

City of Beatrice, Nebraska
Beatrice Regular City Council Meeting
Monday, September 21, 2026 at 6:00 PM
BPS Administration Building Board Room
320 N 5th Street
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **PROCLAMATION** - National Cleanup Day - September 19, 2026
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 September 8, 2026, as on file in the City Clerk's Office.
 - 3.e. Approval of Treasurer's Report of Claims in the amount of \$1,268,415.89.
 - 3.f. Approval of BASWA Report of Claims in the amount of \$332,185.09.
 - 3.g. Approval of BPW Report of Claims in the amount of \$2,325,614.39.
 - 3.h. Approval of Final Pay Request in the amount of \$29,007.24 to Hall Brothers for the Asphalt Sealing Various Locations - 2026 project, as recommended by the Board of Public Works.
 - 3.i. Approval of Pay Request #13 in the amount of \$480,153.46 to Building Crafts, Inc., for the WPC Grit Improvements project, as recommended by the Board of Public Works.
 - 3.j. Approval of Pay Request #3 in the amount of \$14,266.05 to Clausen & Sons Dirt Work, Inc., for the Hannibal Park Field No. 8 project.
 - 3.k. Approval of special designated license for Colleen's Catering, LLC, for a wedding reception on October 10, 2026, from 5:30 p.m. to 1:30 a.m., at Beatrice YMCA, 1801 Scott Street, Beatrice, Nebraska.
 - 3.l. Resolution Number 7846 amending the City's Abuse Prevention Policy.
 - 3.m. Resolution Number 7847 entering into a lease between the City of Beatrice, Nebraska and JEK Investments, LLC, for the purpose of constructing and operating a pump track.
 - 3.n. Resolution Number 7848 prohibiting parking along the south side of Irving Street located west of Highway 77, a/k/a North 6th Street.
 - 3.o. Resolution Number 7849 approving the request from Gage Development Coalition to close Highway 136, which is also known as Court Street, from 3rd Street to 7th Street, on Thursday, October 29, 2026, between 3:30 p.m. and 7:45 p.m., for the Night of the Great Pumpkin event.
 - 3.p. Resolution Number 7856 entering into an Interlocal Agreement for Cooperative Development and Use of the Nebraska Regional Interoperability Network.
4. **PUBLIC HEARINGS/BIDS**

- 4.a. Public Hearing for the purpose of setting the property tax request for the City of Beatrice for Fiscal Year 2027.
 - 4.a.1. Resolution Number 7850 setting the property tax request for the City of Beatrice for Fiscal Year 2027.
- 4.b. Public Hearing for the purpose of supplementing the Fiscal Year 2026 Budget.
 - 4.b.1. Ordinance adopting the supplemental budget for Fiscal Year 2026.
- 4.c. Public Hearing for the purpose of considering the acquisition of real property from First Trust Company, LLC, as the Personal Representative of the Estate of Vernon L. McAlister, commonly known as 501 South 5th Street, Beatrice, Nebraska.
- 5. **RESOLUTIONS**
 - 5.a. Resolution Number 7851 executing the Contract for Sale of Real Estate and all necessary documents to acquire real estate from First Trust Company, LLC, as the Personal Representative of the Estate of Vernon L. McAlister.
 - 5.b. Resolution Number 7852 executing the State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division, for Project No. 3-31-0009-025/026/027-2026, for the purpose of obtaining state financial aid in the development of the Beatrice Municipal Airport.
 - 5.c. Resolution Number 7853 executing the Lease with the Beatrice Area Solid Waste Agency (BASWA) for the use of the Materials Recovery Facility.
 - 5.d. Resolution Number 7854 executing an Agreement for Professional Services, and any and all contracts or other documents between the City and JA Analysis Group, LLC, to develop a Business Recruitment Feasibility Study and a Downtown Strategic Plan.
- 6. **ORDINANCES**
 - 6.a. Ordinance establishing salaries and compensation for various City and Board of Public Works union employees.
 - 6.b. Ordinance establishing salaries and compensation for various City and Board of Public Works non-union employees.
 - 6.c. Ordinance amending Chapter 19, Article III of the Beatrice City Code regarding Skate Parks.
 - 6.d. Ordinance to close and vacate a portion of that certain alleyway located in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska.
 - 6.e. Ordinance conveying real estate owned by the City to Beatrice Scrap Processing, Inc., near 4th and Scott Streets.
- 7. **RESOLUTIONS (continued)**
 - 7.a. Resolution Number 7855 entering into a Contract for Sale of Real Estate with Beatrice Scrap Processing, Inc., near 4th and Scott Streets.
- 8. **DISCUSSIONS/REPORTS**
 - 8.a. City Administrator's Monthly Report.
- 9. **MISCELLANEOUS**
 - 9.a. The next regular City Council meeting is **October 5, 2026** at 6:00 p.m. in the BPS Administration Building Board Room. There will be a **Special Meeting**

on September 30, 2026 at 12:30 p.m. in the City Hall Conference Room,
for the purpose of approving final claims for FY26.



PROCLAMATION

- WHEREAS,** the City of Beatrice recognizes the importance of maintaining clean, safe, and beautiful outdoor spaces for all residents and visitors; and
- WHEREAS,** National Clean-Up Day, observed annually on the third Saturday of September, unites citizens across the country to care for their communities by cleaning parks, trails, roadways, and public spaces; and
- WHEREAS,** volunteers of Christ Community Church have demonstrated outstanding commitment to litter removal, environmental stewardship, and community beautification; and
- WHEREAS,** it is fitting and proper to acknowledge and encourage the ongoing contributions of those whose volunteer efforts have made Beatrice a cleaner, more welcoming city.

NOW, THEREFORE, I, ROBERT MORGAN, Mayor of the City of Beatrice, Nebraska, do hereby proclaim September 19, 2026, as

NATIONAL CLEAN-UP DAY

in Beatrice and extend heartfelt appreciation to the volunteers of Christ Community Church who participate in the ongoing cleanup activities in Beatrice.



WITNESS MY HAND AND THE OFFICIAL SEAL of the City of Beatrice, this 21st day of September, 2026.

Robert Morgan, Mayor

NOTICE OF MEETING

Notice is hereby given that a meeting of the Mayor and Council of the City of Beatrice, Nebraska will be held at 6:00 P.M. on September 21, 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

September 16, 2026

CITY OF BEATRICE, NEBRASKA
MINUTES OF THE REGULAR CITY COUNCIL MEETING
SEPTEMBER 8, 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 8th day of September, 2026, beginning at 6:00 p.m.

Notice of this meeting was given in advance thereof by publication in the Beatrice Daily Sun on September 2, 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
Absent: Eckhoff, Ruh

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.

Proclamation – Big Give Gage Day – September 10, 2026

Mayor Morgan presented the proclamation for Big Give Gage Day to Dee Enevoldsen, Gage Co Foundation Executive Director. Enevoldsen thanked the Mayor and Council for recognizing this special day for Beatrice and Gage County. Big Give Gage is in its eighth year and has raised over \$2.5 million for projects within Gage County.

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 August 17, 2026, as on file in the City Clerk's Office.
- e. Approval of Treasurer's Report of Claims in the amount of \$1,630,961.73.
- f. Approval of Envision Landscaping Claim in the amount of \$1,400.00.
- g. Approval of BASWA Report of Claims in the amount of \$97,511.50.
- h. Approval of BPW Report of Claims in the amount of \$1,870,182.19.
- i. Approval of Change Order #2 decrease in the amount of \$6,918.57 and Pay Request #12 in the amount of \$459,923.60 to Building Crafts, Inc., for the WPC Grit Improvements project, as recommended by the Board of Public Works.

- j. Approval of Final Pay Request #2 in the amount of \$31,928.72 to Midlands Contracting, Inc., d/b/a Johnson Service Company, Inc., for the Sanitary Sewer Lining and Manhole Rehabilitation Project – 2025, as recommended by the Board of Public Works.
- k. Approval of Pay Request #2 in the amount of \$54,828.30 to Clausen & Sons Dirt Work, Inc., for the Hannibal Park Field No. 8 project.
- l. Resolution Number 7835 executing the Request for Reconveyance and the Deed of Reconveyance, along with all other necessary documents to terminate the Deed of Trust for the Energy Efficiency Loan Agreement, between the City and Ashton H. Kotas.
- m. Resolution Number 7836 executing the Letter Agreement extending the Interlocal Cooperation Act Agreement between the City and the County of Gage, Nebraska, for the purpose of providing ambulance services in certain areas of Gage County, Nebraska through June 30, 2027.
- n. Resolution Number 7837 authorizing the Mayor, City Administrator, and City Clerk to sign any and all documents related to Federally Declared Disaster #4928 from the severe storms, straight-line winds, tornadoes, and flooding on May 15-18, 2026.
- o. Resolution Number 7838 granting Midwest Music Productions, and their designees, permission to sell or offer for sale or peddle goods, wares, or merchandise upon the City Property located at the Tabernacle in Chautauqua Park on September 26, 2026, between 9:00 a.m. to 9:00 p.m., as part of their Punk at the Park Revival event.
- p. Resolution Number 7839 granting Denise Pahl, d/b/a Tall Tree Tastings, and designees, permission to sell or offer for sale or peddle goods, wares, or merchandise upon the right-of-way immediately adjacent to the building located at 122 North 5th Street, Beatrice, Nebraska, effective immediately through December 31, 2026.
- q. Resolution Number 7840 appointing Lynn Schlake to the Planning and Zoning Commission.
- r. Resolution Number 7841 executing the General Release, Request for Reconveyance, and the Deed of Reconveyance, along with all other necessary documents to release and discharge Beatrice Bakery, regarding their LB840 Loan Agreement.
- s. Resolution Number 7842 executing the Amendment to the Grant Agreement to close the Safe Streets and Roads for All (SS4A) Grant.
- t. Resolution Number 7843 executing the Amendment to the Agreement and any and all other documents necessary between the City and Eakes Office Solutions, for the leasing and servicing of additional printers and other office equipment for the BPW Billing Department and the Fire Department.

Councilmember Fairbanks inquired the status of item k, the Hannibal Park Field No. 8. Tobias J. Tempelmeyer, City Administrator/General Manager, stated the installation of the fence began today, the first layer of agrilime has been placed on the field, sprinklers are being installed, and the remaining pile of agrilime will be placed on the field.

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
 Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

Public Hearing for the purpose of conducting the FY27 Budget Hearing

Mayor Morgan announced that a public hearing will now be held for the purpose of conducting the FY27 Budget Hearing.

Hannah Bell, Finance Director, presented the FY27 budget to the Council. Bell noted the City partnered with ClearGov last year, with graphs providing visual aid and a more in depth, extended version, which is available on the City's website. Bell stated the General Fund, consisting of Administration, Community Development, Police, Fire, Public Properties, and the Library, with revenues for FY26 project to come in slightly above what was budgeted, and expenses are comparable to the budget. The property tax request for FY26 increased 5.9%. There was an increase in licenses and permits for FY26 due to more new construction permits than anticipated. Intergovernmental funds came in approximately \$238,000 higher with additional federal grants received, and there was an increase in ambulance charges with the implemented rate increase. Bell noted licenses and permits were bumped down to more of an average for FY27. Bell stated the Other Services & Charges line item increased in FY26 with the creation of the IT fund. Bell noted all departments will see an increase under personal services, ranging between 2% to 3% pursuant to union contracts, as well as an increase of 5% for health insurance funding. Councilmember Fairbanks inquired if the contingency line is adjusted if it is not used and Tobias J. Tempelmeyer, City Administrator/General Manager, stated it is generally left under the contingency line.

Bell noted the General Fund Unrestricted Cash Balance falls within the cash reserve policy balance. The taxes collected by the City include property, sales, and occupation taxes. Bell reviewed the breakdown of the property tax levy in Beatrice. The City's portion is approximately 23.24%. Bell reviewed the property tax request authority computation form, which is submitted to the State Auditor, with the Council. Bell noted the City's property tax ask in FY27 is approximately \$4 million. Bell reviewed the comparison of property tax request and levies since 2015. Bell noted the City only receives a percentage of real growth with the property tax request. Councilmember Hydo inquired what is considered real growth and Tempelmeyer stated it is for new items built within the city, such as a house or deck, however, TIF projects are not included in that number. Mayor Morgan noted that although the property valuation went up eighteen (18%), the City's portion is minute portion in comparison to the size of the general budget impact, especially considering the services that number funds, which includes Police, Fire, Administration, and Community Development. Bell noted the growth and inflation increase is approximately \$212,000 for FY27.

The Street Department revenues for FY26 saw an increase of approximately \$50,000 in sales tax and \$76,000 from interest on bond revenues from the Corral Crossing and Heritage Heights Redevelopment Sites, and the 33rd and Lincoln project. Bell noted the CAST Initiative, or Highway 136 reroute will be shown at \$0.00 moving forward, as the project will be run through the State. Cash reserves are anticipated to be approximately \$4.2 million in FY27, with \$3 million being committed to the anticipation of the NDOT Highway 77 project in 2028.

The Airport Intergovernmental Revenue line is high in FY25 and FY26 due to the influx of federal grants received for the three (3) projects being completed. That line will fall off in FY27. Bell noted there were no major changes in the expenditures. Bell stated the cash reserves in FY22 and FY23 were high due to insurance proceeds that were not paid out until FY24. Bell noted the Airport fund does not receive funding from sales or property taxes and is funded by leases and jet fuel sales.

The Sanitation Department revenues saw an increase in FY26 for a grant for a recycling trailer and insurance proceeds from a truck fire. Bell noted \$1 million has been budgeted for the anticipated sale of the current MARS site. Expenditures for FY27 include an increase to personal services for a promotion to foreman for the Department and one (1) additional Sanitation Laborer. Other expenses is being increased as well due to the expense of vehicle repairs. The tipping fee at the Landfill will increase the contractual services in FY27. Bell noted in FY27, the debt service line shows the anticipated \$1 million from the MARS site sale, which will be used to pay towards the outstanding debt, leaving an additional two (2) years of bond payments. Bell noted the cash reserve fund is slightly lower than she would like to see, however, there are approximately three (3) months in reserve as they continue to pay off their debt. Bell noted there is no rate increase being proposed.

The Electric Department revenues are in line with the FY26 budget, except for the Other income line which is lower due to bonds not being issued as originally planned. A rate increase of 6% for all classifications will be implemented for FY27, to prepare for the anticipated increase in capacity and energy prices after 2030. Cash reserves are anticipated to be approximately \$10.4 million in FY27, which includes the infrastructure fee implemented in FY26 for the power generation facility. Councilmember Hydo asked for further clarification on the anticipated increase in 2030. Tempelmeyer stated the City's current contract for energy and capacity runs through 2030, and moving forward the City will have to either go out on the market to purchase power and capacity, or we will need to move forward with the power generation facility. Tempelmeyer reported the reason for the rate increase is also to prepare for the increase slowly over time instead of a large increase later, as it is anticipated the cost may be up to four (4) times higher than today. Tempelmeyer stated the decline in cash reserves in 2021 largely came from four (4) days during the rolling blackouts, and those costs were not passed along to our customers.

The Water Department revenues and expenditures for FY26 both saw a slight increase compared to the budget. Bell stated no rate increase is being proposed for FY27. Cash reserves are anticipated to be approximately \$2.1 million in FY27, which includes approximately \$1 million in infrastructure fees.

The WPC Department revenues and expenditures for FY26 are in line with the budget. Additional grant funding for the grit project will be received in FY27. Bell stated no rate increase is being proposed for FY27. Cash reserves are anticipated to be approximately \$2.1 million in FY27, which includes approximately \$1 million in infrastructure fees.

Capital projects for the Electric Department include: \$2 million towards the power generation facility, \$550,000 for Substation #7 Improvements. The Street Department capital projects for FY27 are light, with \$3 million budgeted for the Highway 77 reconstruction project in FY28. The only capital project for the Street Department in FY27 is \$235,000 for the Jefferson Street, 26th Street to Sunridge Drive, project. Tempelmeyer stated this is a road extension to Hannibal View, which will allow for the redevelopment of four (4) City owned lots and two (2) other residential lots. Capital projects for the WPC Department include: \$750,000 being carried forward for the grit project, \$130,000 for the design phase of Lift Station #1 improvements, with construction occurring in FY28. Tempelmeyer noted the WPC Department has secured \$1.1 million in congressional appropriation from Senator Fischer, which will be used to upgrade Lift Station #2 and #8. Tempelmeyer noted the City continues to make improvements to the wastewater infrastructure, with the understanding that at some point, the current WWTF will not be able to meet the permit requirements. Councilmember Eskra inquired how many years are left on the current permit and Tempelmeyer stated we are in Year 3 of the permit. Tempelmeyer noted the City will have time to meet any new federal regulations. Councilmember Eskra noted there have been a number of improvements completed at the current WWTF that will be integrated into a new WWTF.

