SERVICE	0574	shipping	07/29/2026	8.00
9650	CARDMEMBER SERVICE	2196-FY26	Paramedic Initial app fee f/National Registry - Segger	07/31/2026	175.00
12541	CARTHEL, JASON L	INV-000002	Chart audits f/August 2026	08/04/2026	178.96
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	EMS Health Insurance Funding	08/01/2026	20,160.00
2040	CITY TREAS. PETTY CASH	P-CASH 08-17-2026	15) Meal - OTT	08/07/2026	107.10
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	250.00
2080	CITY TREASURER	W-O AMBUL-AUG26	W-O Ambulance bad debt - send to CA	08/10/2026	25,188.13

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
5110	LAMPTON WELDING SUPPLY Co., INC	0001170351	Cylinder rent - Fire	07/31/2026	585.17
5110	LAMPTON WELDING SUPPLY Co., INC	0020402946	Medical Oxygen	07/30/2026	308.23
11905	Teleflex LLC	9511947079	2-bx) EZ-IO kit 15 mm	07/30/2026	1,330.00
11905	Teleflex LLC	9511947079	1-bx) EZ-IO kit 45 mm	07/30/2026	665.00
11905	Teleflex LLC	9511947079	1-bx) EZ-IO kit 25 mm	07/30/2026	665.00
Total FIRE AMBULANCE:					53,871.70
PUBLIC PROPERTIES					
840	BEATRICE AREA SOLID WASTE AGNC	236-JUL26	Pub prop - tipping fee	07/31/2026	12.12
980	BEATRICE IRON AND METAL CO	115601	10) hose clamp	07/22/2026	23.60
980	BEATRICE IRON AND METAL CO	115715	2) freon	07/28/2026	28.82
1350	BOARD OF PUBLIC WORKS	PROB. UTIL. APR-JUN26	Probation Utilities - Apr-Jun26	07/31/2026	1,401.00
1350	BOARD OF PUBLIC WORKS	PROB. UTIL. JAN-MAR26	Probation Utilities - Jan-Mar26	07/31/2026	1,624.11
12095	Bomgaars Supply Inc	616017	wire f/fence repair	07/30/2026	14.99
1520	BRYAN ROCK PRODUCTS INC	75765	47.06-tn) Red Ball Diamond Agri-Lime f/Scott Street	07/31/2026	5,969.56
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	Pub Prop Health Insurance Fund	08/01/2026	11,200.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	425.00
3210	FARMERS COOPERATIVE	3010-JUL26	86.459 gal Premium @ 4.329	07/31/2026	374.28
3210	FARMERS COOPERATIVE	3010-JUL26	29.647 gal Premium @ 4.279	07/31/2026	126.86
3210	FARMERS COOPERATIVE	3010-JUL26	60.554 gal Super E89 @ 4.099	07/31/2026	248.21
3210	FARMERS COOPERATIVE	3010-JUL26	125.326 gal Super E89 @ 3.799	07/31/2026	476.11
3210	FARMERS COOPERATIVE	3010-JUL26	119.504 gal Premium @ 4.629	07/31/2026	553.18
3210	FARMERS COOPERATIVE	3010-JUL26	19.726 gal SNL E-15 @ 3.41478	07/31/2026	67.36
3210	FARMERS COOPERATIVE	3010-JUL26	14.428 gal No Lead @ 3.916	07/31/2026	56.50
3210	FARMERS COOPERATIVE	3010-JUL26	Labor - 1) tire repair	07/31/2026	10.00
3210	FARMERS COOPERATIVE	3010-JUL26	Supplies - 1) tire	07/31/2026	126.49
3210	FARMERS COOPERATIVE	3010-JUL26	31.632 gal E15 @ 3.36906	07/31/2026	106.57
3210	FARMERS COOPERATIVE	3010-JUL26	19.482 gal SNL E-15 @ 3.71522	07/31/2026	72.38
3210	FARMERS COOPERATIVE	3010-JUL26	25.568 gal E15 @ 3.7191	07/31/2026	95.09
3210	FARMERS COOPERATIVE	3010-JUL26	Labor - 1) tire repair	07/31/2026	10.00
3210	FARMERS COOPERATIVE	3010-JUL26	7.582 gal E15 @ 3.71934	07/31/2026	28.20
3210	FARMERS COOPERATIVE	3010-JUL26	Supplies - 1) tire	07/31/2026	80.99
3210	FARMERS COOPERATIVE	3010-JUL26	20.655 gal E15 @ 3.7192	07/31/2026	76.82
3210	FARMERS COOPERATIVE	3010-JUL26	32.643 gal E15 @ 3.71902	07/31/2026	121.40
2960	J AND B WINDOW AND GRAPHICS INC	08042026	Clean windows f/BPW building	08/04/2026	60.00
2960	J AND B WINDOW AND GRAPHICS INC	08042026	Clean windows f/PD	08/04/2026	55.00
4770	JOHNNY'S WELDING INC.	656769	Labor - repair drag f/HP	07/21/2026	180.00
4770	JOHNNY'S WELDING INC.	749095	20) 5/8" hose	07/16/2026	13.40
4770	JOHNNY'S WELDING INC.	749095	1) degree, 1) hose fitting	07/16/2026	89.46
4770	JOHNNY'S WELDING INC.	749095	Labor to make hose	07/16/2026	125.00
5100	LAMMEL PLUMBING INC	88855	heavy duty drain cleaner f/buildings	08/03/2026	23.09
5110	LAMPTON WELDING SUPPLY Co., INC	0001170351	Cylinder rent - Pub. Prop.	07/31/2026	35.16
5160	LARRY'S TIRE AND SERVICE INC.	914874	Labor - 1) tire install f/mower	07/22/2026	20.00
5160	LARRY'S TIRE AND SERVICE INC.	914874	Supplies - 1) tire f/mower	07/22/2026	163.99
6500	NEBRASKA DEPT. OF REVENUE	34-4153596-JUL26	Chautauqua Park Camping Lodging Tax-July 2026	07/31/2026	288.84
11729	Nutrien Ag Solutions	903872460	round-up f/parks	08/12/2026	120.00
12762	PEPPERS, JEROME	096984	Labor - install carpet square f/Senior Center front entr	07/12/2026	250.00
1073	Rewound Power Motors Sls and Svc Inc	S21127	Labor - R&R pillow block bearing f/Aud cooling tower	06/26/2026	977.50
1073	Rewound Power Motors Sls and Svc Inc	S21127	Supplies - 2) pillow block bearing f/Aud cooling tower	06/26/2026	999.27
1073	Rewound Power Motors Sls and Svc Inc	S21249	2) chainsaw chain	07/15/2026	45.98
1073	Rewound Power Motors Sls and Svc Inc	S21258	8) edger blade	07/16/2026	287.84
8150	SACK LUMBER COMPANY	2607-194371	1) 5-pc hammer drill bit set	07/21/2026	27.99
8150	SACK LUMBER COMPANY	2607-194371	bulk fasteners	07/21/2026	3.00
8260	SAPP BROTHERS	IN5085605	50.0 gal ULSD #2 Dyed Summer Diesel @ 2.708086	08/03/2026	135.40
8260	SAPP BROTHERS	IN5089982	150.0 gal ULSD #2 Dyed Summer Diesel @ 2.7080	08/10/2026	406.20
8370	SCHUSTER'S OUTDOOR AND RV INC.	33116	1) v-belt f/96	08/05/2026	110.99

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
8370	SCHUSTER'S OUTDOOR AND RV INC.	33130	3) v-belt, 6) screw f/96	08/10/2026	376.11
8370	SCHUSTER'S OUTDOOR AND RV INC.	33132	4) bushing f/96	08/10/2026	79.96
1050	SHERIDAN INDUSTRIES	15645	Clean @ Indoor Hitting Facility - July 2026	08/01/2026	72.00
8510	SHERWIN-WILLIAMS CO.	8774-0	Paint f/tables	07/30/2026	116.81
12701	SPRINGFIELD ELECTRIC SUPPLY CO	S012248386.001	1) bulb f/Senior Center	08/12/2026	14.60
12521	SUNNY SMITH	JUL27 2026 - AUG7 2026	Office cleaning f/Aud offices	08/07/2026	450.00
12521	SUNNY SMITH	JUL27 2026 - AUG7 2026	Office cleaning f/BPW offices	08/07/2026	450.00
12092	TK Elevator Corp.	3009700747	Elevator inspections - Library, Police Dept, Carnegie	08/01/2026	528.79
9760	Westlake Ace Hardware	10361511	3) wasp spray	08/07/2026	15.00
9760	Westlake Ace Hardware	10361511	7) flap disc	08/07/2026	81.83
10030	WRIGHTSMAN PLBG AND HEAT INC	109393	10) 1/4" blue hose	08/10/2026	3.40

Total PUBLIC PROPERTIES:

29,936.25

PP-WATER PARK

9650	CARDMEMBER SERVICE	3070-FY26	Prizes f/Pepsi Days	07/18/2026	250.86
9650	CARDMEMBER SERVICE	3324-FY26	Prizes f/Pepsi Days	07/18/2026	95.56
9650	CARDMEMBER SERVICE	3803	Prizes f/Pepsi Days	07/18/2026	24.65
9650	CARDMEMBER SERVICE	6052	2) floor cleaner	07/18/2026	23.55
9650	CARDMEMBER SERVICE	6052	concession	07/18/2026	9.98
9650	CARDMEMBER SERVICE	6052	Prizes f/Pepsi Days	07/18/2026	100.71
9650	CARDMEMBER SERVICE	6692	air fryer	07/13/2026	160.18
9650	CARDMEMBER SERVICE	6692	bandaids	07/13/2026	23.55
9650	CARDMEMBER SERVICE	8754	toner	07/21/2026	84.93
9650	CARDMEMBER SERVICE	8754	dawn, clorox, lysol	07/21/2026	14.02
9650	CARDMEMBER SERVICE	9927	Prizes f/Pepsi Days	07/18/2026	122.11
1740	CASH-WA DISTRIBUTING	C15187458	concessions	07/31/2026	89.35
4090	HAWKINS INC.	7516932	pool chemicals	07/31/2026	1,861.98
11503	Johnstone Supply	2385933A	2) insulated tube	08/10/2026	8.16
5100	LAMMEL PLUMBING INC	88885	Labor - camera gutter return line	08/07/2026	162.00
5100	LAMMEL PLUMBING INC	88885	Shop supplies	08/07/2026	4.00
7280	PEPSI COLA OF LINCOLN	1100429342	concessions	06/18/2026	651.66
11310	YMCA	REFUND-PEPSI DAYS	purchased w/Y cc instead of City cc - refund - Prizes f	07/19/2026	332.63

Total PP-WATER PARK:

4,019.88

LIBRARY

9660	CARDMEMBER SERVICE	JULY2026	25) Titles & Freight	08/03/2026	402.96
9660	CARDMEMBER SERVICE	JULY2026	King of the Crows	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Main Characters	08/03/2026	27.00
9660	CARDMEMBER SERVICE	JULY2026	Butter Book	08/03/2026	18.59
9660	CARDMEMBER SERVICE	JULY2026	Mastering the Art of French Cooking, Vol. 2	08/03/2026	55.07
9660	CARDMEMBER SERVICE	JULY2026	History of Pizza	08/03/2026	19.16
9660	CARDMEMBER SERVICE	JULY2026	Pizza! A Slice of History	08/03/2026	13.51
9660	CARDMEMBER SERVICE	JULY2026	Witness Protection	08/03/2026	15.58
9660	CARDMEMBER SERVICE	JULY2026	Someone Else's Husband	08/03/2026	25.74
9660	CARDMEMBER SERVICE	JULY2026	Den of the Bear	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Broken Totem	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Shampoo Effect	08/03/2026	21.00
9660	CARDMEMBER SERVICE	JULY2026	Vanished, 1-3	08/03/2026	17.95
9660	CARDMEMBER SERVICE	JULY2026	Child of The Sky	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Wind Thief	08/03/2026	14.95
9660	CARDMEMBER SERVICE	JULY2026	Catch The Devil	08/03/2026	29.00
9660	CARDMEMBER SERVICE	JULY2026	Dragons Love Tacos 2	08/03/2026	11.14
9660	CARDMEMBER SERVICE	JULY2026	Beheading Game	08/03/2026	20.27
9660	CARDMEMBER SERVICE	JULY2026	Alan Opts Out	08/03/2026	25.06
9660	CARDMEMBER SERVICE	JULY2026	Country Road Murders	08/03/2026	20.58

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	JULY2026	Murder at a Flower Show	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Murder by the Thames	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Murder at a Boarding School	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Unfinished Marriage	08/03/2026	13.27
9660	CARDMEMBER SERVICE	JULY2026	Murder at The winter Gala	08/03/2026	15.99
9660	CARDMEMBER SERVICE	JULY2026	Apache Gold and Yaqui Silver	08/03/2026	16.09
9660	CARDMEMBER SERVICE	JULY2026	Murder in The Castle	08/03/2026	15.99
9660	CARDMEMBER SERVICE	JULY2026	Murder at a Country House	08/03/2026	13.99
9660	CARDMEMBER SERVICE	JULY2026	Murder on The Coast	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Murder at The Ball	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Murder at The Tea Rooms	08/03/2026	13.99
9660	CARDMEMBER SERVICE	JULY2026	Blood in The Bayou	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Murder on The Motor Track	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Murder on The Village Green	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	Year By the Sea	08/03/2026	4.79
9660	CARDMEMBER SERVICE	JULY2026	Bodyguard, DVD	08/03/2026	4.99
9660	CARDMEMBER SERVICE	JULY2026	300) gumball	08/03/2026	21.99
9660	CARDMEMBER SERVICE	JULY2026	shipping	08/03/2026	7.94
9660	CARDMEMBER SERVICE	JULY2026	Wild Insects and Spiders	08/03/2026	5.99
9660	CARDMEMBER SERVICE	JULY2026	Game On!	08/03/2026	7.59
9660	CARDMEMBER SERVICE	JULY2026	Bear Unicorn	08/03/2026	10.72
9660	CARDMEMBER SERVICE	JULY2026	Pink!	08/03/2026	99.98
9660	CARDMEMBER SERVICE	JULY2026	Cloud Puppy	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	Good Morning, Gorillas	08/03/2026	6.44
9660	CARDMEMBER SERVICE	JULY2026	Gilded Blade	08/03/2026	17.59
9660	CARDMEMBER SERVICE	JULY2026	Dragons Love Tacos 2	08/03/2026	11.14
9660	CARDMEMBER SERVICE	JULY2026	What is a Princess?	08/03/2026	5.58
9660	CARDMEMBER SERVICE	JULY2026	1) filament, matte latte brown	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, matte ice blue	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic cyan	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	2) filament, basic turquoise	08/03/2026	25.99
9660	CARDMEMBER SERVICE	JULY2026	2) filament, basic purple	08/03/2026	25.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic maroon red	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	2) filament, basic red	08/03/2026	25.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic pumpkin orange	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic sunflower yellow	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic yellow	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic light gray	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic beige	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic jade white	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic mistletoe green	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	1) filament, basic gold	08/03/2026	12.99
9660	CARDMEMBER SERVICE	JULY2026	5) 2-sided laminate refill	08/03/2026	128.85
9660	CARDMEMBER SERVICE	JULY2026	100) thermal laminating pouches	08/03/2026	21.99
9660	CARDMEMBER SERVICE	JULY2026	6) double stick tape	08/03/2026	9.99
9660	CARDMEMBER SERVICE	JULY2026	Bitten	08/03/2026	12.91
9660	CARDMEMBER SERVICE	JULY2026	Mistake	08/03/2026	9.34
9660	CARDMEMBER SERVICE	JULY2026	Wings that Bind	08/03/2026	22.38
9660	CARDMEMBER SERVICE	JULY2026	Goal	08/03/2026	9.16
9660	CARDMEMBER SERVICE	JULY2026	Enchanted Greenhouse	08/03/2026	17.19
9660	CARDMEMBER SERVICE	JULY2026	Score	08/03/2026	14.24
9660	CARDMEMBER SERVICE	JULY2026	Legacy	08/03/2026	16.65
9660	CARDMEMBER SERVICE	JULY2026	Until the Sparks Fly	08/03/2026	16.99
9660	CARDMEMBER SERVICE	JULY2026	Daisy Chain Flower Shop	08/03/2026	13.86
9660	CARDMEMBER SERVICE	JULY2026	Secret Nebraska Sandhills	08/03/2026	21.29
9660	CARDMEMBER SERVICE	JULY2026	Bond That Burns	08/03/2026	14.04
9660	CARDMEMBER SERVICE	JULY2026	Caged by Fate	08/03/2026	14.99

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	JULY2026	Sublimation	08/03/2026	24.78
9660	CARDMEMBER SERVICE	JULY2026	Until You Say Stay	08/03/2026	16.25
9660	CARDMEMBER SERVICE	JULY2026	Until the Storm Breaks	08/03/2026	16.34
9660	CARDMEMBER SERVICE	JULY2026	Taken by Fate	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Forged by Fate	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Consumed by Fate	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Hunted by Fate	08/03/2026	13.99
9660	CARDMEMBER SERVICE	JULY2026	Until the Stars Fall	08/03/2026	17.99
9660	CARDMEMBER SERVICE	JULY2026	Until Our Hearts Collide	08/03/2026	17.99
9660	CARDMEMBER SERVICE	JULY2026	Hidden by Fate	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Claimed by Fate	08/03/2026	14.99
9660	CARDMEMBER SERVICE	JULY2026	Closing Time	08/03/2026	13.54
9660	CARDMEMBER SERVICE	JULY2026	Sea of Charms	08/03/2026	19.49
9660	CARDMEMBER SERVICE	JULY2026	Fifty Years Below Zero	08/03/2026	13.95
9660	CARDMEMBER SERVICE	JULY2026	100) heat transfer paper	08/03/2026	69.99
9660	CARDMEMBER SERVICE	JULY2026	2) iron-on heat transfer paper f/dark fabric	08/03/2026	121.98
9660	CARDMEMBER SERVICE	JULY2026	This Changes Everything	08/03/2026	25.00
9660	CARDMEMBER SERVICE	JULY2026	Faithful Politics	08/03/2026	14.66
9660	CARDMEMBER SERVICE	JULY2026	Desserts without Baking Cookbook	08/03/2026	9.99
9660	CARDMEMBER SERVICE	JULY2026	Killer's Escape	08/03/2026	13.99
9660	CARDMEMBER SERVICE	JULY2026	No Bake Cookies	08/03/2026	17.99
9660	CARDMEMBER SERVICE	JULY2026	Killer's Paradise	08/03/2026	13.99
9660	CARDMEMBER SERVICE	JULY2026	Killer's Secret	08/03/2026	13.99
9660	CARDMEMBER SERVICE	JULY2026	Killer's Night	08/03/2026	13.99
9660	CARDMEMBER SERVICE	JULY2026	Reservation	08/03/2026	21.15
9660	CARDMEMBER SERVICE	JULY2026	Love You More	08/03/2026	20.80
9660	CARDMEMBER SERVICE	JULY2026	Man of Salt and Trees	08/03/2026	15.66
9660	CARDMEMBER SERVICE	JULY2026	Fields	08/03/2026	13.74
9660	CARDMEMBER SERVICE	JULY2026	Complete Grilling and Barbecue Cookbook	08/03/2026	26.38
9660	CARDMEMBER SERVICE	JULY2026	Romance Revival	08/03/2026	20.30
9660	CARDMEMBER SERVICE	JULY2026	House Made of Dawn	08/03/2026	9.41
9660	CARDMEMBER SERVICE	JULY2026	Trees	08/03/2026	16.54
9660	CARDMEMBER SERVICE	JULY2026	Town	08/03/2026	15.03
9660	CARDMEMBER SERVICE	JULY2026	Falling Into You	08/03/2026	16.99
9660	CARDMEMBER SERVICE	JULY2026	Pretty as a Peach	08/03/2026	15.38
9660	CARDMEMBER SERVICE	JULY2026	Ransom	08/03/2026	22.40
9660	CARDMEMBER SERVICE	JULY2026	Silent Patient	08/03/2026	36.00
9660	CARDMEMBER SERVICE	JULY2026	What Once we Loved	08/03/2026	5.67
9660	CARDMEMBER SERVICE	JULY2026	Chicken and Egg	08/03/2026	13.94
9660	CARDMEMBER SERVICE	JULY2026	Sea of Grass	08/03/2026	20.29
9660	CARDMEMBER SERVICE	JULY2026	credit - return It Could Have Been Her	08/03/2026	19.89-
9660	CARDMEMBER SERVICE	JULY2026	credit - return Dragons Love Tacos	08/03/2026	11.14-
9660	CARDMEMBER SERVICE	JULY2026	credit - return The Bond That Burns	08/03/2026	14.04-
9660	CARDMEMBER SERVICE	JULY2026	The Real Yellow Pages - formerly Vivial monthly fee	08/03/2026	62.10
9660	CARDMEMBER SERVICE	JULY2026	cooking labels	08/03/2026	19.35
9660	CARDMEMBER SERVICE	JULY2026	The Book of Magic	08/03/2026	19.48
9660	CARDMEMBER SERVICE	JULY2026	Theo of Golden	08/03/2026	14.98
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	Lib Health Insurance Funding	08/01/2026	8,400.00
2080	CITY TREASURER	AUG26-IT GENERAL	IT Services	08/01/2026	579.00
12617	FOX, MORGAN	ED ASSIST - SUMMER 20	Ed Assistance - Summer 2026	08/10/2026	3,120.00
12021	Midwest Tape, LLC	509220941	Deposit in Digital Account	07/31/2026	708.28
Total LIBRARY:					15,512.85
Total GENERAL FUND:					332,960.89

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
STREET FUND					
STREET FUND					
840	BEATRICE AREA SOLID WASTE AGNC	225-JUL26	#3862-3Tx12.00	07/31/2026	36.00
840	BEATRICE AREA SOLID WASTE AGNC	225-JUL26	#4256-4Tx12.00	07/31/2026	48.00
870	Beatrice Ready Mixed	1B 55235	1)KRA 6x4 Edger 1/4"@10.35	07/31/2026	10.35
870	Beatrice Ready Mixed	1B 55235	2)KRA 6x3 Crvd Edger 1/4"@8.33	07/31/2026	16.66
870	Beatrice Ready Mixed	1B 55235	2)Rubber Knee Pads @13.88	07/31/2026	27.76
870	Beatrice Ready Mixed	1B 55287	1)Confilm 5 gal @175.00	08/04/2026	175.00
870	Beatrice Ready Mixed	1B 55298	1)White Water Wax-ne 5gal @32.00	08/06/2026	32.00
870	Beatrice Ready Mixed	B1 761846	6cy)47B1S383500HW @197.50(orange)	07/30/2026	1,185.00
870	Beatrice Ready Mixed	B1 761846	fuel surcharge	07/30/2026	21.00
870	Beatrice Ready Mixed	B1 761877	12cy)47B1S383500HW @197.50 (orange blvd)	07/31/2026	2,370.00
870	Beatrice Ready Mixed	B1 761877	fuel surcharge	07/31/2026	42.00
870	Beatrice Ready Mixed	B1 762278	10.50cy)47B1S383500HW@197.50 (orange blvd)	08/04/2026	2,073.75
870	Beatrice Ready Mixed	B1 762278	fuel surcharge	08/04/2026	42.00
870	Beatrice Ready Mixed	B1 762447	7cy)47B1S383500HW@197.50	08/06/2026	1,382.50
870	Beatrice Ready Mixed	B1 762447	fuel surcharge	08/06/2026	28.00
1350	BOARD OF PUBLIC WORKS	1131.01-AUG26	Share building repair fund	08/01/2026	250.00
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-JUL26	369.29 gal Diesel @ 2.7081	07/31/2026	1,000.07
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-JUL26	52.35 gal Diesel @ 2.7079	07/31/2026	141.76
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-JUL26	68.83 gal Diesel @ 2.708	07/31/2026	186.39
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-JUL26	330.09 gal Unleaded @ 2.615	07/31/2026	863.19
1350	BOARD OF PUBLIC WORKS	1456.00-AUG26	Engineering Services	08/01/2026	5,612.00
12095	Bomgaars Supply Inc	616074	1)Spark Plug@5.99	07/30/2026	5.99
2060	CITY SELF INSURED HEALTH PLAN	AUG26-STREET	Street Dept Health Insurance Funding	08/01/2026	25,200.00
2080	CITY TREASURER	ATTY-SUG26	Attorney Services-Street	08/01/2026	827.00
2080	CITY TREASURER	GM-AUG26	general Manager Stry-Street	08/01/2026	1,776.00
2080	CITY TREASURER	ST IT-AUG26	IT Fund Monthly Obligation-Street	08/01/2026	7,192.00
3240	FASTENAL COMPANY	179067	1)9/16x10x12CrbdSDS Bt@35.93-returned	10/03/2025	35.93-
3240	FASTENAL COMPANY	179067	1)SDS+ 1/2"x12" OAL @25.22	10/03/2025	25.22-
3240	FASTENAL COMPANY	182401	24)IC WB White 17oz@4.66070	07/31/2026	111.86
3240	FASTENAL COMPANY	182401	24)20ozAPWA GreenMarkPnt@11.36	07/31/2026	272.64
3630	GAGE COUNTY EQPT INC.	I715120-1	Freight for invoice I715120	07/17/2026	16.00
4670	JEO CONSULTING GROUP INC	175902	Construction Administration & Staking f/Heritage Heig	07/31/2026	463.75
4670	JEO CONSULTING GROUP INC	175902	Construction Observation & Material Testing f/Heritag	07/31/2026	168.75
4670	JEO CONSULTING GROUP INC	175903	Construction Administration & Staking f/Corral Crossi	07/31/2026	558.75
4670	JEO CONSULTING GROUP INC	176055	Industrial Storm Water (ISW) Stormwater Pollution Pr	08/07/2026	1,155.00
4770	JOHNNY'S WELDING INC.	698928	Labor-repair pto shaft	07/29/2026	60.00
4770	JOHNNY'S WELDING INC.	698928	Joint	07/29/2026	66.20
4770	JOHNNY'S WELDING INC.	749097	Labor-repair pto shaft	07/16/2026	2,900.00
4770	JOHNNY'S WELDING INC.	749097	Steel & Materials	07/16/2026	245.36
5110	LAMPTON WELDING SUPPLY Co., INC	0001170351	Cylinder rent - Street	07/31/2026	23.43
11867	MacQueen Equipment LLC	INV15880	1)WLDT-MBRM COVER BRKT, RH@170.55	07/29/2026	170.55
11867	MacQueen Equipment LLC	INV15880	1)WLDT-MBRM COVER BRKT, LH@170.54	07/29/2026	170.54
11867	MacQueen Equipment LLC	INV15880	1)LATCH-LEVER DRAW @91.00	07/29/2026	91.00
11867	MacQueen Equipment LLC	INV15880	SHIPPING	07/29/2026	25.20
5690	MEAD LUMBER AND RENTAL-BEATRI	13809788	labor-fix throttle cable	07/31/2026	22.00
5690	MEAD LUMBER AND RENTAL-BEATRI	13851809	5)2x6-10@10.04	08/11/2026	50.20
11621	Outdoor Solutions	0028820676-001	2) 4" x 10' steel edging, black	08/05/2026	43.52
11621	Outdoor Solutions	0028820676-001	27) edging pin	08/05/2026	54.00
11621	Outdoor Solutions	0028820676-001	1.36 tn) cobbles	08/05/2026	193.12
12243	Premier Mower & PowerSports LLC	090722	3)72" Prowler Blades@36.98(worldlawn mower)	08/05/2026	110.94
12393	Rollins Inc	301185416	Pest Control Standard f/Street -Aug26	08/11/2026	75.27
2066	Rose Equipment Inc	25925	1)Maxwell PL1-Polyskin-Pallet of 2382	08/05/2026	2,143.80
2066	Rose Equipment Inc	25925	Freight	08/05/2026	60.00
8370	SCHUSTER'S OUTDOOR AND RV INC.	33115	3) blade	08/05/2026	119.82
9520	VAN DIEST SUPPLY CO.	81338	20 gal - Biomist 3 + 15 @103.00/gal	08/11/2026	2,220.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
11418	VISA	20081-S-JUL26	ceiling fan	08/02/2026	529.98
11418	VISA	20081-S-JUL26	reflective vest	08/02/2026	9.99
11418	VISA	20081-S-JUL26	25) 1-gal distilled water f/message boards	08/02/2026	34.25
11418	VISA	20081-S-JUL26	2) heavy duty grease	08/02/2026	8.98
11418	VISA	20081-S-JUL26	credit - return 2) heavy duty grease	08/02/2026	8.98-
11418	VISA	20081-S-JUL26	20) heavy duty grease	08/02/2026	89.80
11418	VISA	20081-S-JUL26	3) electrolyte replacement	08/02/2026	103.83
9760	Westlake Ace Hardware	10361428	3)LED LNR Lmp @17.99	07/31/2026	53.97
Total STREET FUND:					62,896.79
Total STREET FUND:					62,896.79
KENO/LOTTERY FUND					
KENO FUND					
6520	NEBR DEPT OF REVENUE	KENO-JUN26	2ND QTR KENO LOTTERY TAX - 2026	06/30/2026	5,799.00
Total KENO FUND:					5,799.00
Total KENO/LOTTERY FUND:					5,799.00
CDBG Fund					
CDBG-GRANTS					
12753	CONFLUENCE INC	35291	Community Profile f/Comprehensive Plan - CDBG 25-	08/07/2026	9,033.75
12753	CONFLUENCE INC	35291	Community Visioning f/Comprehensive Plan - CDBG	08/07/2026	8,696.28
12753	CONFLUENCE INC	35291	Reimbursables f/Comprehensive Plan - CDBG 25-PP	08/07/2026	626.75
Total CDBG-GRANTS:					18,356.78
Total CDBG Fund:					18,356.78
AIRPORT FUND					
AIRPORT-GENERAL					
1010	BEATRICE MECHANICAL SERV INC	219361	Daikin DH6TE09030 heat pump f/Terminal Building	08/06/2026	20,715.00
1350	BOARD OF PUBLIC WORKS	1417.50-AIRPORT-JUL26	92.07 gal Diesel @ 2.708	07/31/2026	249.29
9650	CARDMEMBER SERVICE	0552-FY26	Weights and Measures Device renewal notice	07/07/2026	118.59
9650	CARDMEMBER SERVICE	3824-AIRPORT	50) receipt paper f/self-service fuel pump	07/08/2026	42.74
9650	CARDMEMBER SERVICE	3824-AIRPORT	3) 5' x 8' American Flag	07/08/2026	99.72
9650	CARDMEMBER SERVICE	3824-AIRPORT	promotion	07/08/2026	12.97-
9650	CARDMEMBER SERVICE	3824-AIRPORT	shipping	07/08/2026	6.99
9650	CARDMEMBER SERVICE	3824-AIRPORT	Points redeemed credit	07/08/2026	136.48-
9650	CARDMEMBER SERVICE	5280-FY26	water pump f/weed sprayer	07/21/2026	138.35
9650	CARDMEMBER SERVICE	8012-FY26	direcTV monthly subscription	07/10/2026	54.99
2060	CITY SELF INSURED HEALTH PLAN	AIRPORT-AUG26	Airport Health Insurance Funding	08/01/2026	8,400.00
2080	CITY TREASURER	AUG26-IT AIRPORT	IT Services	08/01/2026	242.00
12768	JF HOLDINGS CORP	1171484	Labor - fuel meter calibration	08/12/2026	636.25
11508	Jon's Outdoor Service	7854	Summer fertilizer w/grub control	08/07/2026	118.80
7060	O'REILLY AUTO PARTS	0749-174070	battery	08/11/2026	60.38
8370	SCHUSTER'S OUTDOOR AND RV INC.	33078	12) 10W50	07/29/2026	143.88
8370	SCHUSTER'S OUTDOOR AND RV INC.	33078	2) oil filter	07/29/2026	21.88
12732	WORLDPAY	111900585-JUL26	Monthly CC Fees	08/07/2026	246.10
Total AIRPORT-GENERAL:					31,145.51
AIRPORT-CAPITAL IMPROVEMENTS					
12684	AHRS CONSTRUCTION, INC.	PMT 4	Construct new T-Hangar, Upgrade Taxilanes, Reconst	08/04/2026	92,090.85

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total AIRPORT-CAPITAL IMPROVEMENTS:					92,090.85
Total AIRPORT FUND:					123,236.36
BEATRICE AREA SOLID WASTE AGNC					
BASWA					
980	BEATRICE IRON AND METAL CO	115875	20" 2 x 2 1/4 angle iron	08/04/2026	103.27
3049	Beatrice Sand and Gravel	S1 217951	32.48 tn) 1 1/2" screen rock	07/31/2026	963.03
3049	Beatrice Sand and Gravel	S1 217951	14.36 tn) 2-3" crusher run	07/31/2026	364.17
1350	BOARD OF PUBLIC WORKS	#1456.00-AUG26	Engineering Services	08/01/2026	1,104.00
1350	BOARD OF PUBLIC WORKS	40154911-AUG26	Security Lights f/Compost	08/06/2026	13.89
12095	Bomgaars Supply Inc	615581	adapter, coupling, 2) gasket f/water pump fitting	07/28/2026	36.44
12095	Bomgaars Supply Inc	618095	oil pan drain, pump, bulk bolts, gear lube	08/05/2026	189.75
12095	Bomgaars Supply Inc	618103	bulk bolts f/spray truck	08/05/2026	.88
2060	CITY SELF INSURED HEALTH PLAN	BASWA-AUG26	BASWA Health Insurance Funding	08/01/2026	14,000.00
2080	CITY TREASURER	AUG26-IT BASWA	IT Services	08/01/2026	1,913.00
2080	CITY TREASURER	AUGUST 2026	Legal Services	08/01/2026	460.00
2080	CITY TREASURER	AUGUST 2026	Accounting Services	08/01/2026	3,201.00
2080	CITY TREASURER	AUGUST 2026	Landfill Manager Salary	08/01/2026	1,594.00
2080	CITY TREASURER	AUGUST 2026	Lease Payment	08/01/2026	4,000.00
2080	CITY TREASURER	AUGUST 2026	Management Contract	08/01/2026	2,577.00
2800	Diamond T Truck and Trailer	261010	5) brass fitting	07/31/2026	25.50
12656	ENDICOTT CLAY PRODUCTS COMPA	392685	120.0 yd) crushed brick	08/11/2026	2,040.00
3210	FARMERS COOPERATIVE	3010-JUL26	34.003 gal E15 @ 3.41911	07/31/2026	116.26
3210	FARMERS COOPERATIVE	3010-JUL26	Supplies - 1) tire	07/31/2026	304.00
3210	FARMERS COOPERATIVE	3010-JUL26	34.575 gal E15 @ 3.41894	07/31/2026	118.21
3210	FARMERS COOPERATIVE	3010-JUL26	36.607 gal Super E89 @ 4.099	07/31/2026	150.05
3210	FARMERS COOPERATIVE	44577-JUL26	5.0 gal gunslinger herbicide @ 37.50	07/31/2026	187.50
3210	FARMERS COOPERATIVE	44577-JUL26	5.0 gal gen glyphosate herbicide @ 22.00	07/31/2026	110.00
12688	Global Payments	6921-JUL26	Monthly credit card fees	07/31/2026	730.40
4770	JOHNNY'S WELDING INC.	656758	Labor - reseal cylinder	07/20/2026	125.00
5810	MIDWEST LABORATORIES INC	1297718	Soil sampling f/ Compost site	08/04/2026	1,101.00
5810	MIDWEST LABORATORIES INC	1297718	Shipping f/test kits	08/04/2026	95.00
5810	MIDWEST LABORATORIES INC	1297719	Groundwater Sampling f/Landfill	08/04/2026	8,576.11
12767	MILIUS HARDWARE INC	INV-010311	Labor - R&R control box	07/27/2026	360.00
12767	MILIUS HARDWARE INC	INV-010311	Supplies - control box	07/27/2026	189.00
6430	NMC, INC	INV793879	Labor - 500 hr maintenance f/826	08/05/2026	832.50
6430	NMC, INC	INV793879	Labor - travel time f/826	08/05/2026	277.50
6430	NMC, INC	INV793879	Supplies - 500 hr maintenance f/826	08/05/2026	1,403.48
6430	NMC, INC	INV793879	Supplies - oil f/826	08/05/2026	182.88
6820	NORRIS PUBLIC POWER DISTRICT	304097500-JUL26	Energy Charge f/LF	08/05/2026	700.00
6820	NORRIS PUBLIC POWER DISTRICT	304098500-JUL26	Electric charge f/Compost Site	08/05/2026	210.00
6820	NORRIS PUBLIC POWER DISTRICT	312515400-JUL26	Electric charge f/W Locust Rd Lift Station	08/05/2026	105.00
6820	NORRIS PUBLIC POWER DISTRICT	312515800-JUL26	Electric charge f/W Locust Rd Leachate Pond	08/05/2026	133.08
6820	NORRIS PUBLIC POWER DISTRICT	312516000-JUL26	Electric charge f/W Locust Admin/Equipment Building	08/05/2026	363.88
12393	Rollins Inc	301185418	Pest Control Standard - August 2026	08/11/2026	75.00
8260	SAPP BROTHERS	IN5086766	58.3 gal DEF @ 2.34646	08/05/2026	134.36
11450	TSYS Merchant Solutions	11573762-JUL26	monthly credit card fees	07/31/2026	23.00
11418	VISA	20081-B-JUL26	2) pillow block bearings f/sprayer truck	08/02/2026	76.78
9730	WALKER UNIFORM RENTAL	1485868	Uniform Service	07/30/2026	42.22
9730	WALKER UNIFORM RENTAL	1487151	Uniform Service	08/06/2026	85.15
Total BASWA:					49,393.29
Total BEATRICE AREA SOLID WASTE AGNC:					49,393.29