Capital projects for Public Properties include: \$500,000 for the Homestead Trail Extension, \$513,000 for the pickle ball court construction, \$100,250 for the forest management plan, and \$89,110 for the lighting installed at Hannibal Park for Fields 4, 5, and 8. Councilmember Hydo inquired what the forest management plan is for and Tempelmeyer stated it is for the multi-year grant received for tree removal, and tree planting. Water Department capital projects include: \$150,000 for watermain replacement at Florence Avenue and 6th Street, \$125,000 for watermain replacement at 7th Street, Ella to Elk. These two (2) projects may get switched with the FY28 watermain replacement at 3rd and 4th, Ames to Perkins, if the City receives grant funding. A water system study in the amount of \$30,000 has also been included in the Water Department's capital budget. Councilmember Doyle inquired what the water system study will be used for and Tempelmeyer explained the survey will identify undersized watermains or areas that have experienced a number of main breaks that indicate repairs may be necessary. The Water Department has repaired the list last identified and this will create the next items to address. Bell noted BASWA does not have any large capital projects in FY27, however, in FY28 the post closure is anticipated to begin, with \$225,000 budgeted in FY28. The Airport has lawnmowers and perimeter fence budgeted in FY27 for a total of \$53,200.

Bell noted \$835,000 is being rebudgeted for the third year for the fire engine, which is anticipated to be delivered in November. Bell stated \$800,000 will be paid for with the sales tax funding with the new fire station and the remaining will be funded with MFO funds. Bell noted a Public Safety Debt (PSD) bond issuance for FY27 for the purchase of an ambulance, EMS, and police equipment in the amount of \$545,000. Items to be purchased with the PSD include a defibrillator, radio communication upgrades, and an ambulance mannequin. The Sanitation Department has \$280,000 budgeted for a 20-yard rear load truck in FY27. General Administration has \$200,000 budgeted annually for FY27-FY30 for Dempsters demolition and cleanup, and \$300,000 total budgeted for FY27 and FY28 for a welcome sign, which will also be funded with a grant, Beatrice Plus funds, keno funds, and private donation from the Stake Your Claim Foundation. Communications equipment is being carried forward from FY26 in the amount of \$967,000. Bell noted in FY28 Fire Administration has budgeted \$900,000 for a joint training facility with the Beatrice Community Hospital, and grant funding is being researched for this project. The IT Capital projects for FY27 include: \$63,000 for upgrades to Channel 181. Bell noted two (2) patrol units for \$200,000 and SRT equipment for \$25,000 will be funded with the PSD bond issuance. The Police Department will also be purchasing body cams with a 50/50 grant, with the City's match a total of \$111,760. The Library has \$20,000 budgeted for Christmas lights in FY27.

There was no further discussion by the Council or public.

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 7:21 p.m.

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

MOTION CARRIED.

Public Hearing for the purpose of considering an application to the Nebraska Department of Economic Development (DED) for a Community Development Block Grant (CDBG) requesting \$630,000 for a project to replace and improve water main within the City's distribution system to increase fire flows

Mayor Morgan announced that a public hearing will now be held for the purpose of considering an application to the Nebraska Department of Economic Development (DED) for a Community Development Block Grant (CDBG) requesting \$630,000 for a project to replace and improve water main within the City's distribution system to increase fire flows.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council the Water Department completed a water system study in 2018 that identified a number of watermain improvement projects. One (1) of the remaining projects is the upgrade of the existing four-inch (4") watermain to six-inch (6") and eight-inch (8") watermain in two (2) residential areas: Scott and Perkins Streets, between 3rd and 5th Streets; and segments of Sumner, Thayer, Helen, and Millikin Streets. Tempelmeyer stated the City is requesting \$630,000, and the City's match will be approximately \$353,140.

Aysan Esmaely, SENDD Representative, reviewed the project with the Council. The total estimated project cost is \$983,140, with total CDBG funding in the amount of \$630,000; the City will provide the remaining \$353,140 from Water Department revenues. CDBG funded activities will include \$600,000 for Water System Improvements, \$25,000 for General Administration, and \$5,000 for Construction Management. Tempelmeyer noted the City received some letters of support from neighborhood citizens for this project. Tempelmeyer noted this is the same grant the City used for a mill and overlay project a few years ago. Mayor Morgan thanked SENDD for their partnership.

There was no further discussion by the Council or public.

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 7:29 p.m.

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

MOTION CARRIED.

Public Hearing for the purpose of considering the Rezoning Application of Lorraine Catlin, for real property commonly known as 604 West Court Street, Gage County Parcel ID # 013185000, to be rezoned from "GC" General Commercial District to "RC" Residential Commercial

Mayor Morgan announced that a public hearing will now be held for the purpose of considering the Rezoning Application of Lorraine Catlin, for real property commonly known as 604 West Court Street, Gage County Parcel ID # 013185000, to be rezoned from "GC" General Commercial District to "RC" Residential Commercial.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council this rezone is tied to the two (2) rezones from the previous meeting. This application was returned to City Hall after the publication deadline. Tempelmeyer noted Catlin has a potential buyer who would like to convert the property back to residential use.

There was no further discussion by the Council or public.

Moved by McLain, seconded by Fairbanks, that the public hearing be closed at 7:30 p.m.

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

MOTION CARRIED.

RESOLUTIONS

Resolution Number 7844 executing any and all documents necessary to apply for a CDBG Grant to replace and improve water main within the City's distribution system to increase fire flows

Mayor Morgan introduced Resolution Number 7844 executing any and all documents necessary to apply for a CDBG Grant to replace and improve water main within the City's distribution system to increase fire flows.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7844 be passed and adopted.

There was no further discussion by the Council or public.

Roll Call: Yea: Barnard, Doyle, Eskra, Fairbanks, Hydo, McLain

Nay: None

MOTION CARRIED.

RESOLUTION NUMBER 7844 – Passed and Adopted – executing any and all documents necessary to apply for a CDBG Grant to replace and improve water main within the City's distribution system to increase fire flows

Incorporated into the Minute Record by Reference

Resolution Number 7845 executing the Amendment to the Loan Agreement, Promissory Note, Personal Guaranty, and Deed of Trust between the City and Jason J. and Jessica L. Hartig, to increase the loan amount from \$72,198.00 to \$91,740.40, from the City's CDBG Downtown Revitalization Grant 23-DTR-002

Mayor Morgan introduced Resolution Number 7845 executing the Amendment to the Loan Agreement, Promissory Note, Personal Guaranty, and Deed of Trust between the City and Jason J. and Jessica L. Hartig, to increase the loan amount from \$72,198.00 to \$91,740.40, from the City's CDBG Downtown Revitalization Grant 23-DTR-002.

Moved by McLain, seconded by Fairbanks, that Resolution Number 7845 be passed and adopted.

Tobias J. Tempelmeyer, City Administrator/General Manager, explained to the Council this amendment updates the Hartig's loan for the actual amount received. Tempelmeyer noted the terms requiring the property owner to retain the improvements for five (5) years as required by the CDBG guidelines are still in place.

There was no further discussion by the Council or public.

Roll Call: Yea: Barnard, Doyle, Eskra, Fairbanks, Hydo, McLain

Nay: None

MOTION CARRIED.

RESOLUTION NUMBER 7845 – Passed and Adopted – executing the Amendment to the Loan Agreement, Promissory Note, Personal Guaranty, and Deed of Trust between the City and Jason J. and Jessica L. Hartig, to increase the loan amount from \$72,198.00 to \$91,740.40, from the City's CDBG Downtown Revitalization Grant 23-DTR-002

Incorporated into the Minute Record by Reference

ORDINANCES

Ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 604 West Court Street, from "GC" General Commercial District to "RC" Residential Commercial District

Mayor Morgan introduced an ordinance amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 604 West Court Street, from "GC" General Commercial District to "RC" Residential Commercial District.

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-28, 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
Nay: None

MOTION CARRIED.

Mayor Morgan read Ordinance Number 26-28 by number only the first, second, and third time.

Moved by McLain, seconded by Fairbanks, that Ordinance Number 26-28 be passed and approved.

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council the Planning and Zoning Commission recommended approval of this rezone.

There was no further discussion by the Council or public.

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

MOTION CARRIED.

ORDINANCE NUMBER 26-28 – Passed and Approved – amending the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of real property, commonly known as 604 West Court Street, from "GC" General Commercial District to "RC" Residential Commercial District

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.

Ordinance amending Section 9-4 of the Beatrice City Code regarding fire prevention and protection

Mayor Morgan introduced an ordinance amending Section 9-4 of the Beatrice City Code regarding fire prevention and protection.

Moved by McLain, seconded by Fairbanks, that said ordinance be given number 26-29, 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
Nay: None

MOTION CARRIED.

Mayor Morgan read Ordinance Number 26-29 by number only the first, second, and third time.

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

Tobias J. Tempelmeyer, City Administrator/General Manager, reported to the Council alarm registrations have been in the city code since 2009. The proposed changes clarify alarm registrations are required for all businesses having an alarm system within the city limits. Tempelmeyer noted single-family residences and duplexes remain exempt from this requirement.

There was no further discussion by the Council or public.

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

MOTION CARRIED.

ORDINANCE NUMBER 26-29 – Passed and Approved – amending Section 9-4 of the Beatrice City Code regarding fire prevention and protection

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

There were no discussions/reports.

ADJOURNMENT

The next regular City Council meeting is September 21, 2026 at 6:00 p.m. in the BPS Administration Building Board Room.

Moved by McLain, seconded by Fairbanks, that the meeting be adjourned at 7:35 p.m.

Roll Call: Yea: Barnard, Doyle, Eskra, Fairbanks, Hydo, McLain
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): A T And T Mobility, Se, \$52.07; All Copy Products, Se, \$1,504.95; Allen, Keith J, Re, \$517.12; Applied Concepts Inc, Se, \$325.00; Autozone, Su, \$306.19; Bdl Llc, Su, \$5,362.50; Beatrice Area Solid Waste Agnc, Re, \$86,626.61; Beatrice Community Hospital, Re, \$600.00; Beatrice Humane Society, Re, \$1,000.00; Beatrice Insurance Agency, Fe, \$355.00; Beatrice Iron And Metal Co, Su, \$49.49; Beatrice Ready Mixed, Su, \$11,790.39; Beatrice Sand And Gravel, Su, \$8,251.39; Beatrice Valvoline Express Care, Se, Su, \$122.02; Black Hills Energy, Se, \$622.19; Board Of Public Works, Re, \$777,692.54; Bomgaars Supply Inc, Su, \$292.82; Bragg, Robert, Se, \$6,000.00; Bryan's Auto Body, Se, \$88.00; Burns And Mcdonnell, Inc,

Ex, \$39,084.72; Butler County Landfill Inc, Fe, \$40,539.84; Carahsoft Technology Corporation, Su, \$3,566.30; Carpenter Paper Co, Su, \$212.01; Cary's Cleaning, Se, \$5,166.00; Center For Internet Security Inc, Se, \$11,550.00; Centurylink Communications Llc, Se, \$3,379.40; Charter Communications, Se, \$12.33; City Motor Supply, Su, \$230.75; City Treas. Petty Cash, Re, \$241.85; Clausen And Sons Dirt Work Inc, Ex, \$54,828.30; Column Software Pbc, Fe, \$260.49; Crouch Recreation, Inc, Ex, \$8,313.00; Das State Acctg-Central Finance Ocio, Fe, \$659.40; Datashield Corporation, Se, \$109.06; Diode Technologies Llc, Ex, Se, \$27,980.88; Eakes, Inc, Su, \$393.94; Earl's Window Service, Se, \$100.00; Echosat, Inc, Se, \$105.00; Envision Landscapes Llc, Ex, \$1,460.00; Farmers Cooperative, Su, \$6,346.82; First National Bank Of Omaha, Re, \$10,547.83; First Wireless Inc, Se, Su, \$2,085.90; Flood Communications, Se, \$1,040.00; Gage County Eqpt Inc, Su, \$59.55; Gage County Register Of Deeds, Fe, \$56.00; Galls Llc, Su, \$287.00; Gb Auto Service Inc, Se, Su, \$1,429.03; Hanson, Nickolas, Re, \$989.32; Heartland Business Systems Llc, Se, \$441.00; Heritage Landscape Supply Group, Su, \$26.94; Hotsy Equipment Co, Su, \$444.89; Huls Body Shop Inc, Se, \$100.00; Hybrid Turkeys Llc, Re, \$35,782.55; Interstate Power Systems, Inc, Se, Su, \$17,547.80; Jerry Carter, Se, \$2,140.00; Johnny's Welding Inc, Su, \$94.36; Keep Beatrice Beautiful Inc, Re, \$937.04; Kinghorn, Tyler, Re, \$341.38; Kohout, Carli Judith, Su, \$400.00; Lammel Plumbing Inc, Su, \$66.01; Lampton Welding Supply Co., Inc, Su, \$886.78; Larry's Tire And Service Inc, Se, \$70.00; Macqueen Equipment Llc, Ex, Su, \$31,636.59; Maguire, Shelena, Re, \$55.68; Mead Lumber And Rental-Beatrice, Su, \$508.38; Merchant McIntyre & Assoc Llc, Se, \$8,000.00; Mid-West 3d Solutions, Llc, Su, \$1,240.00; Nebraska Dept. Environment And Energy, Fe, \$8,370.00; Nebraska Salt And Grain, Su, \$3,595.99; Neemann, Joanne, Re, \$174.97; North Central Emergency Vehicles, Su, \$964.58; Northeast Auto, Se, \$125.00; Nutrien Ag Solutions, Su, \$77.50; Oakview Veterinary Clinic, Su, \$13.98; O'reilly Auto Parts, Su, \$749.41; Playpower Lt Farmington Inc, Ex, \$198,808.00; Plymouth Electric Inc, Se, \$287.00; Podany, Nicholas, Re, \$537.81; Precision Auto Tune Inc, Se, Su, \$825.08; Priority Printing, Su, \$941.16; Rewound Power Motors Sls And Svc Inc, Su, \$77.66; Riverside Power Sports Llc, Su, \$113.67; Rohr Excavating Llc, Su, \$9,393.20; Rollins Inc, Se, \$75.00; Saathoff, Erin, Re, \$60.90; Sack Lumber Company, Su, \$46.99; Sapp Brothers, Su, \$14,882.21; Schuster's Outdoor And Rv Inc, Su, \$2,473.42; Sherwin-Williams Co, Su, \$25.10; Sierra Container Group, Su, \$523.21; Springfield Electric Supply Company Llc, Su, \$564.46; State Of Nebraska, Fe, \$818.33; Sunny Smith, Se, \$1,350.00; Tempelmeyer, Tobias, Re, \$61.56; Terracon Consultants Inc, Se, \$550.50; The Library Store Inc, Su, \$557.52; The Paddock, Llc, Re, \$150,000.00; Titan Machinery Inc, Se, Su, \$851.38; T-Mobile, Se, \$838.45; Trizetto Provider Solutions, Se, \$108.77; Unifirst Corporation, Se, \$88.63; Verizon Wireless, Se, \$1,081.64; Vogts Parga Construction Llc, Ex, \$104,951.58; Walker Uniform Rental, Se, \$231.72; Westlake Ace Hardware, Su, \$150.55; Windstream, Se, \$1,213.90

BPW Claims approved as follows: (*Abbreviations are: Ex, Expenses; Fe, Fees; Re, Reimbursement; Se, Services; Su, Supplies*): American Electric Power, Se, \$815,910.00; Apx Inc, Fe, \$58.24; Beatrice Iron And Metal, Su, \$186.91; Beatrice Ready Mixed, Su, \$9,276.55; Black Hills Energy, Se, \$528.13; Blackburn Manufacturing, Su, \$533.00; Blue Valley Door Co., Inc., Se, Su, \$259.00; Blue Valley Sod, Su, \$1,033.90; Bomgaars Supply Inc, Su, \$437.16; Border States Industries, Inc, Su, \$28,777.41; Bpw - Petty Cash, Su, \$72.26; Building Crafts Inc, Ex, \$459,923.60; Carpenter Paper Company, Su, \$187.43; Cary D Udell, Se, \$1,353.00; Cintas Loc 749, Se, \$140.00; City Motor Supply, Su, \$189.99; Column Software Pbc, Se, \$13.02; Crawford - Larson Hvac Llc, Se, \$241.38; Diversified Safety And Compliance Llc, Se, \$70.00; Easley, Berri, Re, \$16.40; Echo Electric, Su, \$685.80; Farmers Cooperative, Su, \$809.37; Ge Software Inc, Se, \$160.00; Husker Electric Supply, Su, \$696.06; Lammel Plumbing, Inc., Se, \$1,971.25; Layne Christensen Company, Se, \$18,140.00; Lincoln Winwater Works, Su, \$51,589.98; Macqueen Equipment Llc, Se, Su, \$2,253.46; Mead Lumber Company, Su, \$30.32; Midlands Contracting Inc, Ex, \$31,928.72; Mumford, Karen, Re, \$35.05; Municipal Supply, Inc. Of Omaha, Su, \$703.74; Ne Department Of Revenue, Fe, \$116,366.33; Water Association, Fe, \$550.00; Nebraska Health And Human Services, Re, \$197.00; Nextera Energy Resources, Se, \$194,741.62; North American Electric Reliability Corp, Fe, \$3,541.66; Olsson, Inc., Se,

\$23,504.06; O'reilly Automotive, Inc., Su, \$313.61; Quadient Leasing Usa Inc, Fe, \$884.64; Ray's Welding, Se, \$90.00; Sack Lumber Company, Su, \$6.58; Sapp Bros. Petroleum, Inc., Su, \$12,912.92; Schusters Outdoor & Rv, Inc., Su, \$39.99; Skarshaug Test Lab, Inc., Se, \$184.49; Usa Bluebook, Su, \$461.63; Viking Painting Llc, Se, \$14,000.00; Wesco Distributing, Inc., Su, \$5,353.50; Western Area Power Administration, Se, \$68,647.24; Westlake Hardware, Inc., Su, \$175.79

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND					
12779	DATA CENTER WAREHOUSE LLC	Q-187682	E-Rate Wireless Access Point	09/15/2026	15,336.00-
Total :					15,336.00-
ADMINISTRATION					
960	BEATRICE HUMANE SOCIETY	SEPTEMBER 2026	Monthly Contractual Service Fee	09/01/2026	5,000.00
9650	CARDMEMBER SERVICE	1534-FY26	Meal f/Dempsters Engineering Mtg	08/05/2026	66.05
9650	CARDMEMBER SERVICE	4121	Flight f/Caselle Conf - Bell	08/04/2026	666.80
9650	CARDMEMBER SERVICE	4154-FY26	Flight f/Caselle Conf - Burroughs	08/04/2026	666.80
9650	CARDMEMBER SERVICE	8644	Beatrice Daily Sun monthly subscription	08/11/2026	38.99
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	Admin Health Insurance Funding	09/01/2026	25,200.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	10,810.00
12490	COLUMN SOFTWARE PBC	7FF24556-0798	Notice of Mtg - 9/8/26	08/13/2026	10.19
12490	COLUMN SOFTWARE PBC	7FF24556-0799	Notice of P&Z Mtg - 9/8/26	08/13/2026	9.63
12490	COLUMN SOFTWARE PBC	7FF24556-0804	Notice of CRA Mtg - 9/18/26	08/19/2026	8.49
12490	COLUMN SOFTWARE PBC	7FF24556-0809	Notice of Budget Hearing	08/13/2026	81.55
12490	COLUMN SOFTWARE PBC	7FF24556-0810	Notice of CC Public Hearing f/McAllister - 501 S 5th	09/02/2026	21.52
12490	COLUMN SOFTWARE PBC	7FF24556-0813	Ord 26-28	09/04/2026	26.05
3600	GAGE COUNTY COURT	09012026	TR 25-505	09/01/2026	17.00
3600	GAGE COUNTY COURT	09012026	TR 25-602	09/01/2026	17.00
3600	GAGE COUNTY COURT	09012026	TR 26-509	09/01/2026	17.00
3680	GAGE COUNTY REGISTER OF DEEDS	09112026	Dor Beatrice Bakery Company	09/11/2026	16.00
3700	GAGE COUNTY TREASURER	0014715000 2025 FULL	2025 1st & 2nd half property taxes - 1908 Lincoln	09/17/2026	2,105.92
3700	GAGE COUNTY TREASURER	11356CA 2025 TAX CERT	Tax Sale Certificate No 11356CA, Parcel No 0115860	09/17/2026	60.46
6500	NEBRASKA DEPT. OF REVENUE	94-393142-2026	Waste reduction and recycling fee	09/14/2026	25.00
11311	Paymentech	5707000-AUG26	Monthly CC Fees - City	08/31/2026	896.46
7380	PINNACLE BANK	AUGUST 2026	Internet Bank Fees	09/02/2026	242.20
7380	PINNACLE BANK	JULY 2026	Internet Bank Fees	08/04/2026	243.60
7640	PRIORITY PRINTING	125521	15,000) #10 window envelope - 45%	09/04/2026	431.31
11809	RDG Geoscience and Engineering, Inc.	25838	Annual Inspections of Former Beatrice MGP Facility	08/31/2026	2,558.75
1088	Saathoff, Erin	REIMB AUG26	Reimb. Mil. - HR NE Conf	09/01/2026	126.15
12005	TriZetto Provider Solutions	4G14092600	Electronic Claims - 162 - August 2026	09/01/2026	100.12
11312	Xpress Bill Pay	INV-XPR039204	Monthly CC Fees - City	08/31/2026	438.29
Total ADMINISTRATION:					49,901.33
COMMUNITY DEVELOPMENT					
1350	BOARD OF PUBLIC WORKS	1417.40-CD-AUG26	43.27 gal Unleaded @ 2.615	09/01/2026	113.15
9650	CARDMEMBER SERVICE	0081-FY26	26.1632 kWh @ 0.27 f/Tesla - Podany Training	08/17/2026	7.06
9650	CARDMEMBER SERVICE	0252-FY26	office chair	08/23/2026	235.90
9650	CARDMEMBER SERVICE	0719	bulb f/taillight	08/03/2026	9.99
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	Insp. Health Insurance Funding	09/01/2026	8,400.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	258.00
Total COMMUNITY DEVELOPMENT:					9,024.10
POLICE ADMINISTRATION					
9650	CARDMEMBER SERVICE	0729	padfolio	08/25/2026	16.97
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	PD Health Insurance Funding	09/01/2026	6,300.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	168.00
Total POLICE ADMINISTRATION:					6,484.97
POLICE VAC					
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	VAC Health Insurance Funding	09/01/2026	2,800.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total POLICE VAC:					2,800.00
POLICE COMMUNICATIONS					
9650	CARDMEMBER SERVICE	0128	2) quick disconnect headset	08/16/2026	178.37
9650	CARDMEMBER SERVICE	2175	bulk fasteners	08/25/2026	11.52
9650	CARDMEMBER SERVICE	3103-FY26	3) mouse pad	08/03/2026	44.33
9650	CARDMEMBER SERVICE	4114	2) TV wall mount, keyboard, mouse	08/20/2026	63.79
9650	CARDMEMBER SERVICE	5652-FY26	silverware, napkins, plates, kleenex	08/25/2026	48.86
9650	CARDMEMBER SERVICE	5652-FY26	2) 43" TV	08/25/2026	296.00
9650	CARDMEMBER SERVICE	7222	pens	08/04/2026	21.23
9650	CARDMEMBER SERVICE	7874-FY26	2) headset	08/13/2026	184.80
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	Comm. Health Insurance Funding	09/01/2026	28,000.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	267.00
11267	DAS STATE ACCTG-CENTRAL FINANC	1538530	TELETYPE- August 2026	09/11/2026	45.00
2940	Eakes, Inc.	9401229-0	2) chair mat	09/09/2026	171.98
3025	Language Line Services	12011799	Interpretation access line - August 2026	08/31/2026	73.89
11289	MOTOROLA SOLUTIONS, INC	1411270900	3) videomanager cloud storage	08/27/2026	2,278.29
Total POLICE COMMUNICATIONS:					31,685.06
POLICE PATROL					
1350	BOARD OF PUBLIC WORKS	1417.20-PD-AUG26	1,300.24 gal Unleaded @ 2.615	09/01/2026	3,400.13
1500	BRYAN'S AUTO BODY	09012026	Labor - remove decals f/ambulance	09/01/2026	450.00
9650	CARDMEMBER SERVICE	0162	undercover wire minutes	08/06/2026	33.63
9650	CARDMEMBER SERVICE	2960-FY26	battery, tape gun, packing tape	08/25/2026	72.65
9650	CARDMEMBER SERVICE	2976 FY26	blower f/Inflatable Tube man	08/07/2026	126.52
9650	CARDMEMBER SERVICE	3326	fuel f/UTV	08/04/2026	22.67
9650	CARDMEMBER SERVICE	4169	20' Inflatable Tube Man	08/12/2026	64.49
9650	CARDMEMBER SERVICE	5230	evidence bags	08/26/2026	595.79
9650	CARDMEMBER SERVICE	5494-FY26	1) earpiece	08/14/2026	16.06
9650	CARDMEMBER SERVICE	6736-FY26	Halo Care Collar monthly subscription	08/11/2026	9.99
9650	CARDMEMBER SERVICE	9233-FY26	12.336 gal E87 @ 3.899	08/16/2026	48.10
9650	CARDMEMBER SERVICE	9766-FY26	13.389 gal E87 @ 3.8599	08/14/2026	52.20
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	PD Health Insurance Funding	09/01/2026	63,700.00
2090	CITY TREASURER	CONFIDENTIAL-SEP26	CONFIDENTIAL BUY MONEY	09/17/2026	2,000.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	992.00
12566	DATASHIELD CORPORATION	0204217	Shredding Service - PD - September 2026	09/11/2026	54.53
3720	GALLS LLC	036186366	1) armorskin base shirt, ls	09/03/2026	75.60
3720	GALLS LLC	036186366	2) emblem app fee	09/03/2026	5.98
3720	GALLS LLC	036186366	2) shoulder tab	09/03/2026	5.04
3720	GALLS LLC	036186366	Shipping	09/03/2026	8.50
3720	GALLS LLC	036206729	1) uniform pant	09/08/2026	91.49
3720	GALLS LLC	036206729	Shipping	09/08/2026	8.84
1008	TRANSUNION RISK AND ALTERNATIV	41141-AUG26	Records Search - August	09/01/2026	100.00
Total POLICE PATROL:					71,934.21
FIRE ADMINISTRATION					
9650	CARDMEMBER SERVICE	2379	Accelerant Annual Subscription- August 14, 2026 - Au	08/14/2026	120.00
9650	CARDMEMBER SERVICE	3425-FY26	Lodging f/Hazmat Tech Training - Kinghorn	08/14/2026	894.48
9650	CARDMEMBER SERVICE	5029-FY26	Lodging f/Hazmat Tech Training - Kinghorn	08/28/2026	906.19
9650	CARDMEMBER SERVICE	8759-FY26	1) phone message book	08/30/2026	16.99
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	FD Ad Health Insurance Funding	09/01/2026	5,600.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	1,383.00
12566	DATASHIELD CORPORATION	0204216	Shredding Service - Fire - September 2026	09/11/2026	54.53
11513	State Fire Marshal Training Division	3595	Fire Fighter II Certification - Hanson	09/15/2026	50.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
11513	State Fire Marshal Training Division	3595	Fire Fighter II Certification - Jones	09/15/2026	50.00
11513	State Fire Marshal Training Division	3595	Fire Fighter II Certification - Kieper	09/15/2026	50.00
11513	State Fire Marshal Training Division	3595	Fire Fighter II Certification - Kinghorn	09/15/2026	50.00
11513	State Fire Marshal Training Division	3595	Fire Fighter II Certification - Neemann	09/15/2026	50.00
11513	State Fire Marshal Training Division	3595	Hazmat Technician Cert - Kinghorn	09/15/2026	50.00
Total FIRE ADMINISTRATION:					9,275.19
FIRE SUPPRESSION					
1076	Auto Repair Plus	J016010	air valve f/E1	09/08/2026	17.98
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-AUG26	102.052 gal Diesel @ 2.708	09/01/2026	276.36
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-AUG26	41.052 gal Unleaded @ 2.615	09/01/2026	107.35
12095	Bomgaars Supply Inc	625194	2) water nozzle	08/27/2026	23.98
9650	CARDMEMBER SERVICE	0975-FY26	3) pledge, 3) hand soap, 2) clorox toilet bowl cleaner	08/24/2026	35.58
9650	CARDMEMBER SERVICE	2535-FY26	6) blue shop towels	08/03/2026	19.18
9650	CARDMEMBER SERVICE	8759-FY26	8) acoustic wall panel	08/30/2026	199.98
9650	CARDMEMBER SERVICE	8917-FY26	10) white-out	08/24/2026	18.89
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	FD Health Insurance Funding	09/01/2026	47,040.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	200.00
12549	MES I ACQUISITION INC	IN2583942	Labor - SCBA service repairs	09/09/2026	1,794.00
12549	MES I ACQUISITION INC	IN2583942	Supplies - SCBA service repairs	09/09/2026	426.31
9730	WALKER UNIFORM RENTAL	1492231	Shop Towel Service	09/03/2026	26.94
Total FIRE SUPPRESSION:					50,186.55
FIRE AMBULANCE					
890	BEATRICE COMMUNITY HOSPITAL	811	Laundry Service - August 2026	09/01/2026	385.50
890	BEATRICE COMMUNITY HOSPITAL	817	ACLS f/Heckman	09/16/2026	200.00
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-AUG26	320.143 gal Diesel @ 2.708	09/01/2026	866.95
1350	BOARD OF PUBLIC WORKS	1417.30-FIRE-AUG26	487.498 gal Unleaded @ 2.615	09/01/2026	1,274.82
1420	BOUND TREE MEDICAL LLC	86334279	1) AED	08/27/2026	1,339.99
1420	BOUND TREE MEDICAL LLC	86335760	6) glucagon emergency kit	08/28/2026	1,997.94
1420	BOUND TREE MEDICAL LLC	86341872	2) peep valve	09/02/2026	259.60
1420	BOUND TREE MEDICAL LLC	86341872	2) IV start kit	09/02/2026	299.00
1420	BOUND TREE MEDICAL LLC	86341872	2) exam glove, lg	09/02/2026	419.80
1420	BOUND TREE MEDICAL LLC	86341872	1) SpO2	09/02/2026	449.80
1420	BOUND TREE MEDICAL LLC	86341872	4) 20ga IV	09/02/2026	532.00
1420	BOUND TREE MEDICAL LLC	86341872	1) defib battery	09/02/2026	283.99
9650	CARDMEMBER SERVICE	9266	19.881 gal E-15 @ 3.999	08/23/2026	79.50
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	EMS Health Insurance Funding	09/01/2026	20,160.00
2040	CITY TREAS. PETTY CASH	P-CASH 9-21-2026	5) Meal - OTT	09/17/2026	37.50
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	250.00
2080	CITY TREASURER	W-O AMBUL-SEP26	W-O Ambulance bad debt - send to CA	09/15/2026	23,029.57
2080	CITY TREASURER	W-O AMBUL-SEP26	W-O Ambulance bad debt - uncollectable (Sep23 - No	09/15/2026	8,586.25
5110	LAMPTON WELDING SUPPLY Co., INC	0020420106	Medical Oxygen	09/02/2026	407.24
Total FIRE AMBULANCE:					60,859.45
PUBLIC PROPERTIES					
12700	AIMEE STRUBLE	09142026	Labor - Entry Stairwell Plaster repairs f/Carnegie	09/14/2026	3,000.00
12700	AIMEE STRUBLE	09142026	Labor - Exterior Railing Paint f/Carnegie	09/14/2026	1,200.00
840	BEATRICE AREA SOLID WASTE AGNC	236-AUG26	Pub prop - tipping fee	08/31/2026	.33
12095	Bomgaars Supply Inc	627194	bulk fasteners f/Library	09/02/2026	7.36
9650	CARDMEMBER SERVICE	5576-FY26	4) sign posts f/AJ Stoddard & Lincoln Legacy Park	08/20/2026	162.41
2010	CITY MOTOR SUPPLY	919734	clamp, hose f/sprayer	09/01/2026	8.06
2010	CITY MOTOR SUPPLY	919790	battery f/gator	09/03/2026	54.05
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	Pub Prop Health Insurance Fund	09/01/2026	11,200.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	425.00
2940	Eakes, Inc.	INV813524	4) agitator asy	09/10/2026	341.96
11734	Ideus Tree Service	664904	Trim Trees f/Homestead Trail Cortland to Pickrell	09/03/2026	2,000.00
11734	Ideus Tree Service	664905	Trim Trees f/Homestead Trail Cortland to Pickrell	09/09/2026	2,000.00
2960	J AND B WINDOW AND GRAPHICS INC	09012026	Clean windows f/BPW building	09/01/2026	60.00
2960	J AND B WINDOW AND GRAPHICS INC	09012026	Clean windows f/PD	09/01/2026	55.00
5690	MEAD LUMBER AND RENTAL-BEATRI	13637158-DUP PMT	dup pmt check #52926 - mower high wheel f/duck po	06/19/2026	49.50-
12213	Meininger Fire Protection Inc	IN26428	Annual - Fire Sprinkler & Backflow Inspections	09/16/2026	340.00
6500	NEBRASKA DEPT. OF REVENUE	34-4153596-AUG26	Chautauqua Park Camping Lodging Tax-August 2026	08/31/2026	204.75
11729	Nutrien Ag Solutions	903937951	10) 2.5 gal MEC Amine	08/28/2026	330.00
11729	Nutrien Ag Solutions	903937951	2.5 gal Liberate f/parks	08/28/2026	90.00
11729	Nutrien Ag Solutions	903957436	10-gal) Noventa, 2.5-gal) Liberate f/parks	09/03/2026	400.00
1073	Rewound Power Motors Sls and Svc Inc	S21548	2) weed eater string	09/15/2026	55.98
8150	SACK LUMBER COMPANY	2609-209839	concrete f/AJ Stoddard sign	09/09/2026	24.86
8150	SACK LUMBER COMPANY	2609-210071	concrete f/Lincoln Legacy sign	09/09/2026	5.99
8260	SAPP BROTHERS	IN5107701	200.0 gal ULSD #2 Dyed Summer Diesel @ 4.96998	09/03/2026	994.00
8260	SAPP BROTHERS	IN5114471	117.0 gal ULSD #2 Dyed Summer Diesel @ 5.23999	09/14/2026	613.08
8370	SCHUSTER'S OUTDOOR AND RV INC.	33236	ignition switch asy	08/25/2026	50.99
8370	SCHUSTER'S OUTDOOR AND RV INC.	33269	8) wheel stud	08/31/2026	38.32
8370	SCHUSTER'S OUTDOOR AND RV INC.	33296	Labor - R&R ignition switch asy	09/03/2026	294.00
8370	SCHUSTER'S OUTDOOR AND RV INC.	33296	Supplies - ignition switch asy	09/03/2026	50.99
8370	SCHUSTER'S OUTDOOR AND RV INC.	33343	4) wheel asy f/96	09/11/2026	653.50
8370	SCHUSTER'S OUTDOOR AND RV INC.	33362	2) air filter asy	09/15/2026	339.54
1050	SHERIDAN INDUSTRIES	15649	Clean @ Indoor Hitting Facility - August 2026	09/01/2026	72.00
3058	SiteOne Landscape Supply, LLC	170933463-001	40) 50-lb grass seed f/dog park, Paddock, Lincoln	09/11/2026	2,042.90
3058	SiteOne Landscape Supply, LLC	170933463-001	40) 50-lb grass seed f/dog park, Paddock, Lincoln	09/11/2026	1,440.00
3058	SiteOne Landscape Supply, LLC	170978539-001	1) 2.5 gal post-emergent	09/11/2026	237.50
12521	SUNNY SMITH	AUG31 2026 - SEP11 2026	Office cleaning f/Aud offices	09/11/2026	405.00
12521	SUNNY SMITH	AUG31 2026 - SEP11 2026	Office cleaning f/BPW offices	09/11/2026	405.00
1052	Travelers	3744C0129-SEP26	Prop Ins add. f/HP Lights	09/11/2026	259.00
9760	Westlake Ace Hardware	10361806	2) safety glove bulk	09/02/2026	46.78
10030	WRIGHTSMAN PLBG AND HEAT INC	109601	Labor - sewer line repairs f/PD	09/15/2026	150.00
10030	WRIGHTSMAN PLBG AND HEAT INC	109601	Supplies - sewer line repairs f/PD	09/15/2026	74.81
Total PUBLIC PROPERTIES:					30,083.66
LIBRARY					
9660	CARDMEMBER SERVICE	AUGUST 2026	P is for Pterodactyl	09/03/2026	8.13
9660	CARDMEMBER SERVICE	AUGUST 2026	Bundle Up, Penelope Rex!	09/03/2026	6.20
9660	CARDMEMBER SERVICE	AUGUST 2026	Butt of Face? Revenge of the Butts	09/03/2026	14.99
9660	CARDMEMBER SERVICE	AUGUST 2026	Don't Call be Bear!	09/03/2026	10.79
9660	CARDMEMBER SERVICE	AUGUST 2026	Falcon vs Hawk	09/03/2026	4.19
9660	CARDMEMBER SERVICE	AUGUST 2026	First and Forever	09/03/2026	13.79
9660	CARDMEMBER SERVICE	AUGUST 2026	Graphic Warriors; The New Prophecy Part 1	09/03/2026	11.67
9660	CARDMEMBER SERVICE	AUGUST 2026	Artemis Fowl	09/03/2026	5.88
9660	CARDMEMBER SERVICE	AUGUST 2026	Casting April	09/03/2026	16.29
9660	CARDMEMBER SERVICE	AUGUST 2026	Stick Dog Dreams of Ice Cream	09/03/2026	7.99
9660	CARDMEMBER SERVICE	AUGUST 2026	Piranhas Don't Eat Bananas	09/03/2026	10.94
9660	CARDMEMBER SERVICE	AUGUST 2026	One of Us Is Back	09/03/2026	10.99
9660	CARDMEMBER SERVICE	AUGUST 2026	Penelope Rex and The Problem with Pets	09/03/2026	13.14
9660	CARDMEMBER SERVICE	AUGUST 2026	Same Backward as Forward	09/03/2026	9.21
9660	CARDMEMBER SERVICE	AUGUST 2026	Mixed-Up	09/03/2026	13.62
9660	CARDMEMBER SERVICE	AUGUST 2026	2) Camp	09/03/2026	16.26
9660	CARDMEMBER SERVICE	AUGUST 2026	2) Yarn Is Everything	09/03/2026	21.98
9660	CARDMEMBER SERVICE	AUGUST 2026	Mac & Cheese	09/03/2026	19.99
9660	CARDMEMBER SERVICE	AUGUST 2026	Graphic Warriors; The New Prophecy Part 3	09/03/2026	9.38
9660	CARDMEMBER SERVICE	AUGUST 2026	Bea Mullins Takes a Shot	09/03/2026	8.99