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
CAPITAL IMP FUND					
CAPITAL IMPROVEMENTS-GENERAL					
840	BEATRICE AREA SOLID WASTE AGNC	236-JUL26	Demo - Dempsters	07/31/2026	4,110.18
1520	BRYAN ROCK PRODUCTS INC	75764	241.77-lin Red Ball Diamond Agri-Lime f/HP #8	07/31/2026	30,668.52
3074	Empire Fence & Netting	11947	Hannibal Park Field No 8 Improvements	07/29/2026	96,014.00
12467	Justin Wollenburg	08032026	Labor - remove old track lighting f/Library	08/03/2026	860.72
12467	Justin Wollenburg	08032026	Supplies - track lighting f/Library	08/03/2026	285.83
12467	Justin Wollenburg	08062026	Labor - install track lighting f/Library	08/06/2026	2,058.04
12467	Justin Wollenburg	08062026	Supplies - track lighting f/Library	08/06/2026	47.91
5100	LAMMEL PLUMBING INC	88785	Lower manhole f/HP #8	08/03/2026	1,022.95
Total CAPITAL IMPROVEMENTS-GENERAL:					135,068.15
Total CAPITAL IMP FUND:					135,068.15
INFO TECH SERV FUND					
INFO TECH SERVICES					
12056	ALL COPY PRODUCTS	42733699	Copier Rental	08/11/2026	389.54
12056	ALL COPY PRODUCTS	42733699	Copy usage - 7/5 - 8/4	08/11/2026	61.86
9650	CARDMEMBER SERVICE	0993	Lodging f/ESRI User Conference - Saathoff, Tracy	07/17/2026	2,202.89
9650	CARDMEMBER SERVICE	1245	1) adobe acrobat standard	07/13/2026	23.57
9650	CARDMEMBER SERVICE	1434	100) UniFi Hosting	07/16/2026	29.00
9650	CARDMEMBER SERVICE	1958	1) Microsoft - Jul26	07/18/2026	38.70
9650	CARDMEMBER SERVICE	2727	Linode - Jul26	08/01/2026	60.00
9650	CARDMEMBER SERVICE	4314	1) Cove Data Protection - Jun26	07/17/2026	11.00
9650	CARDMEMBER SERVICE	4314	6) Cove Data Protection - Server - Jun26	07/17/2026	241.44
9650	CARDMEMBER SERVICE	7061-FY26	office chair	07/17/2026	235.19
9650	CARDMEMBER SERVICE	8295-FY26	2) heavy duty surge protector w/6' extension cord	08/01/2026	62.68
9650	CARDMEMBER SERVICE	8398	10) surge protector power strip extension cord	07/28/2026	87.24
9650	CARDMEMBER SERVICE	9993	2) ink-jet cartridge, black	06/30/2026	244.00
1034	CHARTER COMMUNICATIONS	156544301080726	Cable charges/500 N Commerce - Jul26	08/07/2026	60.02
1034	CHARTER COMMUNICATIONS	176176901080726	Internet f/AMI & Sub 8 - Aug26	08/07/2026	139.98
1034	CHARTER COMMUNICATIONS	176178901072126	Cable services/Police - Jul26	07/21/2026	37.53
1034	CHARTER COMMUNICATIONS	176179201080726	Internet f/AMI & Sub 5 - Aug26	08/07/2026	129.98
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	Info Tech Health Insurance Funding	08/01/2026	11,200.00
12067	Diode Communications	(SEC)000-0123-AUG26	64) Open Path	08/01/2026	425.00
12067	Diode Communications	(SEC)000-0123-AUG26	6) Rhombus	08/01/2026	99.48
12067	Diode Communications	(SEC)000-0123-AUG26	9) Alta Camera License	08/01/2026	135.00
4300	HOMETOWN LEASING	5180173273126	51801732 Lease f/multiple - Aug26	08/03/2026	1,802.66
12675	INTERMEDIA.NET INC	2608042171	Phone Service	08/01/2026	150.56
12675	INTERMEDIA.NET INC	2608042171	Phone Service	08/01/2026	90.33
12675	INTERMEDIA.NET INC	2608042171	Phone Service	08/01/2026	60.22
12690	SAND, TYLER	ED. ASSISTANCE - SUMM	Education Assistance - Summer 2026 Semester	08/10/2026	947.34
12769	T-MOBILE	222345484-5	Electric - Cell Phone charges	08/05/2026	104.32
12769	T-MOBILE	222345484-5	Electric - Tablet Data charges	08/05/2026	52.24
12769	T-MOBILE	222345484-5	Water - Cell Phone charges	08/05/2026	21.08
12769	T-MOBILE	222345484-5	Water - Tablet Data charges	08/05/2026	126.42
12769	T-MOBILE	222345484-5	WPC - Cell Phone charges	08/05/2026	30.65
12769	T-MOBILE	222345484-5	Street - Cell Phone charges	08/05/2026	22.59
12769	T-MOBILE	222345484-5	MARS - Cell Phone charges	08/05/2026	20.76
12769	T-MOBILE	222345484-5	MARS - Tablet Data charges	08/05/2026	31.12
9920	WINDSTREAM	092151344-JUL26	Library Phone Service	07/24/2026	100.58
9920	WINDSTREAM	092226581-JUL26	Airport Phone Service	07/24/2026	86.66
9920	WINDSTREAM	092256506-AUG26	Utility Billing fax service	07/30/2026	70.90
9920	WINDSTREAM	092256507-AUG26	WPC phone service	07/30/2026	65.23

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total INFO TECH SERVICES:					19,697.76
Total INFO TECH SERV FUND:					19,697.76
SANITATION FUND					
1350	BOARD OF PUBLIC WORKS	86-11979	MARS postage - Jul26	07/31/2026	881.30
12095	Bomgaars Supply Inc	617723	2) bulk screw	08/04/2026	36.98
2060	CITY SELF INSURED HEALTH PLAN	AUGUST 2026	Sanitation Health Insurance	08/01/2026	39,200.00
2080	CITY TREASURER	AUG26-IT SANITATION	IT Services	08/01/2026	2,071.00
2080	CITY TREASURER	SANITATION-AUG26	Accounting Services	08/01/2026	7,417.00
3210	FARMERS COOPERATIVE	44577-JUL26	Labor - 1) tire repair	07/31/2026	65.00
3210	FARMERS COOPERATIVE	44577-JUL26	Supplies - 1) tire	07/31/2026	398.00
3210	FARMERS COOPERATIVE	44577-JUL26	Labor - 1) tire repair	07/31/2026	65.00
3210	FARMERS COOPERATIVE	44577-JUL26	Labor - 1) tire swap	07/31/2026	77.00
3210	FARMERS COOPERATIVE	44577-JUL26	30.947 gal E15 @ 3.549	07/31/2026	109.83
3210	FARMERS COOPERATIVE	44577-JUL26	85.0 gal 15W40 @ 16.54	07/31/2026	1,405.90
3210	FARMERS COOPERATIVE	44577-JUL26	90.0 gal transdraulic @ 16.23	07/31/2026	1,460.70
3210	FARMERS COOPERATIVE	44577-JUL26	Labor - 1) tire repair	07/31/2026	65.00
3210	FARMERS COOPERATIVE	44577-JUL26	Supplies - 1) tire	07/31/2026	132.50
3210	FARMERS COOPERATIVE	44577-JUL26	7.9 lb Propane @ 3.00	07/31/2026	28.70
3210	FARMERS COOPERATIVE	44577-JUL26	Labor - 1) tire repair	07/31/2026	25.00
3210	FARMERS COOPERATIVE	44577-JUL26	21.959 gal Super E89 @ 4.099	07/31/2026	90.01
3210	FARMERS COOPERATIVE	44577-JUL26	Supplies - 1) tire	07/31/2026	369.00
12591	Interstate Power Systems, Inc	R023067624.01	Labor - diag; hydraulic leak	07/31/2026	360.00
12591	Interstate Power Systems, Inc	R023067624.01	Misc Charges	07/31/2026	90.00
12591	Interstate Power Systems, Inc	R023067624.02	Labor - diag/inspection	08/05/2026	360.00
12591	Interstate Power Systems, Inc	R023067624.02	Labor - R&R valve, fittings, return filter asy	08/05/2026	990.00
12591	Interstate Power Systems, Inc	R023067624.02	Supplies - return filter asy	08/05/2026	1,213.03
12591	Interstate Power Systems, Inc	R023067624.02	Supplies - pump solenoid cartridge	08/05/2026	669.47
12591	Interstate Power Systems, Inc	R023067624.02	Supplies - o-ring, adapter	08/05/2026	315.60
12591	Interstate Power Systems, Inc	R023067624.02	Misc Charges	08/05/2026	90.00
12591	Interstate Power Systems, Inc	R023067624.02	Misc Charges discount	08/05/2026	180.00-
12591	Interstate Power Systems, Inc	R023067624.02	Supplies - discount	08/05/2026	280.00-
12591	Interstate Power Systems, Inc	R023067807.01	Labor - diag; confirm hole in lift axle air bag	07/31/2026	180.00
12591	Interstate Power Systems, Inc	R023067807.02	Labor - R&R lift axle air bag	08/05/2026	675.00
12591	Interstate Power Systems, Inc	R023067807.02	Supplies - lift axle air bag	08/05/2026	523.30
12591	Interstate Power Systems, Inc	R023067807.02	Misc Charges	08/05/2026	90.00
12591	Interstate Power Systems, Inc	R023067809.01	Labor - transmission service	07/30/2026	1,980.00
12591	Interstate Power Systems, Inc	R023067809.01	Supplies - transmission service	07/30/2026	1,033.88
12591	Interstate Power Systems, Inc	R023067809.01	Supplies - additional parts needed during transmissio	07/30/2026	2,400.77
12591	Interstate Power Systems, Inc	R023067809.01	Shop supplies	07/30/2026	284.53
12591	Interstate Power Systems, Inc	R023067809.01	Labor - diag/tech service	07/30/2026	138.60
12591	Interstate Power Systems, Inc	R023067927.01	Labor - R&R hvac actuator	07/30/2026	945.00
12591	Interstate Power Systems, Inc	R023067927.01	Supplies - 2) hvac actuator	07/30/2026	300.83
12591	Interstate Power Systems, Inc	R023067927.01	Misc Charges	07/30/2026	90.00
12591	Interstate Power Systems, Inc	R023067931.01	Labor - R&R heater valve	08/06/2026	360.00
12591	Interstate Power Systems, Inc	R023067931.01	Supplies - heater valve	08/06/2026	640.12
12591	Interstate Power Systems, Inc	R023067931.01	Misc Charges	08/06/2026	90.00
12591	Interstate Power Systems, Inc	R023068005.01	Labor - R&R soot sensor	08/07/2026	810.00
12591	Interstate Power Systems, Inc	R023068005.01	Supplies - soot sensor	08/07/2026	1,084.23
12591	Interstate Power Systems, Inc	R023068005.01	Misc Charges	08/07/2026	90.00
12591	Interstate Power Systems, Inc	R023068006.01	Labor - diag; hydraulic leak needs located - tightened	08/07/2026	250.00
12591	Interstate Power Systems, Inc	R023068006.01	Misc Charges	08/07/2026	90.00
12591	Interstate Power Systems, Inc	R023068013.01	Labor - R&R fitting f/hydraulic leak	08/07/2026	625.95
12591	Interstate Power Systems, Inc	R023068013.01	Supplies - fitting	08/07/2026	26.96

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
12591	Interstate Power Systems, Inc	R023068013.01	Misc Charges	08/07/2026	90.00
12591	Interstate Power Systems, Inc	R023068013.01	Shop supplies	08/07/2026	84.06
12591	Interstate Power Systems, Inc	R023068029.01	Labor - R&R heater core	08/10/2026	900.00
12591	Interstate Power Systems, Inc	R023068029.01	Supplies - heater core	08/10/2026	181.31
12591	Interstate Power Systems, Inc	R023068029.01	Misc Charges	08/10/2026	90.00
4770	JOHNNY'S WELDING INC.	656756	64) 3/4" hose	07/17/2026	51.84
4770	JOHNNY'S WELDING INC.	656756	2) hose fitting	07/17/2026	54.80
4770	JOHNNY'S WELDING INC.	656756	Labor to make hose	07/17/2026	8.00
4770	JOHNNY'S WELDING INC.	749070	40) 3/4" hose	07/10/2026	36.40
4770	JOHNNY'S WELDING INC.	749070	2) hose fitting, 1) adapter	07/10/2026	73.68
4770	JOHNNY'S WELDING INC.	749070	Labor to make hose	07/10/2026	8.00
11311	Paymentech	5707000-JUL26	Monthly CC Fees - Sanitation	07/30/2026	770.62
12393	Rollins Inc	301185417	Pest Control Standard f/MARS - August 2026	08/11/2026	87.60
8260	SAPP BROTHERS	IN5085603	945.5 gal ULSD #2 Clear Summer Diesel @ 3.02798	08/03/2026	2,862.97
11678	Truck Center Companies	XA108228324.01	lube filter, air panal ventilation, air filter	08/04/2026	188.16
11418	VISA	20081-M-JUL26	50) work glove	08/02/2026	398.15
11418	VISA	20081-M-JUL26	30-tn heavy duty bottle jack	08/02/2026	119.99
11418	VISA	20081-M-JUL26	7) hook latch kit	08/02/2026	238.93
11312	Xpress Bill Pay	INV-XPR038175	Monthly CC Fees - Sanitation	07/31/2026	725.62
Total :					77,205.32
Total SANITATION FUND:					77,205.32
COMBINED CASH FUND					
12765	BEHREND'S, DYLAN	REFUND	Refund - AR 6867 credit	08/07/2026	44.00
12764	BINNICK, SAVANNAH	REFUND	Refund - AR 7406 credit	08/05/2026	24.00
Total :					68.00
Total COMBINED CASH FUND:					68.00
Grand Totals:					824,682.34

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
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Dated: 8-17-26

Mayor: _____

City Council: _____

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
ELECTRIC FUND				
28106	08/01/2026	Transfer Fee: Cotonwood Wind4 7/2026	ELECTRIC FUND	75.01
360156	08/04/2026	Legal Services-Power Plant thru 7/31/26	ELECTRIC FUND	585.00
222-JUL26	07/31/2026	#4437-4TX12.00	ELECTRIC FUND	48.00
222-JUL26	07/31/2026	#4455-2TX12.00	ELECTRIC FUND	24.00
222-JUL26	07/31/2026	#4481-3.32TX2.34	ELECTRIC FUND	7.77
222-JUL26	07/31/2026	#5004-5TX12.00	ELECTRIC FUND	60.00
B1 761847	07/30/2026	.75CY) SGAE3500@193.000	ELECTRIC FUND	144.75
B1 761847	07/30/2026	Fuel Surcharge	ELECTRIC FUND	2.63
B1 761847	07/30/2026	Sales Tax	ELECTRIC FUND	11.06
612588	07/20/2026	1)Chain Double Loop@12.55	ELECTRIC FUND	12.55
612588	07/20/2026	3)Spring Snap@1.83	ELECTRIC FUND	5.49
612588	07/20/2026	2)Snap @3.19	ELECTRIC FUND	6.38
612588	07/20/2026	2)Hitch Pin@6.99	ELECTRIC FUND	13.98
612588	07/20/2026	Sales Tax	ELECTRIC FUND	2.88
619778	08/10/2026	1)Compact Battery @69.99	ELECTRIC FUND	69.99
619778	08/10/2026	1)Battery@129.99	ELECTRIC FUND	129.99
619778	08/10/2026	Sales Tax	ELECTRIC FUND	15.00
932852531	07/24/2026	LED RES. STREET LIGHT NVN-SA1C-740-U-SL2-AP-10K-PR (NO TAX)	ELECTRIC FUND	9,518.25
932870255	07/28/2026	25)SQUEEZON WR775	ELECTRIC FUND	314.44
932870255	07/28/2026	40)SQUEEZON WR885	ELECTRIC FUND	448.49
932870255	07/28/2026	SHIPPING	ELECTRIC FUND	54.52
932918915	08/05/2026	3)POLES 30 FT CL 5 SYP 30/5 DCOI RUS M20-54	ELECTRIC FUND	753.85
932918915	08/05/2026	2)POLES 35 FT CL 4 SYP 35/4 DCOI RUS M20-54	ELECTRIC FUND	743.88
932918915	08/05/2026	29)POLE 40 FT CLASS 3 SYP 40/3 DCOI RUS M20-54	ELECTRIC FUND	15,431.63
1131.01-AUG26	08/01/2026	Electric Building Repair Fund	ELECTRIC FUND	1,250.00
AUG2026-SERIES	08/01/2026	Electric Series 2025 Bonds	ELECTRIC FUND	16,476.00
12058900-JUL26	08/06/2026	Utilities/Electric/Sub 1	ELECTRIC FUND	262.57
21104500-JUL26	08/06/2026	Utilities/electric/Sub 3	ELECTRIC FUND	179.74
31004001-JUL26	08/06/2026	Utilities/electric/Sub 5	ELECTRIC FUND	271.50
31013810-JUL26	08/06/2026	Utilities/Electric/Switch station #1	ELECTRIC FUND	11.51
37039110-JUL26	08/06/2026	Utilities/electric/Sub 2	ELECTRIC FUND	29.87
40013500-JUL26	08/06/2026	Utilities/Electric/Sub 6	ELECTRIC FUND	174.06
4002110-JUL26	08/06/2026	Utilities/Electric/1st & Ella Security Light	ELECTRIC FUND	11.51
40033500-JUL26	08/06/2026	Utilities/Electric/Sub 9	ELECTRIC FUND	242.83
40057700-JUL26	08/06/2026	Utilities/electric/500 N Commerce	ELECTRIC FUND	667.95
40086010-JUL26	08/06/2026	Utilities/Electric/Sub 7	ELECTRIC FUND	14.85
40116000-JUL26	08/06/2026	Utilities/Electric/Sub 4	ELECTRIC FUND	203.11
40137200-JUL26	08/06/2026	Utilities/electric/Sub 10	ELECTRIC FUND	263.81
40260500-JUL26	08/06/2026	Utilities/Water/South Reservoir	ELECTRIC FUND	4,604.67
5013000-JUL26	08/06/2026	Utilities/Electric/400 Ella	ELECTRIC FUND	1,029.68
ED-AUG26	08/01/2026	Economic Development Support-AUG26	ELECTRIC FUND	25,000.00
ATTY-AUG26	08/01/2026	Attorney Salary -Aug26	ELECTRIC FUND	4,257.00
CR-AUG26	08/01/2026	Community Relations Coord(50% of Amanda)-AUG26	ELECTRIC FUND	2,747.00
FINANCE-HR-AUG26	08/01/2026	Finance/HR Salary-Aug26	ELECTRIC FUND	8,424.00
GARBAGE-JUL26	08/07/2026	Garbage-Jul26	ELECTRIC FUND	131,835.93
GM-AUG26	08/01/2026	General Manager Salary -Aug26	ELECTRIC FUND	10,933.00
IT-AUG26	08/01/2026	IT Monthly Contribution -Aug26	ELECTRIC FUND	40,030.00
PLUS-JUL26	08/07/2026	Beatrice Plus-JUL26	ELECTRIC FUND	2,486.19
186-JUL26	07/31/2026	Collections/July 2026	ELECTRIC FUND	970.28
7FF24556-0779	07/31/2026	Notice of Meeting 8/12/26	ELECTRIC FUND	13.59
0201584	08/10/2026	Fuel Surcharge	ELECTRIC FUND	5.03
0201584	08/10/2026	Onsite Certified Destruction Weight Per Order	ELECTRIC FUND	49.50
S012216829.001	08/03/2026	2)Milw Clamp Meter @149.00	ELECTRIC FUND	320.35
S012216829.001	08/03/2026	1)Capacitor Dual Voltage oval@14.49	ELECTRIC FUND	15.58
S012216829.001	08/03/2026	1)Economaster1/3HP@118.42	ELECTRIC FUND	127.30
S012230726.001	08/06/2026	20)Bri 3/4" HW 2 Hole Strap@2783	ELECTRIC FUND	5.57

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
S012230726.001	08/06/2026	2)Bri 3/4" Locknut@.35200	ELECTRIC FUND	.70
S012230726.001	08/06/2026	2)3/4 PVC Term Adptr@.53120	ELECTRIC FUND	1.06
S012230726.001	08/06/2026	10)3/4" x 10ft PVC Sch 40 Conduit @.3681	ELECTRIC FUND	3.68
S012230726.001	08/06/2026	Sales Tax	ELECTRIC FUND	.83
S012234379 001	08/07/2026	1)Bri 1" HW 2 Hole Strap/100 @165.00	ELECTRIC FUND	165.00
S012234379 001	08/07/2026	9)Bri 1" Weather Head Clamp On@30.59	ELECTRIC FUND	275.31
S012234379 001	08/07/2026	1)EF Sealtight Plain 1" 100' gray@309.04	ELECTRIC FUND	309.04
S012234379 001	08/07/2026	Sales Tax	ELECTRIC FUND	56.20
HEALTH INS-AUG26	08/01/2026	Engineering Health Ins	ELECTRIC FUND	8,400.00
HEALTH INS-AUG26	08/01/2026	Electric Health Ins	ELECTRIC FUND	36,400.00
HEALTH INS-AUG26	08/01/2026	Billing & Service-elec	ELECTRIC FUND	5,600.00
HEALTH INS-AUG26	08/01/2026	Jean & Zab-elec	ELECTRIC FUND	2,800.00
229498	07/31/2026	Fuel Site Modeul Monthly Service-July26	ELECTRIC FUND	86.00
229498	07/31/2026	State Sales/Use	ELECTRIC FUND	4.40-
229498	07/31/2026	City Sales/Use	ELECTRIC FUND	1.60-
366378	07/31/2026	1)Nipple 1/4x1/4 HP Hex@3.27	ELECTRIC FUND	3.27
366378	07/31/2026	1)Coupling 1/2x1/4@13.93	ELECTRIC FUND	13.93
366378	07/31/2026	1)Nipple 1/2x1/2M@6.48	ELECTRIC FUND	6.48
366378	07/31/2026	1)Adapter 1/2x3/8@6.45	ELECTRIC FUND	6.45
366378	07/31/2026	1)Gunjet 3/8"@95.09	ELECTRIC FUND	95.09
366378	07/31/2026	Use Tax	ELECTRIC FUND	9.39
366378	07/31/2026	State Sales Tax	ELECTRIC FUND	6.89-
366378	07/31/2026	City Sales Tax	ELECTRIC FUND	2.50-
87374	07/31/2026	100)Arlington 2" d-Hole Steel Rigid Strap @.79	ELECTRIC FUND	79.00
87374	07/31/2026	Sales Tax	ELECTRIC FUND	5.93
87380	07/31/2026	1000)CABLE TRI.350-350-4/0 URD AL. "WESLEYAN"	ELECTRIC FUND	4,825.68
2698	08/13/2026	2)Hourly Billing Srv Jul26: Coordination finalization of Superior agreements	ELECTRIC FUND	320.00
2699	08/13/2026	4)Hourly billing for Jul26: Potential Generation	ELECTRIC FUND	640.00
2700	08/13/2026	3)Hourly Billing Srv Jul 26: Radiant Tech monthly invoice	ELECTRIC FUND	480.00
2065	07/16/2026	Pest Control Service Center July/26	ELECTRIC FUND	80.63
90434490	08/04/2026	SaaS Monthly flat Fee/Jul26	ELECTRIC FUND	3,645.00
9313666734	07/28/2026	1)3.7oz E6000 Cir Adhesive 12pk@210.09	ELECTRIC FUND	210.09
9313666734	07/28/2026	Use Tax	ELECTRIC FUND	15.76
9313666734	07/28/2026	State Sales/Use	ELECTRIC FUND	11.56-
9313666734	07/28/2026	City Sales/Use	ELECTRIC FUND	4.20-
13792503	07/28/2026	1)SDS-Plus 4CT MX4 5/8x10x12" @26.47	ELECTRIC FUND	26.47
13792503	07/28/2026	Sales Tax	ELECTRIC FUND	1.99
13839710	08/07/2026	1)Torx/Washr Lag Screw 50pk @26.87	ELECTRIC FUND	26.87
13839710	08/07/2026	Sales Tax	ELECTRIC FUND	2.02
48008	08/06/2026	Power Bill/Transmission-Jul26	ELECTRIC FUND	22,167.25
9000064351	07/31/2026	2) MTR Translation & Rpt Mtr Srv--Comb Rpt	ELECTRIC FUND	192.00
S6320523 001	07/24/2026	1)14" Top Hndl Chainsaw chain@34.99	ELECTRIC FUND	34.99
S6320523 001	07/24/2026	Sales Tax	ELECTRIC FUND	2.53
6070131	07/31/2026	Elec-locate fees	ELECTRIC FUND	49.02
6070131	07/31/2026	Street-locate fees	ELECTRIC FUND	49.03
0749-161267	06/18/2026	1)LIFT SUPPORT @20.43	ELECTRIC FUND	20.43
0749-161267	06/18/2026	Sales Tax	ELECTRIC FUND	1.53
0749-171396	07/30/2026	1)Battery@93.39	ELECTRIC FUND	93.39
0749-171396	07/30/2026	core charge	ELECTRIC FUND	10.00
0749-171396	07/30/2026	Core Exchange	ELECTRIC FUND	10.00-
0749-171396	07/30/2026	Sales Tax	ELECTRIC FUND	7.00
96916948	08/12/2026	Genertor Tech Labor-Service Center, fuel gauge needs replaced	ELECTRIC FUND	800.00
96916948	08/12/2026	Service/Consumable Fee	ELECTRIC FUND	50.00
96916948	08/12/2026	Materials	ELECTRIC FUND	206.00
31270251-JUL26	08/03/2026	Postage /split	ELECTRIC FUND	2,020.00
49834590	08/04/2026	Electric Office Supplies	ELECTRIC FUND	54.79
49834590	08/04/2026	Street Office Supplies	ELECTRIC FUND	54.77

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
49834590-1	08/05/2026	Electric Office Supplies-credit #2697725	ELECTRIC FUND	4.01-
49834590-1	08/05/2026	Street Office Supplies-credit #2697725	ELECTRIC FUND	4.02-
IN5084274	07/31/2026	635.10)DIESEL #2 DYED WITH ADDITIVE PACKAGE, CONTRACT FUEL	ELECTRIC FUND	1,719.85
IN5084274	07/31/2026	1210)UNLEADED GASOLINE E-10 CONTRACT FUEL FOR 2026	ELECTRIC FUND	3,164.15
8474	07/15/2026	Fertilizer And Grub Control 7/14/26	ELECTRIC FUND	80.00
080726	08/07/2026	cycle billing postage	ELECTRIC FUND	1,613.56
20081-JUL26	08/02/2026	Taco Johns-bpw mtg	ELECTRIC FUND	75.19
20081-JUL26	08/02/2026	Caselle-Conference Registration-Lisa	ELECTRIC FUND	649.00
20081-JUL26	08/02/2026	Caselle-Conference Registration-Diane	ELECTRIC FUND	649.00
20081-JUL26	08/02/2026	Walmart-supplies	ELECTRIC FUND	71.79
20081-JUL26	08/02/2026	Walmart-Board Lunch	ELECTRIC FUND	10.97
20081-JUL26	08/02/2026	Jimmy Johns-Board Lunch	ELECTRIC FUND	79.75
20081-JUL26	08/02/2026	TSC-BlueDEF	ELECTRIC FUND	51.58
20081-JUL26	08/02/2026	TSC-Rebar TY 16ga	ELECTRIC FUND	10.74
20081-JUL26	08/02/2026	Surplus Center-2" Pillow block bearing	ELECTRIC FUND	67.50
20081-JUL26	08/02/2026	Harbor Freight-Power inverter,Tool Box	ELECTRIC FUND	104.25
20081-JUL26	08/02/2026	Harbor Freight-Parts	ELECTRIC FUND	150.40
20081-JUL26	08/02/2026	Wildlife Control -WCS Tube Trap	ELECTRIC FUND	291.25
159362	07/29/2026	12)4" 90 DEG. 36" FIBER. ELBOW CFI 40CHW922D	ELECTRIC FUND	2,696.10
183468	08/11/2026	112)INSULATOR SPOOL HENDRIX HPI-53-2	ELECTRIC FUND	179.40
10361494	08/06/2026	1)Cobalt Drill Bit@11.69	ELECTRIC FUND	11.69
10361494	08/06/2026	1)DrI Bt STI@7.19	ELECTRIC FUND	7.19
10361494	08/06/2026	Sales Tax	ELECTRIC FUND	1.42
10361532	08/10/2026	1)Vegetation Klr@37.79	ELECTRIC FUND	37.79
10361532	08/10/2026	Sales Tax	ELECTRIC FUND	2.83
Total ELECTRIC FUND:				383,474.14
WATER FUND				
0265875-IN	07/31/2026	575)ACCO Liquid Chlorinating@2.88	WATER FUND	1,656.00
0265875-IN	07/31/2026	Freight	WATER FUND	80.00
0265875-IN	07/31/2026	Sales Tax	WATER FUND	130.20
365-JUL26	07/31/2026	#3855-2TX12.00	WATER FUND	24.00
365-JUL26	07/31/2026	#3945-5TX12.00	WATER FUND	60.00
365-JUL26	07/31/2026	#4015-2TX12.00	WATER FUND	24.00
365-JUL26	07/31/2026	#4265-6TX12.00	WATER FUND	72.00
365-JUL26	07/31/2026	#4369-3TX12.00	WATER FUND	36.00
B1 762076	08/03/2026	7cy)Sand Fill & Water @68.00	WATER FUND	476.00
B1 762076	08/03/2026	Fuel Surcharge	WATER FUND	28.00
B1 762076	08/03/2026	Sales Tax	WATER FUND	37.80
B1 762300	08/05/2026	6cy)Sand Fill & Water @68.00	WATER FUND	408.00
B1 762300	08/05/2026	Fuel Surcharge	WATER FUND	24.00
B1 762300	08/05/2026	Sales Tax	WATER FUND	32.40
B1 762475	08/07/2026	8.50cy)Sand Fill & Water @68.00	WATER FUND	578.00
B1 762475	08/07/2026	Fuel Surcharge	WATER FUND	34.00
B1 762475	08/07/2026	Sales Tax	WATER FUND	45.90
B1 762476	08/07/2026	10.50cy)Sand Fill & Water@68.00	WATER FUND	714.00
B1 762476	08/07/2026	Fuel Surcharge	WATER FUND	42.00
B1 762476	08/07/2026	Sales Tax	WATER FUND	56.70
B1 762619	08/10/2026	9cy)Sand Fill & Water @68.00	WATER FUND	612.00
B1 762619	08/10/2026	Fuel Surcharge	WATER FUND	36.00
B1 762619	08/10/2026	Sales Tax	WATER FUND	48.60
616137	07/30/2026	20)WHEEL @.99	WATER FUND	19.80
616137	07/30/2026	Sales Tax	WATER FUND	1.49
617750	08/04/2026	1)LEVEL @23.99	WATER FUND	23.99
617750	08/04/2026	Sales Tax	WATER FUND	1.80
1131.01-AUG26	08/01/2026	Water Building Repair Fund	WATER FUND	850.00

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
AUG2026	08/01/2026	Water D311674 - SFR Land	WATER FUND	3,611.00
AUG2026	08/01/2026	Water D311685 - SRF Projects	WATER FUND	20,770.00
AUG2026-SERIES	08/01/2026	Water Series 2025 Bonds	WATER FUND	8,007.00
1456.00-AUG26	08/01/2026	Water Engineering Charges	WATER FUND	3,903.00
21104000-JUL26	08/06/2026	Utilities/Water/19th & Hoyt	WATER FUND	69.11
38146000-JUL26	08/06/2026	Utilities/Water/Mulberry & West	WATER FUND	104.71
40013000-JUL26	08/06/2026	Utilities/Water Reed & W Scott	WATER FUND	341.69
40031000-JUL26	08/06/2026	Utilities/Water/Hoyt Rd & Blueridge	WATER FUND	21.10
40057600-JUL26	08/06/2026	Utilities/Water/500 N Commerce	WATER FUND	2,445.47
40260000-JUL26	08/06/2026	Utilities/Water/North Reservoir	WATER FUND	4,575.15
40261000-JUL26	08/06/2026	Utilities/Water/Wells Hoag	WATER FUND	4,447.29
45016000-JUL26	08/06/2026	Utilities/Water RR3	WATER FUND	21.83
ATTY-AUG26	08/01/2026	Attorney Salary -Aug26	WATER FUND	2,554.00
CR-AUG26	08/01/2026	Community Relations Coord(50% of Amanda)-AUG26	WATER FUND	1,648.20
FINANCE-HR-AUG26	08/01/2026	Finance/HR Salary-Aug26	WATER FUND	5,054.40
GM-AUG26	08/01/2026	General Manager Salary -Aug26	WATER FUND	6,559.80
IT-AUG26	08/01/2026	IT Monthly Contibution -Aug26	WATER FUND	13,614.00
Z388145	07/29/2026	1)6" OMNI DROP-IN T2 6 MEAS CHMB	WATER FUND	2,768.03
Z388145	07/29/2026	Freight	WATER FUND	20.65
S012239958 001	08/10/2026	25)25/box 5 port lever nut@.8675	WATER FUND	21.69
S012239958 001	08/10/2026	1)male 3W 15A 125V @10.59	WATER FUND	10.59
S012239958 001	08/10/2026	Sales Tax	WATER FUND	2.42
HEALTH INS-AUG26	08/01/2026	Water Health Ins	WATER FUND	28,000.00
HEALTH INS-AUG26	08/01/2026	Billing & Service-wtr	WATER FUND	3,360.00
HEALTH INS-AUG26	08/01/2026	Jean & Zab-wtr	WATER FUND	1,680.00
2266-JUL26	07/31/2026	4)245/75R17/E H/KOOK@225.00	WATER FUND	900.00
2266-JUL26	07/31/2026	TIRE DISPOSAL	WATER FUND	26.00
2266-JUL26	07/31/2026	TIRE TAX	WATER FUND	4.00
2266-JUL26	07/31/2026	SALES TAX	WATER FUND	69.45
2266-JUL26	07/31/2026	4)245/75R17/E H/KOOK@225.00	WATER FUND	900.00
2266-JUL26	07/31/2026	TIRE DISPOSAL	WATER FUND	26.00
2266-JUL26	07/31/2026	TIRE TAX	WATER FUND	4.00
2266-JUL26	07/31/2026	SALES TAX	WATER FUND	69.45
2266-JUL26	07/31/2026	1)245/75R17/E H/KOOK@75.00	WATER FUND	75.00
2266-JUL26	07/31/2026	TIRE TAX	WATER FUND	1.00
2266-JUL26	07/31/2026	SALES TAX	WATER FUND	5.63
122148 01	08/10/2026	100)6133CTS 3/4 SS Insert .66 OD @2.99	WATER FUND	299.00
122148 01	08/10/2026	Sales Tax	WATER FUND	22.43
122743 01	08/11/2026	2)8" x 1-1/2 TAPPING SADDLE 202NS-9.05 X 1.5" CC	WATER FUND	210.21
0983613-IN	07/31/2026	3)3/4" COPPER x 3/4" I.P. 3-PART C46-33-Q-NL QUICK JT. CPLG.	WATER FUND	116.10
0983613-IN	07/31/2026	30)1" Corporation Stop F600-4-LN-NL 1" CC x 1" FLARE COPPER	WATER FUND	1,755.04
0983613-IN	07/31/2026	10)45 DG BEND 1 INCH GROUND LA04-445-Q-NL	WATER FUND	585.87
0983613-IN	07/31/2026	5)3/4" AY RANGER x RANGER CPLG 74758-11-075	WATER FUND	295.20
0983613-IN	07/31/2026	5)1" RANGER COUPLING 74758-11-100	WATER FUND	487.89
0983613-IN	07/31/2026	30)2" CTS INSERT #55 INSERT	WATER FUND	96.75
0983613-IN	07/31/2026	30)8" x 1" TAPPING SADDLE FS313-905-CC4	WATER FUND	2,128.50
0983613-IN	07/31/2026	20).88 x 6R FORD WRAP CLAMP FSC-0088X6R	WATER FUND	692.30
0983613-IN	07/31/2026	5)KEY-1 KEY FOR STANDARD PENTAGON	WATER FUND	150.50
0983613-IN	07/31/2026	7)3/4" COPPER x 3/4" I.P. 3-PART C46-33-Q-NL QUICK JT. CPLG.	WATER FUND	270.90
311885100-JUL26	08/05/2026	Power Bill/City Wells/JULY2026	WATER FUND	7,648.33
6070131	07/31/2026	Water-locate fees	WATER FUND	49.02
31270251-JUL26	08/03/2026	Postage /split	WATER FUND	1,212.00
49834590	08/04/2026	Water Office Supplies	WATER FUND	54.79
49834590-1	08/05/2026	Water Office Supplies-credit #2697725	WATER FUND	4.01-
8999-3	08/10/2026	1)B55TO1104 Gallon @189.39-discount	WATER FUND	132.57
8999-3	08/10/2026	Sales Tax	WATER FUND	9.94
080726	08/07/2026	cycle billing postage	WATER FUND	968.13

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
20081-JUL26	08/02/2026	Total Backflow-Grade VI training-Grant	WATER FUND	995.00
20081-JUL26	08/02/2026	Total Backflow-Grade VI Training-Kienen	WATER FUND	995.00
20081-JUL26	08/02/2026	Caseys-Safety meeting	WATER FUND	27.09
20081-JUL26	08/02/2026	Elite Underground Tool-Lubricant	WATER FUND	306.44
20081-JUL26	08/02/2026	Pacific Supply-Accelerator cable	WATER FUND	114.94
20081-JUL26	08/02/2026	Use Tax	WATER FUND	8.62
20081-JUL26	08/02/2026	State Sales/Use	WATER FUND	6.32-
20081-JUL26	08/02/2026	City Sales/use	WATER FUND	2.30-
20081-JUL26	08/02/2026	Zoro-Trim Line Base	WATER FUND	477.77
20081-JUL26	08/02/2026	Zoro-Trim Line	WATER FUND	578.35
20081-JUL26	08/02/2026	Amazon-Mower Shift Cable	WATER FUND	17.19
20081-JUL26	08/02/2026	USPS-Shipping	WATER FUND	15.40
20081-JUL26	08/02/2026	Harbor Freight-Tool	WATER FUND	69.86
20081-JUL26	08/02/2026	FindItParts-FuelWater Separator Cartridge	WATER FUND	135.31
10361522	08/10/2026	1)Pnt Rlr Frm Mtl 5/16@6.83	WATER FUND	6.83
10361522	08/10/2026	1)Ace best Rlr M 4x3/8@5.93	WATER FUND	5.93
10361522	08/10/2026	1)Orig Pntr Tpe@7.19	WATER FUND	7.19
10361522	08/10/2026	Sales Tax	WATER FUND	1.50
10361530	08/10/2026	2)Displ Pnt tray@2.15	WATER FUND	4.30
10361530	08/10/2026	Sales Tax	WATER FUND	.32
10361545	08/11/2026	1)Duster Swiffer@13.49	WATER FUND	13.49
10361545	08/11/2026	3)Clorox@7.73	WATER FUND	23.19
10361545	08/11/2026	3)Clorox @7.73-disc	WATER FUND	16.23
10361545	08/11/2026	Sales Tax	WATER FUND	3.97
Total WATER FUND:				142,841.10
WPC				
226-JUL26	07/31/2026	#3861-4Tx12	WPC	48.00
226-JUL26	07/31/2026	#3949-.85tx2.34	WPC	1.99
226-JUL26	07/31/2026	#4495-.89Tx2.34	WPC	2.08
226-JUL26	07/31/2026	#4793-.58Tx2.34	WPC	1.36
226-JUL26	07/31/2026	#4921-1 Tx12.00	WPC	12.00
SLUDGE-JUL26	08/01/2026	Sludge-July26	WPC	13,350.58
SLUDGE-JUN26	07/01/2026	Sludge-June26	WPC	14,292.48
219436	07/31/2026	Repair Sampler Cooler Unit at plant-blowing warm air	WPC	489.07
620271	08/12/2026	2)Fuel 50:1 harvest KI @23.99	WPC	47.98
932901223	08/03/2026	3)SQD-B1.67 Htr Element (for starter in Grit building)	WPC	84.45
AUG2026-SERIES	08/01/2026	WPC Series 2025 Bonds	WPC	1,000.00
1456.00-AUG26	08/01/2026	WPC Engineering Charges	WPC	3,903.00
15051800-JUL26	08/06/2026	Utilities/WPC/Lift Station 424 Irving	WPC	321.19
21176000-JUL26	08/06/2026	Utilities/WPC/Lift Station 1831 1/2 carlyle	WPC	40.36
23001000-JUL26	08/06/2026	Utilities/WPC/Lift Station 204 s 1st	WPC	480.46
24107600-JUL26	08/06/2026	Utilities/WPC/Lift Station 2118 Market	WPC	29.78
32011800-JUL26	08/06/2026	Utilities/WPC/Lift Station 910 w Court	WPC	34.95
35041000-JUL26	08/06/2026	Utilities/WPC/Lift Station 624 Pleasant	WPC	46.68
37009500-JUL26	08/06/2026	Utilities/WPC/Lift Station 800 Herbert	WPC	321.39
39079000-JUL26	08/06/2026	Utilities/WPC/Disposal Plant	WPC	8,757.70
39079100-JUL26	08/06/2026	Utilities/WPC/Disposal Plant	WPC	64.80
39093000-JUL26	08/06/2026	Utilities/WPC/Lift Station 1618 Country Club In	WPC	74.05
ATTY-AUG26	08/01/2026	Attorney Salary -Aug26	WPC	1,703.00
CR-AUG26	08/01/2026	Community Relations Coord(50% of Amanda)-AUG26	WPC	1,098.80
FINANCE-HR-AUG26	08/01/2026	Finance/HR Salary-Aug26	WPC	3,369.60
GM-AUG26	08/01/2026	General Manager Salary -Aug26	WPC	4,373.20
IT-AUG26	08/01/2026	IT Monthly Contribution -Aug26	WPC	9,432.00
HEALTH INS-AUG26	08/01/2026	WPC Health Ins	WPC	16,800.00
HEALTH INS-AUG26	08/01/2026	Billing & Service-wpc	WPC	2,240.00

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
HEALTH INS-AUG26	08/01/2026	Jean & Zab - wpc	WPC	1,120.00
2267-JUL26	07/31/2026	24.21)E15 GAS	WPC	87.13
2267-JUL26	07/31/2026	29.748)E15 GAS (GAS CANS)	WPC	107.06
2267-JUL26	07/31/2026	7.095)E15 GAS	WPC	25.53
2267-JUL26	07/31/2026	8.5980)E15 GAS	WPC	33.52
2267-JUL26	07/31/2026	49.9650)E15 GAS	WPC	194.81
2267-JUL26	07/31/2026	6.4120)E15 GAS	WPC	25.00
2267-JUL26	07/31/2026	4)DEF-55GAL	WPC	189.00
2267-JUL26	07/31/2026	20.7140)E15 GAS	WPC	80.76
NE-10114	07/31/2026	Service call for Annual Calibrations on 7/27/26	WPC	635.00
1297717	08/04/2026	Weekly Wastewater Samples/Jul26	WPC	794.84
588336	08/02/2026	WPC Grit Improvement Project	WPC	25,586.15
6070131	07/31/2026	WPC-locate fees	WPC	49.02
2053711	08/05/2026	4)Clarifloc 450lb Drum @ 1.73/lb	WPC	3,114.00
31270251-JUL26	08/03/2026	Postage /split	WPC	808.00
33148	08/12/2026	1)Belt -V with sleeve@144.99	WPC	144.99
080726	08/07/2026	cycle billing postage	WPC	645.42
20081-JUL26	08/02/2026	Amazon-engine block heater	WPC	75.24
20081-JUL26	08/02/2026	USA BlueBook-Paper Towels	WPC	95.35
20081-JUL26	08/02/2026	Walmart-Plant Supplies	WPC	122.02
20081-JUL26	08/02/2026	Ebay-Operating Handle	WPC	139.21
20081-JUL26	08/02/2026	USA BlueBook-Polycarbonate Tube	WPC	321.76
20081-JUL26	08/02/2026	AmazonMembership	WPC	16.11
20081-JUL26	08/02/2026	Amazon-starter	WPC	44.06
20081-JUL26	08/02/2026	Walmart-Plant supplies	WPC	101.16
20081-JUL26	08/02/2026	Walmart-Plant supplies	WPC	19.12
20081-JUL26	08/02/2026	Phillips 66-Fuel	WPC	46.40
20081-JUL26	08/02/2026	Fairfield Inn-Conference	WPC	196.86
20081-JUL26	08/02/2026	Sunrise-Dishman Retirement	WPC	61.00
20081-JUL26	08/02/2026	Walmart-Dishman Retirement	WPC	336.96
10361455	08/04/2026	Blwr Fn Elctric@107.99	WPC	107.99
Total WPC:				117,744.42
Grand Totals:				644,059.66

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
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Dated: 8-17-26

Mayor:

City Council:

RESOLUTION NUMBER _____

WHEREAS, on or about January 1, 2024, the City of Beatrice, Nebraska ("City") entered into an Administrative Services Agreement with RxBenefits, Inc., f/k/a Prescription Benefits Inc., for pharmacy benefit administrative and prescription drug pricing services; and

WHEREAS, Nebraska Legislative Bill 762 requires certain pharmacy benefit plans, including the City's plan, to provide coverage for the treatment of Pediatric Autoimmune Neuropsychiatric Disorder Associated with Streptococcal Infections ("PANDAS") and Pediatric Acute-Onset Neuropsychiatric Syndrome ("PANS") effective January 1, 2027, when recommended by a patient's licensed physician; and

WHEREAS, RxBenefits, Inc., and CVS Caremark have prepared a Clinical Plan Management Form to implement the required coverage under the City's pharmacy benefit plan; and

WHEREAS, the Mayor and City Council desire to execute said Clinical Plan Management Form to ensure the City's plan remains compliant with Nebraska law.