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9660	CARDMEMBER SERVICE	AUGUST 2026	Dark Times of Nimble Nottingham	09/03/2026	6.85
9660	CARDMEMBER SERVICE	AUGUST 2026	Super Extra Deluxe Essential Handbook; Pokemon	09/03/2026	6.45
9660	CARDMEMBER SERVICE	AUGUST 2026	2) Windex disinfectant cleaner refill	09/03/2026	19.10
9660	CARDMEMBER SERVICE	AUGUST 2026	Dorlans	09/03/2026	20.28
9660	CARDMEMBER SERVICE	AUGUST 2026	Harvest Season	09/03/2026	15.49
9660	CARDMEMBER SERVICE	AUGUST 2026	Midwife of Auschwitz	09/03/2026	15.95
9660	CARDMEMBER SERVICE	AUGUST 2026	Angel Fire	09/03/2026	13.50
9660	CARDMEMBER SERVICE	AUGUST 2026	Shock	09/03/2026	11.92
9660	CARDMEMBER SERVICE	AUGUST 2026	Meet Me In Paris	09/03/2026	14.50
9660	CARDMEMBER SERVICE	AUGUST 2026	Of Naked Ladies and Forget-Me-Nots	09/03/2026	15.62
9660	CARDMEMBER SERVICE	AUGUST 2026	49) Titles	09/03/2026	604.07
9660	CARDMEMBER SERVICE	AUGUST 2026	100) wired earbuds	09/03/2026	29.99
9660	CARDMEMBER SERVICE	AUGUST 2026	Q's Legacy	09/03/2026	13.27
9660	CARDMEMBER SERVICE	AUGUST 2026	Still Life With Bread Crumbs	09/03/2026	13.24
9660	CARDMEMBER SERVICE	AUGUST 2026	True Colors	09/03/2026	13.31
9660	CARDMEMBER SERVICE	AUGUST 2026	Four Winds	09/03/2026	29.50
9660	CARDMEMBER SERVICE	AUGUST 2026	Shipping	09/03/2026	3.94
9660	CARDMEMBER SERVICE	AUGUST 2026	credit - return The Silent Patient	09/03/2026	36.00-
9660	CARDMEMBER SERVICE	AUGUST 2026	credit - return A Walk in the Words	09/03/2026	10.75-
9660	CARDMEMBER SERVICE	AUGUST 2026	3) stapler	09/03/2026	9.53
9660	CARDMEMBER SERVICE	AUGUST 2026	The Real Yellow Pages - formerly Vivial monthly fee	09/03/2026	62.10
9660	CARDMEMBER SERVICE	AUGUST 2026	Turbulant	09/03/2026	12.99
9660	CARDMEMBER SERVICE	AUGUST 2026	God's Country	09/03/2026	26.10
9660	CARDMEMBER SERVICE	AUGUST 2026	Happy Camper	09/03/2026	19.99
9660	CARDMEMBER SERVICE	AUGUST 2026	Getting Away with Murder	09/03/2026	21.70
9660	CARDMEMBER SERVICE	AUGUST 2026	Watership Down	09/03/2026	11.26
9660	CARDMEMBER SERVICE	AUGUST 2026	2022 Gage NE Plat book	09/03/2026	85.95
9660	CARDMEMBER SERVICE	AUGUST 2026	LEGO Star Wars Ideas	09/03/2026	17.98
9660	CARDMEMBER SERVICE	AUGUST 2026	The LEGO Architect	09/03/2026	17.25
9660	CARDMEMBER SERVICE	AUGUST 2026	The Bad Guys #1	09/03/2026	5.08
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	Lib Health Insurance Funding	09/01/2026	8,400.00
2080	CITY TREASURER	SEP26-IT GENERAL	IT Services	09/01/2026	579.00
12779	DATA CENTER WAREHOUSE LLC	Q-187682	E-Rate Wireless Access Point	09/15/2026	19,170.00
2980	EBSCO INFORMATION SERVICES	91011058885	Online Novelist Select - 9/1/26 - 8/31/27	08/26/2026	965.00
12778	FOLLETT CONTENT SOLUTIONS LLC	790964F	Destined	09/09/2026	16.49
12778	FOLLETT CONTENT SOLUTIONS LLC	790964F	Hidden	09/09/2026	18.75
12778	FOLLETT CONTENT SOLUTIONS LLC	790964F	Delusional	09/09/2026	22.50
12778	FOLLETT CONTENT SOLUTIONS LLC	790964F	Secrets we Hide	09/09/2026	24.00
12778	FOLLETT CONTENT SOLUTIONS LLC	790964F	True Meaning of Love	09/09/2026	21.75
6400	NEBRASKA LIBRARY COMMISSION	6736	Student Membership - Fox	08/14/2026	46.00
6400	NEBRASKA LIBRARY COMMISSION	6736	Membership - Sedlacek	08/14/2026	75.00
6400	NEBRASKA LIBRARY COMMISSION	6736	Membership - Neeman	08/14/2026	75.00
6400	NEBRASKA LIBRARY COMMISSION	6736	Registration f/NLA & MPLA Conf - Neeman, Sedlacek	08/14/2026	750.00
7120	OVERDRIVE	CD0141926300239	Deposit on account f/content credit	09/01/2026	5,000.00
7120	OVERDRIVE	CD0141926300239	Deposit on account f/content credit	09/01/2026	5,000.00
11255	Reef Tectonics, Inc.	44960	Regular Aquarium Maintenance	09/05/2026	73.00
11255	Reef Tectonics, Inc.	44960	1) 12-oz fish food	09/05/2026	15.99
Total LIBRARY:					41,577.06
Total GENERAL FUND:					348,475.58
STREET FUND					
STREET FUND					
980	BEATRICE IRON AND METAL CO	116692	12)Brake Clean@4.43	09/15/2026	53.16
980	BEATRICE IRON AND METAL CO	116692	1)Thickster XI @17.22	09/15/2026	17.22
1350	BOARD OF PUBLIC WORKS	1131.01-SEP26	Share building repair fund	09/01/2026	250.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-AUG26	541.98 gal Diesel @ 2.708	09/01/2026	1,467.69
1350	BOARD OF PUBLIC WORKS	1146.40-STFUEL-AUG26	344.83 gal Unleaded @ 2.615	09/01/2026	901.72
1350	BOARD OF PUBLIC WORKS	1456.00-SEP26	Engineering Services	09/01/2026	5,612.00
12095	Bomgaars Supply Inc	624589	150) 5' t-post, 3) cable tie f/dirt pile	08/25/2026	754.47
12095	Bomgaars Supply Inc	631633	1)COUPLER, FEMALE @10.79	09/16/2026	10.79
12095	Bomgaars Supply Inc	631633	1)ADAPTER, MALE@5.03	09/16/2026	5.03
12095	Bomgaars Supply Inc	631633	1)NIPPLE, REDUCER@2.95	09/16/2026	2.95
2060	CITY SELF INSURED HEALTH PLAN	SEP26-STREET	Street Dept Health Insurance Funding	09/01/2026	25,200.00
2080	CITY TREASURER	ATTY-SEP26	Attorney Services-Street	09/01/2026	827.00
2080	CITY TREASURER	GM-SEP26	general Manager Slry-Street	09/01/2026	1,776.00
2080	CITY TREASURER	ST IT-SEP26	IT Fund Monthly Obligation-Street	09/01/2026	7,192.00
12066	HALL BROTHERS INC	17073	Asphalt Sealing Various Locations - FY26	09/08/2026	29,007.24
12007	Heritage Landscape Supply Group	0029357798-001	grass seed, irrigation supplies f/Ella Street	09/01/2026	677.93
4670	JEO CONSULTING GROUP INC	176593	Construction Administration & Staking f/Heritage Heig	08/28/2026	268.27
4670	JEO CONSULTING GROUP INC	176595	Construction Administration & Staking f/Corral Crossi	08/28/2026	297.02
4670	JEO CONSULTING GROUP INC	176596	Post Construction Phase f/Lincoln Street Improvemen	08/28/2026	1,395.00
4670	JEO CONSULTING GROUP INC	176958	Task #2 - Update 2026 Stormwater Management - M	09/09/2026	1,647.50
4670	JEO CONSULTING GROUP INC	176965	Industrial Storm Water (ISW) Stormwater Pollution Pr	09/09/2026	588.75
5110	LAMPTON WELDING SUPPLY Co., INC	0020421666	1cy)S Oxygen@20.40	09/08/2026	20.40
5110	LAMPTON WELDING SUPPLY Co., INC	0020421666	Hazmat Fee	09/08/2026	7.70
3052	Landmark Implement Inc	12156390	4)Washer @3.21	09/15/2026	12.84
12532	Martin Resource Management	1874364	89ga) CSS-1H Bulk Gallon(Tac Oil)@2.75	09/01/2026	244.75
12532	Martin Resource Management	1879041	101 ga) CSS-1H Bulk Gallon(Tac Oil)@2.75	09/11/2026	277.75
5690	MEAD LUMBER AND RENTAL-BEATRI	13939731	1)Primer Bulb@5.99	09/01/2026	5.99
5690	MEAD LUMBER AND RENTAL-BEATRI	13939731	labor	09/01/2026	22.00
5690	MEAD LUMBER AND RENTAL-BEATRI	69786375	Silt fence f/dirt pile	08/25/2026	1,429.19
6560	NEBRASKA SALT AND GRAIN	AR-260902-021	26.550 tn) Road Salt	09/02/2026	1,764.97
7060	O'REILLY AUTO PARTS	0749-181698	1)LED Lite Bar@10.97	09/15/2026	10.97
7230	PAVERS INC.	112647	10.56tn) Hot Mix Asphalt 8-31-26@80.00	09/08/2026	844.80
7230	PAVERS INC.	112647	51.58tn) Hot Mix Asphalt 9-1-26 @80.00	09/08/2026	4,126.40
7230	PAVERS INC.	112647	76.62tn)Hot mix Asphalt 9-2-26@80.00	09/08/2026	6,129.60
7230	PAVERS INC.	112647	18.1tn)Hot Mix Asphalt 9-3-26@80.00	09/08/2026	1,448.00
11418	VISA	20081-M-AUG26	3) electrolyte replacement	09/02/2026	101.99
11418	VISA	20081-S-AUG26	4) blade pulley tire replacement	09/02/2026	10.89
9760	Westlake Ace Hardware	10361464	12)Bulk Fasteners@.76	08/04/2026	9.12
9760	Westlake Ace Hardware	10361464	12)Bulk Fasteners@.35	08/04/2026	4.20
Total STREET FUND:					94,423.30
Total STREET FUND:					94,423.30
CDBG Fund					
CDBG-GRANTS					
12753	CONFLUENCE INC	35518	Community Visioning f/Comprehensive Plan - CDBG	09/04/2026	13,201.25
12753	CONFLUENCE INC	35518	Reimbursables f/Comprehensive Plan - CDBG 25-PP	09/04/2026	974.91
12776	Natural Vibes	23DTR002-11	CDBG 23DTR-002 - #11	09/14/2026	3,750.00
Total CDBG-GRANTS:					17,926.16
Total CDBG Fund:					17,926.16
AIRPORT FUND					
AIRPORT-GENERAL					
11281	Black Hills Energy	2208569044-SEP26	Airport Gas Service	09/09/2026	52.03
1350	BOARD OF PUBLIC WORKS	1417.50-AIRPORT-AUG26	93.56 gal Diesel @ 2.708	09/01/2026	253.36
9650	CARDMEMBER SERVICE	1161	direcTV monthly subscription	08/10/2026	54.99
9650	CARDMEMBER SERVICE	2973	Lodging f/4 States Conf - Schmitt	08/21/2026	508.62