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 hereby are authorized to execute the Clinical Plan Management Form with RxBenefits, Inc., and CVS Caremark to implement coverage for PANDAS and PANS pursuant to Nebraska Legislative Bill 762, effective January 1, 2027. A copy of said Amendment, marked as Exhibit "A", is attached hereto and incorporated herein by this reference.

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

RESOLUTION PASSED AND ADOPTED this 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Exhibit "A"



Clinical Plan Management

RxBenefits - City of Beatrice

Clinical Plan Management Form

The undersigned ("Client") and Caremark are parties to a Prescription Benefit Services Agreement ("Agreement"), as amended from time to time pursuant to which Client has retained Caremark to provide certain prescription benefit management and related services with respect to Client's health benefit plan(s). Initially capitalized terms used herein and not expressly defined herein shall have the meanings given to such terms in the Agreement.

Included in ("Clinical Services") that may be provided by Caremark under the Agreement include, but are not limited to clinical programs, products, and drug coverage. By executing and returning this Clinical Plan Management Form ("CPM"), Client confirms its election to have Caremark provide Clinical Services under the Agreement in accordance with this CPM.

This CPM is hereby incorporated by reference into the Agreement and shall form part of the Plan Design Document, defined by the Agreement and the prescription drug benefit under Client's applicable health benefit plan(s).

As applicable, Clinical Services shall be performed in accordance with the clinical utilization management guideline or criteria ("Criteria") developed for such Clinical Service. Unless Client elects to use custom Criteria for one or more Clinical Service by so indicating on this CPM form, Caremark will provide each Clinical Service in accordance with its standard Criteria or suite of standard Criteria pertaining to a specific drug, therapeutic class, or condition as in effect from time to time. Certain Clinical Services may only be used with standard Criteria. The use of standard Criteria is part of the terms and conditions under which Caremark agrees to provide certain Clinical Services. In processing utilization management criteria as part of the utilization review process, Caremark relies on the prescriber's attestation that their responses to criteria questions are accurate and truthful. Caremark does not assume responsibility for independently verifying the accuracy of the prescriber's responses. Client acknowledges that Caremark is under no obligation to take additional steps to validate the information provided. Subject to the confidentiality provisions of the Agreement, all forms of standard Criteria are proprietary and confidential information of Caremark; they are not part of Client's health plan or the Plan Design Document.

Caremark reserves the right to add, modify, or discontinue any standard Clinical Services under this CPM at any time and from time to time. Additions, modifications and discontinuations of standard Criteria, clinical program or product under this CPM may be implemented without prior notice to clients. Information on updates will be shared upon request.

To the extent that Client elects to use custom Criteria with respect to one or more Clinical Services, client shall provide Caremark with a copy of such custom Criteria in writing and Caremark will provide the related Clinical Services in accordance with such written custom Criteria. In support of custom Criteria derived from plan benefit design or other sources available to Client, Caremark shall work with Client, when requested, in a consultative manner to review clinically-based custom Criteria for consistency with current standards of care. Client shall maintain custom Criteria to ensure alignment with plan benefit design, recommendations from other sources, and standards of care. Clients shall submit custom Criteria to Caremark for review and implementation. Frequency and timing of custom Criteria submission will be at Client's discretion.

Client may elect to discontinue provision of any Clinical Service through written notice to Caremark.

By signing this CPM, Client hereby accepts and adopts as its own the Criteria, as administered by Caremark. In the event Client elects to implement its own Criteria, Client acknowledges Caremark will not evaluate and update such custom Criteria for safety or efficacy and Client shall be responsible to notify Caremark of any changes to such Criteria.

Client Approval Sign-Off

I have reviewed the attached documentation and conclude all information to be correct. (All signatures below are required)

Client Signature

Signatory Name

Signatory Title

Client Company Name

Date

Email

Client Information

Company Name as it should appear on PA & Appeals letters and fax forms

RxBenefits - City of Beatrice

Client hierarchy for utilization management appropriateness and SGM programs. The Requested Benefit Effective Date indicates the requested start date for benefits. Actual effective date is contingent upon submission of required documentation and system processing.

Super Client	Carrier
RxBenefits, Inc.	RxBenefits, Inc. : 2169

Carrier Level ID	Account Level ID	Group Level ID	Plan Code
2169	2169CBEA	ALL	

Requested Benefit Effective Date	File Name
01/01/2027	RxBenefits - MOB CPM - City of Beatrice - NE L 762 - 1/1/2027

Summary and Special Instructions

Formulary	No change
Drug Exclusions	No change
Prior Authorization	Removed: ADHD/ANTINARCOLEPSY ATTENTION-DEFICIT / HYPERACTIVITY DISORDER (ADHD) ATTENTION-DEFICIT / HYPERACTIVITY DISORDER (ADHD), ANTINARCOLEPSY

Special Instructions

This section outlines client intent not otherwise stated within the Clinical Plan Management (CPM) form

Client intent to implement 3117-A Universal States Mandate PANDAS PANS and 6847-A Traditional States Mandate PANDAS PANS criteria as a result of Nebraska NE - L 762. 6847-A should only be applied to the target drugs of the non-specialty criteria listed to be removed (14-A, 876-A, and 481-A) Change is only to occur to the CAG specified on this CPM form..

Contact Information

Account Manager	Sales Account Executive
Veronica Dillard	Hannah Betman
Clinical Advisor	Implementation Manager
Perry Math / Peggy Welch	

Benefits Relationship Manager (BRM)
Emilisa Morales

Are you changing Customer Care Information?	No
---	----

Formulary

Are you changing formularies?

No

Formulary Description

Formulary ID

Standard Opt Out with ACSF

1550

Is there a change in drug coverage exclusions?

No

Utilization Management

Utilization Management (UM) auto-update Prior Authorization (PA) criteria selection— client will not receive auto-updated Criteria, but may request Criteria at any time.

Criteria to be Removed

Prior Authorization

Prior Authorization

Therapeutic Class	Criteria Name	Criteria ID
ADHD/ANTINARCOLEPSY	Methylphenidate PA 481-A	481-A
<i>Target Drugs</i> (All Products) - DEXMETHYLPHENIDATES: FOCALIN (dexmethylphenidate); METHYLPHENIDATES: APTENSIO, CONCERTA, COTEMPLA, DAYTRANA, JORNAY, METADATE, METHYLIN, QUILLICHEW, QUILLIVANT, RELEXXII, RITALIN, methylphenidate <i>PA required for age greater than or equal to age:</i> 19 <i>Duration of Approval</i> 36 Months		
ATTENTION-DEFICIT / HYPERACTIVITY DISORDER (ADHD)	Strattera PA 876-A	876-A
<i>Target Drugs</i> STRATTERA (atomoxetine HCl) <i>PA required for age greater than or equal to age:</i> 19		

Duration of Approval
36 Months

ATTENTION-DEFICIT /
HYPERACTIVITY DISORDER (ADHD),
ANTINARCOLEPSY

Amphetamines PA 14-A

14-A

Target Drugs

(All Products) - AMPHETAMINES: ADZENYS, DYANAVEL, EVEKEO, (amphetamine); AMPHETAMINE MIXTURES: ADDERALL, MYDAYIS, (amphetamine mixture); DEXTROAMPHETAMINES: DEXEDRINE, PROCENTRA, XELSTRYM, ZENZEDI, dextroamphetamine; LISDEXAMFETAMINES: ARYNTA, VYVANSE, (lisdexamfetamine); METHAMPHETAMINES: DESOXYN, (methamphetamine)

PA required for age greater than or equal to age:
19

Duration of Approval
36 Months

Prior Authorization Admin

State-Specific Legislative Mandate Criteria - Standard UM Programs

Are you changing State-Specific Mandates?

Yes

Criteria to be Added

Compliant State	Bill Number	Criteria
Arkansas	SB 387 SB 639 SB 181 & Rule 127	Traditional States Mandate PANDAS PANS REG 6847-A Universal States Mandate PANDAS- PAN REG 3117-A (Immune Globulin)
California	Bill 2105	
Colorado	HB 1382	
Delaware	HB 386	
Illinois	HB 2721	
	SB 101	
Indiana	HB 1372	
Louisiana	HB 408	
Maryland	HB 820	
	SB 475	
Massachusetts	SB 2984	
Minnesota	SB 12a	
New Hampshire	HB 224	
Oregon	SB 628	
Rhode Island	H 7503	
Virginia	H 1641	
PANDAS-PANS Coverage Provides coverage for pediatric autoimmune neuropsychiatric disorders associated with streptococcal infections or pediatric acute onset neuropsychiatric syndrome		

Prescription Claim Appeals

Are you changing the Prescription Claim Appeals?

No

Prescription Claim Exceptions

Are you changing Prescription Claim Exceptions?

No

RESOLUTION NUMBER ____

WHEREAS, the City of Beatrice was awarded a Fifty-Three Thousand Dollars (\$53,000.00) Planning Opportunity Community Development Block Grant ("CDBG") Program (25-PP-001) from the Nebraska Department of Economic Development ("NDED") to update the City's comprehensive plan; and

WHEREAS, the Mayor and City Council for the City of Beatrice, Nebraska desire to submit Payment Request #1 to the Nebraska Department of Economic Development for the reimbursement of eligible costs under said grant program.

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

SECTION 1. That the Mayor and City Administrator are authorized and directed to proceed with the formulation of any and all applications, contracts, documents or other memoranda between the City of Beatrice, Nebraska and the Nebraska Department of Economic Development submit Payment Request #1 to the Nebraska Department of Economic Development for the reimbursement of eligible costs under said grant program.

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

RESOLUTION PASSED AND ADOPTED this 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

CONFLUENCE

Confluence, Inc

525 17th Street
Des Moines, IA 50309
515.288.4875

City of Beatrice, NE
400 Ella Street
Beatrice, NE 68310
Tobias Tempelmeyer

Invoice number 35291
Date 08/07/2026

Project **26170 Beatrice NE Comp Plan**

Professional Services through July 31, 2026

Send invoice to: ttempelmeyer@beatrice.ne.gov

Professional Fees

	Hours	Rate	Billed Amount
Associate			
Jane M. Reasoner	0.50	135.00	67.50
Landscape Architect Intern			
Blaine Vogt	133.50	70.00	9,345.00
Planner I			
Emily Rizvic	33.00	115.00	3,795.00
Jacob Rydberg	19.00	90.00	1,710.00
Subtotal	52.00		5,505.00
Principal			
Caitlin L. Bolte	13.00	175.00	2,275.00
Christopher L. Shires	2.50	215.00	537.50
Subtotal	15.50		2,812.50
Professional Fees subtotal	201.50		17,730.00

Reimbursables

	Units	Rate	Billed Amount
Fuel Receipts			103.92
Meal			21.85
Per Miles	200.00	0.725	145.00
	200.00	0.76	152.00
Subtotal			297.00
Supplies			131.23
8.5x11 Color	77.00	0.75	57.75
Bond Plotting by SF	6.00	2.50	15.00
Reimbursables subtotal			626.75

Invoice total **18,356.75**

CONFLUENCE

City of Beatrice, NE	Invoice number	35291
Project 26170 Beatrice NE Comp Plan	Date	08/07/2026

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
PHASE 1 / COMMUNITY PROFILE	22,000.00	12,966.25	21,999.97	9,033.72
PHASE 2 / COMMUNITY VISIONING	34,900.00	0.00	8,696.28	8,696.28
PHASE 3 / DRAFT PLAN + REVIEW	58,100.00	0.00	0.00	0.00
PHASE 4 / FINAL PLAN + ADOPTION	14,200.00	0.00	0.00	0.00
REIMBURSABLE EXPENSES	9,000.00	264.86	891.61	626.75
Total	138,200.00	13,231.11	31,587.86	18,356.75

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
35291	08/07/2026	18,356.75	18,356.75				
	Total	18,356.75	18,356.75	0.00	0.00	0.00	0.00

RESOLUTION NUMBER ____

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

WHEREAS, the Gage Development Coalition has requested permission from the Mayor and City Council to sell or offer for sale or peddle goods, wares, or merchandise upon the City Property located in Charles Park, the Carnegie Building, the public parking lot just south of the Carnegie Building, and on 5th Street between High Street and the east-west alley between Ella Street and High Street (hereinafter "Property") as part of their Holiday Lighted Parade event; and

WHEREAS, the Mayor and City Council of Beatrice, Nebraska, have reviewed said request and desire to grant the Gage Development Coalition, and their designees, permission to sell or offer for sale or peddle goods, wares, or merchandise upon the above-described Property on December 5, 2026, between 8:00 a.m. and 10:00 p.m.

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

SECTION 1. That the Mayor and City Council of Beatrice, Nebraska hereby grants permission to the Gage Development Coalition and their designees, to sell or offer for sale or peddle goods, wares, or merchandise upon above described Property. Said permission should be effective on December 5, 2026, between 8:00 a.m. and 10:00 p.m.

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

RESOLUTION PASSED AND ADOPTED this 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor



Gage Development Coalition
218 N 5th St.
Beatrice, NE 68310
director@gagedevco.org
13 August 2026

Re: Holiday Lighted Parade 2026 Street Closure and Use of Carnegie Building

Tobias Tempelmeyer
City of Beatrice
400 Ella Street
Beatrice, NE 68310

Dear Tobias,

Beatrice's 12th annual Holiday Lighted Parade is scheduled for Saturday, December 5th, 2026 at 5:30 PM. For successful implementation of the parade and its associated activities, we respectfully request the closure of streets along the parade route, the use of Charles Park, and use of public property to sell goods and services.

This year's parade will be a traditional parade, with a route that will follow that of years past, which includes 5th Street from 6th and Perkins to 5th and High Streets. New this year, we plan to add a check-in point for floats near 4th & Bell Streets. From there, floats will proceed to staging along Ames and 4th Streets.

Upon completion of proceeding through the route, we will allow floats to exit the Parade route by turning West on High Street or remaining North on 5th Street. The last float with Santa will exit the route via turning East on High Street and coming back around to enter the Beatrice Public Schools Administration Building parking lot via the East entrance, as in past years it has tended to get overcrowded for Santa to turn directly into the West parking lot entrance immediately following the parade. We anticipate 30-35 entries, all of which are required to be lighted.

In addition to the request for street closures along the route, we will be asking for traffic support along Ella, Court and Market Streets, with barricades along Perkins, Ames, Bell, at 5th and High, as well as the BPS Administration Building parking lot.



Gage Development Coalition
218 N 5th St.
Beatrice, NE 68310
director@gagedevco.org
13 August 2026

Along with this event, we request the use of Charles Park and the public parking lot just south of the Carnegie Building for family-friendly activities (including live reindeer). We will utilize the Carnegie Building rotunda for children to see Santa and have their picture taken with him at no cost.

Lastly, in the event of Gage Development Coalition moving office locations, we respectfully ask to utilize the Carnegie Building for the events of the day. Please let me know if you have any questions or concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Caleb Fjone", with a stylized flourish at the end.

Caleb Fjone
Executive Director



MEMORANDUM

TO: Mayor & City Council

DATE SUBMITTED: July 16, 2026

FROM: Taylor Rivera
City Attorney

FOR AGENDA OF: July 20, 2026

SUBJECT: Airport Removal Agreement
John Newton

EXHIBIT(S):

John Newton owns a Cessna 402 aircraft, Tail Number N6387X that has been tied down of the Beatrice Municipal Airport since June 19, 2024. The proposed agreement gives Newton until August 31, 2026 to remove the aircraft from the Airport. In the event he fails to remove the aircraft by August 31, 2026, Newton will be subject to daily storage fees in the amount of One Hundred Twenty-Five Dollars (\$125.00) per day, plus any applicable penalties or late fees authorized by City ordinance or Airport rules. The proposed agreement also gives the City the right to remove said aircraft after August 31, 2026 at Newton's sole expense.

RESOLUTION NUMBER _____

A resolution authorizing the Mayor and City Clerk to enter into an Airport Removal Agreement with John Newton, a single person, for the purpose of removing an aircraft from the Beatrice Municipal Airport.

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 and hereby are authorized to enter into an Airport Removal Agreement with John Newton, a single person, for the purpose of removing an aircraft from the Beatrice Municipal Airport. 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 are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Exhibit "A"

AIRCRAFT REMOVAL AGREEMENT

This Agreement is made and entered into on the ____ day of August, 2026, by and between the City of Beatrice, Nebraska, a municipal corporation ("City") and John Newton, a single person ("Newton").

WHEREAS, Newton owns or is in possession of a Cessna 402 aircraft, Tail Number N6387X (the "Aircraft"); and

WHEREAS, the Aircraft has been tied down on the City of Beatrice Municipal Airport apron since on or about June 19, 2024; and

WHEREAS, City and Newton desire to enter into an Aircraft Removal Agreement to remove the Aircraft from the Beatrice Municipal Airport.

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

1. Removal Deadline. Newton acknowledges that the Aircraft has been tied down on the Beatrice Municipal Airport apron since on or about June 19, 2024. Newton agrees to remove the Aircraft, including any and all associated equipment and personal property, from the Beatrice Municipal Airport no later than 5:00 p.m., Central Standard Time, August 31, 2026.

2. Daily Fees After Removal Deadline. Newton acknowledges and agrees that if the Aircraft remains on the premises of the Beatrice Municipal Airport after the removal deadline established in Section 1 of this Agreement, Newton shall pay the City daily storage fees in the amount of One Hundred Twenty-Five Dollars (\$125.00) per day, plus any applicable penalties or late fees authorized by City ordinance or Airport rules. These daily fees shall begin accruing on September 1, 2026.

3. Right to Remove. Newton acknowledges and agrees that the City reserves the right to remove the Aircraft at Newton's sole expense if it remains on the Beatrice Municipal Airport beyond August 31, 2026. Newton acknowledges and agrees that Newton shall be responsible for all costs associated with removal, storage, and any related expenses incurred by the City, including reasonable attorney's fees.

4. Indemnification. Newton agrees to indemnify, defend, and hold harmless the City, its officers, employees, agents, contractors, or subcontractors from any and all claims, damages, liabilities, or expenses arising out of or related to the Aircraft's presence at the Beatrice Municipal Airport or its removal.

5. Governing Law. The laws of the State of Nebraska shall govern this Agreement.

6. Entire Agreement. This Agreement contains the entire Agreement between the parties hereto, and no agreements or warranties, oral or written, shall be considered as binding

on the parties unless set forth herein. This Agreement supersedes all prior agreements between the parties hereto, whether written or oral.

Attest:

CITY OF BEATRICE, NEBRASKA
A Municipal Corporation

Erin Saathoff, MMC, City Clerk

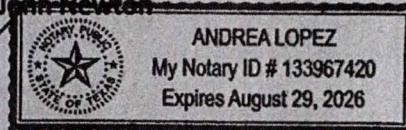
By: _____
Robert Morgan, Mayor

John Newton

By: _____

John Newton

Texas
STATE OF NEBRASKA)
Dallas) ss.
COUNTY OF GAGE)



The foregoing instrument was acknowledged before me this 12th day of August, 2026, by John Newton to be his voluntary act and deed.

A. Lopez
Notary Public

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 Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Brandon Crounse, a single person, for All of Lots One (1) and Two (2), Three (3), Four (4), and Five (5), Block One (1), Lamb Place, City Beatrice, Gage County, Nebraska, commonly known as 1807-1829 May Street, Gage County Parcel ID # 012646000, to be rezoned from Urban Family Residential (R-3) to Multi-Family Residential (R-4).

Erin Saathoff, MMC, City Clerk

August 7, 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:

All of Lots One (1) and Two (2), Three (3), Four (4), and Five (5), Block One (1), Lamb Place, City Beatrice, Gage County, Nebraska,

from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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 "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

COMMUNITY DEVELOPMENT

205 North 1st Street | Beatrice, NE 68310

Phone: 402-228-0250 Fax: 402-228-3232

Community Development Office



BEATRICE
CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260289

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): Brandon Crouse
Address: 9700 S. 60th
Lincoln NE 68516
Phone: 402-440-7445
Email: bcrouse1@msn.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): Brandon Crouse
Address: 9700 S. 60th
Lincoln, NE 68516
Phone: 402-440-7445
Email: bcrouse1@msn.com

PROPOSED PROJECT DETAILS

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

Project Address: 1807-1829 May Street

Legal Description (or attach legal description and label Exhibit "A"):
Lots 1, 2, 3, 4, 5 Block 1 Lamb Place

Present Use: Vacant (Former 2-4plexes torn down) Present Zone: R3

Proposed Use: 2-4plex's Multifamily Proposed Zone: R4

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

North: R3 South: R3
East: R3 West: R3

If change is granted, how will it affect adjoining properties?

Will be no change as may st only will have ~~these~~ this driveway

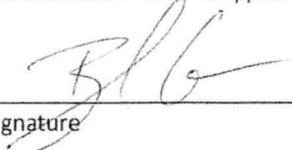
List reason(s) for request: Formality since the existing use was multifamily.

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

Included site plan to show intended use.

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

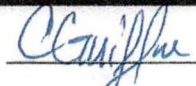
7-20-26

Date

Signature

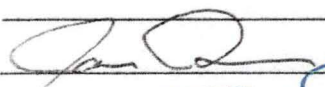
Date

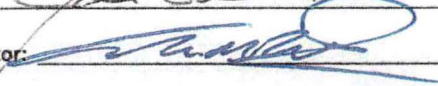
OFFICE USE ONLY

Application Fee: \$100.00 Received By:  Date: 7/28/26

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer:  Date: 7 29, 26

Com Dev Director:  Date: 7/28/2026

RECOMMENDATIONS

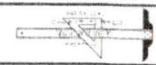
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. ☐ Approved ☐ Denied

Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. ☐ Approved ☐ Denied

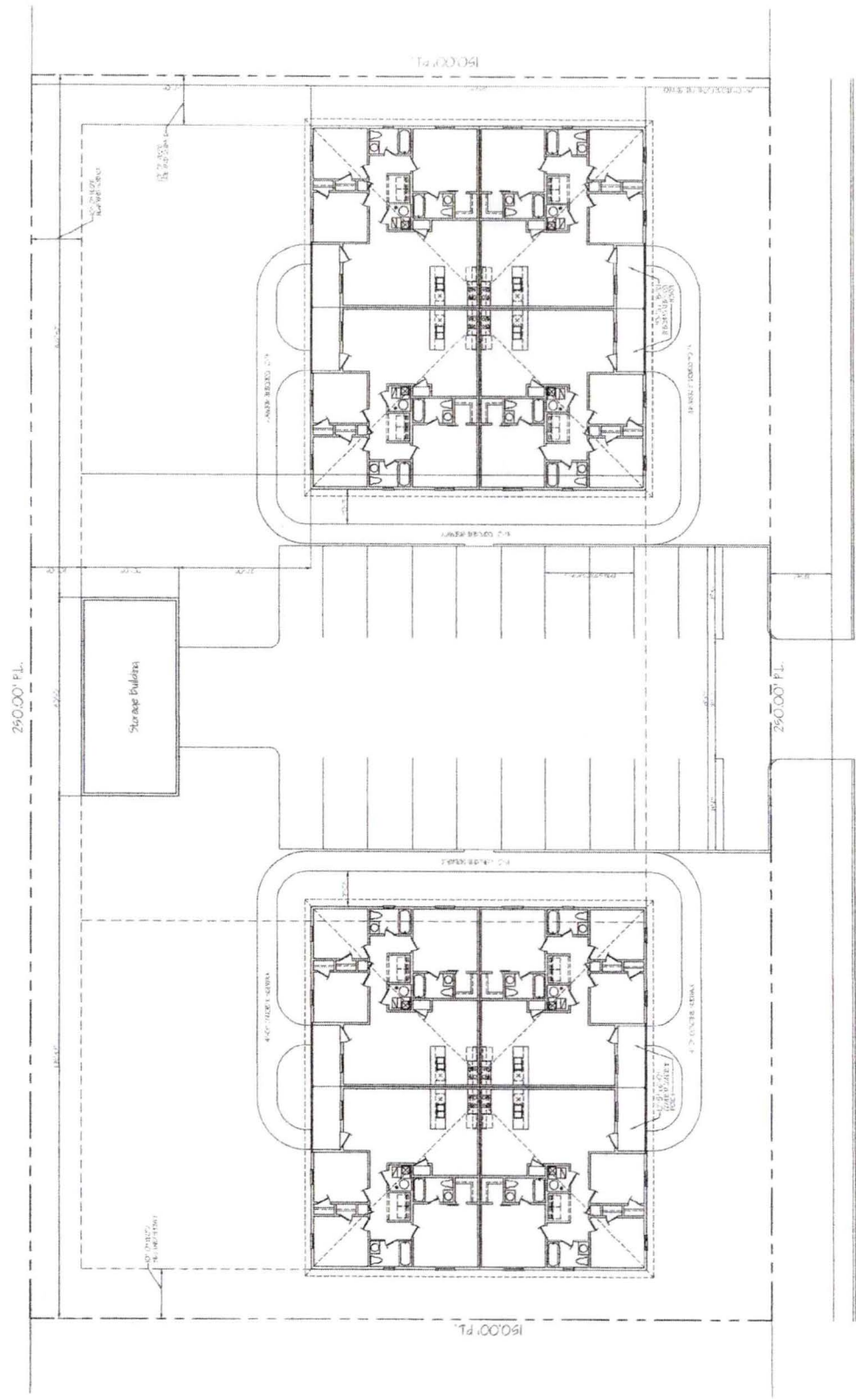
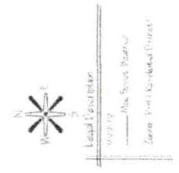
Mayor: _____ Date: _____

City Clerk: _____ Date: _____



Crane Homes, Inc.
1000 NE

DATE: 12-1-10	PROJECT NO: 1000
DESIGNED BY: [Signature]	CONTRACTOR: [Signature]
CHECKED BY: [Signature]	REVISIONS: [Signature]
APPROVED BY: [Signature]	NOTES: [Signature]



Map Street

Site Plan
Scale: 1" = 10'



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

August 5, 2026

Brandon Crounse
9700 South 60th Street
Lincoln, NE 68516

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Mr. Crounse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 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. 012646000, from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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



CITY HALL

400 Elm 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

August 5, 2026

Rhonda Penner
422 North 18th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crouse for 1807-1829 May Street

Dear Rhonda:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crouse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Dennis Coudeyras
318 South 22nd Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Dennis:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



CITY HALL

400 Elm 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 5253 Fax: 402 228 5252

August 5, 2026

Brody Nelson & Deegan Nelson
503 Russell Ave
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Brody and Deegan:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Jayse Koehler
423 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Jayse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



CITY HALL

400 Elm 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

August 5, 2026

Ryan Hock & Heidi Hock
421 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Ryan and Heidi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

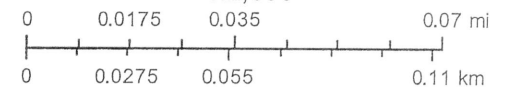


August 27, 2025
13:11 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections

1:2,069

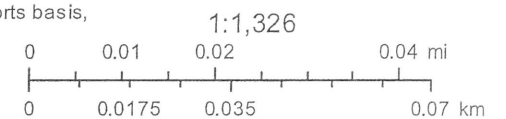




August 27, 2025
13:12 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections

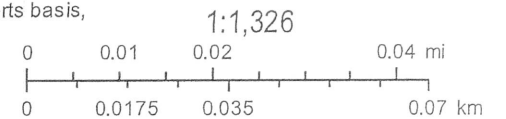


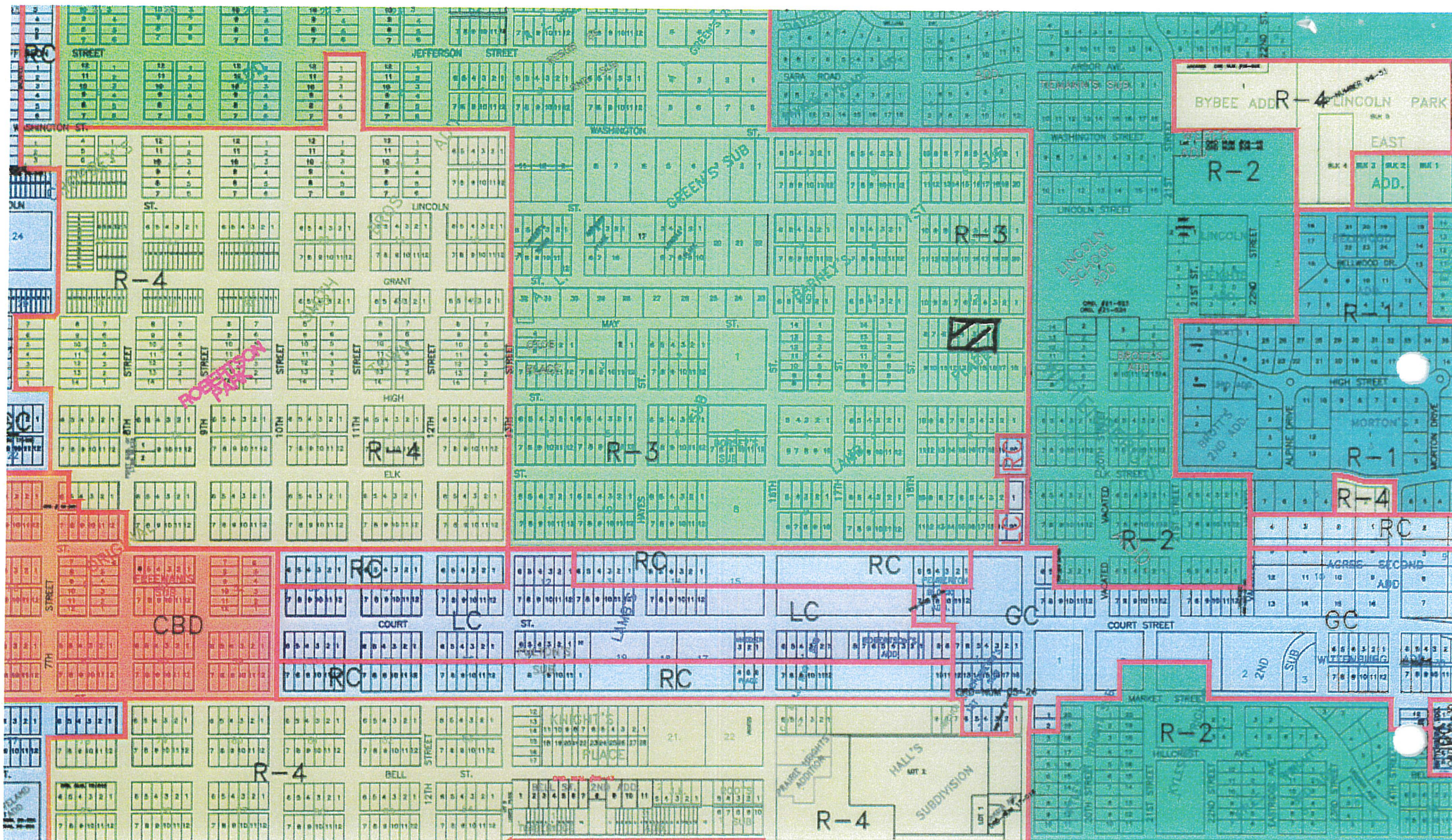


August 27, 2025
 13:13 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections





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 August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of the City, for the South 75 feet of Block One (1), Wiebe's City Gardens, an Addition to the City Beatrice, Gage County, Nebraska, except the West 95 feet of the north 5 feet of the South 75 feet, commonly known as 115 North Sumner Street, Gage County Parcel ID # 015011000, to be rezoned from General Commercial District (GC) to Residential Commercial (RC).

Erin Saathoff, MMC, City Clerk

August 7, 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:

The South 75 feet of Block One (1), Wiebe's City Gardens, an Addition to the City Beatrice, Gage County, Nebraska, except the West 95 feet of the north 5 feet of the South 75 feet,

from "GC" General Commercial District to "RC" Residential 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 "GC" General Commercial District to "RC" Residential 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 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, 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



PERMIT NUMBER: 20260309

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Karen & Geoffrey Kerl
Address: 1006 Bell
Beatrice NE, 68310
Phone:
Email:

PROPOSED PROJECT DETAILS

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

Project Address: 115 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The South 75 feet of Block 1, Wiebe's City Garden, an Addition to the City of Beatrice, Gage County, Nebraska except the West 95 Feet of the North 5 feet of the South 75 feet

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

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

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

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

APPLICANT(S) SIGNATURE

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

Signature_____
Date_____
Signature_____
Date**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer: _____

Date: 7.29.26

Com Dev Director: _____

Date: 7/28/2026

RECOMMENDATIONSPLANNING & 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: _____



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

August 5, 2026

Karen Kerl & Geoffrey Leach
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Karen & Geoffrey:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Todd Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Todd:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Elm 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

August 5, 2026

Matthew Strein & Wendi Strein
71960 578th Ave
Plymouth, NE 68424

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Matthew and Wendi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 E 1st 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

August 5, 2026

LDC Enterprises, LLC
601 South Sumner Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

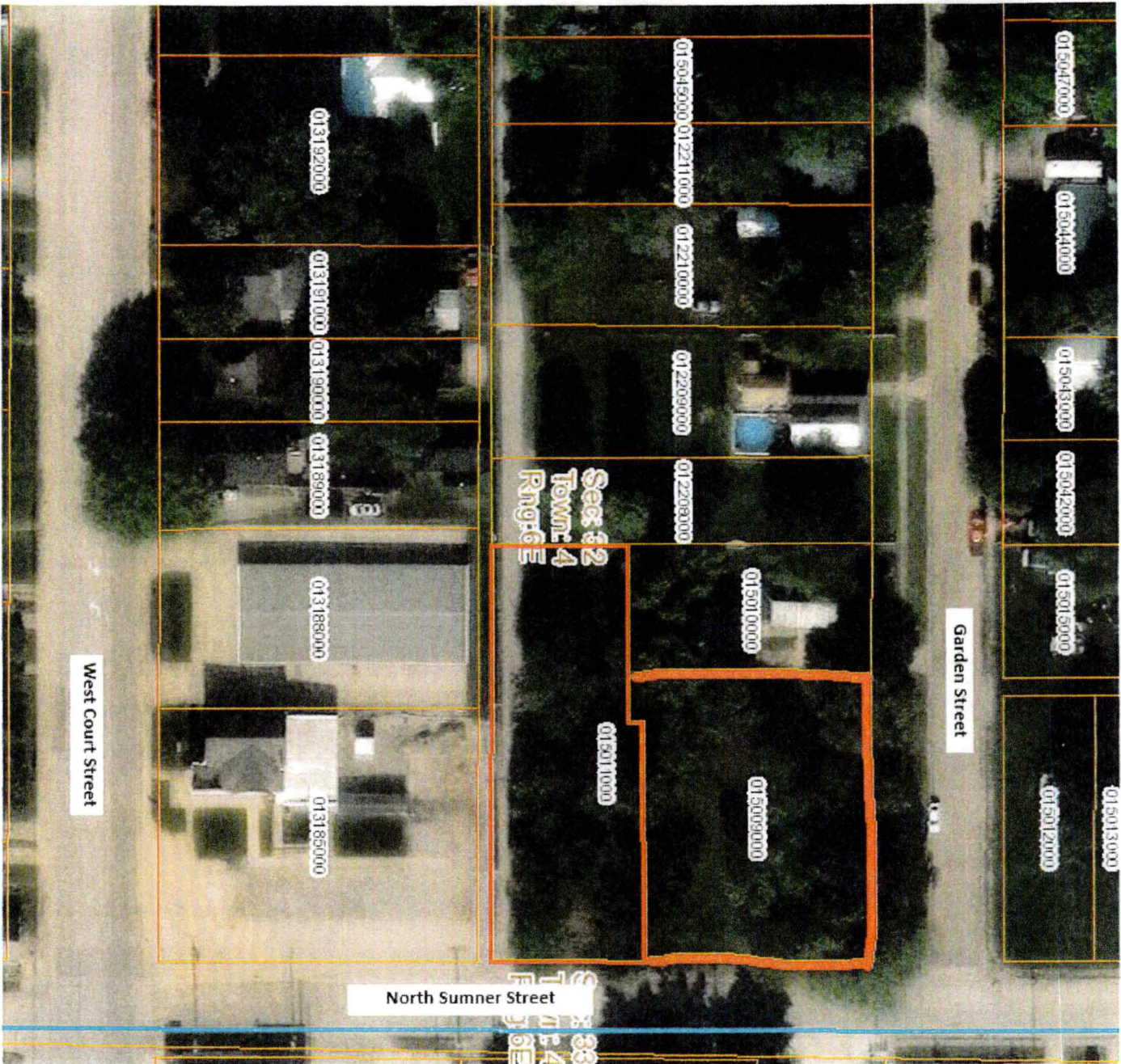
To Whom it May Concern:

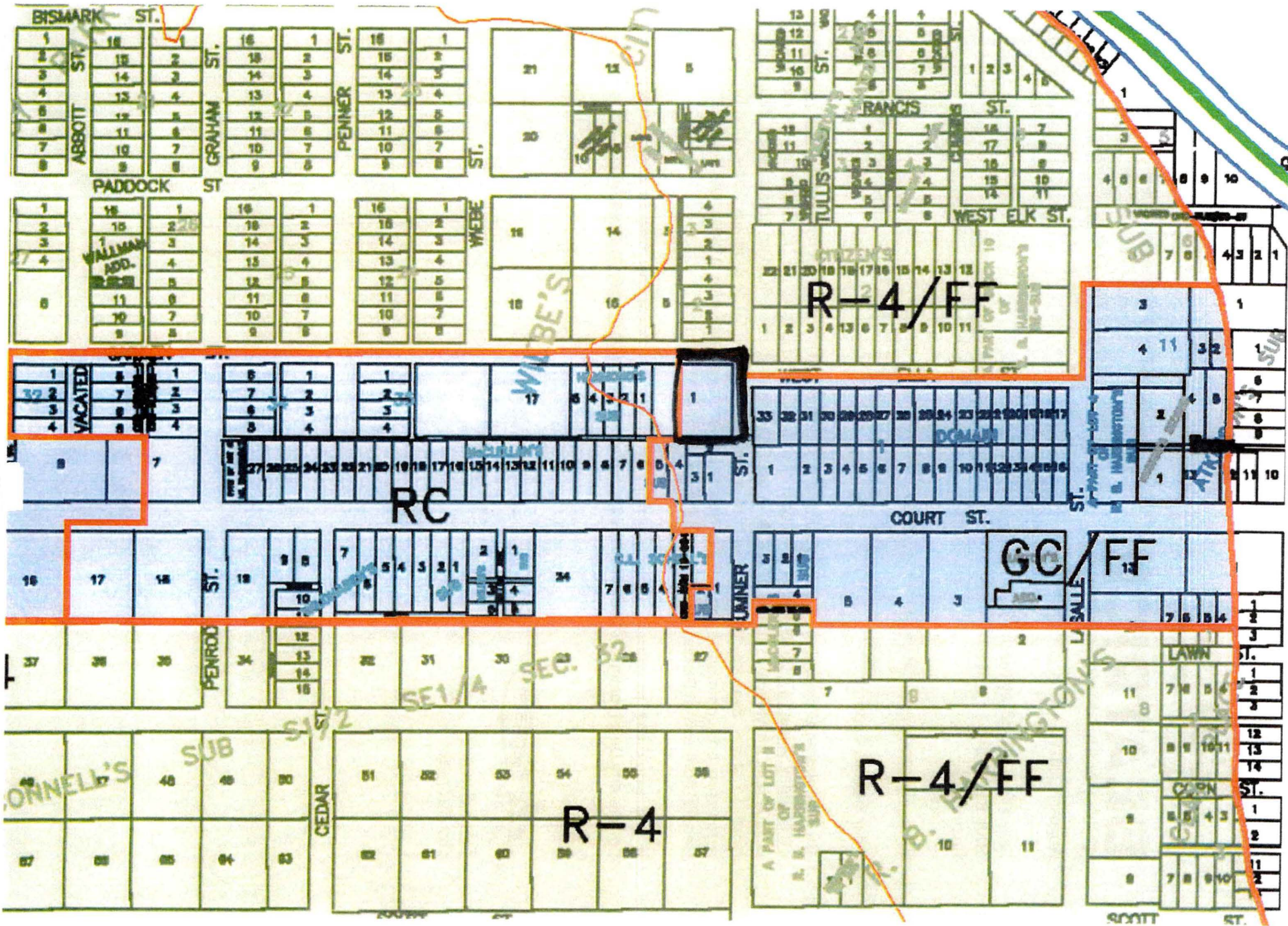
The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney





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 August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of the City, for: Commencing at the Northeast corner of Block One (1), Wiebe's City Gardens, an Addition to the City of Beatrice, Gage County, Nebraska; running thence South 123 feet, thence West 125 feet, thence South 5 feet, thence West 25 feet, thence North 128 feet, thence East 150 feet to the point of beginning, commonly known as 123 North Sumner Street, Gage County Parcel ID # 015009000, to be rezoned from General Commercial District (GC) to Residential Commercial (RC).

Erin Saathoff, MMC, City Clerk

August 7, 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:

Commencing at the Northeast corner of Block One (1), Wiebe's City Gardens, an Addition to the City of Beatrice, Gage County, Nebraska; running thence South 123 feet, thence West 125 feet, thence South 5 feet, thence West 25 feet, thence North 128 feet, thence East 150 feet to the point of beginning,

from "GC" General Commercial District to "RC" Residential 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 "GC" General Commercial District to "RC" Residential 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 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, 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



PERMIT NUMBER: 20260303

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email: _____

OWNER(S) INFORMATION (if not Applicant)

Name(s): Katie Vanlaningham
Address: 615 Garden St
Beatrice NE, 68310
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

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

Project Address: 123 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The West 70 feet of the North 128 feet of Block One (1), Wiebe's City Gardens, an Additon to Beatrice, Gage County, Nebraska

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

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

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

List exhibit(s) or plan(s) submitted: _____

APPLICANT(S) SIGNATURE

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

Signature

Date

Signature

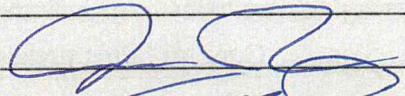
Date

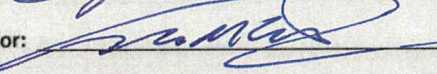
OFFICE USE ONLY

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer:  Date: 7.30-26

Com Dev Director:  Date: 7/25/2026

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: _____



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

August 5, 2026

Katie VanLaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of City for 123 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE

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ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 123 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



CITY HALL

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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

Geoffrey Leach & Karen Kerl
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 123 North Sumner Street

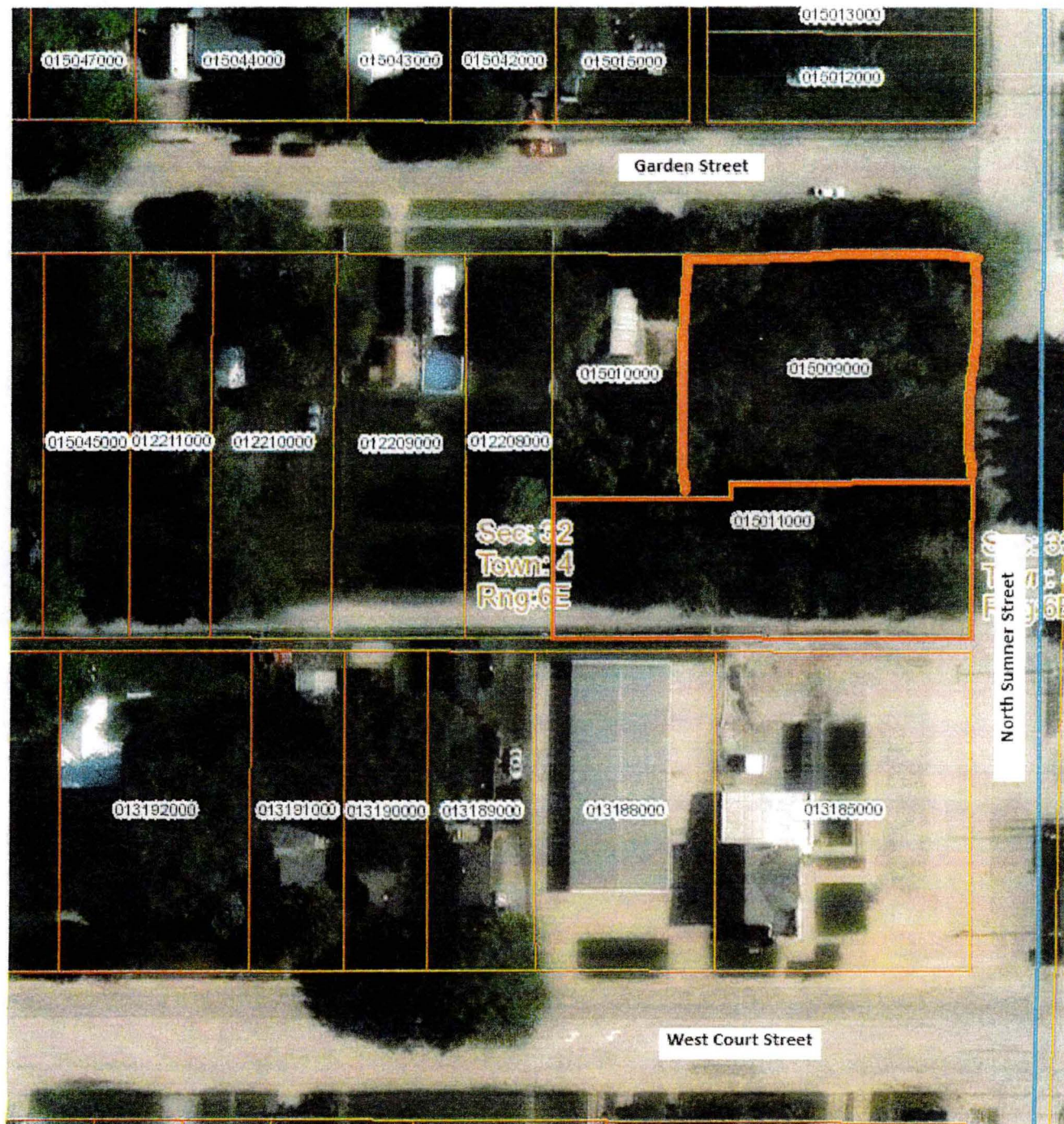
Dear Geoffrey & Karen:

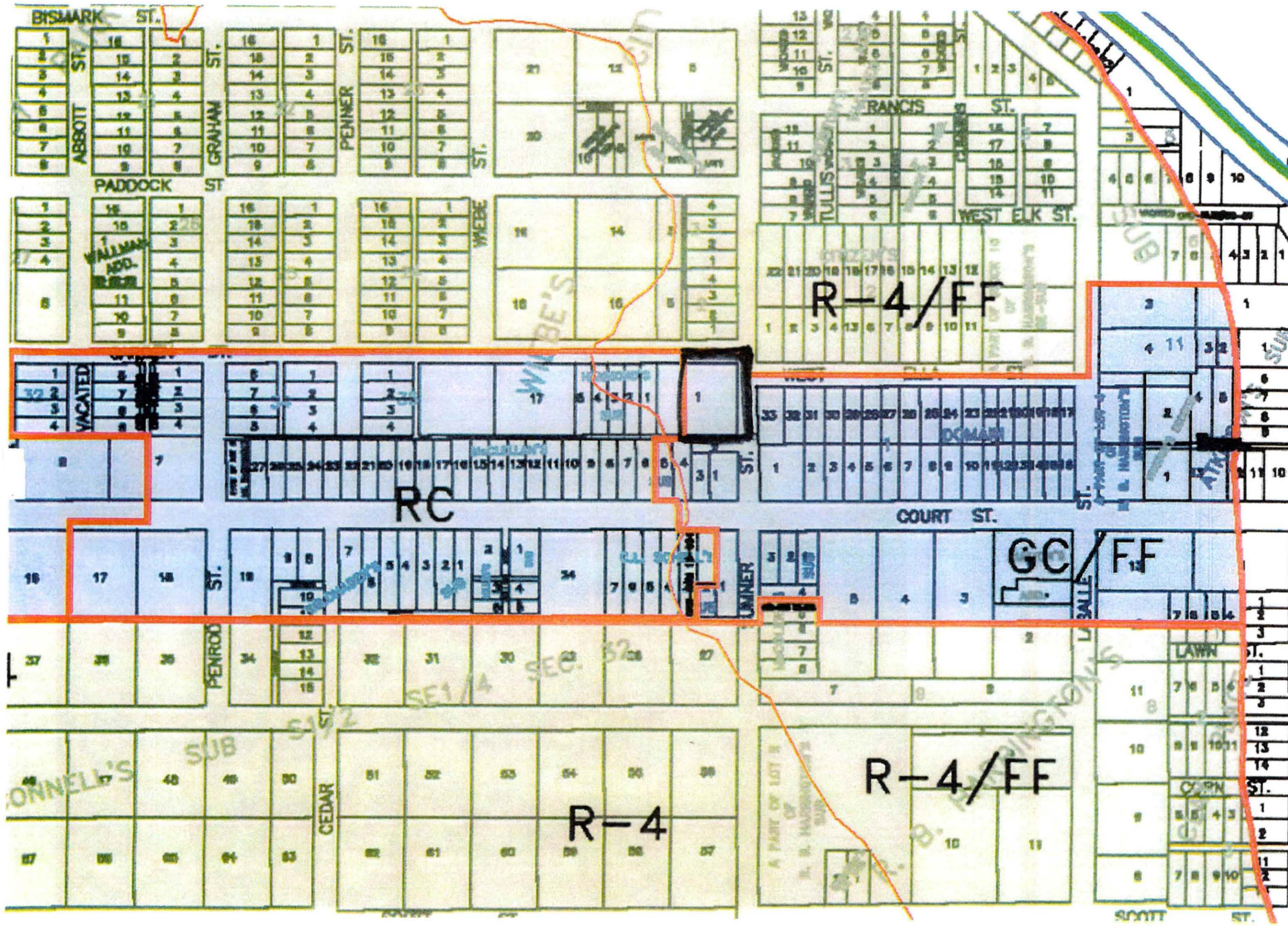
The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney





RESOLUTION NUMBER _____

WHEREAS, The Local Option Municipal Economic Development Act, ("Act") Neb. Rev. Statutes 18-2701, et seq., was passed by the Nebraska Legislature which found: (1) there is a high degree of competition among states and municipalities in our nation in their effort to provide incentives for businesses to expand or locate in their respective jurisdictions; (2) municipalities in Nebraska are hampered in their efforts to effectively compete because of their inability under Nebraska law to respond quickly to opportunities or to raise sufficient capital from local sources to provide incentives for the provision of new services or business location or expansion decisions which are tailored to meet the needs of the local community; (3) the ability of a municipality to encourage the provision of new services or business location and expansion has a direct impact not only upon the economic well-being of the community and its residents but upon the whole State as well; and (4) there is a need to provide Nebraska municipalities with the opportunity of providing assistance to business enterprises in their communities, whether for expansion of existing operations, the creation of new businesses, or the provision of new services, by the use of funds raised by local taxation when the voters and the municipality determine that it is in the best interest of their community to do so; and

WHEREAS, the City of Beatrice has received a request for LB 840 funding from Newport Bakers, LLC, a California limited liability company, registered in the State of Nebraska; and

WHEREAS, such request would require an economic development line of credit totaling Two Hundred Fifty Thousand Dollars (\$250,000.00), for the purchase of inventory and equipment for a full-service bakery located at 201 South 5th Street, Beatrice, Nebraska; and

WHEREAS, the City has sufficient funds budgeted for the coming fiscal year for the project request; and

WHEREAS, the City desires to enter into a loan agreement Newport Bakers, LLC, for the purchase of inventory and equipment for a full-service bakery located at 201 South 5th Street, Beatrice, Nebraska; and

WHEREAS, the City's obligation to make said loan shall be contingent upon: (1) Newport Bakers, LLC acquiring the property commonly known as 201 South 5th Street, Beatrice, Nebraska; and (2) Beatrice Bakery Company satisfying in full its LB840 Loan in the amount of Two Hundred Forty Thousand Twenty-Two Dollars (\$240,022.00) as set forth in the Loan Agreement dated June 18, 2023.

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

SECTION 1. That the Mayor and the City Clerk be authorized to execute a Line of Credit Agreement, Promissory Note, and Personal Guaranty, and any and all documents necessary to issue said loan between the City of Beatrice and Newport Bakers, LLC, for an economic development loan totaling Two Hundred Fifty Thousand Dollars (\$250,000.00), from funds derived from LB 840 funds, and to execute all documents in accordance with the provisions of the same as outlined herein, subject to the following contingencies:

(1) Newport Bakers, LLC shall acquire the real property commonly known as 400 Bell Street, Beatrice, Nebraska; and

(2) Beatrice Bakery Company shall satisfy in full its LB840 Loan in the amount of Two Hundred Forty Thousand Twenty-Two Dollars (\$240,022.00) as set forth in the Loan Agreement dated June 18, 2023.

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

RESOLUTION PASSED AND ADOPTED this 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

**LB840 ECONOMIC DEVELOPMENT
LINE OF CREDIT AGREEMENT
(NEWPORT BAKERS PROJECT)**

THIS AGREEMENT dated the ____ day of _____, 2026, is entered into by and between Newport Bakers, LLC, a California limited liability company registered in the state of Nebraska, Patrick Sedarous, Ibrahim Elandalousi (jointly and severally, "Borrower"), and the City of Beatrice, Nebraska, a Municipal corporation ("Lender").

WHEREAS, Borrower has applied to Lender for a LB840 Economic Development Line of Credit in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) for direct financial assistance for working capital for a full-service bakery located at 400 Bell Street, Beatrice, Nebraska ("Newport Bakers Project"); and

WHEREAS, the Newport Bakers Project includes the purchase of inventory and equipment for a full-service bakery located at 400 Bell Street, Beatrice, Nebraska; and

WHEREAS, the Borrower is a qualifying business and the Newport Bakers Project is an eligible activity as defined in the City of Beatrice, Nebraska Economic Development Program effective April 1, 2023 to March 31, 2029; and

WHEREAS, on July 14, 2026, the Citizen's Advisory Review Committee ("CARC") recommended the Beatrice City Council to approve the Borrower's LB840 funding request; and

WHEREAS, Lender is satisfied that this Line of Credit furthers the purposes and satisfies the requirements specified in the City of Beatrice Economic Development Program effective April 1, 2023 to March 31, 2029.

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

1. Purpose of the Line of Credit. The purpose of the line of credit is to provide Borrower with funds for direct financial assistance for working capital for a full-service bakery located at 400 Bell Street, Beatrice, Nebraska. The Newport Bakers Project includes the purchase of a full-service bakery Borrower agrees that it will use the Line of Credit funds received pursuant to this agreement only for the purchase and operation of said full-service bakery for such purposes.

2. The Line of Credit; Rate. The Lender hereby establishes a revolving line of credit in Borrower's favor in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) at an interest rate of six point seven five percent (6.75%) per annum; provided however, that no provision of this Agreement shall be deemed to require the Lender to advance any sum of money at any time. At any time that the Borrower desires to advance any sum of money hereunder, the

Borrower may request the same, and the Lender for any or no reason may deny such request. The Borrower acknowledges and agrees that the Lender may unilaterally terminate the Borrower's privilege to request advances hereunder or lower said amount.

3. Term; Repayment. This Line of Credit Agreement and the Note shall have a term of one (1) year with a balloon payment at the end of the term. This Line of Credit Agreement may be renewed at the end of the term for another one (1) year period by mutual agreement of the parties hereto in writing. Principal and interest payments shall be due monthly on the first day of each month during the term of this Agreement and the Note. The first payment shall be due on September 1, 2026. Each monthly payment shall equal the greater of (i) one percent (1%) of the outstanding principal balance plus all accrued interest, or (ii) Two Thousand Five Hundred Dollars (\$2,500.00).

4. Disbursement of Funds. Disbursement of funds under this Line of Credit shall only be disbursed directly to vendors of inventory and equipment. No disbursement of any funds under this Line of Credit shall be made unless and until the Borrower has satisfied all of the following conditions to the Lender's reasonable satisfaction:

- a. The Borrower shall deliver to the Lender original or certified copies of invoices from the vendor(s) for the specific goods to be purchased, which invoices must clearly describe the goods, quantity, unit price, and total cost;
- b. The disbursement shall be used solely for the payment of the actual cost of the goods identified on the approved invoices. No funds shall be disbursed for labor, services, taxes, shipping, freight, installation, or any other expenses; and
- c. All disbursements shall be made by the Lender directly to the vendor(s) identified on the approved invoices. Under no circumstances shall any funds be disbursed to the Borrower.

The Lender shall have no obligation to make any disbursement unless the Borrower has strictly complied with the requirements of this Section. Any disbursement made in accordance with this Section shall be deemed made solely for the cost of goods and shall not be used for any other purpose.

5. Events of Default. The occurrence of one or more of the following (herein defined as a "Default" or an "Event of Default") shall constitute a default by the Borrower hereunder, and under the Promissory Note (the "Note") in addition to but not limited to any events which would cause a default under the terms and conditions of this Agreement and the Note:

- a. Default in the payment or performance of any liability or obligation of Borrower to the Lender or of any covenant or liability contained or referred to

herein, in the Note, or in any other note, instrument, document, or agreement evidencing any obligation.

- b. The failure of Borrower to perform or to observe any of the provisions of any security agreement or other agreement or document now or hereafter evidencing or creating any security for the payment of the Note.
- c. Any representation or warranty of the Borrower in connection with this Line of Credit Agreement or any document executed in accordance herewith, or in pursuance hereof shall be false on the date on which made.
- d. The failure by Borrower to pay, when due, any amount due under the Note or the failure by the Borrower to pay, when due, any obligation of Borrower to Lender.
- e. If default is made in the payment when due of any installment of principal or of interest on any of Borrower's other indebtedness and if such default remains unremedied for thirty (30) calendar days after written notice thereof.
- f. Borrower's insolvency, appointment of a receiver for all or a part of Borrower's property, the making of any assignment by Borrower for the benefit of creditors or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or upon the issuing of any writ of attachment by trustee process or otherwise or a restraining order or injunction affecting any of the Borrower's property; provided, however, that if any such proceeding is commenced against the Borrower, the Borrower shall have thirty (30) calendar days in which to cause such proceeding to be dismissed.
- g. The insolvency of any guarantor of this Line of Credit Agreement and/or the Note or of any obligation of any Borrower to the Lender.
- h. The death, dissolution, termination of existence, declared insolvency; or failure in business of the Borrower or any guarantor of this Line of Credit Agreement or the Note.
- i. The admission in writing of a Borrower's insolvency or inability to pay debts generally as they become due, or upon any deterioration of the financial condition of the Borrower, any endorser or guarantor of this Line of Credit Agreement or the Note, which results in the Lender deeming itself, in good faith, insecure.

- j. Thirty (30) calendar days after demand is made pursuant to this Line of Credit Agreement or the Note, unless the Borrower has satisfied the Note in full.

Any such event caused by, or occurring with regard to, any one or more persons constituting the Borrower shall be deemed to be so caused by (or occurring with regard to) the Borrower.

If any Event of Default occurs, all obligations outstanding from the Borrower to the Lender, including obligations pursuant to this Line of Credit Agreement and/or the Note, shall immediately become due and payable without demand, presentment, protest or other notice of any kind, all of which are hereby expressly waived. In the event of such Event of Default, the Lender may proceed to enforce the payment of all obligations of Borrower to Lender and to exercise any and all rights and remedies afforded to Lender by law or under the terms of this Line of Credit Agreement or otherwise.

6. Notices. All notices, consents, requests, demands and other communication will be in writing and will be deemed to have been duly given to a party if mailed to the Lender at 400 Ella Street, Beatrice, Nebraska 68310, and to Borrower at 400 Bell Street, Beatrice, Nebraska 68310.

7. Borrower Reporting. Borrower agrees to furnish to the Lender quarterly, so long as indebtedness under this Line of Credit Agreement and the Note remains unpaid, a certified financial statement prepared by an independent accountant setting forth in reasonable detail the assets, liabilities, and net worth of the Borrower and certified under oath by an officer of the Borrower. Such financial statements shall be sent to the Lender at its address listed herein and shall be at the sole cost and expense of the Borrower.

8. Borrower Representations and Warranties. The Borrower represents and warrants the following:

- a. **Duly Organized:** Borrower is: (1) a limited liability company duly organized, validly existing and in good standing under the laws of the State of Nebraska; (2) is in good standing and able to transact business under the laws of the State of Nebraska; and (3) has the power to enter into this Agreement and to borrow.
- b. **Duly Authorized:** The making and performance by Borrower of this Line of Credit Agreement, and the execution and delivery of the Promissory Note, and Personal Guarantee, in a form satisfactory to Lender, will not violate any law, rule, regulation, order, writ, judgment, decree, determination or award presently in effect having applicability to Borrower or result in a breach of or constitute a default under any indenture or bank Line of Credit or credit agreement or any

other agreement or instrument to which Borrower is a party or by which it or its property may be bound or affected.

- c. **Legally Binding Instruments:** When this Agreement is executed by Borrower and Lender, when the Note, Personal Guarantee, and Deed of Trust are executed and delivered by Borrower, each such instrument will constitute the legal, valid, and binding obligation of Borrower in accordance with its terms. Any security agreements and instruments, deeds of trust, mortgages, and other liens on chattel or real estate will constitute legal, valid and binding liens.
- d. **No Legal Suits:** There are no legal actions, suits, or proceedings pending or, to the knowledge of Borrower, threatened against Borrower before any court or administrative agency, which if determined adversely to Borrower, would have a material adverse effect on the financial condition or business of Borrower.
- e. **No Legal Authorization Needed:** No authorization, consent or approval, or 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 Borrower of this Agreement.
- f. **Not in Default:** Borrower 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.
- g. **Taxes Paid:** Borrower 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 Borrower 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 Borrower knows of no basis for any such deficiency assessment.
- h. **No Adverse Change:** Borrower certifies that there has been no adverse or material change since the date of the Line of Credit application in the financial condition, organization, operating, business prospects, fixed properties, or personnel of Borrower.

9. **Conditions of Lending.** The obligation of Lender to make the Line of Credit will be subject to the fulfillment at the time of closing of each of the following conditions:

- a. **Execution and Delivery of Note, Line of Credit Agreement, and Personal Guarantee:** Borrower shall execute and deliver to Lender this Line of Credit Agreement, Promissory Note, and Personal Guarantee naming Lender as Beneficiary in a form satisfactory to Lender and its Counsel.
- b. **Execution and Delivery of Other Documents:** Borrower will have executed and delivered to Lender any other necessary or required documents.
- c. **Execution and Certification of Resolution of Members:** Borrower will have executed and delivered to Lender any other necessary or required documents.
- d. **Corporate Papers:** Borrower will have delivered to the Lender copies of the Borrower's Certificate of Organization, Operating Agreement, and Authorizing Resolution.
- e. **Governmental Approval:** Borrower will have secured all necessary approvals or consents, if required, of Governmental bodies or agencies having jurisdiction with respect to any construction contemplated in accordance with the use of proceeds of the line of credit.
- f. **Approval of Others:** Borrower will have secured all necessary approvals or consents required with respect to this transaction by any mortgagor, creditor, or other party having any financial interest in Borrower.

10. Maintain and Insure Property. Borrower agrees at all times to maintain the property provided as security for this Line of Credit in such condition and repair that Lender's security will be adequately protected. Borrower also agrees to maintain during the term of the Line of Credit adequate hazard insurance policies covering fire and extended coverage and such other hazards as may be deemed appropriate in amounts and form sufficient to prevent Borrower from becoming a co-insurer and issued by companies satisfactory to Lender with an acceptable loss payee clause in favor of Lender.

11. Pay All Taxes. Borrower agrees to duly pay and discharge all taxes, assessments and governmental charges upon it or against its properties prior to the date on which penalties are attached, except that Borrower will not be required to pay any such tax, assessment or governmental charge which is being contested by it in good faith and by appropriate proceedings.

12. Maintain Existence. Borrower agrees to maintain its existence, rights, privilege and franchises within the State of Nebraska and remain qualified as a foreign limited liability company in each jurisdiction in which its present or future operations or its ownership of property require such qualification, including the State of Nebraska.

13. Closing Costs. Borrower agrees to pay all fees, expenses and charges with respect to the Line of Credit, or its making or transfer to the Lender in any way connected including, but not limited to, the fees and out-of-pocket expenses of local counsel employed by Lender, title insurance, and survey costs, recording and filing fees, mortgage taxes, documentary stamp tax and any other taxes, fees and expenses payable in connection with this transaction and with the enforcement of this Agreement and Note.

14. Indemnification. Borrower agrees to indemnify and save Lender and its assigns harmless against any and all liability with respect to, or resulting from, any delay in discharging any obligation of Borrower to this Agreement or the transactions contemplated hereby.

15. Expenses of Collection or Enforcement. Borrower agrees, if at any time Borrower defaults on any provision of this Agreement, to pay to Lender in addition to any other amounts that may be due from Borrower, an amount equal to the costs and expenses of collection, enforcement or correction or waiver of the default incurred by Lender or its successors and assigns in such collection, enforcement, correction or waiver of default.

16. Negative Covenants of Borrower. Borrower covenants and agrees that, from this date until payment in full of the Note, unless Lender or its successors and assigns otherwise consent in writing, it will not enter into any agreement or other commitment the performance of which would constitute a breach of any of the covenants contained in this Agreement including, but not limited to the following covenants:

- a. Encumber the Pledged Assets.** Borrower will neither create nor suffer to exist any new mortgage, pledge, lien, charge or encumbrance, including liens arising from judgments, on the property provided as security for this Line of Credit which is superior to the claims and/or liens of Lender.
- b. Change Ownership.** The principals of Borrower will not permit without the written permission of Lender any material change in the ownership, structure, control, or operation of Borrower including but not limited to (a) merger into or consolidation with any other person, firm or corporation; (b) changing the nature of its business as carried out at the date hereof; and (c) substantial distribution, liquidation or other disposal of Borrower's assets to the stockholders. Should any material change in the ownership, structure, control, or operation of Borrower occur, Lender reserves the right to renegotiate this Agreement, or declare the entire unpaid principal of the Note and the accrued interest immediately due and payable upon written demand of Lender or the Department or their assigns.

17. Right to Inspect. Borrower shall permit Lender, its agents, employees, representatives, and designees (including any auditors or accountants retained by Lender), at all reasonable times and upon reasonable prior notice (which may be verbal), to enter upon Borrower's premises and to inspect, examine, and make copies of Borrower's books, records, accounts, financial statements, tax returns, and other documents relating to the Line of Credit, the use of Line of Credit proceeds, or the collateral. Borrower shall also permit Lender and its representatives to inspect the Borrower's facilities, operations, and any collateral or property related to the Project or the Line of Credit during normal business hours. If an Event of Default has occurred and is continuing, no prior notice shall be required. Borrower shall cooperate fully with Lender in connection with any such inspection or audit and shall provide Lender with reasonable access to all relevant personnel and information. Borrower shall bear the cost of any such inspection or audit if it is conducted after the occurrence of an Event of Default.

18. No Limitation of Rights; Supplement to Other Agreements. This Line of Credit Agreement is supplementary to each and every other agreement between Borrower and Lender and shall not be so construed as to limit or otherwise derogate from any of the rights or remedies of Lender or any of the liabilities, obligations or undertakings of Borrower under any such agreement, nor shall any contemporaneous or subsequent agreement between Borrower and Lender be construed to limit or otherwise derogate from any of the rights or remedies of Lender or any of the liabilities, obligations or undertakings of Borrower hereunder unless such other agreement specifically refers to this Line of Credit Agreement and expressly so provides.

19. Joint and Several Liability. The obligations of the Borrower hereunder shall be joint and several as to each person constituting the Borrower.

20. Amendments. Borrower and Lender and its Assigns reserve all rights to amend any provisions of this Agreement, to consent to or waive any departure from the provisions of this Agreement, to amend or consent to or waive departure from the provisions of the Note and to release or otherwise deal with any collateral security for payment of the Note provided, all such amendments must be in writing and executed by Lender or its Assigns, and Borrower.

21. Survival of Representations and Warranties. All agreements, representations, and warranties made by Borrowers or any other documents or certificate delivered to the Lender in connection with the transactions contemplated by this Agreement will survive the delivery of this Agreement and the Note, and will continue in full force and effect so long as the Note is outstanding.

22. Null and Void Covenants. Borrower agrees that in the event that any provision of this Agreement or any other instrument executed at closing or the application to any person or circumstances will be declared null and void, invalid, or held for any reason to be unenforceable by a Court of competent jurisdiction, the remainder of such agreement will nevertheless remain

in full force and effect, and to this end, the provisions, of all covenants, conditions, and agreements described herein are deemed separate.

23. Successors and Assigns. This Agreement shall be binding upon Borrower, its Successors, and Assigns. Borrower may not assign or transfer its rights without prior written consent of Lender.

24. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

25. Governing Law. This Agreement, the Note, and Personal Guarantee will be deemed contracts made under the laws of the State of Nebraska and for all purposes will be construed in accordance with the laws of this State.

26. Articles and Section Headings. Article and Section headings used in the Agreement are for convenience only and will not affect the construction of this Agreement.

27. Effective Agreement. This agreement, together with the Note, Personal Guarantee, application or agreement incorporated herein by reference, comprises the complete and integrated agreement of the parties with regard to the subject matter hereof and supersedes all prior agreements, written or oral, with regard to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto have each caused this Line of Credit Agreement to be executed.

Attest

LENDER:
THE CITY OF BEATRICE,
NEBRASKA, a Municipal
Corporation

Erin Saathoff, City Clerk

By: _____
Robert Morgan, Mayor

DATE

BORROWER:

Newport Bakers, LLC, a California
limited liability company registered
in the state of Nebraska



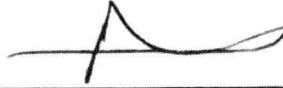
By: Patrick Sedarous

Title: Member

7/16/26
DATE

BORROWER:

Patrick Sedarous, individually



By: Patrick Sedarous

7/16/26
DATE

BORROWER:

Ibrahim Elandalousi, individually

(SEAL)

Attest:

Secretary



By: Ibrahim Elandalousi

July 14, 2026
DATE

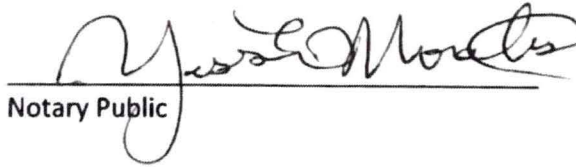
STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, Member and authorized signatory of Newport Bakers, LLC, to be their voluntary act and deed on behalf of said limited liability company.



YESSICA Y. MORALES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 691044
Expires February 19, 2030

My commission expires: Feb. 19, 2030


Notary Public

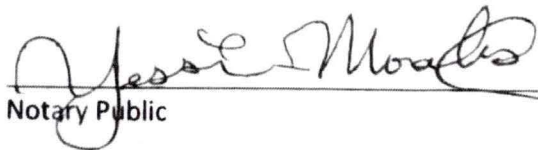
STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, to be their voluntary act and deed.



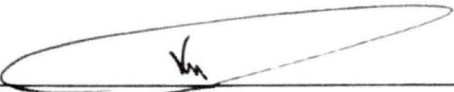
YESSICA Y. MORALES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 691044
Expires February 19, 2030

My commission expires: Feb. 19, 2030


Notary Public

STATE OF California)
) ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me on this 14 day of July, 2026 by Ibrahim Elandaloussi, to be their voluntary act and deed.



Notary Public



**LB840 ECONOMIC DEVELOPMENT LINE OF CREDIT
PROMISSORY NOTE**

\$250,000.00

Beatrice, Nebraska

For Value Received, the undersigned, Newport Bakers, LLC, a California limited liability company registered in the state of Nebraska, Patrick Sedarous, and Ibrahim Elandalousi (collectively, the "Borrower"), jointly and severally promises to pay to the City of Beatrice, Nebraska, a Municipal Corporation, (the "Lender"), the principal sum of Two Hundred Fifty Thousand Dollars (\$250,000.00), together with interest accruing at the rate of six point seven five percent (6.75%) per annum on the remaining principal balance.

Interest shall begin to accrue immediately upon the drawdown of funds as set forth in the Line of Credit Agreement dated _____, 2026.

The Borrower shall pay a principal and interest payments to Lender as set forth in the Line of Credit Agreement dated _____, 2026.

All payments and any notice to the City of Beatrice will be made at 400 Ella Street, Beatrice, Nebraska, 68310, or such other address as designated to the Borrower in writing. Any notice to the Borrower, will be given to the Borrower at the following address: 400 Bell Street, Beatrice, Nebraska, 68310, or at such other address as the Borrower will have designated to the Lender in writing.