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9650	CARDMEMBER SERVICE	4492-FY26	1) 2.5-gal 2-4D solvent free	08/04/2026	109.99
9650	CARDMEMBER SERVICE	4492-FY26	1) 2.5-gal total vegetation killer	08/04/2026	89.99
9650	CARDMEMBER SERVICE	4492-FY26	1) 32-oz blue spray indicator	08/04/2026	29.99
9650	CARDMEMBER SERVICE	4492-FY26	1) 2.5-gal grass & weed killer	08/04/2026	89.99
9650	CARDMEMBER SERVICE	6423-FY26	2) multifold paper towel	08/25/2026	52.10
9650	CARDMEMBER SERVICE	6624	fuel f/4 States Conf - Schmitt	08/22/2026	57.09
2060	CITY SELF INSURED HEALTH PLAN	AIRPORT-SEP26	Airport Health Insurance Funding	09/01/2026	8,400.00
2080	CITY TREASURER	SEP26-IT AIRPORT	IT Services	09/01/2026	242.00
12732	WORLDPAY	111900585-AUG26	Monthly CC Fees	09/07/2026	181.26
Total AIRPORT-GENERAL:					10,121.41
AIRPORT-CAPITAL IMPROVEMENTS					
12684	AHRS CONSTRUCTION, INC.	PMT 5	Construct new T-Hangar, Upgrade Taxilanes, Reconst	09/05/2026	165,523.90
1080	ALFRED BENESCH AND COMPANY	10E-NAVAID	Construction f/Grant No: 3-31-0009-025, Navaid Upgr	09/04/2026	2,154.19
1080	ALFRED BENESCH AND COMPANY	17E-PROJ24	Construction Phase f/T-Hangar, upgrade Taxilanes &	09/04/2026	22,925.16
1080	ALFRED BENESCH AND COMPANY	17E-PROJ24	Material Testing f/T-Hangar, upgrade Taxilanes & reco	09/04/2026	7,420.25
1080	ALFRED BENESCH AND COMPANY	18E-PROJ24	Construction Phase f/T-Hangar, upgrade Taxilanes &	09/04/2026	14,704.89
1080	ALFRED BENESCH AND COMPANY	18E-PROJ24	Material Testing f/T-Hangar, upgrade Taxilanes & reco	09/04/2026	4,006.25
1080	ALFRED BENESCH AND COMPANY	38E-PROJ21	Reconstruct Taxiway C & Apron	09/04/2026	3,995.98
12721	DANIELLE'S APPROACH, LLC	PMT 1	Grant No. 3-31-0009-025/026/027 f/Navigational Assi	09/09/2026	130,084.06
Total AIRPORT-CAPITAL IMPROVEMENTS:					350,814.68
Total AIRPORT FUND:					360,936.09
BEATRICE AREA SOLID WASTE AGNC					
BASWA					
980	BEATRICE IRON AND METAL CO	116379	oil filter f/mower	08/28/2026	10.31
980	BEATRICE IRON AND METAL CO	116379	2) 10W30 f/mower	08/28/2026	14.10
980	BEATRICE IRON AND METAL CO	116410	1) belt f/spray truck	08/31/2026	273.88
980	BEATRICE IRON AND METAL CO	116501	blade f/wheel loader	09/04/2026	78.39
980	BEATRICE IRON AND METAL CO	116501	2) air filter f/dump truck	09/04/2026	90.18
980	BEATRICE IRON AND METAL CO	116501	2) air filter f/963	09/04/2026	85.48
3049	Beatrice Sand and Gravel	S1 218858	25.85 tn) 1 1/2" crusher run	08/31/2026	653.23
1350	BOARD OF PUBLIC WORKS	#1456.00-SEP26	Engineering Services	09/01/2026	1,104.00
1350	BOARD OF PUBLIC WORKS	40154911-SEP26	Security Lights f/Compost	09/04/2026	13.89
12095	Bomgaars Supply Inc	622859	6) water	08/20/2026	25.74
12095	Bomgaars Supply Inc	622859	3) pipe nipple, 1) street elbow, 2) hose adapter, 1) pip	08/20/2026	35.83
12095	Bomgaars Supply Inc	626655	groundcleaner Weed & Grass killer	08/31/2026	24.99
1390	BOND OWNER	BASWA INT SEP 26	BASWA Bond Interest due 9/15/2026	09/15/2026	294,403.13
2060	CITY SELF INSURED HEALTH PLAN	BASWA-SEP26	BASWA Health Insurance Funding	09/01/2026	14,000.00
2080	CITY TREASURER	SEP26-IT BASWA	IT Services	09/01/2026	1,913.00
2080	CITY TREASURER	SEPTEMBER 2026	Legal Services	09/01/2026	460.00
2080	CITY TREASURER	SEPTEMBER 2026	Accounting Services	09/01/2026	3,201.00
2080	CITY TREASURER	SEPTEMBER 2026	Landfill Manager Salary	09/01/2026	1,594.00
2080	CITY TREASURER	SEPTEMBER 2026	Lease Payment	09/01/2026	4,000.00
2080	CITY TREASURER	SEPTEMBER 2026	Management Contract	09/01/2026	2,577.00
12656	ENDICOTT CLAY PRODUCTS COMPA	393329	42.0 yd) crushed brick	09/09/2026	714.00
12688	Global Payments	6921-AUG26	Monthly credit card fees	08/31/2026	436.05
6430	NMC, INC	CUI1653839	hose asy f/963	09/04/2026	200.90
6430	NMC, INC	CUI1653841	freight	09/04/2026	14.55
6430	NMC, INC	INV800414	Labor - 250 hour maintenance f/D6D	09/14/2026	786.25
6430	NMC, INC	INV800414	Supplies - 250 hr maintenance f/D6D	09/14/2026	267.42
6430	NMC, INC	INV800414	Supplies - 250 hr maintenance - oil f/D6D	09/14/2026	142.24
6820	NORRIS PUBLIC POWER DISTRICT	304097500-AUG26	Energy Charge f/LF	09/04/2026	700.00
6820	NORRIS PUBLIC POWER DISTRICT	304098500-AUG26	Electric charge f/Compost Site	09/04/2026	210.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
6820	NORRIS PUBLIC POWER DISTRICT	312515400-AUG26	Electric charge f/W Locust Rd Lift Station	09/04/2026	105.00
6820	NORRIS PUBLIC POWER DISTRICT	312515800-AUG26	Electric charge f/W Locust Rd Leachate Pond	09/04/2026	215.71
6820	NORRIS PUBLIC POWER DISTRICT	312516000-AUG26	Electric charge f/W Locust Admin/Equipment Building	09/04/2026	376.16
12393	Rollins Inc	302751314	Pest Control Standard - September 2026	09/15/2026	75.00
8260	SAPP BROTHERS	IN5113379	1,163.5 gal ULSD #2 Dyed Summer Diesel @ 2.7080	09/11/2026	3,150.76
11450	TSYS Merchant Solutions	11573762-AUG26	monthly credit card fees	08/31/2026	8.00
11418	VISA	20081-B-AUG26	2) chair mat	09/02/2026	47.46
11418	VISA	20081-B-AUG26	bearings	09/02/2026	71.17
9730	WALKER UNIFORM RENTAL	1492234	Uniform Service	09/03/2026	78.72
9730	WALKER UNIFORM RENTAL	1493491	Uniform Service	09/10/2026	27.55

Total BASWA:

332,185.09

Total BEATRICE AREA SOLID WASTE AGNC:

332,185.09

CAPITAL IMP FUND**CAPITAL IMPROVEMENTS-GENERAL**

840	BEATRICE AREA SOLID WASTE AGNC	236-AUG26	Demo - Dempsters	08/31/2026	12,450.00
12194	Clausen and Sons Dirt Work Inc	PMT 3	Hannibal Park field No 8	09/15/2026	14,266.05
3074	Empire Fence & Netting	12057	Hannibal Park Field No 8 Improvements	08/31/2026	3,000.00
7640	PRIORITY PRINTING	125530	6) sign f/HP #8	09/11/2026	1,050.00
11746	Southeast Nebr Development District	23RCRP039-7	Administrate NDED RCRP grant f/ADA-compliant pla	09/17/2026	4,285.74

Total CAPITAL IMPROVEMENTS-GENERAL:

35,051.79

Total CAPITAL IMP FUND:

35,051.79

ECONOMIC DEVELOPMENT FUND

1390	BOND OWNER	ED SEP 26	ED Bond Interest due 9/15/2026	09/15/2026	14,850.00
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Total :

14,850.00

Total ECONOMIC DEVELOPMENT FUND:

14,850.00

COMMUNITY REDEVELOP AUTHORITY

12480	ACCUMA CORPORATION	ACCUMA-TIF-SEP26	TIF Financing - Accuma	09/15/2026	34,637.19
1014	ADAMS STATE BANK	TIF-FAKLER-SEP26	TIF Financing - Fakler	09/15/2026	1,075.54
12659	ANDREW & RYANN JOHNSON	JOHNSON-TIF-SEP26	TIF Financing - Johnson 1335 Ella	09/15/2026	736.75
11965	BCC Holding LLC	HANNIBAL-TIF-SEP26	TIF Financing - Hannibal View	09/15/2026	23,526.73
12112	Frontier Bank	NGRE FORD-TIF-SEP26	TIF Financing - RGH Properties Ford	09/15/2026	8,517.46
11565	Hybrid Turkeys LLC	TIF-HYBRID-SEP26	TIF Financing - Hybrid Turkeys	09/15/2026	35,782.55
12308	Parr, Bradley	PARR MACHINE-TIF-SEP	TIF Financing - Parr Machine	09/15/2026	1,378.73
11669	Porter Houses, LLC	PORTER-TIF-SEP26	TIF Financing - Porter Housing Project	09/15/2026	8,430.34
8420	SECURITY FIRST BANK	GOOSSEN-TIF-SEP26	TIF Financing - Covered Bridge (Goossen)	09/15/2026	31,983.55
8420	SECURITY FIRST BANK	HEVELONE-TIF-SEP26	TIF Financing - Hevelone	09/15/2026	2,508.38
8420	SECURITY FIRST BANK	HOMESTEAD JUNC-TIF-S	TIF Financing - Homestead Junction	09/15/2026	53,131.57
12464	TMK Enterprises	COVERED BRIDGE W-2-T	TIF Financing - Covered Bridge W-2	09/15/2026	509.10
9380	UNION BANK & TRUST CO.	RWR-TIF-SEP26	TIF Financing - RWR, LLC	09/15/2026	1,453.46

Total :

203,671.35

Total COMMUNITY REDEVELOP AUTHORITY:

203,671.35

INFO TECH SERV FUND

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
INFO TECH SERVICES					
11930	A T and T Mobility	287301368820X09112026	Cell service f/ Chief's Phone - Fire	09/03/2026	53.20
12056	ALL COPY PRODUCTS	42988137	Copier Rental	09/10/2026	389.54
12056	ALL COPY PRODUCTS	42988137	Copy usage - 8/5 - 9/4	09/10/2026	100.72
9650	CARDMEMBER SERVICE	0882	battery	08/12/2026	63.63
9650	CARDMEMBER SERVICE	1085-FY26	1) key f/Tesla	08/18/2026	188.13
9650	CARDMEMBER SERVICE	1126	100) UniFi Hosting	08/16/2026	29.00
9650	CARDMEMBER SERVICE	1508-FY26	USB Unifying Receiver	08/08/2026	21.82
9650	CARDMEMBER SERVICE	1508-FY26	wireless keyboard, mouse	08/08/2026	89.99
9650	CARDMEMBER SERVICE	1508-FY26	shipping	08/08/2026	6.99
9650	CARDMEMBER SERVICE	2063-FY26	1) Cove Data Protection - Jul26	08/17/2026	11.00
9650	CARDMEMBER SERVICE	2063-FY26	7) Cove Data Protection - Server - Jul26	08/17/2026	290.46
9650	CARDMEMBER SERVICE	2891 FY26	20-port Charging Station	08/31/2026	100.96
9650	CARDMEMBER SERVICE	4772-FY26	3) USB Unifying Receiver	08/27/2026	65.37
9650	CARDMEMBER SERVICE	4772-FY26	2) wireless keyboard, mouse	08/27/2026	179.98
9650	CARDMEMBER SERVICE	4772-FY26	Shipping	08/27/2026	12.95
9650	CARDMEMBER SERVICE	5880	USB charger cable	08/31/2026	19.48
9650	CARDMEMBER SERVICE	6879 7624	credit - return shipping	08/28/2026	12.95-
9650	CARDMEMBER SERVICE	7550	24-port Ethernet POE Switch	08/03/2026	175.31
9650	CARDMEMBER SERVICE	9318	1) Microsoft - Aug26	08/18/2026	38.70
1034	CHARTER COMMUNICATIONS	1290027030-SEP26	Cable charges/City - September 2026	09/09/2026	12.33
1034	CHARTER COMMUNICATIONS	156544301090726	Cable charges/500 N Commerce - Sep26	09/07/2026	60.02
1034	CHARTER COMMUNICATIONS	176176901090726	Internet f/AMI & Sub 8 - Sep26	09/07/2026	139.98
1034	CHARTER COMMUNICATIONS	176178901082126	Cable services/Police - Aug26	08/21/2026	37.53
1034	CHARTER COMMUNICATIONS	176179201090726	Internet f/AMI & Sub 5 - Sep26	09/07/2026	129.98
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	Info Tech Health Insurance Funding	09/01/2026	11,200.00
12067	Diode Communications	(SEC)000-0123-SEP26	64) OpenPath	09/01/2026	425.00
12067	Diode Communications	(SEC)000-0123-SEP26	6) Rhombus	09/01/2026	99.48
12067	Diode Communications	(SEC)000-0123-SEP26	9) Alta Camera License	09/01/2026	135.00
4300	HOMETOWN LEASING	518017329126	51801732 Lease f/multiple - Sep26	09/02/2026	1,802.66
12675	INTERMEDIA.NET INC	2609043665	Phone Service	09/01/2026	150.56
12675	INTERMEDIA.NET INC	2609043665	Phone Service	09/01/2026	90.33
12675	INTERMEDIA.NET INC	2609043665	Phone Service	09/01/2026	60.22
12775	KYLE BEHRENS	A2759	Labor - iPad repair	09/03/2026	142.71
12775	KYLE BEHRENS	A2759	Supplies - display asy f/iPad repair	09/03/2026	208.89
9610	VERIZON WIRELESS	6151522096	Cell phone service - Fire	08/20/2026	177.48
9610	VERIZON WIRELESS	6152954618	ICAC Phone & Data	09/08/2026	79.94
9610	VERIZON WIRELESS	6153188599	Fire	09/10/2026	130.10
9610	VERIZON WIRELESS	6153188599	Street	09/10/2026	60.06
9610	VERIZON WIRELESS	6153188599	Police	09/10/2026	601.00
9610	VERIZON WIRELESS	6153188599	MARS	09/10/2026	60.06
9610	VERIZON WIRELESS	6153188599	No Cost Center	09/10/2026	200.00-
9610	VERIZON WIRELESS	6153188599	Water	09/10/2026	79.86
9920	WINDSTREAM	092227280-SEP26	911 Telephone Service	09/09/2026	164.04
9920	WINDSTREAM	092256506-SEP26	Utility Billing fax service	08/31/2026	70.92
9920	WINDSTREAM	092256507-SEP26	WPC phone service	08/31/2026	65.25
9920	WINDSTREAM	092256543-SEP26	4) lines	09/03/2026	305.82
Total INFO TECH SERVICES:					18,113.50
Total INFO TECH SERV FUND:					18,113.50
SANITATION FUND					
840	BEATRICE AREA SOLID WASTE AGNC	480-AUG26	Tonnage Fees - August 2026	08/31/2026	81,584.52
980	BEATRICE IRON AND METAL CO	116659	solder wire	09/12/2026	19.87
1010	BEATRICE MECHANICAL SERV INC	219651	Labor - R&R flexible connector f/heater	09/14/2026	285.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
1010	BEATRICE MECHANICAL SERV INC	219651	Supplies - connector	09/14/2026	36.10
12095	Bomgaars Supply Inc	624594	1) machete	08/25/2026	31.99
12095	Bomgaars Supply Inc	624594	fuel kit	08/25/2026	23.99
1390	BOND OWNER	SANITATION SEP 26	Sanitaion Bond Interest due 9/15/2026	09/15/2026	8,803.75
2060	CITY SELF INSURED HEALTH PLAN	SEPTEMBER 2026	Sanitation Health Insurance	09/01/2026	39,200.00
2080	CITY TREASURER	SANITATION-SEP26	Accounting Services	09/01/2026	7,417.00
2080	CITY TREASURER	SEP26-IT SANITATION	IT Services	09/01/2026	2,071.00
2080	CITY TREASURER	W-O GARBAGE SEP26	W-O BPW Garbage - Sep26	09/09/2026	999.29
12103	Firstar Fiber Inc	33960	August 2026 Recycling Tipping Fee	08/31/2026	3,333.20
12591	Interstate Power Systems, Inc	R023068104.01	Labor - R&R hydraulic pump	09/02/2026	1,170.00
12591	Interstate Power Systems, Inc	R023068104.01	Supplies - hydraulic pump	09/02/2026	6,773.17
12591	Interstate Power Systems, Inc	R023068104.01	Misc Charges	09/02/2026	90.00
12591	Interstate Power Systems, Inc	R023068104.01	parts discount	09/02/2026	820.00-
12591	Interstate Power Systems, Inc	R023068257.01	Labor - R&R coolant lines	08/31/2026	990.00
12591	Interstate Power Systems, Inc	R023068257.01	Supplies - coolant line, coolant, clamp	08/31/2026	611.41
12591	Interstate Power Systems, Inc	R023068257.01	Misc Charges	08/31/2026	90.00
12591	Interstate Power Systems, Inc	R023068300.01	Labor - AC system operating correctly	08/31/2026	270.00
12591	Interstate Power Systems, Inc	R023068300.01	Misc Charges	08/31/2026	90.00
12591	Interstate Power Systems, Inc	R023068301.01	Labor - transmission shifted correctly	08/31/2026	180.00
12591	Interstate Power Systems, Inc	R023068301.01	Misc Charges	08/31/2026	90.00
12591	Interstate Power Systems, Inc	R023068313.01	Labor - R&R coolant reservoir	09/11/2026	1,125.00
12591	Interstate Power Systems, Inc	R023068313.01	Supplies - soot sensor	09/11/2026	729.43
12591	Interstate Power Systems, Inc	R023068313.01	Supplies - coolant reservoir	09/11/2026	292.77
12591	Interstate Power Systems, Inc	R023068313.01	Misc Charges	09/11/2026	90.00
12591	Interstate Power Systems, Inc	R023068313.01	parts discount	09/11/2026	210.00-
12591	Interstate Power Systems, Inc	R023068313.02	Labor - R&R purge valve kit	09/14/2026	756.00
12591	Interstate Power Systems, Inc	R023068313.02	Supplies - air dryer cartridge, purge valve kit	09/14/2026	182.72
12591	Interstate Power Systems, Inc	R023068313.02	Misc Charges	09/14/2026	90.00
12591	Interstate Power Systems, Inc	R023068359.01	Labor - R&R hydraulic hose asy	09/11/2026	1,305.00
12591	Interstate Power Systems, Inc	R023068359.01	Supplies - hydraulic hose asy	09/11/2026	766.02
12591	Interstate Power Systems, Inc	R023068359.01	Misc Charges	09/11/2026	90.00
12591	Interstate Power Systems, Inc	R023068359.01	parts discount	09/11/2026	300.00-
12591	Interstate Power Systems, Inc	R023068359.01	Supplies - hydraulic fluid	09/11/2026	666.60
12591	Interstate Power Systems, Inc	R023068382.01	Labor - R&R connector f/hydraulics	09/11/2026	360.00
12591	Interstate Power Systems, Inc	R023068382.01	Misc Charges	09/11/2026	90.00
12591	Interstate Power Systems, Inc	R023068396.01	Labor - found no codes	09/11/2026	180.00
12591	Interstate Power Systems, Inc	R023068396.01	Misc Charges	09/11/2026	90.00
12591	Interstate Power Systems, Inc	R023068462.01	Labor - window regulator inspection - no work perfor	09/15/2026	90.00
12591	Interstate Power Systems, Inc	R023068462.01	Misc Charges	09/15/2026	90.00
12470	KUBERT APPRAISAL GROUP, PC	1994	Appraisal f/917 South 11th St, Beatrice	09/02/2026	3,950.00
11311	Paymentech	5707000-AUG26	Monthly CC Fees - Sanitation	08/31/2026	896.45
7640	PRIORITY PRINTING	125521	15,000) #10 window envelope - 30%	09/04/2026	287.54
12393	Rollins Inc	302751313	Pest Control Standard f/MARS - September 2026	09/15/2026	87.60
8260	SAPP BROTHERS	IN5104885	906.0 gal ULSD #2 Clear Summer Diesel @ 3.02799	08/31/2026	2,743.37
8260	SAPP BROTHERS	IN5110875	925.20 gal ULSD #2 Clear Summer Diesel @ 3.0279	09/08/2026	2,801.51
8260	SAPP BROTHERS	IN5114472	688.1 gal ULSD #2 Clear Summer Diesel @ 3.02800	09/14/2026	2,083.56
8260	SAPP BROTHERS	IN5114472	254.3 gal ULSD #2 Clear Summer Diesel @ 5.55601	09/14/2026	1,412.90
11678	Truck Center Companies	XA108231954.01	2) air filter, 2) oil filter, 2) lube filter, 2) air panal ventila	09/02/2026	251.58
11678	Truck Center Companies	XA108231954.01	1) fuel filter, 1) lube filter	09/02/2026	119.69
11678	Truck Center Companies	XA108233719.01	2) air panal ventilation	09/16/2026	26.70
11418	VISA	20081-M-AUG26	glove	09/02/2026	101.99-
11418	VISA	20081-M-AUG26	4) dog bone	09/02/2026	59.88
11418	VISA	20081-M-AUG26	12) wasp killer	09/02/2026	44.25
11418	VISA	20081-M-AUG26	4) toilet bowl tablets	09/02/2026	11.98
11418	VISA	20081-M-AUG26	rechargeable work light	09/02/2026	30.99
11312	Xpress Bill Pay	INV-XPR039204	Monthly CC Fees - Sanitation	08/31/2026	438.28

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total :					174,968.12
Total SANITATION FUND:					174,968.12
Grand Totals:					1,600,600.98

Dated: 9-21-26

Mayor:

City Council:

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
ELECTRIC FUND				
20751	09/02/2026	1825 Elk-bad load conroller-removed	ELECTRIC FUND	100.00
175-21641232	09/09/2026	SPP Charges for August 2026 16,368 MWH @ 38.95	ELECTRIC FUND	637,533.60
175-21641232	09/09/2026	Radiant Tech Admin Fee f/ August 2026 MWH @ 0.85	ELECTRIC FUND	4,843.81
175-21641232	09/09/2026	SPP charges for prior months	ELECTRIC FUND	1,898.11
175-21641232	09/09/2026	SPP Initial Charges for August 2026	ELECTRIC FUND	110,978.19
175-21641232	09/09/2026	Congestion/Imbalance credit/chg for August 2026	ELECTRIC FUND	97,519.62
175-21641232	09/09/2026	SPP settlement - Final	ELECTRIC FUND	1,490.13-
361938	09/04/2026	Legal Services-Power Plant thru 8/31/26	ELECTRIC FUND	2,418.00
15655	09/11/2026	3)1/2x2x48 Pine Lath @78.89	ELECTRIC FUND	239.67
15655	09/11/2026	Sales tax	ELECTRIC FUND	13.18
222-AUG26	08/31/2026	#5468-2Tx12.00	ELECTRIC FUND	24.00
222-AUG26	08/31/2026	4.38Tx2.34	ELECTRIC FUND	10.25
1B 55685	09/09/2026	1)Kraft 16x3-1/8 Pro Mag Flt@36.68	ELECTRIC FUND	36.68
1B 55685	09/09/2026	Sales Tax	ELECTRIC FUND	2.75
B1 765064	09/04/2026	4.50cy)L30AE3500@193.50	ELECTRIC FUND	870.75
B1 765064	09/04/2026	Fuel Surcharge	ELECTRIC FUND	18.00
B1 765064	09/04/2026	Sales Tax	ELECTRIC FUND	66.66
626908	09/01/2026	1)Pin Hitch @8.09	ELECTRIC FUND	8.09
626908	09/01/2026	Sales Tax	ELECTRIC FUND	.61
933079430	09/01/2026	3)GS10476HS9206-6-10476 YELLOW GRD JUMPER	ELECTRIC FUND	1,117.24
933108909	09/08/2026	48)ELAM-SL-5 5OZ SILICONE LUBRICANT-HIGH VOLTAGE	ELECTRIC FUND	860.17
933141333	09/14/2026	24)JNTC-1414L COWHIDE DRIVERS GLOVE	ELECTRIC FUND	258.52
933141333	09/14/2026	2)MIW-48-66-0061 QUICK CHANGE ADPTR	ELECTRIC FUND	44.51
933141346	09/14/2026	1)Lith-Reblalo16UVOLTSWW380CRIDWHM2-LED RND STOCK @120.24	ELECTRIC FUND	120.24
933141346	09/14/2026	Sales Tax	ELECTRIC FUND	9.01
933141351	09/14/2026	40)CONNECTOR LINK HUGHS 3152	ELECTRIC FUND	233.06
933141351	09/14/2026	12)CRCC-02150 CBL CLN RAPID DRY HV CLNR 16OZ	ELECTRIC FUND	117.90
1131.01-SEP26	09/01/2026	Electric Building Repair Fund	ELECTRIC FUND	1,250.00
SEP2026-SERIES	09/01/2026	Electric Series 2025 Bonds	ELECTRIC FUND	16,476.00
12058900-AUG26	09/04/2026	Utilities/Electric/Sub 1	ELECTRIC FUND	253.79
21104500-AUG26	09/04/2026	Utilities/electric/Sub 3	ELECTRIC FUND	171.96
31004001-AUG26	09/04/2026	Utilities/electric/Sub 5	ELECTRIC FUND	263.23
31013810-AUG26	09/04/2026	Utilities/Electric/Switch station #1	ELECTRIC FUND	11.51
37039110-AUG26	09/04/2026	Utilities/electric/Sub 2	ELECTRIC FUND	29.87
40013500-AUG26	09/04/2026	Utilities/Electric/Sub 6	ELECTRIC FUND	164.91
4002110-AUG26	09/04/2026	Utilities/Electric/1st & Ella Security Light	ELECTRIC FUND	11.51
40033500-AUG26	09/04/2026	Utilities/Electric/Sub 9	ELECTRIC FUND	213.71
40057700-AUG26	09/04/2026	Utilities/Electric/500 N Commerce	ELECTRIC FUND	639.78
40086010-AUG26	09/04/2026	Utilities/Electric/Sub 7	ELECTRIC FUND	14.65
40116000-AUG26	09/04/2026	Utilities/electric/Sub 4	ELECTRIC FUND	194.08
40137200-AUG26	09/04/2026	Utilities/electric/Sub 10	ELECTRIC FUND	219.30
40260500-AUG26	09/04/2026	Utilities/Water/South Reservoir	ELECTRIC FUND	3,101.14
5013000-AUG26	09/04/2026	Utilities/Electric/400 Ella	ELECTRIC FUND	970.34
CASELLE CONF FLIGHT	09/03/2026	CASELLE CONF FILGHT-LISA	ELECTRIC FUND	666.80
CASELLE CONF FLIGHT	09/03/2026	CASELLE CONF FLIGHT-DIANE	ELECTRIC FUND	666.80
426786	09/03/2026	1cs)Towel Roll Kitcen 9x11 @32.25	ELECTRIC FUND	32.25
426786	09/03/2026	2cs)Bath Tissue @ 96.9938	ELECTRIC FUND	193.99
426786	09/03/2026	Sales Tax	ELECTRIC FUND	16.97
ED-SEP26	09/01/2026	Economic Development Support-SEP26	ELECTRIC FUND	25,000.00
ATTY-SEP26	09/01/2026	Attorney Salary -Sep26	ELECTRIC FUND	4,257.00
CR-SEP26	09/01/2026	Community Relations Coord(50% of Amanda)-SEP26	ELECTRIC FUND	2,747.00
FINANCE/HR	09/01/2026	Finance/HR Salary-SEP26	ELECTRIC FUND	8,424.00
GARBAGE-AUG26	09/08/2026	Garbage-Aug26	ELECTRIC FUND	121,465.64
GM-SEP26	09/01/2026	General Manager Salary -SEP26	ELECTRIC FUND	10,933.00
IT-SEP26	09/01/2026	IT Monthly Contibution -SEP26	ELECTRIC FUND	40,030.00
PLUS-AUG26	09/08/2026	Beatrice Plus-AUG26	ELECTRIC FUND	2,373.63