This debt may be prepaid in whole or in part at any time, without penalty or fee.

This Note is to be secured by a Line of Credit Agreement, attached hereto and marked as Exhibit "A", and a Personal Guaranty to be executed and delivered by the Borrower to the Lender and subject to any additional terms therein.

It is agreed that if there is a default in the payment of this Note after written notice thereof to Borrower or if default is made under the terms of the Line of Credit Agreement, then, at the option of the Lender, the principal sum, with accrued interest, shall become immediately due and payable.

It is further understood and agreed that, in the event of sale or a material change in the ownership of the Borrower, then this Note shall immediately become due and payable.

The undersigned:

- (a) Waives demand, presentment, protest, notice of protest, suit against any party and all other requirements necessary to hold it;
- (b) Agrees to pay after default all costs of collecting or attempting to collect this note, including reasonable attorneys' fees; and
- (c) Waives as to this debt or any renewal or extension, or of any part, all rights of exemption under the constitution or laws of the State of Nebraska or any other state as to personal property.

This Note and all provisions are binding on the Borrower, its successors and assigns, and will inure to the benefit of the Lender, its successors and assigns. The Lender does not by any act, delay, omission or otherwise waive any of its rights or remedies, and no waiver of any kind is valid against the Lender unless in writing and signed by the Lender.

This note is governed and construed in accordance with the laws of the State of Nebraska.

The principal amount hereof results from a LB840 Line of Credit made to Borrower pursuant to a Line of Credit Agreement, dated July 14, 2026, among the Lender and Borrower.

Dated and executed on this 14 day of July, 2026.

Attest

LENDER:

THE CITY OF BEATRICE,
NEBRASKA, a Municipal
Corporation

Erin Saathoff, City Clerk

By: _____
Robert Morgan, Mayor

DATE

BORROWER:
Newport Bakers, LLC, a California
limited liability company registered
in the state of Nebraska

BORROWER:
Patrick Sedarous, individually

By: Patrick Sedarous
Title: Member

By: Patrick Sedarous

DATE

DATE

Ibrahim Elandalousi, individually

(SEAL)

Attest: _____
Secretary

By: Ibrahim Elandalousi

July 14, 2026
DATE

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, Member and authorized signatory of Newport Bakers, LLC, to be their voluntary act and deed on behalf of said limited liability company.



Yessica Morales
Notary Public

My commission expires: Feb 19, 2030

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, to be their voluntary act and deed.



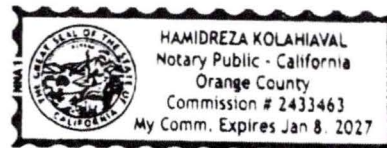
Yessica Morales
Notary Public

My commission expires: Feb. 19, 2030

STATE OF California)
) ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me on this 14 day of July, 2026 by Ibrahim Elandaloussi, to be their voluntary act and deed.

[Signature]
Notary Public



PERSONAL GUARANTY
PATRICK SEDAROUS AND IBRAHIM ELANDALOUSSI
LB840 ECONOMIC DEVELOPMENT LINE OF CREDIT

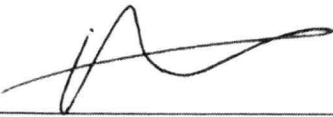
In order to induce the City of Beatrice, Nebraska, a municipal corporation (the "Lender") to make a Line of Credit to Patrick Sedarous and Ibrahim Elandalousi (together, the "Borrower"), the undersigned jointly and severally guarantee unconditionally to Lender, its successors and assigns, the punctual payment of any and all sums when due, whether by acceleration or otherwise, in accordance with the terms of the promissory note of the Borrower to the Lender, dated _____, 2026, in the principal amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) with interest including any extension or renewal or modification (the "Note"). The Note, interest and all other sums payable are collectively called "Liabilities". This Personal Guaranty pertains only to the Note. The principal amount loaned under the Note shall not be increased above Two Hundred Fifty Thousand Dollars (\$250,000.00). In case of the default of Borrower according to the terms of the Note, the undersigned, jointly and severally, agree to pay to Lender, immediately upon the written demand of the Lender, the amount due and unpaid by the Borrower as if the amount constituted the direct and primary obligation of the undersigned. Lender will not be required, prior to any such demand on, or payment by, the undersigned, to make any demand upon or pursue or exhaust any of its rights and remedies against the Borrower or others with respect to the payment of any of the Liabilities, or to pursue or exhaust any of its rights or remedies with respect to any part of the collateral. The undersigned will have no right of subrogation whatsoever with respect to the Liabilities or the collateral unless and until Lender will have received full payment of all Liabilities.

The obligations of the undersigned and the rights of the Lender in the collateral will not be released, discharged or in any way affected, nor will the undersigned have any rights against the Lender by reason of the fact that any of the collateral may be in default at the time of acceptance thereof by Lender or later; nor by reason of the fact that a valid lien in any of the collateral may not be conveyed to, or created in favor of, Lender; nor by reason of the fact that any of the collateral may be subject to equities or defenses or claims in favor of others or may be invalid or defective in any way; nor by reason of the fact that Liabilities may be invalid for any reason whatsoever; nor by reason of the fact that the value of any of the collateral, or the financial condition of the Borrower or of any obligor under or guarantor of any of the collateral, may not have been correctly estimated or may have changed or may change; nor by reason of any deterioration, waste, or loss by fire, theft or otherwise of any of the collateral.

This guaranty shall also bind the heirs, personal representatives, successors and assigns of the undersigned and shall inure to the Lender, its successors and assigns. And to secure the payment of this guaranty, the undersigned jointly and severally hereby authorize irrevocably any attorney of any Court of Record to appear for the undersigned at any time hereafter, and confess a judgment, without process, in favor of the Lender or assigns, for such amount as may appear to be unpaid hereunder, together with interests and costs, and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and to consent to

immediate execution upon said judgment, hereby ratifying and confirming all that said attorney may do by virtue hereof.

Dated effective July 14, 2026.



Patrick Sedarous



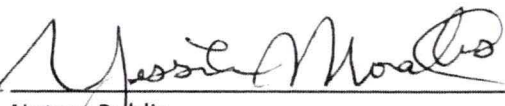
Ibrahim Elandalousi

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July 2026 by Patrick Sedarous, to be their voluntary act and deed.



My commission expires: Feb. 19, 2030



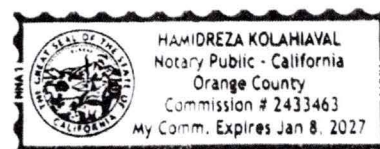
Notary Public

STATE OF California)
) ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me on this 14 day of July 2026 by Ibrahim Elandalousi, to be their voluntary act and deed.



Notary Public



RESOLUTION NUMBER _____

WHEREAS, the City of Beatrice, Nebraska ("City"), has been actively involved in economic development in order to improve the economic well-being of its citizens as well as that of the community as a whole; and

WHEREAS, the Beatrice Board of Public Works was awarded Three Hundred Thousand Dollars (\$300,000) from the Rural Economic Development Grant to establish a revolving loan fund; and

WHEREAS, on or about March 21, 2022, the City of Beatrice adopted the Revolving Loan Fund Plan for said grant and established a revolving loan fund; and

WHEREAS, Newport Bakers, LLC, a California limited liability company, registered in the State of Nebraska has requested a loan in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) for the purchase of equipment for a full-service bakery located at 201 South 5th Street, Beatrice, Nebraska; and

WHEREAS, the City's obligation to make said loan shall be contingent upon: (1) Newport Bakers, LLC acquiring the property commonly known as 201 South 5th Street, Beatrice, Nebraska; and (2) Beatrice Bakery Company satisfying in full its LB840 Loan in the amount of Two Hundred Forty Thousand Twenty-Two Dollars (\$240,022.00) as set forth in the Loan Agreement dated June 18, 2023.

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 authorized to sign the Rural Economic Development Loan Agreement, Promissory Note, Deed of Trust, Deed of Trust and any and all other contracts, documents, or other memoranda necessary between the City of Beatrice

and Newport Bakers, LLC to issue said loan totaling Two Hundred Fifty Thousand Dollars (\$250,000.00), from funds derived from the Rural Economic Development Revolving Loan fund, and to execute all documents in accordance with the provisions of the same as outlined herein, subject to the following contingencies:

(1) Newport Bakers, LLC shall acquire the real property commonly known as 400 Bell Street, Beatrice, Nebraska; and

(2) Beatrice Bakery Company shall satisfy in full its LB840 Loan in the amount of Two Hundred Forty Thousand Twenty-Two Dollars (\$240,022.00) as set forth in the Loan Agreement dated June 18, 2023.

SECTION 3. That the Revolving Loan Fund Plan, marked as Exhibit "A", attached hereto and incorporated herein by this reference, be and hereby are adopted.

SECTION 4. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

RURAL ECONOMIC DEVELOPMENT LOAN AGREEMENT

This Agreement dated the ____ day of _____, 2026, between Newport Bakers, LLC, a California limited liability company registered in the state of Nebraska, Patrick Sedarous, Ibrahim Elandalousi (jointly and severally, "Borrower"), and the City of Beatrice Board of Public Works, Nebraska, a Municipal corporation ("Lender") sets forth the terms and understandings between the Borrower and Lender regarding a loan (the "Loan") the Lender is making to the Borrower pursuant to Section 313 of the Rural Electrification Act of 1936, as amended ("Act") and 7 CFR part 4280, Subpart A – Rural Economic Development Loan and Grant Programs ("Regulations").

The Lender, on behalf of Borrower, has filed an application and supporting material (collectively, the "Application Materials") with United States of America ("Government") requesting the Loan for promoting rural economic development.

Lender wishes to make the Loan to the Borrower with proceeds of a grant from the Government to finance Approved Purposes for the rural development project ("Project") as described and defined in the Letter of Conditions between the Government and the Lender dated **June 10, 2022**.

NOW, THEREFORE, in consideration of the mutual agreements herein contained, Lender and the Borrower agree as follows:

A. Loan Terms

1. Lender shall lend Two Hundred Fifty Thousand Dollars (\$250,000.00) to the Borrower to be used solely to promote rural economic development as more particularly described in the Application Materials, as those materials may have been modified by the Letter of Conditions. Borrower shall be obligated to pay an administrative fee equal to one percent (1%) per annum on the outstanding balance including interest, during the term of the loan. This fee will be payable quarterly with the loan payment, and Lender will prepare an amortization schedule. The term of the loan will be five (5) years, with nineteen (19) equal quarterly payments of Fourteen Thousand Seven Hundred Sixty-Two Dollars and Fifty-Eight Cents (\$14,762.58) commencing September 1, 2026, and one final installment on or before June 1, 2031, of Twenty-Three Thousand Three Hundred Forty-Three Dollars and Eighty Cents (\$23,343.80) inclusive of the administrative fee (the "Loan").

2. The loan will be continuously secured by Promissory Note and UCC Financing Statement to the Lender.

3. Lender shall advance the proceeds of the Loan to the Borrower upon execution of all necessary documents, subject to submission by Borrower to Lender of

evidence that the project is proceeding and expenditure of funds in the amount of the requested advance.

4. The Borrower shall repay the Loan in accordance with the note (as hereinafter defined) to be executed by the Borrower and made payable to Lender, with the first payment coming due on the first (1st) business day of each quarter (January, April, July, and October). The Borrower shall begin to repay the Loan on the date set forth in the Note and shall continue paying without interruption until all indebtedness associated with the Loan has been repaid in full on or before the final maturity date of the Note.

5. The Loan will bear an interest rate of six point seven five percent (6.75%).

6. If the Borrower fails to satisfy all conditions, requirements, and terms prerequisite to the advance of the proceeds of the Loan from the Lender as set forth in this agreement on or before October 1, 2026, or such later date as the Lender and Government may approve in writing in furtherance of the purposes of the Act, the Loan committee shall be considered rescinded.

7. The Borrower will be responsible to reimburse Lender for its costs and expenses related to this transaction, and to obtain and pay for any and all appraisals, surveys, inspections, reports, title insurance, bank fees, etc. related to the Project as may be required for Lender to meet its obligations to the Government.

B. Conditions. The obligation of Lender under this Agreement to consummate this transaction is subject to the following conditions:

1. Review and approval of all Loan documents by the Administrator of the Lender or its representative;
2. Receipt by Lender of legal opinion from Borrower's Legal Counsel in a form and content satisfactory to Lender's Counsel;
3. Receipt by Lender of certified resolutions of Borrower's Board of Directors that approves the Loan and this transaction and authorizes an officer of the Borrower to execute all documents and to request in writing the advance of the Loan, and a certificate of authority in a form reasonably requested by Lender;
4. Receipt by Lender of the security instrument/collateral referenced in Section 1 hereof; and
5. Receipt of evidence satisfactory to the Lender that the Borrower has obtained or received binding commitments for supplemental financing of at least Fifty

Thousand Dollars (\$50,000.00) that is needed, in addition to the Loan proceeds, to ensure completion of the Project.

C. Affirmative Covenants. Borrower agrees as follows:

1. Borrower shall execute and deliver its promissory note (the "Note") to the Lender in the form attached hereto as Exhibit "A" and incorporated herein by this reference in order to evidence its obligation to repay the Loan by the terms of this Agreement, the Letter of Conditions, and the Note. The Borrower shall pay all indebtedness evidenced by the Note in the manner and at the times described herein and therein.
2. Borrower shall execute and deliver its UCC Financing Statement to the Lender in the form attached hereto as Exhibit "B" and incorporated herein by this reference.
3. Borrower shall execute and deliver its Deed of Trust to Lender in the form attached hereto as Exhibit "C" and incorporated herein by this reference.
4. Borrower shall execute and deliver its Personal Guaranty to Lender in the form attached hereto as Exhibit "D" and incorporated herein by this reference.
5. Borrower shall provide to the Government and Lender, upon completion of the Project, a management representation letter certifying to the statements in Exhibit "E" of this Agreement.
6. Borrower must comply with, and provide certification with respect to, federal law related to debarment and suspension and deliver to Lender a duly executed copy of a certification form substantially similar to that attached to this Agreement as Exhibit "F", with respect to the Borrower and any lower tier subsidiaries of the Borrower.
7. Borrower shall promptly use the proceeds of the Loan only in the manner and exclusively for the purposes set forth in the Application Materials as previously approved by the Government and in accordance with Letter of Conditions, this Agreement, and the Regulations (as they may be amended from time to time). No changes may be made in the foregoing without the prior written approval of the Government. Until disbursed by the Borrower for authorized Loan purposes, the Borrower shall deposit the Loan proceeds in a separate bank account which is fully insured by the Federal Deposit Insurance Corporation (FDIC).
8. Borrower shall deliver to Lender, and shall maintain a copy at its premises, a certified list of expenditures and attachments as described in this section for

review by Lender and Government representatives, auditors or others conduction a review or audit for the Borrower and the expenditure of the proceeds of the Loan. The Borrower shall also submit a duplicate certified list of expenditures and attachments as described in this section to the Government for its files.

- a. Borrower shall provide an itemized list to the Lender, with attached invoices, receipts, bills of sale, and other evidence representing the items shown on the list that shows the expenditures made on the Project for Approved Purposes using the proceeds of the Loan, with a signed certification from an authorized officer of the Borrower to the effect "I certify that the proceeds of the rural economic development loan from City of Beatrice Board of Public Works were expended on approved purposes as shown on this list and the attached invoices, receipts, bills of sale, and other evidence represent items shown on the list."
 - b. Invoices, receipts, bills of sale, and other evidence must at least total the amount of funds that have been provided to the Borrower using the proceeds of the Loan; the certified list must be provided upon completion of the Project or within one (1) year of the date of the first advance of funds to the borrower, whichever occurs first. If all funds have not been expended by the first advance of funds, the Borrower must provide the Lender a certified list of current expenditures and a projected schedule of the expenditures to be incurred in the upcoming year. Upon completion of the Project, the Borrower must provide the Lender with a final certified list of the expenditures including the attachments.
 - c. Borrower shall expend the Loan funds within two (2) years of the date of the first advance of funds to the Borrower, or by such later date as the Government may approve in writing in furtherance of the purposes of the Act. The Borrower shall return to the Lender all funds it provided from the proceeds of the Loan that have not been expended by the second anniversary of the date of the advance of funds to the borrower, or by such later date as the Government has approved, as a prepayment on the Note.
9. Borrower shall submit a duplicate certified listing of the expenditures and attachments to the Government for its files. The Borrower shall permit Lender and its agents to inspect and copy its records about the Project during regular business hours and shall permit Representatives of the Government to inspect the Project itself during regular business hours.

- 10.** Borrower shall permit Lender to monitor performance to ensure that objectives proposed in the Application Materials are being achieved. Beginning one (1) year from the date of advance of Loan proceeds to the Borrower and concluding three (3) years from the date of advance or upon completion of the Project as proposed in the Application Materials, whichever date occurs later, the Borrower shall submit a project performance report to the Lender on an annual basis. The Project performance report shall describe: (i) the actual accomplishments of the Project, setting forth the number and types of jobs created and retained; (ii) the impact of the Project on the economy and quality of life of the rural community; (iii) reasons why any projections or objectives as proposed in the Application Materials were not met, and (iv) any problems, delays, or adverse conditions which have occurred, or are anticipated, which may affect the attainment of overall objectives of the Project. This disclosure shall be accompanied by a statement of the action taken or planned to resolve the delays, problems or adverse conditions. Upon completion of the Project or three (3) years from the date of advance, whichever occurs later, the Borrower shall provide a final written performance report, accompanied by color photographs, including negatives or slides, documenting the overall accomplishments of the Project.
- 11.** Borrower shall immediately notify the Lender in writing of the closure of operations of the Borrower, the transfer of operations by the Borrower from the original project site described in the Application Materials, or the institution of bankruptcy proceedings involving the Borrower.
- 12.** Borrower shall comply with the Regulations, as they may be amended from time to time, including, without limitation, any Federal regulations or Federal statutes which the Regulations identify as being applicable to activities contemplated by the Application Materials or this Agreement.
- 13.** This Loan is subject to the nondiscrimination provisions of Title VI of the Civil Rights Act of 1964, as amended; section 504 of the Rehabilitation Act of 1973, as amended; the Age Discrimination Act of 1975; as amended; and Executive order 11246, Equal Employment Opportunity, as amended by Executive order 11375, Amending Executive Order 11246, Relating to Equal Employment Opportunity. Borrower shall comply with all such requirements in addition to the specific requirements set forth in the Regulations.
- 14.** All facilities of the Project that are open to the public or in which physically handicapped persons may be employed shall be designed, constructed, and/or altered to be readily accessible to, and usable by handicapped persons, and comply with all applicable federal, state, and local laws and regulations.

15. If the Project is in an area subject to flooding, flood insurance must be provided by the Borrower to the extent available and required by law, covering all buildings, machinery, equipment, fixtures and furnishings contained in the buildings.
16. Borrower must certify that it will establish and make a good faith effort to maintain a drug-free workplace program in accordance with federal and state law and regulations.
17. Borrower shall comply with all federal law and regulations related to restrictions on lobbying and file a certifications statement regarding the use of federal appropriated funds to lobby the Executive and Legislative branches of the Government, and to file a disclosure form if engaged in these activities using unappropriated funds.

D. Negative Covenant

Borrower shall not enter into or request Lender to approve any agreements which would permit third parties to fund, develop, manage, own, lease or operate the Project in a manner that would violate the Regulations, this Agreement, or the Letter of Conditions if the Borrower were to undertake such activity in its own name.

E. Representations and Warranties

Borrower represents and warrants that on and as of the date first set forth above:

1. Borrower has been duly incorporated and validly existing as a corporation in good standing under the laws of the State of Nebraska with the corporate power and authority to perform its obligations under this Agreement, the Letter of Conditions, the Note, and the Regulations.
2. This Agreement, the Letter of Conditions and the Note have been duly authorized, executed and delivered by the Borrower and such documents constitute the legal and binding agreements of the Borrower, enforceable against the Borrower in accordance with their respective terms, subject to: (i) applicable bankruptcy, reorganization, insolvency, moratorium and other laws of general application relating to or affecting creditors' rights generally, and: (ii) the application of general principles of equity regardless of whether such enforceability is considered in a proceeding in equity or at law.
3. The execution or the delivery by the Borrower of this Agreement, the Letter of Conditions, and the Note; the consummation of the transactions contemplated herein or therein; and the fulfillment by the Borrower of the terms hereof or thereof, do not conflict with or violate, result in a breach of or constitute a default under any term or provision of the articles of

incorporation or by-laws of the Borrower or any law or regulation or any order now applicable to the Borrower of any court, regulatory body having jurisdiction over the Borrower, or the terms of any indenture, deed of trust, mortgage, note, note agreement or instrument to which the Borrower or any of its properties is bound. The Borrower has not received any notice from any other party to any of the foregoing that a default has occurred or that any event or condition exists that with the giving of notice or lapse of time or both would constitute such a default.

4. No approval, authorization, consent, order, registration, filing, qualification, license or permit of or with any state or Federal court or governmental agency or body having jurisdiction over the Borrower is required by the Borrower for the consummation by the Borrower of the transactions contemplated by this Agreement, the Letter of Conditions, and the Note except such as have been obtained.
5. There is no pending or threatened action, suit or proceeding before any court or governmental agency, authority or body or any arbitrator concerning the Borrower, this Agreement, the Letter of Conditions, or the Note which, if adversely determined, would have a material adverse effect on the Borrower's ability to perform its obligations under this Agreement, the Letter of Conditions, or the Note.
6. All information, reports and other papers and data furnished to the Lender by the Borrower concerning the application of the Loan were, at the time the same were so furnished, complete and correct in all material respects to the extent necessary to the Lender and the Government a true and accurate knowledge of the subject matter and no document furnished or other written statement made to the Lender in connection with the Loan contains any untrue statement of a fact material to the financial condition of the Borrower or the Project or omits to state such a material fact necessary in order to make the statements contained therein not misleading.
7. Borrower has reviewed the Regulations and understands and accepts the requirements which the Regulations impose upon it.
8. Borrower does not expect or intend the Project to result primarily in the transfer of any existing employment or business activity from one area to another.

F. Default.

1. Upon the occurrence of an event of default as defined in this Agreement, the holder of the Note may declare all or any portion of the indebtedness arising under this Agreement, including indebtedness evidenced by the Note, to be

immediately due and payable and may proceed to enforce its rights under this Agreement, the Letter of Conditions, and the Note.

2. As use in this Agreement, the term “event of default” shall mean the occurrence of any of the following:
 - a. Any installment is not paid within five (5) calendar days of the date which it is required to be made, whether by acceleration or otherwise;
 - b. Failure, inability or unwillingness of the Borrower to carry out or comply with, or cause to be carried out or complied with, the specific undertakings described in the Application Materials as approved by the Lender or the Government in the Letter of Conditions;
 - c. Any representation or warranty made by the Borrower herein, in the Application Materials, in the Letter of Conditions or in any certificate or report furnished by or on behalf of the Borrower about any of the foregoing shall prove to be false, incomplete or incorrect in any material respect;
 - d. Default shall be made in the due observance or performance of any of the covenants, conditions or agreements of the Borrower, and such default shall continue for thirty (30) calendar days after written notice specifying such default and requiring the same to be remedied shall have been given to the Borrower by the holder of the Note;
 - e. Default is made in the payment when due of any installment of principal or of interest on any of Borrower’s other indebtedness and if such default remains unremedied for thirty (30) calendar days after written notice thereof;
 - f. Commencement of a case in bankruptcy by or against the Borrower;
 - g. Application for appointment of a receiver for, making a general assignment for the benefits or creditors by, or insolvency of the Borrower, or;
 - h. Violation of the Regulations in any material respect, by officers, directors, employees or agents of the Borrower, and such violation shall continue for a period of thirty (30) calendar days without being rectified to the satisfaction of the Lender or the Government after written notice specifying such default and requiring the same to be rectified has been given by the Lender to the Borrower.

G. Miscellaneous

1. Every right or remedy herein conferred upon or reserved to the holder of the Note shall be cumulative and shall be in addition to every other right and remedy now or hereafter existing at law or in equity, or by statute or regulation.
2. The invalidity of any one or more phrases, clauses, sentences, paragraphs or provisions of this Agreement shall not affect the remaining portions hereof.
3. This Agreement may be amended only in a written instrument executed by both Borrower and Lender, which amendment has been submitted in advance to the review and approval by the Government and approved in advance by the Government.
4. This Agreement is entered into between the parties concerning a zero-interest loan which the Government is making to the Lender pursuant to § 313 of the Rural Electrification Act of 1936, as amended, to promote rural economic development and job creation projects. Accordingly, so long as Lender shall, under the terms of this Agreement, be the holder of the Note, this Agreement, the Letter of Conditions and the Note shall each be governed by and construed in accordance with the laws of the United States and the regulations that govern § 313 of the Rural Electrification Act of 1936, as amended.

DISCLAIMER OF ORAL AGREEMENTS: NOTICE TO BORROWER

A credit agreement must be in writing to be enforceable under Nebraska law. To protect Borrower and the Lender from any misunderstandings or disappointments, any contract, promise, undertaking, or offer to forebear repayment of money or to make any other financial accommodation in connection with this loan of money or grant or extension of credit, or any amendment of, cancellation of, waiver of, or substitution for any or all of the terms or provisions of any instrument or document executed in connection with this loan of money or grant or extension of credit, must be in writing to be effective.

IN WITNESS WHEREOF, Newport Bakers, LLC, Patrick Sedarous, and Ibrahim Elandalousi, collectively as Borrower, has caused this Loan Agreement to be signed in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers thereunto, and Lender has caused this Loan Agreement to be duly executed in its behalf, all as of the day and year first written above.

Newport Bakers, LLC, a California
limited liability company registered
in the state of Nebraska, Borrower



By: Patrick Sedarous
Title: Member

Patrick Sedarous, individually,
Borrower



By: Patrick Sedarous

Ibrahim Elandalousi, individually,
Borrower



By: Ibrahim Elandalousi

(SEAL)

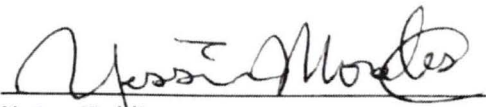
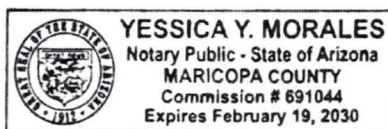
Attest: _____
Secretary

City of Beatrice, Nebraska, a Nebraska
Municipal Corporation, Lender

By: Robert Morgan, Mayor
Lender Representative

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

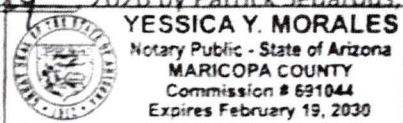
The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, Member and authorized signatory of Newport Bakers, LLC, to be their voluntary act and deed on behalf of said limited liability company.


Notary Public

~~My commission expires:~~ Feb. 19, 2030

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, to be their voluntary act and deed.



My commission expires: Feb. 19, 2030

Jessica Y. Morales
Notary Public

STATE OF California)
) ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me on this 14 day of July, 2026 by Ibrahim Elandaloussi, to be their voluntary act and deed.

[Signature]
Notary Public

SCHEDULE OF EXHIBITS

- Exhibit A: Promissory Note
- Exhibit B: UCC Financing Statement
- Exhibit C: Deed of Trust
- Exhibit D: Personal Guaranty
- Exhibit E: Management Representation Letter
- Exhibit F: AD 1048 – Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transaction

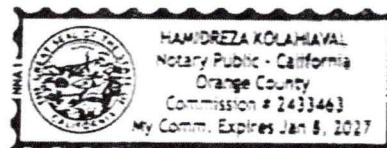


Exhibit "A"

**RURAL ECONOMIC DEVELOPMENT LOAN
PROMISSORY NOTE**

Loan Amount: \$250,000

Date: _____, 2026

For value received, Newport Bakers, LLC, a California limited liability company registered in the state of Nebraska ("Borrower"), promises to pay to the order of the City of Beatrice Board of Public Works a Nebraska Municipal Corporation ("Lender"), at the times and in the manner hereinafter provided, the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) without interest, in quarterly installments of Fourteen Thousand Seven Hundred Sixty-Two Dollars and Fifty-Eight Cents (\$14,762.58) on the first (1st) business day of the quarter beginning September 1, 2026 and continuing on the first day of each quarter (September, December, March, June) thereafter until the principal sum stated above has been paid in full or the fifth anniversary of the date first written above whichever first occurs. Borrower shall have the right to prepay the obligation set forth in this note in whole or in part at any time after the one (1) year anniversary of the loan agreement without penalty; provided, however, that in the event of a partial prepayment, the Borrower shall be obligated to continue making regular and uninterrupted quarterly payments for the amount and on the quarterly payment date specified in this note so long as any portion of the loan remains unpaid.

This Note is given in accordance with, and is required by, the terms and conditions of a certain Rural Economic Development Loan Agreement between Lender and Borrower dated as of _____, 2026 (the "Loan Agreement"), and evidences indebtedness created by a grant made by to Lender from the Government pursuant to Section 313 of the Rural Electrification Act of 1936, as amended, for the purpose of promoting rural economic development and job creation projects. Accordingly, this Note shall be governed by and construed in accordance with the laws of the United States and the regulations that govern Section 313 of the Rural Electrification Act of 1936, as amended. All capitalized terms which are not otherwise defined herein shall have the meaning ascribed to such term in the Loan Agreement.

Demand, presentment, protest, notice of protest, and notice of dishonor are hereby waived.

The Borrower shall pay a penalty on any payment not made within five (5) calendar days of the date it becomes due as originally scheduled or otherwise. The penalty shall be computed on the payment from the due date at a rate equal to the rate of the current value of funds to the United States Treasury as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins annually or quarterly, as the case may be, in accordance with 31 U.S.C. Section 3717(e)(2), not to exceed six percent (6.0%) a year on the amount due on a debt that is delinquent for more than ninety (90) calendar days. This charge shall accrue from the date of delinquency.

Amounts received on account of indebtedness evidenced by this note shall be applied as follows: first to expenses, costs and penalties; second to interest payments which are past due; third to principal that is past due; and fourth to principal installments not yet due.

Upon the occurrence of an event of default as defined below, the holder of this note may declare all or any portion of the note to be immediately due and payable. An "event of default" means:

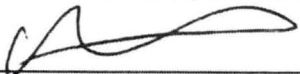
- 1.) Any installment is not paid within five (5) calendar days of the date which it is required to be made;
- 2.) Failure, inability or unwillingness of the Borrower to carry out or comply with, or cause to be carried out or complied with, the specific undertakings described in the Application Materials approved by the holder of this Note or the Government in the Letter of Conditions;
- 3.) Any representation or warranty made by the Borrower herein, in the Application Materials, in the Letter of Conditions, Loan Agreement, or in any certificate or report furnished by or on behalf of the Borrower about any of the foregoing that proves to be false, incomplete or incorrect in any material respect;
- 4.) Default in the observance or performance of any of the covenants, conditions or agreements of the Borrower or the Regulations that govern this loan that continues for thirty (30) calendar days after written notice of the default has been given to the Borrower by or on behalf of the holder of the Note;
- 5.) Default shall be made in the due observance or performance of any of the covenants, conditions or agreements of the Borrower, and such default shall continue for thirty (30) calendar days after written notice specifying such default and requiring the same to be remedied shall have been given to the Borrower by the holder of the Note;
- 6.) Commencement of a case in bankruptcy by or against the Borrower;
- 7.) Application for appointment of a receiver for, making a general assignment for the benefit of creditors by, or insolvency of the Borrower; or
- 8.) Violation of the Regulations in any material respect, by officers, directors, employees or agents of the Borrower, and such violation shall continue for a period of thirty (30) calendar days without being rectified to the satisfaction of Lender or the Government after written notice specifying such default and requiring the same to be rectified has been given by Lender to the Borrower.

DISCLAIMER OF ORAL AGREEMENTS: NOTICE TO BORROWER

A credit agreement must be in writing to be enforceable under Nebraska law. To protect Borrower and the Lender from any misunderstandings or disappointments, any contract, promise, undertaking, or offer to forebear repayment of money or to make any other financial accommodation in connection with this loan of money or grant or extension of credit, or any amendment of, cancellation of, waiver of, or substitution for any or all of the terms or provisions of any instrument or document executed in connection with this loan of money or grant or extension of credit, must be in writing to be effective.

IN WITNESS WHEREOF the Borrower has caused this note to be executed in its corporate name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, all as of the day and year first above written.

Newport Bakers, LLC, a California
limited liability company registered
in the state of Nebraska, Borrower



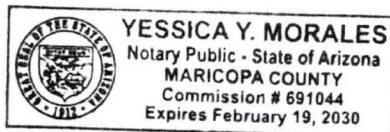
By: Patrick Sedarous
Title: Member

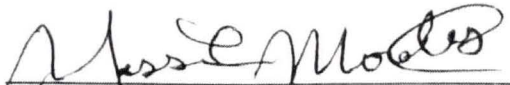
(SEAL)

Attest: _____
Secretary

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, Member and authorized signatory of Newport Bakers, LLC, to be their voluntary act and deed on behalf of said limited liability company.





Notary Public

My commission expires: Feb. 19, 2030

MANAGEMENT REPRESENTATION LETTER

July 16, 2026
City of Beatrice Board of Public Works
400 Ella Street
Beatrice, NE 68310

RE: Rural Economic Development Loan

To Whom it May Concern:

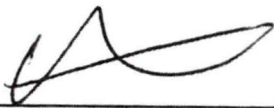
The undersigned, on behalf of Newport Bakers, LLC, a California limited liability company registered in the state of Nebraska (the "Borrower"), hereby certifies to the City of Beatrice Board of Public Works (the "Lender") and the United States of America (the "Government") as follows:

1. The Project has been completed substantially in accordance with the Application Materials, the Letter of Conditions dated June 10, 2022, the Rural Economic Development Loan Agreement, and all applicable Regulations.
2. All proceeds of the Loan have been expended only for Approved Purposes as defined in the Application Materials and the Letter of Conditions. No Loan proceeds have been used for any other purpose.
3. The Borrower has complied with all terms, conditions, and covenants contained in the Loan Agreement, the Promissory Note, the Letter of Conditions, and all applicable federal regulations, including 7 CFR Part 4280, Subpart A.
4. The financial and other information submitted to the Lender and the Government in connection with the Loan, including all reports of expenditures, is true, correct, and complete in all material respects.
5. There are no material adverse changes in the financial condition of the Borrower or the status of the Project since the date of the Loan Agreement that have not been disclosed in writing to the Lender and the Government.
6. The Borrower has obtained and maintained all necessary permits, approvals, and authorizations required for the construction and operation of the Project.
7. No event of default exists under the Loan Agreement, and no event has occurred that, with the giving of notice or passage of time, or both, would constitute an event of default.
8. The Borrower is not in violation of any federal, state, or local law, regulation, or ordinance that could have a material adverse effect on the Project or the Borrower's ability to repay the Loan.

9. All representations and warranties made by the Borrower in the Loan Agreement remain true and correct as of the date of this letter.

The Borrower acknowledges that the Lender and the Government will rely on the truth and accuracy of the statements contained in this letter.

Newport Bakers, LLC, a California
limited liability company registered
in the state of Nebraska, Borrower



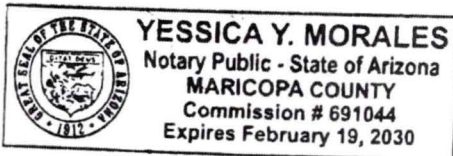
By: Patrick Sedarous
Title: Member

Date: _____

7/16/24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, Member and authorized signatory of Newport Bakers, LLC, to be their voluntary act and deed on behalf of said limited liability company.





Notary Public

My commission expires: Feb. 19, 2030

Exhibit "B"

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) City of Beatrice, Nebraska - Board of Public Works	
B. E-MAIL CONTACT AT SUBMITTER (optional) trivera@beatrice.ne.gov	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Taylor Rivera City Attorney 400 Ella Street Beatrice, NE 68310 SEE BELOW FOR SECURED PARTY CONTACT INFORMATION	

Print

Reset

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Newport Bakers LLC						
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 200 S 21ST ST, STE 400A			CITY Lincoln	STATE NE	POSTAL CODE 68510	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME						
OR	2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME City of Beatrice, Nebraska - Board of Public Works						
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS 400 Ella Street			CITY Beatrice	STATE NE	POSTAL CODE 68310	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

Exhibit "C"

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 ____ day of _____, 2026.

The Trustor is Newport Bakers, LLC, a California limited liability company registered in the state of Nebraska, LLC, a Nebraska limited liability company, herein 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:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11), Block Seventy-Five (75), Original Town, now City of Beatrice, Gage County, Nebraska.

Together with all the rents and profits therefrom and subject to easements and restrictions of record, if any.

Borrower owes Lender Two Hundred Fifty Thousand Dollars (\$250,000.00), evidenced by a Rural Economic Development Loan Agreement, Promissory Note, and Personal Guaranty dated _____, 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.

16. Borrower requests that copies of all notices provided herein be sent to Borrower's address which is:

IN WITNESS WHEREOF the Borrower has signed this agreement.

By: Patrick Sedarous
Title: Member

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026 by Patrick Sedarous, Member and authorized signatory of Newport Bakers, LLC, to be their voluntary act and deed on behalf of said limited liability company.

Page 3 of 3

Exhibit 7 m

**PERSONAL GUARANTY
PATRICK SEDAROUS AND IBRAHIM ELANDALOUSSI
RURAL ECONOMIC DEVELOPMENT PROGRAM LOAN**

In order to induce the City of Beatrice, Nebraska, a municipal corporation (the "Lender") to make a loan to Patrick Sedarous and Ibrahim Elandalousi (together, the "Borrower"), the undersigned jointly and severally guarantee unconditionally to Lender, its successors and assigns, the punctual payment of any and all sums when due, whether by acceleration or otherwise, in accordance with the terms of the promissory note of the Borrower to the Lender, dated _____, 2026, in the principal amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) with interest including any extension or renewal or modification (the "Note"). The Note, interest and all other sums payable are collectively called "Liabilities". This Personal Guaranty pertains only to the Note. The principal amount loaned under the Note shall not be increased above Two Hundred Fifty Thousand Dollars (\$250,000.00). In case of the default of Borrower according to the terms of the Note, the undersigned, jointly and severally, agree to pay to Lender, immediately upon the written demand of the Lender, the amount due and unpaid by the Borrower as if the amount constituted the direct and primary obligation of the undersigned. Lender will not be required, prior to any such demand on, or payment by, the undersigned, to make any demand upon or pursue or exhaust any of its rights and remedies against the Borrower or others with respect to the payment of any of the Liabilities, or to pursue or exhaust any of its rights or remedies with respect to any part of the collateral. The undersigned will have no right of subrogation whatsoever with respect to the Liabilities or the collateral unless and until Lender will have received full payment of all Liabilities.