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
186-AUG26	08/31/2026	Collections/Aug 2026	ELECTRIC FUND	909.74
REFUND-081226 PMT	09/17/2026	Refund - Double pmt on 8122026	ELECTRIC FUND	257.00
0204215	09/11/2026	Fuel Surcharge	ELECTRIC FUND	5.03
0204215	09/11/2026	Onsite Certified Destruction Weight Per Order	ELECTRIC FUND	49.50
0204215	09/11/2026	Onsite Certified Destruction Weight Per Order	ELECTRIC FUND	16.20
9393909-0	09/15/2026	90)Paper,perfed@8.40/split	ELECTRIC FUND	406.35
9393910-0	08/27/2026	OFFICE SUPPLIES	ELECTRIC FUND	591.25
9393910-0	08/27/2026	Sales Tax	ELECTRIC FUND	44.34
9393910-1	08/31/2026	4)Index, 3-rg insert@3.59	ELECTRIC FUND	14.36
9393910-1	08/31/2026	Sales Tax	ELECTRIC FUND	1.08
9394765-0	09/15/2026	1)Stamp@98.00	ELECTRIC FUND	98.00
9394765-0	09/15/2026	Sales Tax	ELECTRIC FUND	7.35
S012336647.001	09/09/2026	1)Ide Qt Pulling lube@20.03	ELECTRIC FUND	20.03
S012336647.001	09/09/2026	Sales Tax	ELECTRIC FUND	1.50
S012340309.001	09/10/2026	1)DOT Shadss 14" Prof Grade Shovel @76.64	ELECTRIC FUND	82.39
S012340309.001	09/10/2026	1)Bri 2-1/2 Locknut@4.54	ELECTRIC FUND	4.88
S012340309.001	09/10/2026	1)2-1/2 PVC Term Adptr@2.79	ELECTRIC FUND	3.00
S012340867.001	09/10/2026	1)Milw 50pc Gen purpose Utility blades@11.04	ELECTRIC FUND	11.04
S012340867.001	09/10/2026	1)Milw 7in1 Combination pliers@23.45	ELECTRIC FUND	23.45
S012340867.001	09/10/2026	Sales Tax	ELECTRIC FUND	2.59
S012345482.001	09/11/2026	75)Ide 30-454 Size 454 Blu Wireconn@.796880	ELECTRIC FUND	59.77
S012345482.001	09/11/2026	Sales Tax	ELECTRIC FUND	4.48
HEALTH INS-SEP26	09/01/2026	Engineering Health Ins	ELECTRIC FUND	8,400.00
HEALTH INS-SEP26	09/01/2026	Electric Health Ins	ELECTRIC FUND	36,400.00
HEALTH INS-SEP26	09/01/2026	Billing & Service-elec	ELECTRIC FUND	5,600.00
HEALTH INS-SEP26	09/01/2026	Jean & Zab-elec	ELECTRIC FUND	2,800.00
SLS/47049518	09/02/2026	FREIGHT - PRE PAY & ADD FOB ORIGIN	ELECTRIC FUND	208.69
SLS/47049518	09/02/2026	FREIGHT - PRE-PAY & ADD FOB ORIGIN	ELECTRIC FUND	208.69
SLS/47049518	09/02/2026	Use Tax	ELECTRIC FUND	31.30
SLS/47049518	09/02/2026	State Sales/Use	ELECTRIC FUND	22.95-
SLS/47049518	09/02/2026	City Sales/Use	ELECTRIC FUND	8.35-
1200851133	08/05/2026	6/28-7/25/26-Task 200)Project Management services, procurement of equip	ELECTRIC FUND	17,016.45
1200860025	09/02/2026	7/26-8/22/26-Task 200)Project Management services, procurement of equip	ELECTRIC FUND	19,510.14
2718	09/16/2026	15)Hourly Billing srv Aug26:Potential Generation Addition	ELECTRIC FUND	2,400.00
2719	09/16/2026	3)Hourly Billing Srv Aug26: Radiant Tech meter readings and invoices	ELECTRIC FUND	480.00
354301	09/16/2026	2)2G-12MP Hose Fitting@26.38	ELECTRIC FUND	52.76
354301	09/16/2026	2)8G-12MP Hose Fitting@16.58	ELECTRIC FUND	33.16
354301	09/16/2026	Labor	ELECTRIC FUND	20.00
354301	09/16/2026	Sales Tax parts	ELECTRIC FUND	6.44
2390403	09/02/2026	1)Thermostate@73.35	ELECTRIC FUND	73.35
2390403	09/02/2026	Freight	ELECTRIC FUND	25.00
2390403	09/02/2026	Sales Tax	ELECTRIC FUND	7.38
2146	08/19/2026	Pest Control Service Center Aug/26	ELECTRIC FUND	80.63
1782	09/11/2026	Replace Missing or Cracked Grout	ELECTRIC FUND	350.00
1782	09/11/2026	Remove and Replace damaged tile	ELECTRIC FUND	250.00
1782	09/11/2026	Clean tile and grout, restoration seal grout	ELECTRIC FUND	3,375.00
1782	09/11/2026	Use Tax	ELECTRIC FUND	298.13
1782	09/11/2026	State Sales/Use	ELECTRIC FUND	218.63-
1782	09/11/2026	City Sales/Use	ELECTRIC FUND	79.50-
0020419658	09/01/2026	44lb)Hyn Wire 035 ER70s6 44ss@2.70	ELECTRIC FUND	118.80
0020419658	09/01/2026	Hazmat	ELECTRIC FUND	3.50
0020419658	09/01/2026	Sales Tax	ELECTRIC FUND	9.17
00204725262	09/16/2026	2)PFX Nozzle 1/2@11.40	ELECTRIC FUND	22.80
00204725262	09/16/2026	10)Mil Tip Contact 035@2.51	ELECTRIC FUND	25.10
00204725262	09/16/2026	5)Mil Tip Contact 035@3.36	ELECTRIC FUND	16.80
00204725262	09/16/2026	2)SMI Tip Cutting Acetylene@23.53	ELECTRIC FUND	47.06
00204725262	09/16/2026	Sales Tax	ELECTRIC FUND	8.38

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
90435994	09/01/2026	SaaS Monthly flat Fee/AUG26	ELECTRIC FUND	3,645.00
13937271	09/01/2026	4)2x4-5 grade 2@5.22	ELECTRIC FUND	20.88
13937271	09/01/2026	1bdI) 1x2-12" stake@14.45	ELECTRIC FUND	14.45
13937271	09/01/2026	Sales Tax	ELECTRIC FUND	2.65
13942620	09/02/2026	6)2x4-8 Grade #2@5.22	ELECTRIC FUND	31.32
13942620	09/02/2026	1)2x4-10 Grade#2@6.19	ELECTRIC FUND	6.19
13942620	09/02/2026	Sales Tax	ELECTRIC FUND	2.81
393274-AUG26	08/31/2026	Use Tax - AP - State	ELECTRIC FUND	33.49
393274-AUG26	08/31/2026	Use Tax - AP - City	ELECTRIC FUND	12.69
393274-AUG26	08/31/2026	Sales Tax - AR - State	ELECTRIC FUND	2,059.20
393274-AUG26	08/31/2026	Sales Tax - AR - City	ELECTRIC FUND	748.80
393274-AUG26	08/31/2026	Sales Tax - Coll Fee Credit	ELECTRIC FUND	75.00-
393274-AUG26	08/31/2026	Sales Tax - Util - State	ELECTRIC FUND	100,622.03
393274-AUG26	08/31/2026	Sales Tax - Util - City	ELECTRIC FUND	35,278.22
94-393274-SEP26	09/14/2026	Waste reduction and recycling fee	ELECTRIC FUND	25.00
SEPT-REFUNDS	09/11/2026	Refund - Account closed-Eppens, Holly 424 N 11th(ID 11019002)	ELECTRIC FUND	780.00
48136	09/03/2026	Power Bill/Transmission-Aug26	ELECTRIC FUND	22,246.75
9000064639	08/20/2026	2026 Payment of Property spun off to the Board of Public Works	ELECTRIC FUND	93.78
9000064671	08/31/2026	2) MTR Translation & Rpt Mtr Srv--Comb Rpt	ELECTRIC FUND	192.00
1051681	09/02/2026	SPP System Capacity - August 2026	ELECTRIC FUND	127,022.00
14684	09/04/2026	Cottonwood Wind/Energy Charge - August 2026	ELECTRIC FUND	46,655.44
6080131	08/31/2026	Elec-locate fees	ELECTRIC FUND	76.23
6080131	08/31/2026	Street-locate fees	ELECTRIC FUND	76.22
AUG26	09/02/2026	Internet Banking Fees Aug 2026	ELECTRIC FUND	41.00
JUL26	08/04/2026	Internet Banking Fees July 2026	ELECTRIC FUND	41.00
125521	09/04/2026	15,000 #10 Window Envelope/split	ELECTRIC FUND	128.79
125521	09/04/2026	State Sales/Use Tax	ELECTRIC FUND	6.59-
125521	09/04/2026	City Sales/Use Tax	ELECTRIC FUND	3.95-
31270251-AUG26	09/03/2026	Postage /split	ELECTRIC FUND	2,010.10
25698	06/18/2026	Labor- Remote issues	ELECTRIC FUND	3,450.00
25698	06/18/2026	1)DC10 UP Pump W/Motor@3124.14	ELECTRIC FUND	3,124.14
25698	06/18/2026	1)1/2 Black90 St Elbow@4.14	ELECTRIC FUND	4.14
25698	06/18/2026	2)1/2 Black 45 Deg Stl	ELECTRIC FUND	8.36
25698	06/18/2026	1)Hose Assembly@119.65	ELECTRIC FUND	119.65
25698	06/18/2026	Freight	ELECTRIC FUND	9.93
25698	06/18/2026	Relay, 5 Terminal@22.13	ELECTRIC FUND	22.13
25698	06/18/2026	Kimbal Inventory	ELECTRIC FUND	1.00
25698	06/18/2026	Sales Tax	ELECTRIC FUND	246.70
IN5109550	09/04/2026	900)DIESEL #2 DYED WITH ADDITIVE PACKAGE, CONTRACT FUEL FO	ELECTRIC FUND	2,437.20
IN5109550	09/04/2026	200.50)UNLEADED GASOLINE E-10 CONTRACT FUEL FOR 2026	ELECTRIC FUND	524.31
IN5110566	09/08/2026	519.30)UNLEADED GASOLINE E-10 CONTRACT FUEL FOR 2026	ELECTRIC FUND	1,357.97
IN5111669	09/09/2026	988.80)UNLEADED GASOLINE E-10 CONTRACT FUEL FOR 2026	ELECTRIC FUND	2,585.71
090826	09/08/2026	cycle billing postage	ELECTRIC FUND	1,634.79
20081-AUG26	09/02/2026	DLX-Booked Deposit Tickets	ELECTRIC FUND	175.03
20081-AUG26	09/02/2026	Walmart-Supplies	ELECTRIC FUND	71.56
20081-AUG26	09/02/2026	Walmart-BPW Mtg	ELECTRIC FUND	29.45
20081-AUG26	09/02/2026	TSC-Trv DEF 5gal	ELECTRIC FUND	146.08
20081-AUG26	09/02/2026	UPS-Shipping,Skarshaug Testing lab	ELECTRIC FUND	46.61
20081-AUG26	09/02/2026	UPS-shipping additional charges	ELECTRIC FUND	5.82
20081-AUG26	09/02/2026	Amazon-Rodent Repellent Pouches	ELECTRIC FUND	168.72
227089	09/03/2026	6)TRINETICS 33186818 JBOX 5 PIN 16/3 MTL CONN. 12/3 CONTROL (8-	ELECTRIC FUND	5,127.11
BFPB000850826	09/11/2026	Power Bill/August 2026	ELECTRIC FUND	65,437.26
10361790	09/01/2026	1)MSE-Insct Glueboard@7.99	ELECTRIC FUND	7.99
10361790	09/01/2026	1)Solid Air Freshner@6.83	ELECTRIC FUND	6.83
10361790	09/01/2026	1)Vegetation Klr @37.79	ELECTRIC FUND	37.79
10361790	09/01/2026	Sales Tax	ELECTRIC FUND	3.95
10361817	09/02/2026	1)Dropcloth 9x12@8.99	ELECTRIC FUND	8.99

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
10361817	09/02/2026	Sales Tax	ELECTRIC FUND	.67
10361854	09/04/2026	1)File Handle @3.59	ELECTRIC FUND	3.59
10361854	09/04/2026	1)File 3/16 3pac@8.49	ELECTRIC FUND	8.49
10361854	09/04/2026	Sales Tax	ELECTRIC FUND	.91
Total ELECTRIC FUND:				1,627,401.36
WATER FUND				
0267033-IN	09/14/2026	660)ACCO Liquid Chlorinating@2.88	WATER FUND	1,900.80
0267033-IN	09/14/2026	Freight	WATER FUND	80.00
0267033-IN	09/14/2026	Sales Tax	WATER FUND	148.56
365-AUG26	08/31/2026	#5644-3Tx12.00	WATER FUND	36.00
365-AUG26	08/31/2026	#5890-6Tx12.00	WATER FUND	72.00
365-AUG26	08/31/2026	#6241-6Tx12.00	WATER FUND	72.00
365-AUG26	08/31/2026	#6258-6Tx12.00	WATER FUND	72.00
365-AUG26	08/31/2026	#6264-3Tx12.00	WATER FUND	36.00
1B 55604	09/01/2026	3)#4 Stock Rebar Grade 60 20'@10.75	WATER FUND	32.25
1B 55604	09/01/2026	Sales Tax	WATER FUND	2.42
1B 55665	09/04/2026	2)Kraft Conc 19x4 Kumalong @35.50	WATER FUND	71.00
1B 55665	09/04/2026	1)4" Foam Exp Joint 50'@11.50	WATER FUND	11.50
1B 55665	09/04/2026	Sales Tax	WATER FUND	6.19
B1 764517	08/31/2026	18cy)ez fill ndot @129.00	WATER FUND	2,322.00
B1 764517	08/31/2026	Fuel Surcharge	WATER FUND	72.00
B1 764517	08/31/2026	Sales Tax	WATER FUND	179.55
B1 765010	09/02/2026	1.50cy)L1OAE3500@193.50	WATER FUND	290.25
B1 765010	09/02/2026	Fuel Surcharge	WATER FUND	6.00
B1 765010	09/02/2026	Sales Tax	WATER FUND	22.22
B1 765299	09/08/2026	18cy)Sand Fill & Water @68.00	WATER FUND	1,224.00
B1 765299	09/08/2026	Fuel Surcharge	WATER FUND	72.00
B1 765299	09/08/2026	Sales Tax	WATER FUND	97.20
4320807688-SEP26	09/14/2026	Gas Bill/321 Grant Street -Sep26	WATER FUND	105.34
9197736828-SEP26	09/14/2026	Gas Bill/312 Grant Street -Sep26	WATER FUND	76.17
629758	09/10/2026	1)Socket,Impact, Deep 6@12.79	WATER FUND	12.79
629758	09/10/2026	1)Wire, Tie Roll @14.99	WATER FUND	14.99
629758	09/10/2026	1)Socket,Impact Deep 6@11.99	WATER FUND	11.99
629758	09/10/2026	1)Socket,Impact,Deep 6 @10.39	WATER FUND	10.39
629758	09/10/2026	2.62)Bulk Bolts @5.99	WATER FUND	15.69
629758	09/10/2026	Sales Tax	WATER FUND	4.94
631027	09/14/2026	1)Ship Auber Bit@37.99	WATER FUND	37.99
631027	09/14/2026	Sales Tax	WATER FUND	2.85
631083	09/14/2026	2)K31 Tall Fescue @89.99	WATER FUND	179.98
631083	09/14/2026	Sales Tax	WATER FUND	13.50
1131.01-SEP26	09/01/2026	Water Building Repair Fund	WATER FUND	850.00
SEP2026	09/01/2026	Water D311674 - SFR Land	WATER FUND	3,611.00
SEP2026	09/01/2026	Water D311685 - SRF Projects	WATER FUND	20,770.00
SEP2026-SERIES	09/01/2026	Water Series 2025 Bonds	WATER FUND	8,007.00
1456.00-SEP26	09/01/2026	Water Engineering Charges	WATER FUND	3,903.00
21104000-AUG26	09/04/2026	Utilities/Water/19th & Hoyt	WATER FUND	70.21
38146000-AUG26	09/04/2026	Utilities/Water/Mulberry & West	WATER FUND	104.71
40013000-AUG26	09/04/2026	Utilities/Water Reed & W Scott	WATER FUND	307.21
40031000-AUG26	09/04/2026	Utilities/Water/Hoyt Rd & Blueridge	WATER FUND	21.10
40057600-AUG26	09/04/2026	Utilities/Water/500 N Commerce	WATER FUND	2,074.27
40260000-AUG26	09/04/2026	Utilities/Water/North Reservoir	WATER FUND	4,379.49
40261000-AUG26	09/04/2026	Utilities/Water/Wells Hoag	WATER FUND	3,242.18
45016000-AUG26	09/04/2026	Utilities/Water RR3	WATER FUND	21.71
920047	09/15/2026	2)Adapter Brg Housing @139.99	WATER FUND	279.98
920047	09/15/2026	Sales Tax	WATER FUND	21.00