The obligations of the undersigned and the rights of the Lender in the collateral will not be released, discharged or in any way affected, nor will the undersigned have any rights against the Lender by reason of the fact that any of the collateral may be in default at the time of acceptance thereof by Lender or later; nor by reason of the fact that a valid lien in any of the collateral may not be conveyed to, or created in favor of, Lender; nor by reason of the fact that any of the collateral may be subject to equities or defenses or claims in favor of others or may be invalid or defective in any way; nor by reason of the fact that Liabilities may be invalid for any reason whatsoever; nor by reason of the fact that the value of any of the collateral, or the financial condition of the Borrower or of any obligor under or guarantor of any of the collateral, may not have been correctly estimated or may have changed or may change; nor by reason of any deterioration, waste, or loss by fire, theft or otherwise of any of the collateral.

This guaranty shall also bind the heirs, personal representatives, successors and assigns of the undersigned and shall inure to the Lender, its successors and assigns. And to secure the payment of this guaranty, the undersigned jointly and severally hereby authorize irrevocably any attorney of any Court of Record to appear for the undersigned at any time hereafter, and confess a judgment, without process, in favor of the Lender or assigns, for such amount as may appear to be unpaid hereunder, together with interests and costs, and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and to consent to

immediate execution upon said judgment, hereby ratifying and confirming all that said attorney may do by virtue hereof.

Dated effective July 16th 75., 2026.



Patrick Sedarous



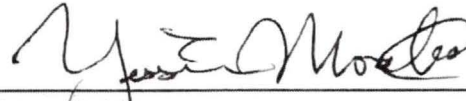
Ibrahim Elandalousi

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, to be their voluntary act and deed.



My commission expires: Feb. 19, 2030



Notary Public

STATE OF California)
) ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me on this 14 day of July, 2026 by Ibrahim Elandalousi, to be their voluntary act and deed.



Notary Public

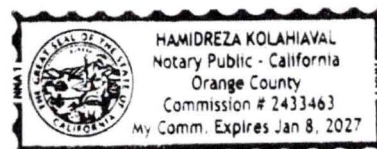


Exhibit "E"

MANAGEMENT REPRESENTATION LETTER

July 16, 2026
City of Beatrice Board of Public Works
400 Ella Street
Beatrice, NE 68310

RE: Rural Economic Development Loan

To Whom it May Concern:

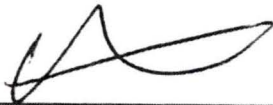
The undersigned, on behalf of Newport Bakers, LLC, a California limited liability company registered in the state of Nebraska (the "Borrower"), hereby certifies to the City of Beatrice Board of Public Works (the "Lender") and the United States of America (the "Government") as follows:

1. The Project has been completed substantially in accordance with the Application Materials, the Letter of Conditions dated June 10, 2022, the Rural Economic Development Loan Agreement, and all applicable Regulations.
2. All proceeds of the Loan have been expended only for Approved Purposes as defined in the Application Materials and the Letter of Conditions. No Loan proceeds have been used for any other purpose.
3. The Borrower has complied with all terms, conditions, and covenants contained in the Loan Agreement, the Promissory Note, the Letter of Conditions, and all applicable federal regulations, including 7 CFR Part 4280, Subpart A.
4. The financial and other information submitted to the Lender and the Government in connection with the Loan, including all reports of expenditures, is true, correct, and complete in all material respects.
5. There are no material adverse changes in the financial condition of the Borrower or the status of the Project since the date of the Loan Agreement that have not been disclosed in writing to the Lender and the Government.
6. The Borrower has obtained and maintained all necessary permits, approvals, and authorizations required for the construction and operation of the Project.
7. No event of default exists under the Loan Agreement, and no event has occurred that, with the giving of notice or passage of time, or both, would constitute an event of default.
8. The Borrower is not in violation of any federal, state, or local law, regulation, or ordinance that could have a material adverse effect on the Project or the Borrower's ability to repay the Loan.

9. All representations and warranties made by the Borrower in the Loan Agreement remain true and correct as of the date of this letter.

The Borrower acknowledges that the Lender and the Government will rely on the truth and accuracy of the statements contained in this letter.

Newport Bakers, LLC, a California
limited liability company registered
in the state of Nebraska, Borrower

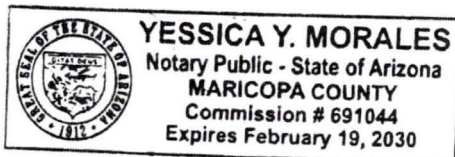


By: Patrick Sedarous
Title: Member

Date: 7/16/26

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on this 16th day of July, 2026 by Patrick Sedarous, Member and authorized signatory of Newport Bakers, LLC, to be their voluntary act and deed on behalf of said limited liability company.




Notary Public

My commission expires: Feb. 19, 2030

Exhibit "F"

U.S. DEPARTMENT OF AGRICULTURE

**Certification Regarding Debarment, Suspension, Ineligibility
and Voluntary Exclusion - Lower Tier Covered Transactions**

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 7 CFR part 3017, Section 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989, Federal Register (pages 4722-4733). Copies of the regulations may be obtained by contacting the Department of Agriculture agency with which this transaction originated.

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE)

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Newport + Baker LLC

Organization Name

PR/Award Number or Project Name

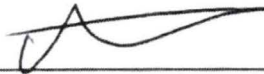
Ibrahim Glandoussi / Member

Patrick Sedamer / Member

Name(s) and Title(s) of Authorized Representative(s)



Signature(s)



7/14/20

Date

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:

All of Lots One (1) and Two (2), Three (3), Four (4), and Five (5), Block One (1), Lamb Place, City Beatrice, Gage County, Nebraska,

from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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 "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

COMMUNITY DEVELOPMENT

205 North 1st Street | Beatrice, NE 68310

Phone: 402-228-0250 Fax: 402-228-3232

Community Development Department



BEATRICE
CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260289

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): Brandon Crouse
Address: 9700 S. 60th
Lincoln NE 68516
Phone: 402-440-7445
Email: bcrouse1@msn.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): Brandon Crouse
Address: 9700 S. 60th
Lincoln, NE 68516
Phone: 402-440-7445
Email: bcrouse1@msn.com

PROPOSED PROJECT DETAILS

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

Project Address: 1807-1829 May Street

Legal Description (or attach legal description and label Exhibit "A"):
Lots 1, 2, 3, 4, 5 Block 1 Lamb Place

Present Use: Vacant (Former 2-4plexes torn down) Present Zone: R3

Proposed Use: 2-4plex's Multifamily Proposed Zone: R4

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

North: R3 South: R3
East: R3 West: R3

If change is granted, how will it affect adjoining properties?

Will be no change as may st only will have ~~these~~ this driveway

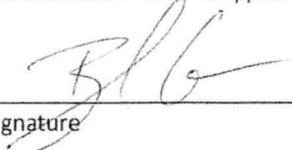
List reason(s) for request: Formality since the existing use was multifamily.

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

Included site plan to show intended use.

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

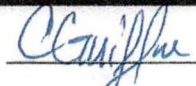
7-20-26

Date

Signature

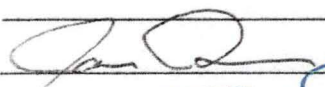
Date

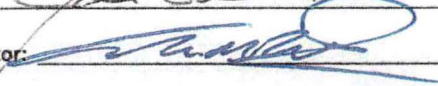
OFFICE USE ONLY

Application Fee: \$100.00 Received By:  Date: 7/28/26

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer:  Date: 7 29, 26

Com Dev Director:  Date: 7/28/2026

RECOMMENDATIONS

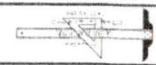
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. ☐ Approved ☐ Denied

Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. ☐ Approved ☐ Denied

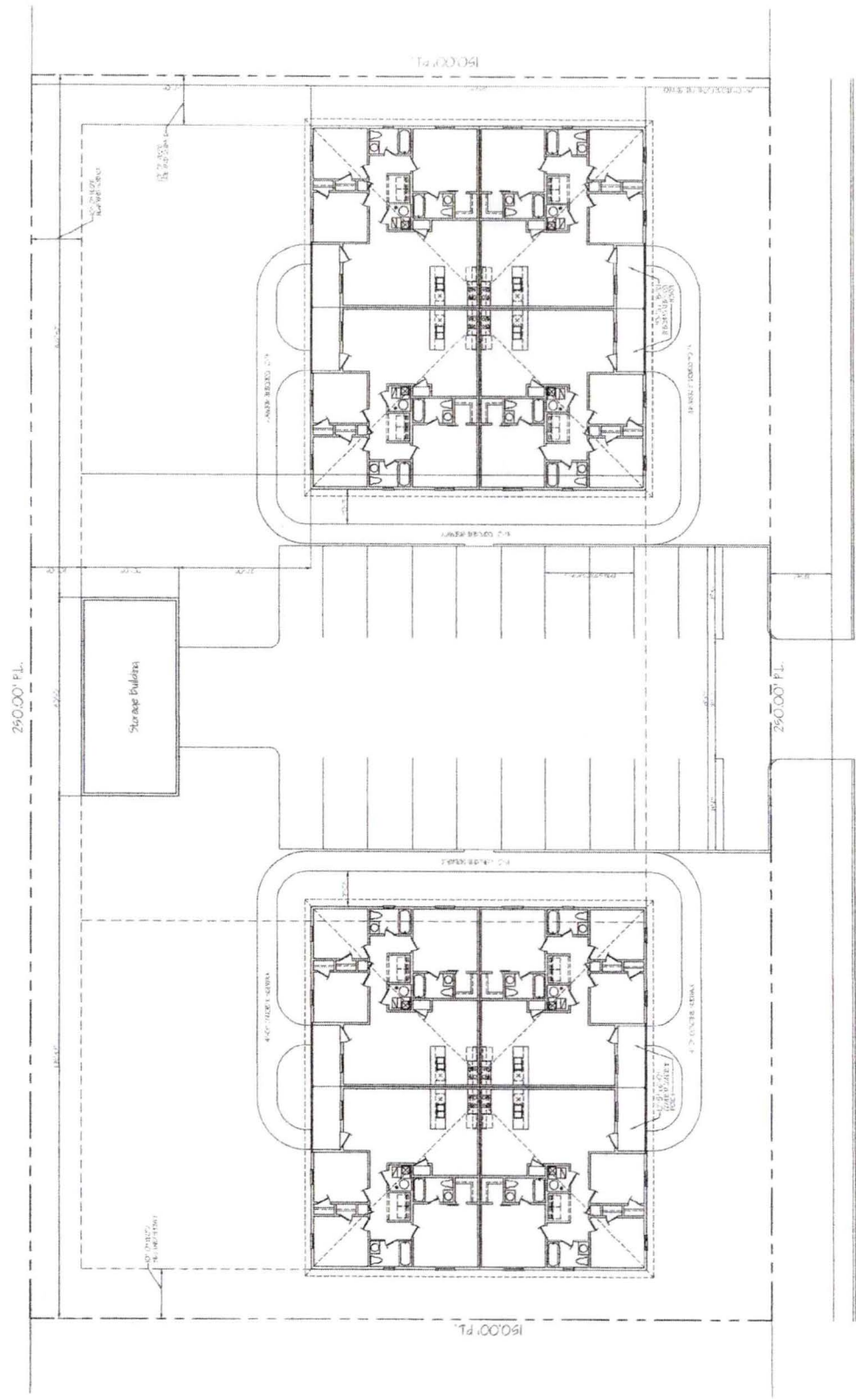
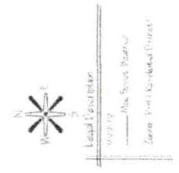
Mayor: _____ Date: _____

City Clerk: _____ Date: _____



Crane Homes, Inc.
1000 NE

CONTRACT NO.	1000 NE
DATE	10/10/10
PROJECT NO.	1000 NE
REVISIONS	
NO.	DESCRIPTION
1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS



Main Street

Site Plan
Scale: 1" = 10'



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

August 5, 2026

Brandon Crounse
9700 South 60th Street
Lincoln, NE 68516

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Mr. Crounse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 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. 012646000, from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential 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



CITY HALL

400 Elm 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

August 5, 2026

Rhonda Penner
422 North 18th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crouse for 1807-1829 May Street

Dear Rhonda:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crouse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Dennis Coudeyras
318 South 22nd Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Dennis:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



CITY HALL

400 Elm 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 5253 Fax: 402 228 5252

August 5, 2026

Brody Nelson & Deegan Nelson
503 Russell Ave
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Brody and Deegan:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Jayse Koehler
423 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Jayse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



CITY HALL

400 Elm 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

August 5, 2026

Ryan Hock & Heidi Hock
421 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Ryan and Heidi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

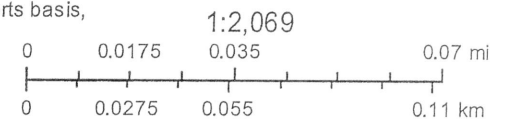
Taylor Rivera
City Attorney



August 27, 2025
13:11 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections

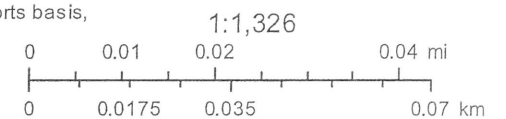




August 27, 2025
13:12 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections

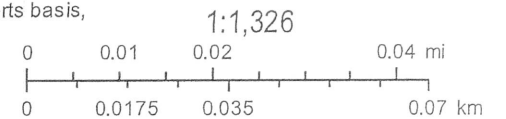


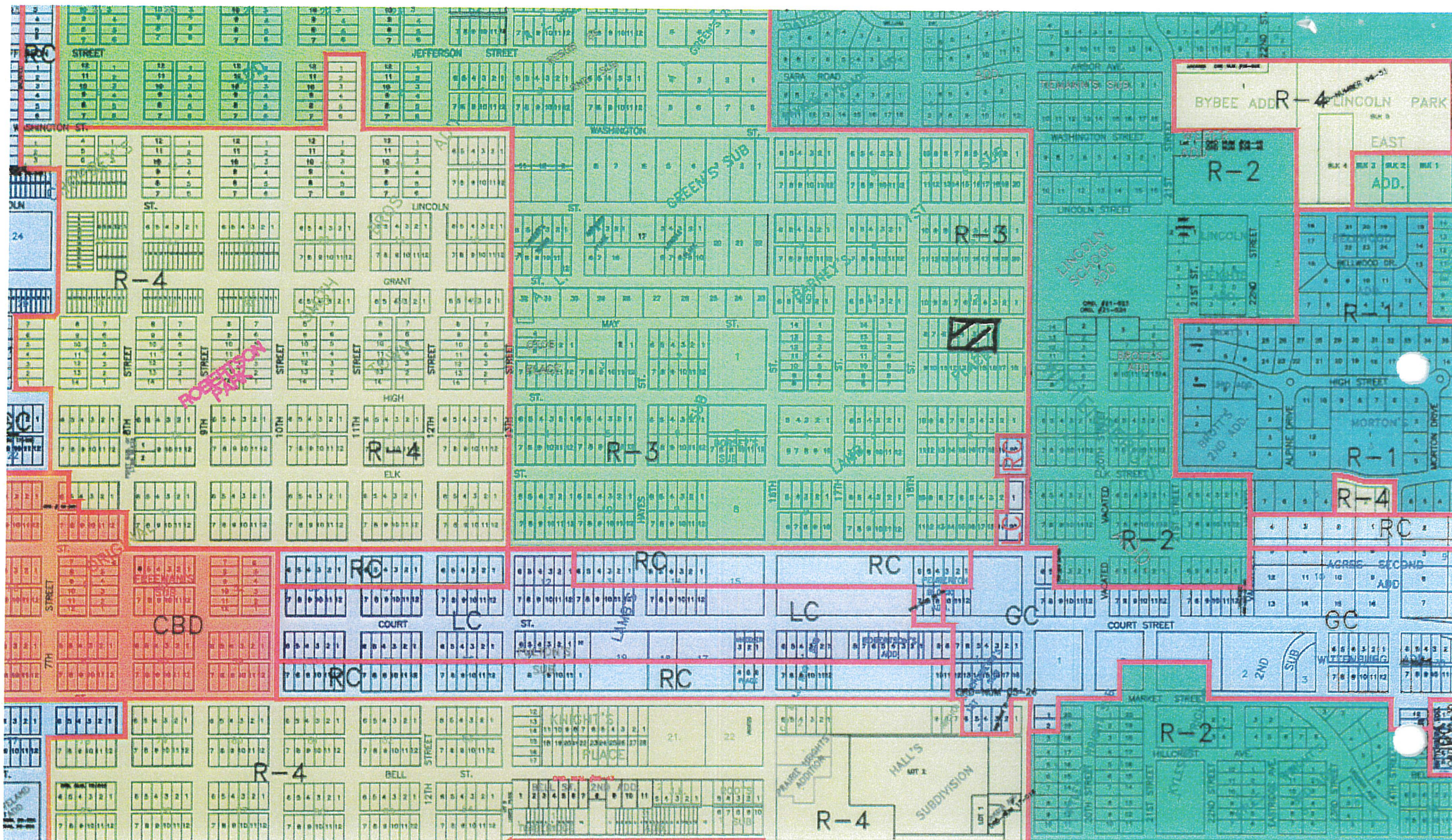


August 27, 2025
 13:13 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections





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:

The South 75 feet of Block One (1), Wiebe's City Gardens, an Addition to the City Beatrice, Gage County, Nebraska, except the West 95 feet of the north 5 feet of the South 75 feet,

from "GC" General Commercial District to "RC" Residential 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 "GC" General Commercial District to "RC" Residential 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 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, 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



PERMIT NUMBER: 20260309

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Karen & Geoffrey Kerl
Address: 1006 Bell
Beatrice NE, 68310
Phone:
Email:

PROPOSED PROJECT DETAILS

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

Project Address: 115 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The South 75 feet of Block 1, Wiebe's City Garden, an Addition to the City of Beatrice, Gage County, Nebraska except the West 95 Feet of the North 5 feet of the South 75 feet

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

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

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

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

APPLICANT(S) SIGNATURE

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

Signature_____
Date_____
Signature_____
Date**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer: _____

Date: 7.29.26

Com Dev Director: _____

Date: 7/28/2016

RECOMMENDATIONSPLANNING & 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: _____



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

August 5, 2026

Karen Kerl & Geoffrey Leach
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Karen & Geoffrey:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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

August 5, 2026

Todd Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Todd:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Elm 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

August 5, 2026

Matthew Strein & Wendi Strein
71960 578th Ave
Plymouth, NE 68424

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Matthew and Wendi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 E 1st 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

August 5, 2026

LDC Enterprises, LLC
601 South Sumner Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

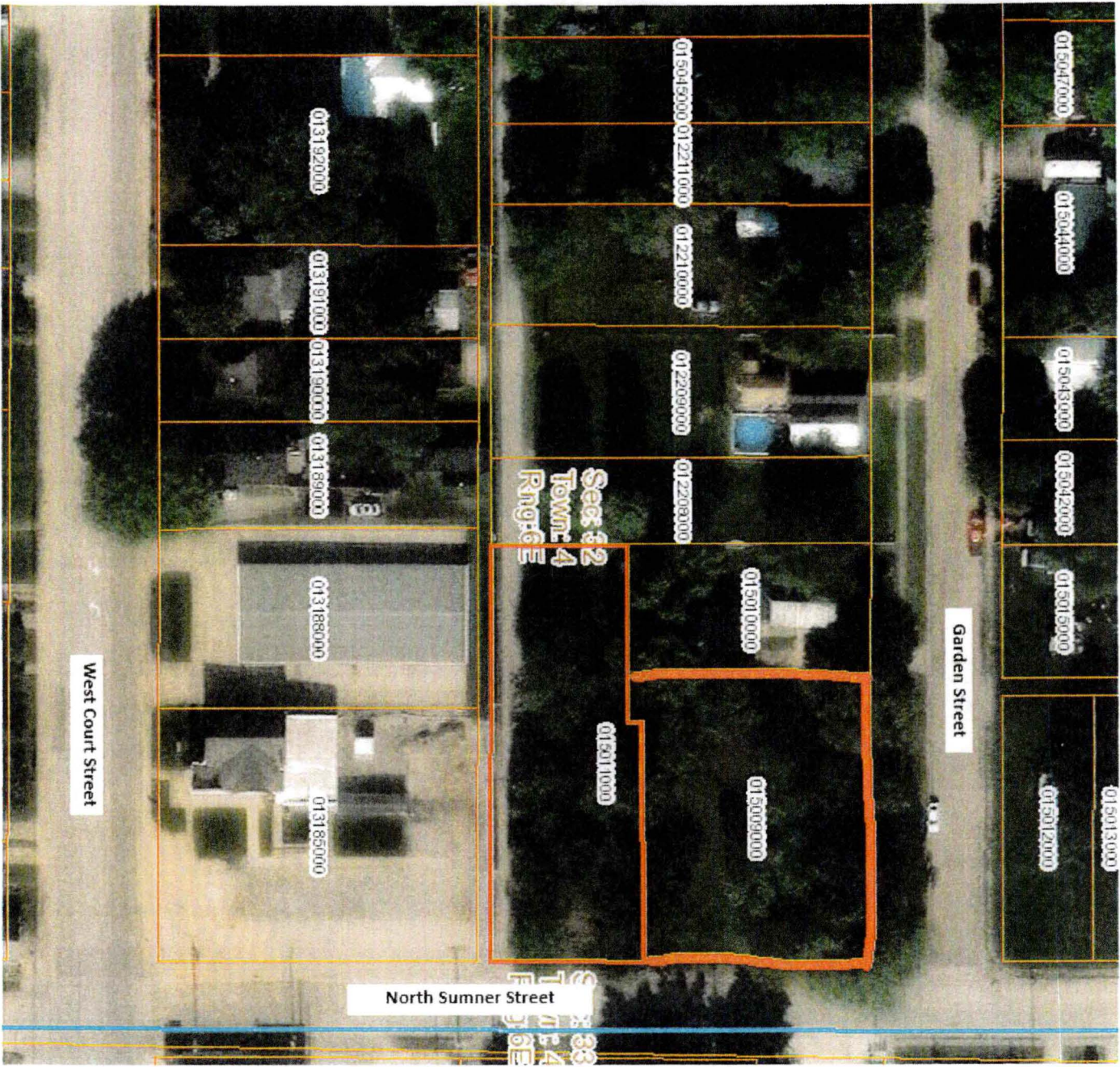
To Whom it May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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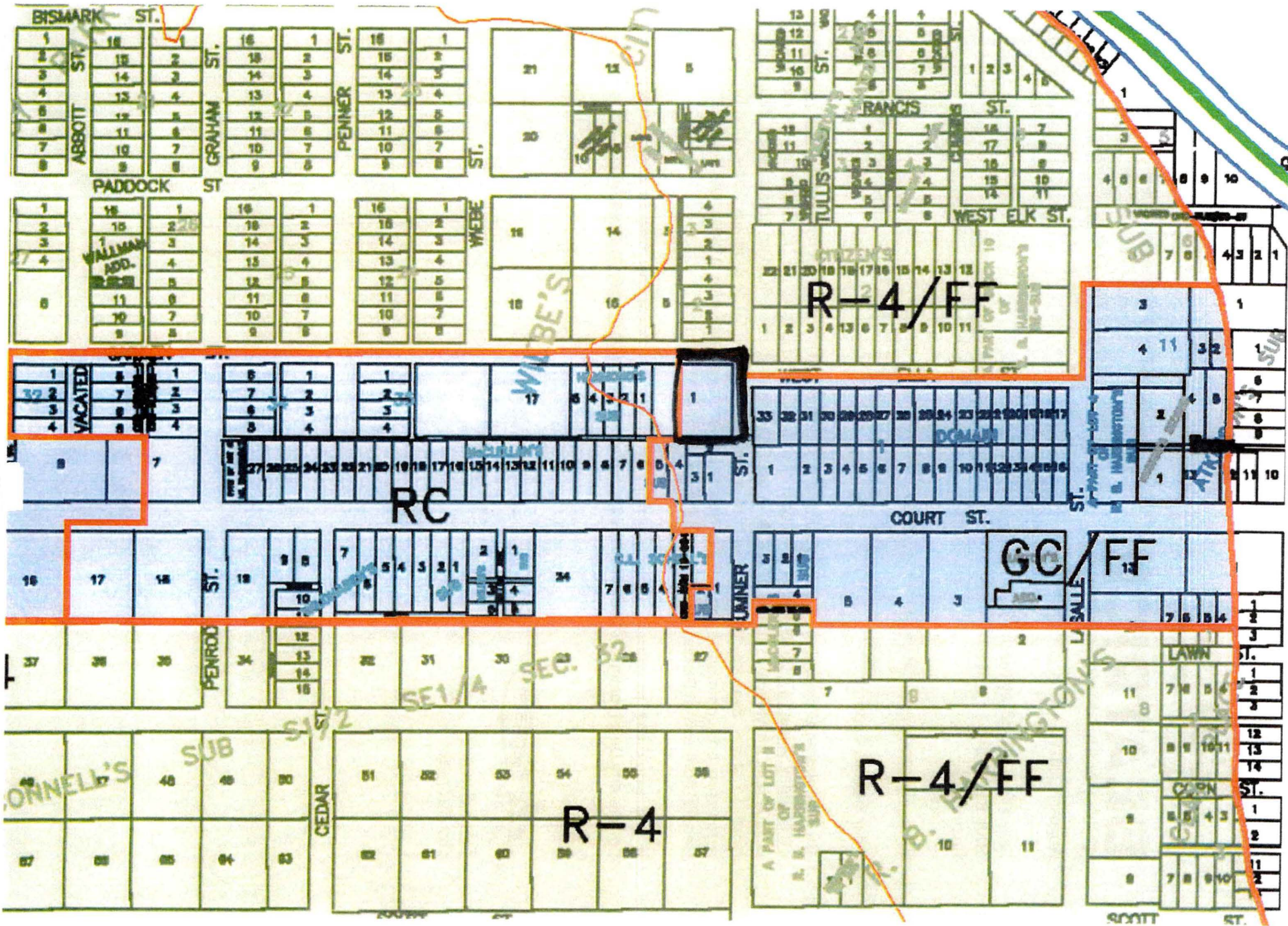
0131850000

Garden Street

North Sumner Street

West Court Street

Sec 42
Town 4
Range 3



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:

Commencing at the Northeast corner of Block One (1), Wiebe's City Gardens, an Addition to the City of Beatrice, Gage County, Nebraska; running thence South 123 feet, thence West 125 feet, thence South 5 feet, thence West 25 feet, thence North 128 feet, thence East 150 feet to the point of beginning,

from "GC" General Commercial District to "RC" Residential 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 "GC" General Commercial District to "RC" Residential 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 17th day of August, 2026.

Attest:

Erin Saathoff, MMC, 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



PERMIT NUMBER: 20260303

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email: _____

OWNER(S) INFORMATION (if not Applicant)

Name(s): Katie Vanlaningham
Address: 615 Garden St
Beatrice NE, 68310
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

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

Project Address: 123 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The West 70 feet of the North 128 feet of Block One (1), Wiebe's City Gardens, an Additon to Beatrice, Gage County, Nebraska

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

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

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

List exhibit(s) or plan(s) submitted: _____

APPLICANT(S) SIGNATURE

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

Signature

Date

Signature

Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer: _____

Date: 7.30-26

Com Dev Director: _____

Date: 7/25/2026

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: _____



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

August 5, 2026

Katie VanLaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of City for 123 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**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

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 123 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



CITY HALL

400 Erie 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

Geoffrey Leach & Karen Kerl
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 123 North Sumner Street

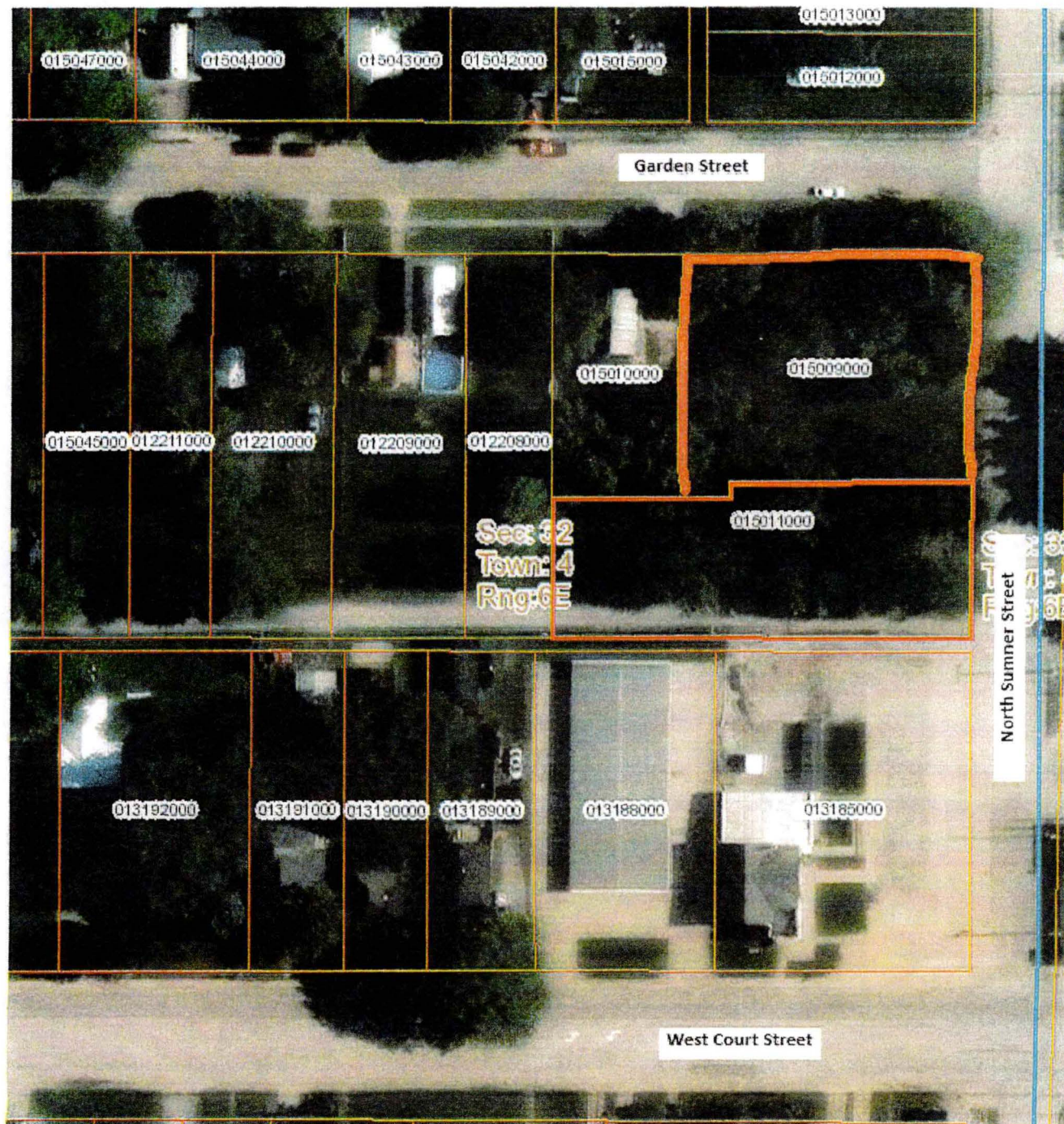
Dear Geoffrey & Karen:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

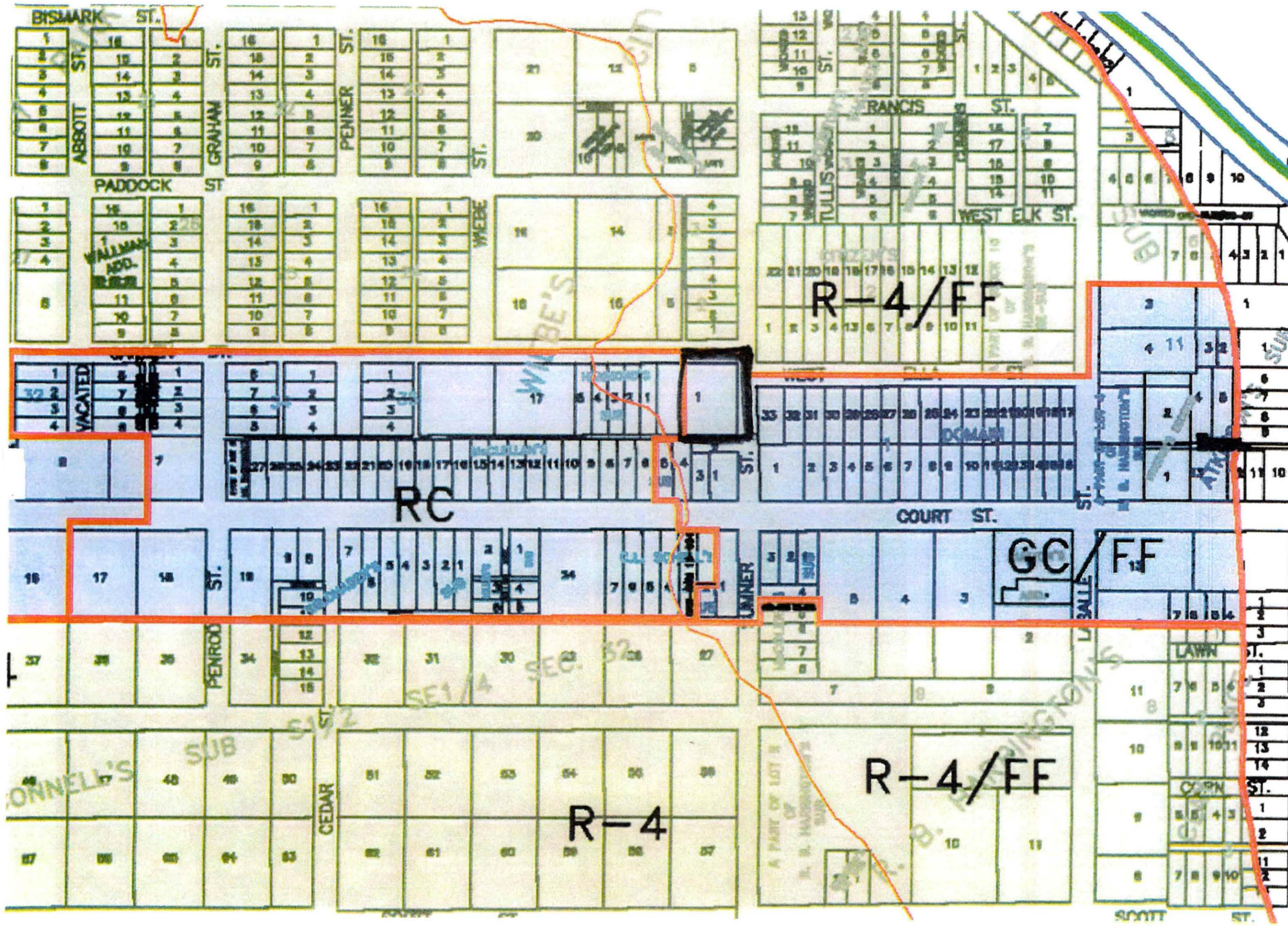


Sec: 32
Town: 4
Rng: 6E

Garden Street

North Summer Street

West Court Street





CITY ADMINISTRATOR'S MONTHLY REPORT

AUGUST 2026

CAPITAL PROJECTS	1
PLANNING & ZONING	5
ECONOMIC DEVELOPMENT	5
EMPLOYEE	5
FINANCIALS	5
CODE VIOLATIONS / BUILDING PERMITS / DEMOLITIONS	5
PUBLIC PROPERTIES	6
STORM SEWER/DRAINAGE	6
STREETS	6
UTILITIES	7
SPECIAL DESIGNATED LICENSES and SELLING/PEDDLING GOODS REQUESTS	9
COMPLETED CAPITAL PROJECTS	9

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 6/30/26:** \$3,355.569 **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 6/30/26:** \$0 **Est. Completion:** 2031

COMPREHENSIVE PLAN:

Updated Comprehensive Plan for the City. Grant Agreement signed March 4, 2026. Contract with Confluence has been signed. *Advisory Committee has met twice and reviewed data on City's population and land use.*

Funding: General/Grant **Est. Cost:** \$75,000 **Amt Spent as of 6/30/26:** \$2,765 **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 demolished the carpentry shop. Bids were received to demo three (3) additional buildings, with Fossler being the low bid.*

Funding: General **Est. Cost:** TBD **Amt Spent as of 6/30/26:** \$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. Vogts Parga is contesting their liquidated damages. *All punchlist items have been completed with the exception of some reseeding.*

Funding: Airport **Est. Cost:** \$6,245,177 **Amt Spent as of 6/30/26:** \$6,042,626 **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. *Phases 1A and 1B were completed on July 27, 2026. Phase 2 began on July 13, 2026.*

Funding: Grant/Airport **Est. Cost:** \$3,310,000 **Amt Spent as of 6/30/26:** \$389,159 **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. *Pre-construction meeting was held June 15th. Danielle's Approach is working on the schedule and anticipates an August 17, 2026 start date.*

Funding: Grant/Bonds **Est. Cost:** \$382,000 **Amt Spent as of 6/30/26:** \$93,142 **Est. Completion:** Fall 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. Awaiting grant documents.

Funding: Fischer Grant **Est. Cost:** \$584,000 **Amt Spent as of 6/30/26:** \$0 **Est. Completion:** Fall 2026

HANNIBAL PARK IMPROVEMENTS – 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. Work on Field 8 has begun. *Dirt work is completed to grade and the backstop netting system was installed. Musco Lighting has begun construction installing new LED lights on diamonds 4 and 5 at Hannibal Park. Bases are set for poles and boring is expected to begin next week.*

Funding: Lodging/PR/Grant **Est. Cost:** \$287,000 **Amt Spent as of 6/30/26:** \$32,535 **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 6/30/26:** \$42,574 **Est. Completion:** Ongoing

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 has been completed. Final Design has started.*

Funding: Lodging **Est. Cost:** \$2.5m **Amt Spent as of 6/30/26:** \$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. Awaiting federal approval to remove dam.

Funding: Keno **Est. Cost:** \$50,000 **Amt Spent as of 6/30/26:** \$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 6/30/26:** \$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. RFP has been issued.

Funding: Bonds **Est. Cost:** \$1m **Amt Spent as of 6/30/26:** \$363,671 **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 6/30/26:** \$44,338 **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 6/30/26:** \$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 6/30/26:** \$0 **Est. Completion:** Fall 2026

WATER MAIN PROJECT – HAYES TO HIGH:

Replace 6" water main. The Engineering Department has conducted a topographical survey of the area. Line work based on the survey has been created. The Engineering Department has conducted a topo graphical survey of the area. Plans have been created and are ready for construction to begin.

Funding: Infra Funds **Est. Cost:** \$60,000 **Amt Spent as of 6/30/26:** \$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 completed pipe installation during the last two (2) weeks of May. Through June we were able to complete all of the work between Grant Street to the south side of 7th and Washington, meaning the south two (2) blocks of the project are complete with water services transferred onto the new main. *All tie-ins were completed in July, flushing and sampling followed, and allowed us to put the new main into service. All customer services were transferred over and completed by the end of June. Final clean-up will be ongoing for a few more weeks, as we remove old fire hydrants, grade excavation areas, seed/sod lawns, and finish concrete work.*

Funding: Infra Funds **Est. Cost:** \$180,000 **Amt Spent as of 6/30/26:** \$195,992 **Est. Completion:** Summer 2026

GRIT CONSTRUCTION:

Design and Installation of the new Grit process equipment and building. Received grant with help of Congressman Smith in the amount of \$2 million. Letter Agreement with Olsson, Inc., entered into on November 21, 2022 for the design process. Bids were received on April 10, 2025 for the construction of the project. The EPA has authorized the City to award this project. The contract was awarded to Building Crafts, Inc., on June 2nd. A pre-construction meeting was held on June 25th to kick off the project. *Painting the interior of the building has been completed. A pumping by-pass plan has been accepted in order to accommodate the demolition of the existing grit structure. BCI continues to work on the new grit removal system. In order to help with demolition of the existing building, the south primary clarifier has been taken offline.*

Funding: Grant/Util **Est. Cost:** \$3.9m **Amt Spent as of 6/30/26:** \$2,113,585 **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 6/30/26:** \$0 **Est. Completion:** Fall 2025

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. The project began on June 1st, with Gana, a subcontractor, being onsite performing the concrete removals. All property owners affected by either tree removal or the concrete sidewalk being relocated have been contacted. Letters were sent to all adjacent property owners informing them that the alleys should/will be used to access their property and for trash pickup services. Van Kirk, another subcontractor, has been on site to perform the storm sewer improvements which are completed. Gana has been onsite preparing the subgrade for the paved areas. Some issues have been encountered concerning the depth of the gas services. Black Hills will have to come in and lower several gas services in order for the contractor to stabilize the subbase approximately 18-inches deep.

Funding: Street **Est. Cost:** \$375,000 **Amt Spent as of 6/30/26:** \$500 **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. Information

and no parking letters have been sent to the adjacent property owners. *Due to the weather, they have rescheduled this three (3) times. We now anticipate the work to be completed on August 11, 2026.*

Funding: Street **Est. Cost:** \$29,007 **Amt Spent as of 6/30/26:** \$0 **Est. Completion:** Fall 2026

PLANNING & ZONING

The Planning and Zoning Commission (P&Z) recommended approval of the final plat for Stoddard Place Addition.

ECONOMIC DEVELOPMENT

Recent TIF Activity:

No new activity.

LB840 Loans:

All existing LB840 loans are current. The program income for FY26 as of June 30, 2026 is \$781,532. The current unexpended funds as of June 30, 2026 total \$616,769, and those funds are deposited in Pinnacle Bank.

EMPLOYEE

Safety:

During the month of July, there was one (1) workers comp claim filed. We currently have no employees on modified duty due to a worker's comp claim.

Retirement:

Fred Naumann will be retiring as a Public Safety Dispatcher on August 21st.

FINANCIALS

Financial statements for the General and Street Fund for the month ending June 30, 2026, are attached, marked as **Exhibit "A"**. Financial statements for the Electric, Water, and WPC Departments for the month ending June 30, 2026, are attached, marked as **Exhibit "B"**.

CODE VIOLATIONS / BUILDING PERMITS / DEMOLITIONS

Code Violations:

Code Compliance Officer responded to and worked on forty-three (43) various code violations in July, bringing the year-to-date total to five hundred thirty (530). A total of ten (10) cases were closed in July, bringing the total year-to-date closed cases to three hundred sixty-seven (367). There are currently one hundred fifty-seven (157) open cases. See attached list, marked as **"Exhibit C"**.

Building Permits:

Processed forty-four (44) permits/applications/inquiries, bringing the year-to-date total to two hundred forty-three (243). See attached list, marked as **"Exhibit D"**.

Demolitions:

A list of demolition projects is attached, marked as **"Exhibit E"**.

PUBLIC PROPERTIES

- New LED track lighting was installed in the art exhibit area in the Beatrice Public Library.

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 five (5) days with both sweepers.

Gravel Streets:

We bladed gravel streets and alleys for six (6) days to bring gravel back onto the roadway.

Mosquitos:

We sprayed for mosquitos before the Gage County Fair. We also did a customer charge for a resident in Holmesville and sprayed the Village.

Street Painting:

We finished up with our painting for the spring. We finished on crosswalks around town and any remaining curbs. We painted for a total of ten (10) days. We will paint crosswalks around the schools once again in August.

Concrete repairs:

We have started making repairs around town. We made repairs on Summit, Garfield, Orange Blvd, and Jackson Streets for a total of sixteen (16) days.

Trimming trees:

We trimmed trees and hauled brush for six (6) days due to sign visibility problems.

Mowing Highways:

We mowed a total of seven (7) days on Highway 77 on the north and south sides of town.

Safety Training:

The crew attended a training seminar on Nebraska 811 Diggers Hotline utility request.

Storm Sewer Drainage Repairs:

We worked on correcting a poor drainage area in Glenover on Prairie Avenue. This took three (3) days.

Spot Patching:

We patched using patching material one day using 1,100 pounds of material.

Dempsters:

We removed the carpentry shop at Dempsters. BASWA equipment was used for demo and Street and MARS employees hauled the material off. We worked a total of eight (8) total days with demo and replacement of the

fence along South 4th Street. We hauled a total of sixty-nine (69) street dump trucks and eighteen (18) 30 yard rollofs.

Fair Preparations:

We placed and removed temporary no parking signs on Logan, West Mary, West Scott, Sherman, and West Bell Streets. We also switched the stop signs on Logan Street to West Scott Street and dropped off barricades for the fair.

UTILITIES

UTILITY DELINQUENT NOTICES and DISCONNECTIONS:

There were 1,159 disconnect notices mailed out in July. There was a total of 61 disconnections for non-payment on August 4th.

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. The new poles, crossarms, and insulators have been installed. *The new conductors and transformers have been installed. Currently we are working on transferring the customers to the new lines.*

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. Bismark Street, from Hill to Wiebe, the line rebuild is complete. The crew is currently working on the next section on Bismark Street, from North Sumner to Wiebe Street. *The lines on Bismark Street have all been upgraded. The crew has moved to River Road to upgrade the poles and equipment that serves the Riverside Park area.*

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. *The two (2) bores have been completed. At Corral Crossing we have completed installing the high voltage cable and have energized the transformers. The street lighting portion of this project has been completed also.*

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. We have begun work on the extension for the new Ag classroom 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. *This testing has been completed.*

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:

- 908 W Mary Street - Replace service and pit
- 1322 North 10th Street - Replaced service and pit
- 712 Tait Street - Repair valve

Water Main Replacement/Construction:

Work continued on the construction of the 7th Street main replacement. We began the installation of the water main extension in the Beatrice Commons addition. In July we tapped and installed valves on the existing main and were delayed by weather and other contractors. We have approximately 1,100 feet of main to install and are expecting to have this main completed in late August or early September.

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:

- 325 Crest - 2" service line for new apartment

Began repairs for the 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.

- 2116 Market Street - Not on the city
- 1724 William Drive - Not on the city
- 406 Blaine Street - Blockage in the City Main

Jet Truck Footage:

Daily maintenance for the entire month was 17,044 ft. Monthly maintenance for the month was 4,070 ft.

TV/Camera Trailer Inspections:

Approximately 3,076 linear feet of new lines were videoed and auto coded with the new SewerAI software.

Lift Stations:

General maintenance and cleaning was completed at the Lift Stations.

Plant Maintenance:

- Plant maintenance is up to date at the WPC Plant.
- WWTF Permit Exceedance: On 7/16/2026 and 7/30/2026, the Beatrice WWTF exceed the allowable ammonia limit being discharged. Massive efforts are under way to determine the cause of this issue. It is our belief that high strength waste has been accepted from septage haulers and the Landfill. In order to get back into permit compliance, we have stopped accepting waste from these sources.

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. *The 1-year warranty walk thru was conducted during the week of August 4, 2026. JEO has written a letter outlining the issues that need to be rectified by the contractor.*

Funding: Street **Est. Cost:** \$107,000 **Amt Spent as of 1/31/26:** \$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 1/31/26:** \$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 12/31/25:** \$629,535 **Est. Completion:**

RCRP GRANT - COMPLETED

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

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.

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 installation is complete and open to the public.

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 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 4/30/26:** \$128,174 **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 12/31/25:** \$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 10/31/25:** \$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 2/28/26:** \$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 6/30/26:** \$11,728,593 **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 5/31/26:** \$26,409 **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:** \$143,998 **Est. Completion:** Summer 2026

EMS AMBULANCE - COMPLETED

The ambulance is in service.

Funding: CARES/EMS Resv **Est. Cost:** \$450,000 **Amt Spent as of 6/30/26:** \$371,559 **Est. Completion:** Spring 2026

ELLA STREET, 2nd to 3rd - COMPLETED

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. Project is complete and is open to traffic.

Funding: Street **Est. Cost:** \$486,667 **Amt Spent as of 6/30/26:** \$57,265 **Est. Completion:** Summer 2026

ARMOR COATING VARIOUS LOCATIONS - COMPLETED

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. The contractor is anticipated to be on site June 10th- 12th to perform the work. Information and no parking letters were sent to the adjacent property owners. The project is considered complete.

Funding: Street **Est. Cost:** \$33,317 **Amt Spent as of 6/30/26:** \$31,313 **Est. Completion:** Fall 2026

DRONE - COMPLETED

Drone w/night vision capabilities and equipment. A total of \$4,000 in donations have been received. The drone has been received and it is up and running.

Funding: Private/General **Est. Cost:** \$25,000 **Amt Spent as of 6/30/26:** \$25,000 **Est. Completion:** 2026

FUND	FUND BALANCE 10/1/2025	REVENUE	TRNSFR IN	TOTAL AVAILABLE	EXPEND.	TRNSFR OUT	FUND BALANCE 6/30/2026
GENERAL ALL-PURPOSE FUNDS							
GENERAL	\$ 4,914,104	\$ 10,268,191	\$ 86,155	\$ (5) \$ 15,268,449	\$ 10,285,709	\$ -	\$ (3) \$ 4,909,561
<i>moves to (from)restricted</i>	\$ -		\$ -	\$ (2)		\$ 73,180	\$ (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		\$ 73,180	\$ (1) \$ 516,942		\$ -	\$ (2) \$ 516,942
SPECIAL REVENUE:							
Street*	\$ 5,345,488	\$ 3,242,431		\$ 8,587,919	\$ 4,607,432	\$ 192,349	\$ 3,788,138
<i>Restricted Debt Serv</i>	\$ 31,128		\$ 192,349	\$ 223,477			\$ 223,477
Keno	\$ 519,743	\$ 88,957		\$ 608,700	\$ 11,082	\$ -	\$ (4) \$ 597,618
DEBT SERVICE							
GO Debt	\$ 3,220,539	\$ 1,197,867		\$ 4,418,406	\$ 1,124,026		\$ 3,294,380
Special Assess.-Unbonded	\$ 20,620	\$ 466		\$ 21,086	\$ -		\$ 21,086
CAPITAL PROJECTS							
Capital Improvement	\$ 145,505	\$ 848,722	\$ -	\$ (3) \$ 994,226	\$ 936,032		\$ 58,194
Capital Imp.-Keno	\$ (0)	\$ -	\$ -	\$ (4) \$ (0)	\$ 5,689		\$ (5,689)
Capital Imp.-Public Safety	\$ 309,073	\$ 455,399	\$ -	\$ (3) \$ 764,472	\$ 967,797		\$ (203,325)
General All-Purpose Fund	\$ 16,288,583	\$ 16,102,034	\$ 351,683	\$ 32,742,300	\$ 17,937,767	\$ 265,528	\$ 14,539,004
RESTRICTED FUNDS							
SPECIAL REVENUE:							
Airport*	\$ 1,075,801	\$ 3,496,252	\$ -	\$ 4,572,052	\$ 4,242,257		\$ 329,795 manual entry
CDBG*	\$ (447,770)	\$ 592,230		\$ 144,460	\$ 160,807		\$ (16,347)
Economic Development*	\$ 149,955	\$ 781,532	\$ -	\$ 931,486	\$ 358,879	\$ (44,161)	\$ 616,769
<i>Restricted Debt Serv</i>	\$ 168,758		\$ (44,161)	\$ 124,597			\$ 124,597
911 Service Surcharge	\$ 140,471	\$ 73,882		\$ 214,353	\$ -	\$ 86,155	\$ (5) \$ 128,198
CRA	\$ -	\$ 465,991		\$ 465,991	\$ 465,991		\$ -
Sanitation*	\$ 305,825	\$ 2,867,132		\$ 3,172,957	\$ 2,925,818	\$ (61,848)	\$ 308,987 manual entry
<i>Restricted Debt Serv</i>	\$ 155,916		\$ (61,848)	\$ 94,068			\$ 94,068
INTERNAL SERVICE							
Employee Benefit Acct	\$ 620,845	\$ 4,554,275		\$ 5,175,120	\$ 3,398,063		\$ 1,777,057
Info Tech Services	\$ -	\$ 808,434		\$ 808,434	\$ 809,975		\$ (1,541)
ENTERPRISE							
Board of Public Works*	\$ 20,934,648	\$ 19,630,497		\$ 40,565,145	\$ 22,121,154		\$ 18,443,991 manual entry
Norcross/Horner	\$ 6,978	\$ -		\$ 6,978	\$ -		\$ 6,978
TOTAL RESTRICTED	\$ 23,111,427	\$ 33,270,224	\$ (106,009)	\$ 56,275,642	\$ 34,482,946	\$ (19,855)	\$ 21,812,551
TOTAL	\$ 39,400,010	\$ 49,372,258	\$ 245,674	\$ 89,017,941	\$ 52,420,713	\$ 245,674	\$ 36,351,555

*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 6/30/2026	CURRENT YEAR BUDGET FY2026	% YTD
GENERAL REVENUES					
TAXES	7,200,663.51	7,417,491.31	5,508,666.88	7,746,500.00	71.11%
LICENSES & PERMITS	156,065.63	180,450.32	241,928.57	201,300.00	120.18%
INTERGOVERNMENTAL REVENUE	2,422,881.54	2,389,145.82	1,558,596.96	1,803,516.00	86.42%
CHARGES FOR SERVICES	2,782,998.98	2,761,871.03	2,489,518.30	3,192,944.00	77.97%
MISCELLANEOUS REVENUES	1,062,907.38	652,891.35	469,480.25	565,100.00	83.08%
OTHER FINANCING SOURCES	63,100.44	65,801.12	86,154.53	86,155.00	100.00%
TOTAL REVENUES	13,688,617.48	13,467,650.95	10,354,345.49	13,595,515.00	76.16%
GENERAL EXPENDITURES BY TYPE					
PERSONAL SERVICES	9,285,811.04	10,062,465.28	8,027,784.19	11,110,071.00	72.26%
OTHER SERVICES & CHARGES	1,419,868.56	1,448,138.48	1,280,502.83	1,629,949.00	78.56%
SUPPLIES	456,530.46	513,537.17	369,428.21	523,385.00	70.58%
CAPITAL OUTLAYS	687,521.74	243,284.03	343,786.73	253,221.00	135.77%
CONTINGENCY	7,334.50	122,704.77	7,262.64	122,000.00	5.95%
CONTRACTUAL SERVICES	463,255.03	675,961.73	256,944.20	284,066.00	90.45%
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	10,285,708.80	15,174,892.00	67.78%
OVERALL NET CHANGE	434,695.17	(1,167,568.99)	68,636.69	(1,579,377.00)	-4.35%
PERSONAL SERVICES	1,141,786.73	1,211,474.95	980,660.76	1,263,478.00	77.62%
OTHER SERVICES & CHARGES	331,027.63	334,507.13	366,081.03	452,310.00	80.94%
SUPPLIES	15,530.51	16,976.64	8,112.32	18,020.00	45.02%
CAPITAL OUTLAYS	443,913.29	36,696.53	35,089.48	30,000.00	116.96%
CONTINGENCY	7,334.50	122,704.77	7,262.64	122,000.00	5.95%
CONTRACTUAL SERVICES	333,540.28	530,758.30	138,474.20	139,066.00	99.57%
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	1,535,680.43	3,277,074.00	46.86%
PERSONAL SERVICES	225,433.82	257,644.86	214,704.18	280,609.00	76.51%
OTHER SERVICES & CHARGES	94,167.87	59,771.45	14,507.89	81,630.00	17.77%
SUPPLIES	2,533.78	4,235.80	1,820.12	5,300.00	34.34%
CAPITAL OUTLAYS	0.00	0.00	0.00	0.00	
COMMUNITY DEVELOPMENT	322,135.47	321,652.11	231,032.19	367,539.00	62.86%
PERSONAL SERVICES	4,269,331.20	4,610,688.14	3,669,608.78	5,029,664.00	72.96%
OTHER SERVICES & CHARGES	369,478.24	395,557.49	314,826.62	390,380.00	80.65%
SUPPLIES	87,895.61	128,788.88	77,585.22	130,815.00	59.31%
CAPITAL OUTLAYS	40,975.52	32,176.67	112,992.91	32,500.00	347.67%
CONTRACTUAL SERVICES	60,000.00	60,000.00	54,000.00	60,000.00	90.00%

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	6/30/2026	BUDGET FY2026	YTD
POLICE	4,827,680.57	5,227,211.18	4,229,013.53	5,643,359.00	74.94%
PERSONAL SERVICES	2,797,074.28	3,078,807.52	2,443,038.05	3,464,710.00	70.51%
OTHER SERVICES & CHARGES	376,880.97	391,032.87	309,169.80	405,860.00	76.18%
SUPPLIES	161,729.02	159,109.18	141,786.39	181,300.00	78.21%
CAPITAL OUTLAYS	717.99	1,390.92	2,147.93	6,500.00	33.05%
FIRE	3,336,402.26	3,630,340.49	2,896,142.17	4,058,370.00	71.36%
PERSONAL SERVICES	515,567.01	550,335.90	420,140.62	663,404.00	63.33%
OTHER SERVICES & CHARGES	192,935.42	196,015.42	203,098.94	227,465.00	89.29%
SUPPLIES	174,442.40	193,801.85	131,517.08	173,950.00	75.61%
CAPITAL OUTLAYS	83,011.55	29,151.24	100,506.56	62,400.00	161.07%
CONTRACTUAL SERVICES	69,714.75	85,203.43	64,470.00	85,000.00	75.85%
PUBLIC PROPERTIES	1,035,671.13	1,054,507.84	919,733.20	1,212,219.00	75.87%
PERSONAL SERVICES	336,618.00	353,513.91	299,631.80	408,206.00	73.40%
OTHER SERVICES & CHARGES	55,378.43	71,254.12	72,818.55	72,304.00	100.71%
SUPPLIES	14,399.14	10,624.82	8,607.08	14,000.00	61.48%
CAPITAL OUTLAYS	118,903.39	143,868.67	93,049.85	121,821.00	76.38%
LIBRARY	525,298.96	579,261.52	474,107.28	616,331.00	76.92%
GENERAL FUND EXPENDITURES	13,253,922.31	14,635,219.94	10,285,708.80	15,174,892.00	67.78%

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS COMBINED CASH INVESTMENT JUNE 30, 2026

COMBINED CASH ACCOUNTS

9-127-21	SFB - DEBT SERVICE RESERVE	175,877.88
9-127-22	SERIES 2011/2013 BONDS - REST	(112,108.60)
9-127-23	SRF RESV - REST	(61,042.96)
9-127-80	SFB - BOND REVENUE RESV	4,041,250.02
9-127-81	REST - BOND REV	(4,041,250.02)
9-131-00	SECURITY 1ST BANK - CHECKING	101,762.74
9-132-00	PINNACLE BANK - PAYROLL	2,428.51
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	368,809.50
9-135-10	REST - REVOLVING LOAN FUND	(368,809.50)
9-137-00	SECURITY FIRST BANK MM	5,272,061.41
9-170-00	UTILITIES - CASH CLEARING	35.00
TOTAL COMBINED CASH		5,378,663.98
9-100-00	CASH ALLOCATED TO OTHER FUNDS	(5,378,663.98)

TOTAL UNALLOCATED CASH	.00
------------------------	-----

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO ELECTRIC FUND	5,192,027.18
2	ALLOCATION TO WATER FUND	423,239.91
3	ALLOCATION TO WPC	(236,603.11)
TOTAL ALLOCATIONS TO OTHER FUNDS		5,378,663.98
ALLOCATION FROM COMBINED CASH FUND - 1-10000		(5,378,663.98)

ZERO PROOF IF ALLOCATIONS BALANCE	.00
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Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS

BALANCE SHEET

JUNE 30, 2026

ELECTRIC FUND

	CURRENT YEAR	PREVIOUS YEAR
ASSETS		
PLANT	43,691,575.91	41,062,131.51
ACCUMULATED DEPRECIATION	(26,799,478.53)	(25,351,956.76)
BOOK VALUE OF PLANT	16,892,097.38	15,710,174.75
CONSTRUCTION WORK IN PROGRESS	980,900.57	738,308.16
CASH ACCOUNTS		
CASH & CASH EQUIVALENTS	5,192,027.18	5,280,380.80
CUSTOMER DEPOSITS MM	177,129.01	228,406.39
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	199,721.93	.00
TEMPORARY CASH INVESTMENTS	1,909,360.86	1,831,974.84
BOND DEBT & RESERVE ACCOUNT	4,093,186.51	3,960,072.52
REVOLVING LOAN FUND RESERVE	368,809.50	367,325.64
TOTAL CASH ACCOUNTS	13,745,724.16	13,426,238.38
CUSTOMER ACCOUNTS RECEIVABLE	(24,340.27)	(274,794.93)
GARBAGE ACCOUNTS RECEIVABLE	16,238.12	12,349.15
COTTONWOOD SALES RECEIVABLE	67,538.88	75,811.71
DEVELOPER CONTRIBUTION RECEIVABLE	61,904.29	123,984.49
ALLOWANCE FOR BAD DEBTS	(23,818.05)	(22,101.68)
BALANCE OF ACCOUNTS RECEIVABLE	97,522.97	(84,751.26)
BUILDING MAINTENANCE FUND	(11,880.06)	(10,280.93)
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	4,459.40	23,647.61
OPERATION AND MAINTENANCE INVENTORY	1,073,110.98	1,089,242.47
PREPAID EXPENSES	51,180.00	43,742.00
INTEREST RECEIVABLE	74,610.36	84,984.50
ACCRUED UTILITY REVENUES	1,772,906.80	1,741,584.94
TOTAL ASSETS	34,680,632.56	32,762,890.62

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS BALANCE SHEET JUNE 30, 2026

ELECTRIC FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
2025 BONDS PAYABLE	3,788,340.70	3,952,431.80
2025 BOND PREMIUM	54,777.03	.00
ACCOUNTS PAYABLE	1,392,439.53	1,337,728.80
UNCLAIMED PROPERTY PAYABLE	(3,035.25)	.00
EMPLOYEE INSUR. PAYABLE	425.00	477.50
ACCOUNTS PAYABLE-GARBAGE	23,539.15	17,524.22
CUSTOMER DEPOSITS PAYABLE	839,684.53	892,659.91
SALES TAX PAYABLE-STATE	4.14	40.17
SALES TAX PAYABLE-LOCAL	1.50	14.64
SALES TAX PAYABLE-COUNTY	.51	(.02)
ACCRUED INTEREST PAYABLE	(48,951.29)	.00
ACCRUED FICA TAX PAYABLE	9,048.63	11,971.66
ACCRUED FWH TAX PAYABLE	6,259.97	8,394.42
ACCRUED SWH TAX PAYABLE	2,093.61	3,162.48
OTHER MISC PAYROLL PAYABLE	14,516.27	15,722.68
ACCRUED VACATION TIME	172,330.90	169,174.80
ACCRUED COMP TIME PAYABLE	26,064.41	24,236.32
ACCRUED PAYROLL	39,594.54	53,773.75
ACCRUED SICK TIME PAYABLE	315,221.44	311,092.61
TOTAL LIABILITIES	6,632,355.32	6,798,405.74
<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	621,161.55	(254,267.42)
BALANCE - CURRENT DATE	28,048,277.24	25,964,484.88
TOTAL FUND EQUITY	28,048,277.24	25,964,484.88
TOTAL LIABILITIES AND EQUITY	34,680,632.56	32,762,890.62

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS OPERATING STATEMENT FOR THE 9 MONTHS ENDING JUNE 30, 2026

ELECTRIC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
OPERATING REVENUE						
RESIDENTIAL SALES	415,355.23	2,670,474.24	(3,868,500.00)	(6,538,974.24)	69.0	2,572,192.81
RESIDENTIAL HEATING SALES	274,450.28	2,385,749.38	(3,072,000.00)	(5,457,749.38)	77.7	2,309,942.28
GENERAL SERVICE SALES	179,680.46	1,252,235.02	(1,600,000.00)	(2,852,235.02)	78.3	1,149,027.34
GENERAL SERVICE HEATING SALES	84,123.65	693,744.57	(910,500.00)	(1,604,244.57)	76.2	655,268.13
GENERAL SERVICE DEMAND SALES	597,550.39	4,541,269.51	(5,900,000.00)	(10,441,269.51)	77.0	4,420,588.72
LARGE POWER CONTRACT	164,315.45	1,471,799.61	(1,750,000.00)	(3,221,799.61)	84.1	1,267,548.27
PUBLIC STREET & HIGHWAY LIGHTING	8,215.12	67,096.03	(88,000.00)	(155,096.03)	76.3	62,140.85
INFRASTRUCTURE FEE	22,675.00	204,084.60	(840,000.00)	(1,044,084.60)	24.3	.00
INTERDEPARTMENTAL SALES	5,759.76	34,885.48	(50,000.00)	(84,885.48)	69.8	40,008.84
SECURITY LIGHTING SALES	8,558.81	77,101.45	(102,000.00)	(179,101.45)	75.6	78,297.74
ENGINEERING DEPARTMENT INCOME	14,522.00	130,758.00	(174,000.00)	(304,758.00)	75.2	119,932.00
MARKET SALES	71,533.42	721,567.54	(650,000.00)	(1,371,567.54)	111.0	472,850.69
RENEWABLE ENERGY CREDITS	.00	63,724.10	(100,000.00)	(163,724.10)	63.7	.00
TOTAL OPERATING REVENUE	1,846,739.57	14,314,489.53	(19,105,000.00)	(33,419,489.53)	74.9	13,147,797.67
OPERATING EXPENSE						
PURCHASED POWER	(914,271.35)	(8,147,194.27)	(10,200,000.00)	(2,052,805.73)	(79.9)	(7,742,856.78)
PURCHASED POWER - WAPA	(61,041.60)	(407,271.09)	(525,000.00)	(117,728.91)	(77.6)	(375,385.74)
PURCHASED POWER - COTTONWOOD	(84,693.25)	(898,914.27)	(1,300,000.00)	(401,085.73)	(69.2)	(987,032.61)
OPERATION & MAINTENANCE	(75,596.72)	(985,277.16)	(1,506,638.00)	(521,360.84)	(65.4)	(1,116,889.58)
ACCOUNTING & COLLECTING	(11,879.65)	(140,285.06)	(164,121.00)	(23,835.94)	(85.5)	(193,637.32)
METER READING	(2,913.49)	(27,258.40)	(35,378.00)	(8,119.60)	(77.1)	(27,637.90)
ENGINEERING DEPARTMENT	(35,518.99)	(341,676.12)	(455,420.00)	(113,743.88)	(75.0)	(346,741.50)
INFOMATIONAL TECH - COMPUTERS	.00	(8,597.85)	.00	8,597.85	.0	(259,772.44)
ADMINISTRATIVE	(68,681.03)	(606,851.85)	(807,385.00)	(200,533.15)	(75.2)	(160,293.69)
GENERAL	(91,818.38)	(903,206.68)	(988,076.00)	(84,869.32)	(91.4)	(768,461.98)
VEHICLE & EQUIPMENT EXPENSES	15,745.64	(157,546.64)	(171,500.00)	(13,953.36)	(91.9)	(167,295.15)
DEPRECIATION	(128,054.81)	(1,115,448.37)	(1,465,000.00)	(349,551.63)	(76.1)	(1,099,285.08)
TOTAL OPERATING EXPENSES	(1,458,723.63)	(13,739,527.76)	(17,618,518.00)	(3,878,990.24)	(78.0)	(13,245,289.77)
NET OPERATING REVENUE	388,015.94	574,961.77	(36,723,518.00)	(37,298,479.77)	1.6	(97,492.10)
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	43,703.89	310,018.16	(1,058,000.00)	(1,368,018.16)	29.3	314,030.22
INTEREST INCOME	17,468.93	180,799.17	(101,000.00)	(281,799.17)	179.0	214,866.66
RESTRICTED INTEREST INCOME	10,440.47	96,959.09	.00	(96,959.09)	.0	27,926.77
AMORTIZATION EXPENSES-BONDS	.00	.00	.00	.00	.0	(69,924.84)
INTEREST EXPENSES	.00	.00	(197,930.00)	(197,930.00)	.0	.00
MUNICIPAL EXPENSE	(51,453.67)	(541,576.64)	(742,185.00)	(200,608.36)	(73.0)	(643,674.13)
NET NONOPERATING INCOME (EXPENSE)	9,754.14	(49,989.76)	(2,099,115.00)	(2,049,125.24)	(2.4)	(114,957.21)
TOTAL NET INCOME OR (LOSS)	408,175.56	621,161.55	(38,822,633.00)	(39,443,794.55)	1.6	(254,267.42)

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS

BALANCE SHEET

JUNE 30, 2026

WATER FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>ASSETS</u>		
PLANT	33,905,016.56	33,378,995.46
ACCUMULATED DEPRECIATION	(17,550,702.79)	(16,618,728.48)
BOOK VALUE OF PLANT	16,354,313.77	16,760,266.98
CONSTRUCTION WORK IN PROGRESS	1,200,061.24	302,279.04
<u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	423,239.91	1,194,530.60
PAYROLL ACCOUNT	300.00	300.00
PETTY CASH	300.00	300.00
WATER INFRASTRUCTURE FEE	811,860.64	1,055,154.73
TEMPORARY CASH INVESTMENTS CD'S	580,493.35	557,723.98
BOND DEBT & RESERVE ACCOUNT	34,687.54	81,971.04
SRF RESERVE ACCOUNT	61,042.96	60,920.49
TOTAL CASH ACCOUNTS	1,911,924.40	2,950,900.84
CUSTOMER ACCOUNTS RECEIVABLE	155,039.31	94,180.71
ALLOWANCE FOR BAD DEBTS	(13,746.68)	(12,553.30)
BALANCE OF ACCOUNTS RECEIVABLE	141,292.63	81,627.41
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	.00	989.38
OPERATION AND MAINTENANCE INVENTORY	718,377.80	775,772.09
PREPAID EXPENSES	43,250.99	29,381.99
INTEREST RECEIVABLE	16,712.68	19,809.87
ACCRUED UTILITY REVENUES	277,772.56	280,465.50
TOTAL ASSETS	20,663,706.07	21,201,493.10

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS

BALANCE SHEET

JUNE 30, 2026

WATER FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
SRF BONDS PAYABLE	7,962,912.56	8,245,630.79
2025 BONDS PAYABLE	548,112.99	638,491.08
2025 BOND PREMIUM	8,449.56	.00
ACCOUNTS PAYABLE	40,857.02	124,005.86
EMPLOYEE INSUR. PAYABLE	209.00	209.00
SALES TAX PAYABLE-STATE	.00	104.13
SALES TAX PAYABLE-LOCAL	.00	37.86
ACCRUED INTEREST PAYABLE	(40,277.96)	(3,538.94)
ACCRUED FICA TAXES PAYABLE	3,969.32	4,136.64
ACCRUED FWH TAXES PAYABLE	1,654.22	1,700.00
ACCRUED SWH TAX PAYABLE	748.56	893.82
OTHER MISC PAYROLL PAYABLE	4,590.35	4,956.44
ACCRUED VACATION TIME	53,829.22	47,661.95
ACCRUED COMP TIME PAYABLE	18,616.06	21,848.58
ACCURED PAYROLL	19,116.88	19,670.10
ACCRUED SICK TIME	34,513.96	32,078.80
TOTAL LIABILITIES	8,657,301.74	9,137,886.11
<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	(88,316.08)	32,890.79
BALANCE - CURRENT DATE	12,006,404.33	12,063,606.99
TOTAL FUND EQUITY	12,006,404.33	12,063,606.99
TOTAL LIABILITIES AND EQUITY	20,663,706.07	21,201,493.10

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS OPERATING STATEMENT FOR THE 9 MONTHS ENDING JUNE 30, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
<u>OPERATING REVENUE</u>						
RESIDENTIAL SALES	148,716.64	1,136,764.94	(1,658,500.00)	(2,795,264.94)	68.5	1,193,993.46
COMMERCIAL SALES	71,580.56	449,090.77	(680,000.00)	(1,129,090.77)	66.0	481,817.68
CONTRACT SALES	34,958.74	296,448.82	(400,000.00)	(696,448.82)	74.1	285,610.94
INFRASTRUCTURE FEE	22,963.00	206,016.00	(276,000.00)	(482,016.00)	74.6	105,675.00
TOTAL OPERATING REVENUE	278,218.94	2,088,320.53	(3,014,500.00)	(5,102,820.53)	69.3	2,067,097.08
<u>OPERATING EXPENSE</u>						
OPERATION & MAINTENANCE	(66,067.86)	(906,632.79)	(1,296,512.00)	(389,879.21)	(69.9)	(913,550.78)
ACCOUNTING & COLLECTING	(9,293.99)	(101,104.89)	(112,152.00)	(11,047.11)	(90.2)	(118,621.22)
METER READING	(1,702.99)	(17,027.45)	(21,726.00)	(4,698.55)	(78.4)	(13,829.09)
ENGINEERING DEPARTMENT	(3,903.00)	(35,127.00)	(46,837.00)	(11,710.00)	(75.0)	(30,177.00)
ADMINISTRATIVE	(29,430.40)	(266,060.60)	(353,670.00)	(87,609.40)	(75.2)	(92,853.30)
GENERAL	(52,693.60)	(480,931.63)	(592,960.00)	(112,028.37)	(81.1)	(399,876.58)
VEHICLE & EQUIPMENT EXPENSES	(20,967.55)	(57,025.84)	(91,000.00)	(33,974.16)	(62.7)	(53,493.96)
DEPRECIATION	(85,088.62)	(762,114.96)	(990,000.00)	(227,885.04)	(77.0)	(745,768.37)
TOTAL OPERATING EXPENSES	(269,148.01)	(2,626,025.16)	(3,504,857.00)	(878,831.84)	(74.9)	(2,368,170.30)
NET OPERATING INCOME (LOSS)	9,070.93	(537,704.63)	(6,519,357.00)	(5,981,652.37)	(8.3)	(301,073.22)
<u>OTHER INCOME (EXPENSES)</u>						
MISCELLANEOUS INCOME	52,369.41	289,017.27	(287,500.00)	(576,517.27)	100.5	236,520.48
INTEREST INCOME	6,680.54	67,191.09	(100,000.00)	(167,191.09)	67.2	75,616.47
RESTRICTED INTEREST INCOME	377.08	4,939.67	(3,000.00)	(7,939.67)	164.7	7,811.08
GRANT INCOME	.00	133,134.29	.00	(133,134.29)	.0	.00
OTHER INCOME	183.38	5,568.72	(2,000.00)	(7,568.72)	278.4	106,674.58
AMORTIZATION EXPENSES- BONDS	.00	.00	.00	.00	.0	(11,295.56)
INTEREST EXPENSES	.00	.00	(441,424.00)	(441,424.00)	.0	.00
MUNICIPAL EXPENSE	(14,961.87)	(50,462.49)	(70,500.00)	(20,037.51)	(71.6)	(81,363.04)
NET NONOPERATING INCOME (EXPENSE)	44,648.54	449,388.55	(904,424.00)	(1,353,812.55)	49.7	333,964.01
TOTAL NET INCOME (LOSS)	53,719.47	(88,316.08)	(7,423,781.00)	(7,335,464.92)	(1.2)	32,890.79

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS

BALANCE SHEET

JUNE 30, 2026

WPC

	CURRENT YEAR	PREVIOUS YEAR
<u>ASSETS</u>		
PLANT	28,990,134.90	27,958,349.41
ACCUMULATED DEPRECIATION	(18,875,435.42)	(18,552,858.56)
BOOK VALUE OF PLANT	10,114,699.48	9,405,490.85
CONSTRUCTION WORK IN PROGRESS	1,545,031.52	417,539.04
<u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	(236,603.11)	1,291,848.26
PAYROLL ACCOUNT	200.00	200.00
PETTY CASH	175.00	175.00
SEWER INFRASTRUCTURE FEE	2,997,051.42	2,494,626.18
BOND DEBT & RESERVE ACCOUNT	25,484.54	121,630.63
TOTAL CASH ACCOUNTS	2,786,307.85	3,908,480.07
CUSTOMER ACCOUNTS RECEIVABLE	19,517.21	16,396.36
ALLOWANCE FOR BAD DEBTS	(7,770.21)	(7,457.77)
BALANCE OF ACCOUNTS RECEIVABLE	11,747.00	8,938.59
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	648.46	1,330.92
PREPAID EXPENSES	27,022.00	19,359.00
ACCRUED UTILITY REVENUES	216,849.49	205,118.98
TOTAL ASSETS	14,702,305.80	13,966,257.45

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS BALANCE SHEET JUNE 30, 2026

WPC

	CURRENT YEAR	PREVIOUS YEAR
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
2025 BONDS PAYABLE	408,546.31	475,919.32
2025 BOND PREMIUM	6,298.11	.00
ACCOUNTS PAYABLE	181,884.41	111,553.05
EMPLOYEE INSUR. PAYABLE	52.50	25.00
ACCRUED INTEREST PAYABLE	(27,471.29)	.00
ACCRUED FICA TAX PAYABLE	3,015.33	3,010.22
ACCRUED FWH TAX PAYABLE	1,049.54	1,193.78
ACCRUED SWH TAX PAYABLE	526.14	596.89
OTHER MISC PAYROLL PAYABLE	2,979.67	2,329.26
ACCRUED VACATION TIME	29,194.26	34,774.99
ACCRUED COMP TIME PAYABLE	13,403.32	9,469.21
ACCURED PAYROLL	12,490.13	12,967.88
ACCRUED SICK TIME	39,755.37	37,132.49
TOTAL LIABILITIES	671,723.80	688,972.09
<u>FUND EQUITY</u>		
NET INVEST IN CAPITAL ASSETS	9,649,202.00	9,343,905.00
RESTRICTED FOR DEBT SERVICE	102,753.00	.00
UNRESTRICTED NET POSITION	4,172,663.06	3,585,330.82
REVENUE OVER EXPENDITURES - YTD	105,963.94	348,049.54
BALANCE - CURRENT DATE	14,030,582.00	13,277,285.36
TOTAL FUND EQUITY	14,030,582.00	13,277,285.36
TOTAL LIABILITIES AND EQUITY	14,702,305.80	13,966,257.45

Exhibit "B"

BEATRICE BOARD OF PUBLIC WORKS OPERATING STATEMENT FOR THE 9 MONTHS ENDING JUNE 30, 2026

WPC

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YEAR YTD
OPERATING REVENUE						
RESIDENTIAL SALES	118,129.21	1,063,146.53	(1,396,000.00)	(2,459,146.53)	76.2	1,057,503.12
COMMERCIAL SALES	59,633.22	449,759.71	(680,000.00)	(1,129,759.71)	66.1	463,333.79
INFRASTRUCTURE FEE	39,456.00	355,145.00	(470,000.00)	(825,145.00)	75.6	254,824.00
TOTAL OPERATING REVENUE	217,218.43	1,868,051.24	(2,546,000.00)	(4,414,051.24)	73.4	1,775,660.91
OPERATING EXPENSE						
OPERATION & MAINTENANCE	(72,621.54)	(766,881.30)	(875,812.00)	(108,930.70)	(87.6)	(650,589.79)
ACCOUNTING & COLLECTING	(6,126.98)	(69,333.10)	(93,519.00)	(24,185.90)	(74.1)	(95,267.96)
METER READING	(1,077.54)	(10,847.03)	(13,151.00)	(2,303.97)	(82.5)	(10,144.18)
ENGINEERING DEPARTMENT	(3,903.00)	(35,127.00)	(46,837.00)	(11,710.00)	(75.0)	(30,177.00)
ADMINISTRATIVE	(20,010.12)	(180,023.41)	(240,211.00)	(60,187.59)	(74.9)	(61,733.29)
GENERAL	(31,909.46)	(290,232.71)	(366,575.00)	(76,342.29)	(79.2)	(200,764.75)
VEHICLE & EQUIPMENT EXPENSES	(3,873.54)	(30,110.49)	(65,000.00)	(34,889.51)	(46.3)	(34,770.64)
DEPRECIATION	(59,138.81)	(522,785.26)	(640,000.00)	(117,214.74)	(81.7)	(486,119.59)
TOTAL OPERATING EXPENSES	(198,660.99)	(1,905,340.30)	(2,341,105.00)	(435,764.70)	(81.4)	(1,569,567.20)
NET OPERATING REVENUE	18,557.44	(37,289.06)	(4,887,105.00)	(4,849,815.94)	(.8)	206,093.71
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	6,930.68	63,908.80	(68,000.00)	(131,908.80)	94.0	61,174.23
INTEREST INCOME	9,289.00	88,608.53	(100,000.00)	(188,608.53)	88.6	99,809.38
RESTRICTED INTEREST INCOME	195.77	2,564.80	(4,000.00)	(6,564.80)	64.1	3,007.27
GRANT INCOME	.00	.00	(2,000,000.00)	(2,000,000.00)	.0	.00
OTHER INCOME	525.00	3,640.00	(1,000.00)	(4,640.00)	364.0	4,130.00
AMORTIZATION EXPENSES- BONDS	.00	.00	.00	.00	.0	(8,426.83)
INTEREST EXPENSES	.00	.00	(111,055.00)	(111,055.00)	.0	.00
MUNICIPAL EXPENSE	(4,252.75)	(15,469.13)	(30,500.00)	(15,030.87)	(50.7)	(17,738.22)
NET NONOPERATING INCOME (EXPENSE)	12,687.70	143,253.00	(2,314,555.00)	(2,457,808.00)	6.2	141,955.83
TOTAL NET INCOME (LOSS)	31,245.14	105,963.94	(7,201,660.00)	(7,307,623.94)	1.5	348,049.54

Exhibit "B"

CITY OF BEATRICE
BALANCE SHEET
JUNE 30, 2026

STREET FUND

ASSETS

03-00-100-00	CASH - COMBINED CASH FUND	3,669,808.41	
03-00-101-03	CASH-HIGHWAY ALLOC DEBT RESV	132,051.48	
03-00-103-01	CASH-BOND FUNDS	223,476.66	
03-00-120-00	ACCOUNTS RECEIVABLE	90,512.45	
03-00-129-00	DUE FROM OTHER GOVERNMENTS	334,262.15	
03-00-130-00	DUE FROM SPEC ASSESS FUND	49,626.00	
	TOTAL ASSETS		4,499,737.15

LIABILITIES AND EQUITY

LIABILITIES

03-00-201-00	ACCOUNTS PAYABLE	159,525.44	
03-00-202-01	SALARIES & WAGES PAYABLE	15,554.90	
03-00-202-02	TAXES PAYABLE	5,517.06	
03-00-202-03	MISC PAYROLL PAYABLE	3,994.33	
03-00-215-00	ACCRUED INTEREST PAYABLE	34,585.00	
03-00-231-00	BONDS PAYABLE-L.T.	2,600,000.00	
	TOTAL LIABILITIES		2,819,176.73

FUND EQUITY

03-00-250-01	DESIGNATED FOR STREETS	2,312,581.07	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER (UNDER) EXPENDITURES - YTD	(632,020.65)	
	BALANCE - CURRENT DATE	(632,020.65)	
	TOTAL FUND EQUITY		1,680,560.42
	TOTAL LIABILITIES AND EQUITY		4,499,737.15

Exhibit "B"

CITY OF BEATRICE REVENUES WITH COMPARISON TO BUDGET FOR THE 9 MONTHS ENDING JUNE 30, 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	174,004.70	250,000.00	75,995.30	69.6
03-20-313-02	SALES TAX ON MOTOR VEHICLES	50,000.00	494,850.35	630,000.00	135,149.65	78.6
	TOTAL SALES TAX	65,000.00	668,855.05	880,000.00	211,144.95	76.0
	<u>STATE AGENCY AID</u>					
03-20-332-01	HIGHWAY ALLOCATION,INCEN PMT	152,652.46	1,365,428.99	1,845,514.00	480,085.01	74.0
03-20-332-02	STATE MAINTENANCE CONTRACT	63,701.40	63,701.40	65,898.00	2,196.60	96.7
03-20-332-05	STATE PROJECT FUNDING	.00	296,134.83	280,000.00	(16,134.83)	105.8
03-20-332-06	MOTOR VEHICLE FEE PMT	31,925.33	93,980.57	125,000.00	31,019.43	75.2
	TOTAL STATE AGENCY AIDL	248,279.19	1,819,245.79	2,316,412.00	497,166.21	78.5
	<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	16,502.95	21,634.12	8,000.00	(13,634.12)	270.4
03-20-349-02	STREET SALES	125.00	335.00	500.00	165.00	67.0
03-20-349-03	STREET REIMBURSEMENTS	6,550.92	19,768.42	24,000.00	4,231.58	82.4
	TOTAL STREET FEES	23,178.87	41,737.54	32,500.00	(9,237.54)	128.4
	<u>INTEREST EARNINGS</u>					
03-20-361-01	INTEREST EARNING - HWY ALL BND	703.93	26,011.28	.00	(26,011.28)	.0
	TOTAL INTEREST EARNINGS	703.93	26,011.28	.00	(26,011.28)	.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 9 MONTHS ENDING JUNE 30, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERFUND TRANSFERS</u>					
03-20-371-01 INTERFUND TRANSFER	.00	2,230.33	.00	(2,230.33)	.0
TOTAL INTERFUND TRANSFERS	.00	2,230.33	.00	(2,230.33)	.0
TOTAL FUND REVENUE	337,161.99	2,811,014.58	3,728,912.00	917,897.42	75.4

Exhibit "B"

CITY OF BEATRICE EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 9 MONTHS ENDING JUNE 30, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
STREET FUND					
03-20-411-01 SALARIES (MAINT)	43,785.53	420,622.07	549,237.00	128,614.93	76.6
03-20-411-02 SALARIES (OVERTIME)	1,093.06	7,131.00	12,765.00	5,634.00	55.9
03-20-411-03 SALARIES (PART-TIME)	1,102.50	6,810.00	17,500.00	10,690.00	38.9
03-20-411-06 SALARIES(BPW SNOW/OTHER MAINT)	.00	1,291.17	2,000.00	708.83	64.6
03-20-411-07 SALARIES (LEGAL/CITY)	827.00	7,443.00	11,677.00	4,234.00	63.7
03-20-411-10 SALARIES (BPW ENGINEERING)	5,612.00	50,508.00	67,349.00	16,841.00	75.0
03-20-411-20 SALARIES (CITY-MGR SERVICES)	1,776.00	15,984.00	21,306.00	5,322.00	75.0
03-20-412-01 SOCIAL SECURITY	3,366.90	31,834.81	45,507.00	13,672.19	70.0
03-20-413-01 RETIREMENT	2,627.14	23,682.33	32,817.00	9,134.67	72.2
03-20-414-01 HEALTH & LIFE INSURANCE	25,225.00	227,000.00	293,664.00	66,664.00	77.3
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	64,728.00	86,303.00	21,575.00	75.0
03-20-424-01 BUILDING MAINT./REPAIRS	75.27	1,069.95	2,500.00	1,430.05	42.8
03-20-424-02 EQUIP OTHER & RADIO REPAIR	.00	326.18	1,000.00	673.82	32.6
03-20-424-03 ROAD EQUIP REP/MAINT (LABOR)	1,265.00	56,563.95	45,000.00	(11,563.95)	125.7
03-20-425-01 BUILDING RENTALS (SHOP-BPW)	250.00	2,600.00	3,000.00	400.00	86.7
03-20-425-04 EQUIPMENT RENTALS	.00	3,040.62	8,000.00	4,959.38	38.0
03-20-425-05 SOFTWARE MAINTENANCE	.00	.00	5,800.00	5,800.00	.0
03-20-425-06 WEED SPRAYING/TREE TRIMMING	2,500.00	3,765.00	4,750.00	985.00	79.3
03-20-426-01 TRAINING/TRAVEL EXPENSES	.00	1,050.91	4,000.00	2,949.09	26.3
03-20-427-01 TELEPHONE	50.00	475.00	.00	(475.00)	.0
03-20-429-04 BAD DEBT EXPENSE	.00	.00	200.00	200.00	.0
03-20-429-05 OTHER SERV & CHGS (MS4)	.00	23,288.75	35,000.00	11,711.25	66.5
03-20-429-06 OTHER SERV & CHGS (SPC FEES)	2,782.12	58,458.98	45,000.00	(13,458.98)	129.9
03-20-432-01 GAS & OIL	3,589.80	33,673.78	58,000.00	24,326.22	58.1
03-20-432-02 UNIFORMS	579.80	2,500.76	3,000.00	499.24	83.4
03-20-432-04 CHEMICALS	72.50	8,210.68	10,000.00	1,789.32	82.1
03-20-432-09 TRAFFIC CONTROL	4,473.64	37,031.44	25,000.00	(12,031.44)	148.1
03-20-432-13 SHOP/JANITORIAL/OSHA SUPPLIES	254.79	5,571.76	8,500.00	2,928.24	65.6
03-20-433-02 ROAD EQ MNT TIRES/BROOMS/BLADE	895.98	17,724.47	30,000.00	12,275.53	59.1
03-20-433-03 ROAD EQUIP REPAIRS (PARTS)	1,057.24	59,573.34	55,000.00	(4,573.34)	108.3
03-20-433-05 ROAD IMP MATERIALS (IN-HOUSE)	9,644.40	63,873.58	125,000.00	61,126.42	51.1
03-20-433-06 ROAD MATERIALS ICE CONTROL	.00	18,279.82	75,000.00	56,720.18	24.4
03-20-434-01 SMALL TOOLS & MINOR EQ	2,707.96	7,986.39	3,500.00	(4,486.39)	228.2
03-20-443-01 STREET IMP/ARMORCOAT/REJUVINAT	31,312.90	45,658.73	65,000.00	19,341.27	70.2
03-20-443-06 STREET IMP/MISC CONC REPAIR	6,584.13	60,377.08	80,000.00	19,622.92	75.5
03-20-443-09 STREET IMP/BRIDGE REPAIRS	15,116.31	15,116.31	.00	(15,116.31)	.0
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	19,909.12	24,527.71	.00	(24,527.71)	.0
03-20-443-15 STREET IMP - DT BEAUTIFICATION	.00	60,231.53	.00	(60,231.53)	.0
03-20-443-20 STREET IMP/RECONSTRUCTION	500.00	5,077.50	445,000.00	439,922.50	1.1
03-20-443-21 STREET IMP/NEW STREETS	80,053.18	1,502,818.74	1,496,631.00	(6,187.74)	100.4
03-20-443-22 STREET IMP-33RD & LINCOLN	.00	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	272,445.02	514,000.00	241,554.98	53.0
03-20-451-01 CONTINGENCY	.00	.00	100,000.00	100,000.00	.0
03-20-472-01 INTEREST-HWY ALLOC SERIES 25	.00	109,164.52	109,165.00	.48	100.0
03-20-499-03 STREET VEHICLE TIME	5.44	5.44	.00	(5.44)	.0
TOTAL STREET FUND	276,286.71	3,443,035.23	5,135,676.00	1,692,640.77	67.0

Exhibit "B"

CITY OF BEATRICE EXPENDITURES WITH COMPARISON TO BUDGET FOR THE 9 MONTHS ENDING JUNE 30, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	276,286.71	3,443,035.23	5,135,676.00	1,692,640.77	67.0
NET REVENUE OVER(UNDER)EXPENDITURE	60,875.28	(632,020.65)	(1,406,764.00)	(774,743.35)	(44.9)

Exhibit "C"

CODE VIOLATIONS SUMMARY

	Year-to-Date
Referred to BPD	2
Referred to Other City Department	1
Total Closed Cases	367
Total Cases Received	530

Current Pending Cases	3
Current Open Cases	157
Cases Closed in June	10

REFERRED TO BPD: 2

Case #	Date Opened	Violation	Reason for Violation	Location
20260423	6/10/2026	JMV		902 Market Street
20260400	5/29/2026	JMV	Silver Buick on the street with all tires removed.	1022 N 8th Street

REFERRED TO OTHER CITY DEPT: 1

Case #	Date Opened	Violation	Reason for Violation	Location
20260162	3/30/2026	Code	discarding pig carcass in trash bins	709 Market Street

PENDING CASES: 3

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
20260172	4/2/2026	Zoning	White car, parked in required front yard	1219 Jefferson Street
20260032	1/27/2026	Dog Bite	Dog Bite. Person(s) potentially living in the shop or camper area.	411 Court Street

Exhibit "C"

CODE VIOLATIONS SUMMARY

OPEN CASES: 157

Case #	Date Opened	Violation	Reason for Violation	Location
20260527	7/21/2026	Weeds	Overgrown grass and weeds on property	323 N 12th Street
20260526	7/21/2026	Weeds	Overgrown grass and weeds on property	1513 Court Street
20260525	7/21/2026	Weeds	Overgrown grass and weeds on property	507 S 12th
20260524	7/21/2026	Weeds	Overgrown grass and weeds on property	315 N 12th
20260523	7/21/2026	Weeds	Overgrown grass and weeds on property	418 N 13th Street
20260522	7/21/2026	Weeds	Overgrown grass and weeds on property	416 N 13th Street
20260521	7/21/2026	Code	Overgrown bush,	401 N 12th Street
20260520	7/21/2026	Code	Couch, and chairs in front yard.	425 West Carlyle Street
20260519	7/21/2026	Code	Mattress laying in driveway	1008 N 14th Street
20260518	7/17/2026	Code	Large tree branch fell and covering and blocking the sidewalk	920 High Street
20260516	7/16/2026	Code	Recliner sitting in front yard	410 N 11th Street
20260515	7/16/2026	JMV		1516 Elk Street
20260514	7/14/2026	Weeds	Overgrown grass and weeds on property mainly in the alley.	417 N 8th Street
20260513	7/14/2026	Code	Black dresser in front yard along street.	112 N 10th Street
20260512	7/14/2026	Weeds	Overgrown grass and weeds on Property	700 Elk Street
20260511	7/14/2026	Weeds	Overgrown grass and weeds on property	511 N 10th Street
20260510	7/14/2026	JMV		1006 Ella Street
20260509	7/14/2026	Code	Wood dressers sitting out in front yard next to couches, washer sitting out.	1002 Scott Street
20260506	7/13/2026		Pair of mattresses leaning up again shed in backyard.	1014 N 16th Street
20260505	7/10/2026	Weeds	Overgrown grass and weeds on property	1301 Lincoln Street

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260504	7/10/2026	Weeds	Overgrown grass and weeds on property	1022 Scott Street
20260503	7/10/2026	Weeds	Overgrown grass and weeds on property	1024 Scott Street
20260501	7/10/2026	Weeds	Overgrown grass and weeds on both 010852000 and 010852000 parcels	
20260500	7/10/2026	Weeds	Overgrown grass and weeds on property and in alley	817 Elk Street
20260499	7/10/2026	Code	Couch sitting along west side of the house in back yard.	1623 Summit Street
20260498	7/9/2026	JMV		110 S Sumner Street
20260497	7/9/2026	JMV		221 N Sumner Street
20260496	7/9/2026	JMV		1510 Grant Street
20260495	7/9/2026	JMV		1325 Market Street
20260494	7/9/2026	JMV		901 Elk Street
20260493	7/8/2026	JMV		423 Helen Street
20260492	7/8/2026	Code	Recliner sitting out next to the street	721 Garden Street
20260491	7/8/2026	Code	Mattress in the back of truck in driveway	1005 Bell Street
20260489	7/7/2026	JMV		112 S Sumner Street
20260488	7/7/2026	JMV		1325 Market Street
20260487	7/7/2026	JMV		2212 Hillcrest Street
20260486	7/7/2026	Code	Couch sitting on front porch.	323 N 12th Street
20260485	7/7/2026			01215 N 10TH
20260482	7/2/2026	Code	Pile of junk/trash in the back yard	416 N 13th Street
20260481	7/2/2026	JMV		123 N Sumner Street
20260480	7/2/2026	Code	Couch, mattress, and stack of tires next to trailer	616 Paddock Street

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260479	7/2/2026	Code	Mattress, overfilled dumpster, trash all around dumpster area. carpet and cardboard box and trash can filled with junk/trash	729 - 745 W Mary Street
20260478	7/1/2026	JMV		1217 S 8th Street
20260477	6/30/2026	Weeds	Overgrown grass and weeds on property	1624 Country Club Lane
20260475	6/30/2026	JMV		1224 N 8th Street
20260473	6/30/2026	Code	Couches in front yard along street.	909 Market Street
20260472	6/29/2026	Weeds	Overgrown grass and weeds on property	406 S 9TH
20260471	6/29/2026	Weeds	Overgrown grass and weeds on property	635 W Court Street
20260470	6/26/2026	Code	Mattresses along alley way in driveway/ moved to back porch	1123 Court Street
20260469	6/25/2026	JMV		1800 Scott Street # 116
20260468	6/25/2026	Code	Two couches in front yard. Mattress leaning up against shed in backyard.	1002 Scott Street
20260465	6/24/2026	Code	Mattress and tire along driveway next to couch, cardboard boxes and all other junk/trash on front porch.	1301 Lincoln Street
20260462	6/23/2026	Weeds	Overgrown Grass and Weeds on Property	502 S 9th Street
20260461	6/23/2026	Weeds	Overgrown Grass and Weed in Backyard	310 N 16TH
20260460	6/23/2026	Weeds	Overgrown Grass and Weeds on Property	812 Ella Street
20260456	6/23/2026	Code	Mattresses along the alley	212 N 6th Street
20260455	6/22/2026	Code	Trash/junk/cardboard boxes along street not picked up by trash	1223 N 8th Street
20260452	6/22/2026			1526 Market Street
20260451	6/22/2026	Code	Trailer full of garbage/junk/trash bags.	1022 N 8th Street
20260450	6/18/2026	JMV		1537 Market Street
20260449	6/18/2026	Weeds	Overgrown grass and weeds on property	1021 N 6TH

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260448	6/18/2026	Weeds	Overgrown grass and weeds on property	1007 N 26th Street
20260446	6/17/2026	Code	trash filled front yard and porch, appliance on front porch	1008 Elk Street
20260445	6/17/2026	JMV		905 S 7th Street
20260444	6/17/2026	JMV		1023 N 10th Street
20260441	6/18/2026	Code	Couch out along the street	411 S 7th Street
20260439	6/16/2026	Weeds	Overgrown grass and weeds on property	1023 E Court
20260438	6/16/2026	Weeds	Overgrown grass, weeds and thistle on property	403 HILL
20260436	6/16/2026	JMV		600 S 8th Street
20260435	6/16/2026	Code	Junk lined the driveway, trash over flowing out the container. cardboard boxes in driveway	514 W Mary
20260433	6/16/2026	JMV		531 W Mary Street
20260431	6/16/2026	JMV		123 S Sumner Street
20260430	6/16/2026	Code		514 W Mary
20260429	6/15/2026	Dilapidated	Screw/Nail holes in siding, siding panels coming off at seams, needs new caulking/glazing, larger holes in siding at base of trailer. Multiple different parts throughout trailer where flooring elevation changes, multiple holes in subfloor throughout trailer, causing unsafe means of travel throughout trailer. Holes in the walls to the outside elements. Multiple outlets throughout trailer are broken or missing. General unsanitary conditions on the inside of the trailer. Outside along sidewalk and street, tarp, dog kennel, recliner.	2406 Arapahoe Trail
20260427	6/12/2026	JMV		520 N 9th Street
20260425	6/11/2026	Code	Staying in camper along alley	705 S 9TH

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260424	6/11/2026	JMV		1505 1507 Grant Street
20260422	6/10/2026	Weeds	Overgrown grass and weeds on property	404 N 4th Street
20260421	6/10/2026	Weeds	Overgrown grass and weeds on property	1524 Ella Street
20260420	6/10/2026	Weeds	Overgrown grass and weeds on property	1709 MONROE
20260419	6/10/2026	Weeds	Overgrown grass and weeds on property	624 N 18th Street
20260418	6/10/2026	Weeds	Overgrown grass and weeds on Property	716 N 10th Street
20260417	6/10/2026	Code	appliance on front porch, junk along side of 1115	1115 - 1117 Arthur Street
20260416	6/10/2026	JMV	Watching	1700 William Drive
20260415	6/9/2026	Weeds	Overgrown grass and weeds on property	820 N 10th Street
20260414	6/9/2026	Weeds	Overgrown grass and weeds on property	403 Thayer Street
20260411	6/4/2026	Weeds	Overgrown grass and weeds on property	520 N 9th Street
20260410	6/4/2026	Weeds	Overgrown grass and weeds on property	1001 Market Street
20260407	6/3/2026	JMV		1413 Jefferson Street
20260406	6/8/2026	JMV		549 W Mary Street
20260399	5/29/2026	Weeds	Grass overgrown on property	1205 Jackson Street
20260398	5/29/2026	JMV		503 Grace Street
20260397	5/29/2026	Zoning	Commercial shed being used as residence. Creation of Single family residence in CBD not allowed. No utilities, water or sewer.	816 Market Street
20260395	5/27/2026	Code	Mattresses leaning up against garage.	428 Wiebe Street
20260394	5/27/2026	Code	Trash/clothes/junk sitting on front porch	1206 N 8th Street
20260390	5/27/2026	Zoning	Abandonment of Non-Conforming Use	501 S 5TH

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260389	6/8/2026	JMV		233 S Lasalle Street
20260388	5/26/2026	Weeds	Overgrown weeds and grass at the back property line.	1406 Lincoln Street
20260385	5/21/2026	Code	Small entertainment center/shelf left out at the end of the driveway	121 S Lasalle Street
20260383	5/21/2026	JMV		1305 Court Street
20260379	5/19/2026	Weeds	Overgrown Grass and Weeds on Property	123 S Sumner
20260378	5/19/2026	Weeds	Overgrown Grass and Weeds on Property	923 N 6th Street
20260370	5/15/2026	Code	Couch on porch/patio	521 N 11th Street
20260357	5/13/2026	JMV		1823-1821 Washington Street
20260354	5/13/2026		Overgrown grass and weeds, needs sprayed to prevent thistle	
20260351	5/13/2026	Weeds	Overgrown grass and weeds on property	425 S 7th Street
20260347	5/12/2026	Code	Couch on front porch	1022 N 8th Street
20260344	5/12/2026	Code	Mattresses in back leaning on garage, Refrigerator sitting on front porch	408 N 8th Street
20260342	5/8/2026	Weeds	Overgrown grass and weeds n property	1801 S 4th Avenue
20260301	5/7/2026	JMV		616 Paddock Street
20260300	5/7/2026	JMV		616 Paddock Street
20260298	5/7/2026	Code	Junk/trash/plastic bins and totes in front yard and back yard. Mattress in front yard. Stack of Pallets in back yard.	520 S 10th Street
20260297	5/7/2026	Code	Mattress sitting in back along the alley and garage.	1017 Elk Street
20260285	5/5/2026	Weeds	Overgrown grass and weeds on property	711 N 10th
20260281	5/5/2026	Weeds	Overgrown grass and weeds on property	1205 Bell
20260269	5/4/2026	JMV		1425 N 9th Street
20260268	5/4/2026	JMV		1425 N 9th Street

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260267	5/4/2026	Code	Car parts surrounding garage, tires along garage, stack of tires in between house and garage.	520 N 9th Street
20260266	5/4/2026	JMV		520 N 9th Street
20260263	5/1/2026	Code	pile of branches (complaint)	00512 N 8TH
20260261	5/4/2026	JMV		520 N 9th Street
20260258	4/30/2026	Weeds	Overgrown grass and weeds on porperty	1422 Lincoln
20260247	4/29/2026	Weeds	Overgrown grass and weeds on property	1210 N 8Tth
20260239	4/29/2026	Weeds	Overgrown grass and weeds on property	1123 S 6th Street
20260236	4/29/2026	Weeds	Overgrown grass and weeds on property	520 S 10th Street
20260221	4/27/2026	Weeds	Overgrown weeds and grass on property	422 S 9th Street
20260220	4/27/2026	Weeds	Overgrown weeds and grass on property	418 N 11th Street
20260217	4/27/2026	Weeds	Overgrown weeds and grass on property	718 Bell Street
20260212	4/27/2026	Weeds	Overgrown weeds and grass on property	1012 Scott Street
20260211	4/27/2026	Weeds	Overgrown weeds and grass on property	1004 Scott Street
20260210	4/27/2026	Weeds	Overgrown grass and weeds on propety	904 Scott Street
20260207	4/21/2026	Code	Large pile of junk/trash that was denied or didn't sign up for city wide clean up. Mattresses and junk on the north side of the house and cardboard on the south side of the house.	716 N 10th Street
20260198	4/17/2026	Code	the building (complaint received)	212 N 6th Street
20260193	4/15/2026	Code	Junk in driveway, plastic tubs, bins, sink, other random junk	311 S 8th Street
20260192	4/15/2026	Code	trash bags and junk lined up in front of garage	2015 Ella 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

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260189	4/9/2026	Code	Front porch falling in. Front porch post is caving in.	1014 Court Street
20260176	4/3/2026	JMV		426 N 13th Street
20260168	3/31/2026	JMV		201 S Lasalle Street
20260141	3/19/2026	Weeds	Overgrown volunteer trees growing within fenceline.	922 Bell Street
20260140	3/19/2026	Dilapidated	Detached garage roof has multiple holes throughout, big hole in siding.	922 Bell Street
20260135	3/18/2026	JMV		1100 N 12th Street
20260123	3/12/2026	Code	Recliner sitting in the back, tires along back of house.	925 N 5th Street
20260116	3/5/2026	JMV		1723 High Street
20260115	3/5/2026	Zoning	Gray canvas car port put up with no permit. not meeting setbacks. Scrap lumber throughout property. Junk and trash littered around driveway. Plastic totes, bins surrounding the driveway. Various hunting material throughout property. scrap lumber and wood along alleyway and plastic and trash along alleyway. (complaint received)	1723 High Street
20260109	3/3/2026	Code	scrap wood lined up along garage	1518 Washington Street
20260102	2/26/2026	Code	car parts, scrap metal all around garage and car	823 Bell Street
20260097	2/25/2026	JMV		1120 Market Street
20260089	3/1/2026	JMV		1115 S 3rd Avenue
20260088	3/24/2026	JMV		1115 S 3rd Avenue
20260087	3/24/2026	JMV		1115 S 3rd Avenue
20260086	2/20/2026	JMV		529 Ella Street
20260085	2/20/2026	JMV		529 Ella Street
20260077	2/17/2026	Code	Watching, cat house.	511 N 10th Street

CODE VIOLATIONS SUMMARY

20260051	2/2/2026	Permit Violation	Dirt being hauled in to flood area on property. No flood district development paperwork filed.	
20260020	1/22/2026	Code	Mattresses in the backyard	400-406 N 11th Street
20260007	1/7/2026	Code	Significant fire, heat and smoke damage to banquet room and restaraunt.	403 Court Street

CLOSED IN JULY: 10

Case #	Date Opened	Violation	Reason for Violation	Location
20260483	7/2/2026	Code	Couch along side of the house, tv and other random junk along side of house, mattress along garage.	1217 S 8th Street
20260484	7/2/2026	Weeds	Overgrown weeds along back of the house.	1217 S 8th Street
20260490	7/21/2026	Code	Downspout aimed and discharging water over property line. Recommend redirecting downspout to the west to avoid direct discharge onto neighboring property.	207 N Sumner Street
20260502	7/10/2026	Weeds	Overgrown grass weeds on property	600 Nicholls Avenue
20260507	7/13/2026	JMV		817 Elk Street
20260508	7/13/2026	JMV		817 Elk Street
20260517	7/16/2026	JMV		1519 Grant Street
20260528	7/22/2026	Temp. Signs	Business ad on utility pole	1614 CARLYLE
20260529	7/23/2026	Code	Large tree branch fell and covering and blocking the sidewalk	920 High Street
20260530	7/30/2026	Code	Someone renting/living out of shed in backyard with no plumbing/water facilities. Shed not fit for human occupancy.	106 S Sumner Street

PERMIT SUMMARY REPORT

	July 2026	July 2025	Current Year-to-Date 2026	Last Year-to-Date 2025
Administrative Setback Adjustment (Zoning)				
Count	0	0	3	2
Fees Paid	\$ -	\$ -	\$ 100.00	\$ 50.00
Administrative Subdivision Application (Zoning)				
Count	2	0	9	4
Fees Paid	\$ 234.00	\$ -	\$ 1,138.00	\$ 484.00
Appeals Application				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Building Permit Application				
Count	44	35	160	205
Fees Paid	\$ 56,791.36	\$ 11,188.08	\$ 175,380.51	\$ 113,867.89
Change of Occupancy				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Demolition Permit Application				
Count	1	2	8	19
Fees Paid	\$ 5.00	\$ 10.00	\$ 65.00	\$ 80.00
Encroachment Permit Application				
Count	12	5	48	33
Fees Paid	\$ 275.00	\$ 125.00	\$ 1,450.00	\$ 915.00
Final Plat Application (Zoning)				
Count	0	2	4	4
Fees Paid	\$ -	\$ 374.00	\$ 602.00	\$ 374.00
Flood District Development Permit				
Count	0	0	2	0
Fees Paid	\$ -	\$ -	\$ 50.00	\$ -
Hobbyist Vehicle Permit				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Inquiry				
Count	1	1	3	7
Fees Paid	\$ -	\$ -	\$ -	\$ -
Mechanical Permit Application				
Count	0	2	6	13
Fees Paid	\$ -	\$ 50.00	\$ 400.00	\$ 590.00
Moving Permit Application				
Count	0	0	1	2
Fees Paid	\$ -	\$ -	\$ 100.00	\$ 200.00
Mow-to-Own				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Plumber Registration				
Count	0	0	9	43
Fees Paid	\$ -	\$ -	\$ 240.00	\$ 702.00
Plumbing Permit Application				
Count	2	2	19	16
Fees Paid	\$ 36.00	\$ 92.00	\$ 2,536.00	\$ 996.00
Preliminary Plat Application				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Racecar Permit				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Re-Zoning Application				
Count	3	0	5	2
Fees Paid	\$ 100.00	\$ -	\$ 300.00	\$ 200.00
Sign Permit Application				
Count	4	1	19	12
Fees Paid	\$ 300.00	\$ 75.00	\$ 1,425.00	\$ 900.00

PERMIT SUMMARY REPORT

	July 2026	July 2025	Current Year-to-Date 2026	Last Year-to-Date 2025
Special Use Permit (Zoning)				
Count	0	0	3	5
Fees Paid	\$ -	\$ -	\$ 316.00	\$ 542.00
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	1	0	14	5
TOTAL COUNT	70	50	313	\$ 372
TOTAL FEES PAID	\$ 57,741.36	\$ 11,914.08	\$ 184,102.51	\$ 119,900.89

MONTHLY BUILDING PERMIT APPLICATIONS
7/1/26 to 7/31/26

Permit #	Permit Date	Description	Owner Name	Parcel Address	Parcel #	Total Fees	Total Valuation	Primary Contractor
20260312	7/30/2026	Wall seal, basement gutter	Cary L & Patricia L Mitchell	1420 Country Club Lane	010804000	121.75	5,750.00	Groundworks
20260306	7/28/2026	Walls	117-123 South 5th Street, LLC	117-123 S 5TH	009878000	251.25	15,000.00	YNG/Remodel LLC
20260301	7/24/2026	Foundation Repair	HENNING, PAMELA SUE TRUSTEE	1715 S 4TH	010549000	274.14	16,635.00	Epp Concrete
20260300	7/24/2026	Garage	EARHART, EDWARD & LINDA	00120 REGENCY	010838000	678.75	55,000.00	Dave Henning Carpentry, LLC
20260298	7/21/2026	Re-Roofing	Ryan A R Baker,	1423 Garfield Street	012114000	75.00	85,000.00	Pedigree Exteriors
20260297	7/21/2026	Clubhouse	Hoppe Development		014478000	1,518.47	193,700.00	Hoppe Development
20260296	7/21/2026	12 Unit Multifamily Building	Hoppe Development		014478000	7,662.19	1,562,585.00	Hoppe Development
20260295	7/21/2026	12 Unit Multifamily Building	Hoppe Development		014478000	7,662.19	1,562,585.00	Hoppe Development
20260294	7/21/2026	5 Unit Multifamily Building	Hoppe Development		014478000	5,612.71	1,001,084.00	Hoppe Development
20260293	7/20/2026	12 Unit Multifamily Building	Hoppe Development		014478000	7,662.19	1,562,585.00	Hoppe Development
20260291	7/20/2026	4 Unit Multifamily Building	Hoppe Development		014478000	4,010.19	663,461.00	Hoppe Development
20260288	46223	Accessory Building	Kenneth & Deborah Drewel	121 Crest Drive	010876701	1279.35	151000	Zvolanek
20260287	46223	Wall Support	Olga Miranda & Elder Oqueli Enamorado Montes	1711 Garfield Street	011151000	145.05	7414.37	Thrasher Group
20260285	46220	Re-roofing	March A & Melva Thyfault	330 S 21st Street	012603000	75	35300	Erie Construction Mid-West LLC
20260284	46219	accessory structure	Joe & Manalle Armstrong	1250 Lakeview Lane	005218108	2533.75	375000	
20260283	46219	Foundation Repair	Kenneth C & Mary Jane Greenwood, TRUSTEE	1323 N 13th Street	013942000	601	45766.87	Thrasher Group
20260281	46218	Fence	Craig L Runcie	215 Crest Drive	010876703	75	7000	Good Life Fencing
20260277	46217	Fence	Brad & Nikki Norris	812 Sun Ridge Drice	014684954	75	5000	KD Fence
20260275	46216	waterproofing	Wesley J Abbott	1909 S 4th Avenue	010579000	86.61	3240	Epp Concrete
20260271	46212	Helical Piers	Sherry Nutsch	936 N 21st	014062000	351.63	22170	Groundworks
20260268	46211	Residential Duplex Unit (slab-on-grade)	Beatrice Workforce Partners LLC	1935 Villa Drive	010296819	1351.24	163838.3	Nexus
20260266	46211	Residential Duplex Unit With Basement	Beatrice Workforce Partners LLC	1930 Villa Drive	010296803	1560.49	201204.32	Nexus

Exhibit "D"

20260264	46211	Residential Duplex Unit (slab-on-grade)	Beatrice Workforce Partners LLC	1925 Villa Drive	010296818	1351.24	163838.3	Nexus
20260262	46211	Residential Duplex Unit With Basement	Beatrice Workforce Partners LLC	1920 Villa Drive	010296802	1560.49	201204.32	Nexus
20260260	46211	Residential Duplex Unit (slab-on-grade)	Beatrice Workforce Partners LLC	1915 Villa Drive	010296817	1351.24	163838.3	Nexus
20260258	46211	Residential Duplex Unit with Basement	Beatrice Workforce Partners LLC	1910 Villa Drive	010296801	1560.49	201204.32	Nexus
20260256	46211	Residential Duplex Unit (slab-on-grade)	Beatrice Workforce Partner LLC	1905 Villa Drive	010296816	1351.24	163838.3	Nexus
20260254	46211	Residential Duplex Unit with Basement	Beatrice Workforce Partners LLC	1900 Villa Drive	010296800	1560.49	201204.32	Nexus
20260252	46211	waterproofing	Dylan K Kendall	933 Prairie Lane	014049000	153.25	8000	Epp Concrete
20260251	46210	Tear down shop destroyed by fire and rebuild steel shell Building	2111 Arapahoe LLC	2111 Arapahoe Trail	013523200	1665.75	220000	Caspers Construction
20260249	46210	Foundation for new modular home.	Herbert T Jr & Marian S,~Foundationprovident Trust Company Weston	1606 Dorsey Street	013484100	643.75	50000	Clausen & Sons Dirtwork, Inc.
20260247	46209	Shed	Southeast Community Col Technical	4771 W Scott Road	013456802	221	12839.25	
20260246	46209	Addition of lean to to shed	Christ Community Church of Beatrice	2727 Lincoln Boulevard	013657000	559.47	41655.34	Christie van Zyl

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	1013 Court Street	Owner to Demo	Demo house
3	1115 S 3rd Street	Pending	City condemned property. Unfit and unsafe for human habitation
4	305 Cheyenne Drive	Owner to Demo	Wooden Shed
5	607 Elk Street	Owner to Demo	Demo apartment house
6			
7			
8			

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
Stone Hollow Brewing Company	6/20/2026	Merchantile Building	5/26/2026	ES
Stone Hollow Brewing Company	6/27/2026	Merchantile Building	5/26/2026	ES
American Legion Bitting-Norman Post #27	6/12/2026	American Legion	5/26/2026	ES
The Mechanical Room	6/27/2026	Merchantile Building	6/11/2026	ES
Stone Hollow Brewing Company	7/17/2026	Kala's Savory Bites & Sifted Sweets	7/6/2026	ES
Stone Hollow Brewing Company	8/13/2026	Merchantile Building	8/13/2026	ES
Stone Hollow Brewing Company	8/22/2026	Merchantile Building	8/22/2026	ES
St. Paul's Evangelical Lutheran Church	11/14/2026	Holiday Inn Express	8/3/2026	CC
Stone Hollow Brewing Company	8/21; 9/18; 10/16	Kala's Savory Bites & Sifted Sweets	8/3/2026	ES
Indie's Place	9/12/2026	Indie's Place	8/5/2026	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
Gage Development Coalition	June 25-28, 2026	Various City properties for Homestead Days	6/8/2026	ES
Jarvis Pigue	July 22, 27 & 29; Aug 3, 5 & 7	Chautauqua Park	7/20/2026	CC
Gage Development Coalition	December 5, 2026	Charles Park & Carnegie Bldg for Holiday Lighted Parade	8/17/2026	CC