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
ATTY-SEP26	09/01/2026	Attorney Salary -SEP26	WATER FUND	2,554.00
CR-SEP26	09/01/2026	Community Relations Coord(50% of Amanda)-SEP26	WATER FUND	1,648.20
FINANCE/HR	09/01/2026	Finance/HR Salary-SEP26	WATER FUND	5,054.40
GM-SEP26	09/01/2026	General Manager Salary -SEP26	WATER FUND	6,559.80
IT-SEP26	09/01/2026	IT Monthly Contribution -SEP26	WATER FUND	13,614.00
7FF24556-0808	08/21/2026	Notice of Meeting 9/16/26	WATER FUND	13.59
Z596178	09/03/2026	1)3/4 lperl + 1000 gal protated year 12@99.58	WATER FUND	99.58
Z596178	09/03/2026	1)3/4 lperl + 1000 gal protated year 13 @113.80	WATER FUND	113.80
Z596178	09/03/2026	Sales Tax	WATER FUND	16.01
Z724901	09/10/2026	3)3/4 lperl + 1000 gal Protated year 12@111.63	WATER FUND	334.89
Z724901	09/10/2026	1)3/4 lperl + 1000 gal protated year 13 @127.57	WATER FUND	127.57
Z724901	09/10/2026	2)3/4 lperl + 1000 gal Protated year 15@159.48	WATER FUND	318.96
Z724901	09/10/2026	Sales Tax	WATER FUND	58.61
Z746054	09/15/2026	2)1 lperl + 1000 gal Protated year 15@212.60	WATER FUND	425.20
Z746054	09/15/2026	Sales Tax	WATER FUND	31.89
DAMAGES	09/11/2026	Reimbursement for damages to sprinklers 807 N 7th	WATER FUND	131.50
9393909-0	09/15/2026	90)Paper,perfed@8.40/split	WATER FUND	243.81
HEALTH INS-SEP26	09/01/2026	Water Health Ins	WATER FUND	28,000.00
HEALTH INS-SEP26	09/01/2026	Billing & Service-wtr	WATER FUND	3,360.00
HEALTH INS-SEP26	09/01/2026	Jean & Zab-wtr	WATER FUND	1,680.00
2364622A	01/20/2026	1)Grill 12x12@39.37	WATER FUND	39.37
2364622A	01/20/2026	1)Damper 12x12@241.87	WATER FUND	241.87
2364622A	01/20/2026	Sales Tax	WATER FUND	22.97
2364622A	01/20/2026	Freight	WATER FUND	25.00
2373133	04/01/2026	2)Damper 12x12@276.65 returned	WATER FUND	553.30-
2373133	04/01/2026	Sales Tax	WATER FUND	41.50-
2390973	09/09/2026	Danper12x12@276.65(rebill for invoice 2373133 credited too many items)	WATER FUND	276.65
2390973	09/09/2026	Sales Tax	WATER FUND	20.75
122743 03	09/10/2026	1)12" x 4" Tapping Sleeve SST - 13.52 X 4 DIMJ OUTLET	WATER FUND	725.63
123201 01	08/31/2026	115)METER PIT LID 12-1/8 OD SOLID	WATER FUND	5,192.25
123206 02	09/10/2026	1)12" Alpha EC-XL Cap 12.75-13.30 OD	WATER FUND	967.50
13937603	09/01/2026	1)Blade Recip Saw @21.11	WATER FUND	21.11
13937603	09/01/2026	1)Blade Wrecker@26.87	WATER FUND	26.87
13937603	09/01/2026	Sales Tax	WATER FUND	3.60
13968100	09/09/2026	3)2x4-8 @5.22	WATER FUND	15.66
13968100	09/09/2026	Sales Tax	WATER FUND	1.17
INV11288	09/03/2026	1)3/4x9" M35L Low Lead Bare Meter;Piggyback Label @129.00	WATER FUND	129.00
INV11288	09/03/2026	1)M35 Gallon 8 Dial HRE With 25' Twist Tight;Torx Screw@112.00	WATER FUND	112.00
INV11288	09/03/2026	Shipping	WATER FUND	18.22
INV11288	09/03/2026	Sales Tax	WATER FUND	19.44
393274-AUG26	08/31/2026	Use Tax - AP - State	WATER FUND	111.10
393274-AUG26	08/31/2026	Use Tax - AP - City	WATER FUND	40.39
393274-AUG26	08/31/2026	Sales Tax - AR - State	WATER FUND	36.06
393274-AUG26	08/31/2026	Sales Tax - AR - City	WATER FUND	13.11
KOLTAN-EXAM FEE	09/17/2026	Koltan-Grade VI License	WATER FUND	50.00
311885100-AUG26	09/04/2026	Power Bill/City Wells/AUG2026	WATER FUND	6,839.99
6080131	08/31/2026	Water-locate fees	WATER FUND	76.23
0749-181976	09/16/2026	2)16ozDetailer @10.99	WATER FUND	21.98
0749-181976	09/16/2026	Sales Tax	WATER FUND	1.65
125521	09/04/2026	15,000 #10 Window Envelope/split	WATER FUND	77.28
125521	09/04/2026	State Sales/Use Tax	WATER FUND	2.40-
125521	09/04/2026	City Sales/Use Tax	WATER FUND	1.44-
31270251-AUG26	09/03/2026	Postage /split	WATER FUND	1,206.06
2609-209578	09/08/2026	1)1lb 9x2" Bronze Screw @12.99	WATER FUND	12.99
2609-209578	09/08/2026	3)2x4-10@6.49	WATER FUND	19.47
2609-209578	09/08/2026	8)2x4-8@5.49	WATER FUND	43.92
2609-209578	09/08/2026	Sales Tax	WATER FUND	5.73

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
PS-INV005256	08/31/2026	Seals and whip Hoses,shop supplies,freight (P75413516102)	WATER FUND	368.56
PS-INV005256	08/31/2026	Seals and whip Hoses,shop supplies,freight(P75948523023)	WATER FUND	368.55
PS-INV005256	08/31/2026	Labor-Replace seals and ship hoses	WATER FUND	161.25
PS-INV005256	08/31/2026	Labor-Replace seals and ship hoses	WATER FUND	161.25
090826	09/08/2026	cycle billing postage	WATER FUND	980.87
20081-AUG26	09/02/2026	Zoro-6A on Board Batter Charger(Well 6)	WATER FUND	132.21
20081-AUG26	09/02/2026	Zoro-Traffic Cone,Safety Privact fence	WATER FUND	1,134.09
20081-AUG26	09/02/2026	TSC-Hula Skirt Perimeter Marker	WATER FUND	156.82
20081-AUG26	09/02/2026	Phillips 66-Meal	WATER FUND	12.86
20081-AUG26	09/02/2026	Phillips 66-Meal	WATER FUND	16.22
20081-AUG26	09/02/2026	Phillips 66-Meal	WATER FUND	14.00
20081-AUG26	09/02/2026	Phillips 66-Meal	WATER FUND	13.63
20081-AUG26	09/02/2026	Chips Restaurant-Meal	WATER FUND	18.00
20081-AUG26	09/02/2026	Chip's Restaurant-Meal	WATER FUND	18.00
20081-AUG26	09/02/2026	Acapulco Mexican Grill-meal	WATER FUND	19.00
20081-AUG26	09/02/2026	Acapulco Mexican Grill-Meal	WATER FUND	18.99
20081-AUG26	09/02/2026	Westlake-2 Trimmers	WATER FUND	735.28
20081-AUG26	09/02/2026	Westlake-Mouse Glue traps,Wasp kllr	WATER FUND	73.71
20081-AUG26	09/02/2026	MHC -Labor, Lose power	WATER FUND	791.00
20081-AUG26	09/02/2026	MHC-Shop Supplies,Envir & Tech Fee,sales tax	WATER FUND	181.01
20081-AUG26	09/02/2026	MHC-credit card fee	WATER FUND	28.73
20081-AUG26	09/02/2026	Casey-Fuel	WATER FUND	109.00
31750	09/10/2026	2)Arm,Front@132.14	WATER FUND	264.28
31750	09/10/2026	Incoming Freight	WATER FUND	44.99
31750	09/10/2026	Sales Tax	WATER FUND	21.65
10361863	09/08/2026	1)Switch Toggle 20A@7.19	WATER FUND	7.19
10361863	09/08/2026	1)Dck & Glch Spray Pmp @35.09	WATER FUND	35.09
10361863	09/08/2026	4)Clorox Splashless 77@7.73	WATER FUND	30.92
10361863	09/08/2026	Sales Tax	WATER FUND	5.49
10361943	09/15/2026	1)Box Fan 20@25.19	WATER FUND	25.19
10361943	09/15/2026	1)Duct Tape Grlla @7.73	WATER FUND	7.73
10361943	09/15/2026	Sales Tax	WATER FUND	2.47
Total WATER FUND:				141,135.64
WPC				
226-AUG26	08/31/2026	#5594-1.25x2.34	WPC	2.93
226-AUG26	08/31/2026	#5734-6Tx12.00	WPC	72.00
226-AUG26	08/31/2026	#5813-8.98Tx2.34	WPC	21.01
226-AUG26	08/31/2026	#5829-5.50Tx2.34	WPC	12.87
226-AUG26	08/31/2026	#6314-1.50Tx12.00	WPC	18.00
226-AUG26	08/31/2026	#6375-.92Tx2.34	WPC	2.15
SLUDGE-AUG26	09/01/2026	SLUDGE-AUG26	WPC	12,001.24
0660445975-SEP26	09/14/2026	Gas Bill/ 820 Herbert LS #5/Sep26	WPC	64.32
2096271272-SEP26	09/14/2026	Gas Bill/ 300 Irving LS #6/Sep26	WPC	70.89
7743125526-SEP26	09/14/2026	Gas Bill/1300 Beaver -Sep26	WPC	51.26
7743125526-SEP26	09/14/2026	Gas Bill/1300 Beaver/Dewatering Bldg-Sep26	WPC	51.26
7743125526-SEP26	09/14/2026	Gas Bill/1831 1/2 Carlyle Street/LS#4/Sep26	WPC	54.53
626880	09/01/2026	4)Spring Water @4.29	WPC	17.16
627069	09/01/2026	1)Kit,Bar&Chain @51.99	WPC	51.99
627623	09/03/2026	Glove M WR Leather @15.99	WPC	15.99
SEP2026-SERIES	09/01/2026	WPC Series 2025 Bonds	WPC	1,000.00
1456.00-SEP26	09/01/2026	WPC Engineering Charges	WPC	3,903.00
15051800-AUG26	09/04/2026	Utilities/WPC/Lift Station 424 Irving	WPC	338.78
21176000-AUG26	09/04/2026	Utilities/WPC/Lift Station 1831 1/2 carlyle	WPC	45.30
23001000-AUG26	09/04/2026	Utilities/WPC/Lift Station 204 s 1st	WPC	471.26
24107600-AUG26	09/04/2026	Utilities/WPC/Lift Station 2118 Market	WPC	37.14

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
32011800-AUG26	09/04/2026	Utilities/WPC/Lift Station 910 w Court	WPC	35.53
35041000-AUG26	09/04/2026	Utilities/WPC/Lift Station 624 Pleasant	WPC	42.31
37009500-AUG26	09/04/2026	Utilities/WPC/Lift Station 800 herbert	WPC	298.05
39079000-AUG26	09/04/2026	Utilities/WPC/Disposal Plant	WPC	7,739.74
39079100-AUG26	09/04/2026	Utilities/WPC/Disposal Plant	WPC	67.62
39093000-AUG26	09/04/2026	Utilities/WPC/Lift Station 1618 Country Club In	WPC	69.80
021-01277-PMT13	09/08/2026	WPC Grit Improvements Project No. 021-01277	WPC	480,153.46
4280957620	09/01/2026	Uniform Cleaning/Rental WPC	WPC	35.00
4282521777	09/15/2026	Uniform Cleaning/Rental WPC	WPC	35.00
920055	09/15/2026	1)Syn 5w30 Oil @38.99	WPC	38.99
920055	09/15/2026	3)NAPA 5w30 qt@10.99	WPC	32.97
920055	09/15/2026	Invoice920054(Filter Sale Air,Oil,Cablin)	WPC	45.94
920083	09/16/2026	1)Inv 920082(filter sale Air,Oil)@21.81	WPC	21.81
920083	09/16/2026	1)Synthetic 5W20oil@38.99	WPC	38.99
920083	09/16/2026	1)5W20 Sythitic Motor@10.99	WPC	10.99
ATTY-SEP26	09/01/2026	Attorney Salary -Sep26	WPC	1,703.00
CR-SEP26	09/01/2026	Community Relations Coord(50% of Amanda)-SEP26	WPC	1,098.80
FINANCE/HR	09/01/2026	Finance/HR Salary-SEP26	WPC	3,369.60
GM-SEP26	09/01/2026	General Manager Salary -SEP26	WPC	4,373.20
IT-SEP26	09/01/2026	IT Monthly Contibution -SEP26	WPC	9,432.00
9393909-0	09/15/2026	90)Paper,perfed@8.40/split	WPC	162.54
HEALTH INS-SEP26	09/01/2026	WPC Health Ins	WPC	16,800.00
HEALTH INS-SEP26	09/01/2026	Billing & Service-wpc	WPC	2,240.00
HEALTH INS-SEP26	09/01/2026	Jean & Zab - wpc	WPC	1,120.00
1301873	09/02/2026	Weekly Wastewater Samples/Aug26	WPC	2,520.78
6080131	08/31/2026	WPC-locate fees	WPC	76.23
125521	09/04/2026	15,000 #10 Window Envelope/split	WPC	47.92
31270251-AUG26	09/03/2026	Postage /split	WPC	804.04
2026-763-1	07/31/2026	AutoCode Pay-As-You-Go Mainline PACP or Lateral LACP/Jul26	WPC	2,561.33
2026-852-1	08/31/2026	AutoCode Pay-As-You-Go Mainline PACP or Lateral LACP/Aug	WPC	430.76
RA108055059 01	09/08/2026	Labor-Transmission light on	WPC	324.00
RA108055059 01	09/08/2026	Shop Supplies	WPC	48.60
090826	09/08/2026	cycle billing postage	WPC	653.91
20081-AUG26	09/02/2026	Brown's-Boots	WPC	270.00
20081-AUG26	09/02/2026	WEF-Operator Membership/Diehl	WPC	89.00
20081-AUG26	09/02/2026	Zoro-Hour Meter electrom (LS #5)	WPC	166.30
20081-AUG26	09/02/2026	Git n Split-Ice lab	WPC	17.94
20081-AUG26	09/02/2026	Zoro-Permanent Magnetic Lifter	WPC	188.98
20081-AUG26	09/02/2026	Walmart-Plant Supplies	WPC	22.46
20081-AUG26	09/02/2026	Brown's-Boots	WPC	250.00
20081-AUG26	09/02/2026	MacQueen-Cleaning Nozzle Parts	WPC	865.79
20081-AUG26	09/02/2026	WEF-Operator Membership/Kobes	WPC	89.00
20081-AUG26	09/02/2026	Zoro-Inverted Marking Paint	WPC	171.60
20081-AUG26	09/02/2026	Zoro-2 Wire Marker Tape Refill	WPC	16.38
20081-AUG26	09/02/2026	WEF-Professional Membership/Burroughs	WPC	158.00
10361880	09/09/2026	1)Sil Max W&D whit @11.69	WPC	11.69
10361880	09/09/2026	2)Purell Adv @5.03	WPC	10.06
10361880	09/09/2026	1)Handy Box Cover @2.51	WPC	2.51
10361880	09/09/2026	1)Duct Tqpe @11.69	WPC	11.69
Total WPC:				557,077.39
Grand Totals:				2,325,614.39

Invoice Number	Invoice Date	Description	Segment Fund	Net Invoice Amount
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Dated: _____

Mayor: _____

City Council: _____



AGENDA ITEM

Subject: Final Pay Request to Hall Brothers for Asphalt Sealing Various Locations - 2026 project, as recommended by the Board of Public Works

For Agenda of: September 21, 2026

Exhibit(s):

Date Submitted: September 16, 2026

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on September 2, 2026, as on file in the City Clerk's Office.
- e. Approval of write-off of bad debts.
- f. Recommend approval of Final Pay Request in the amount of \$29,007.24 to Hall Brothers for the Asphalt Sealing Various Locations - 2026 project, to the Mayor and City Council.
- g. Recommend approval of Pay Request #13 in the amount of \$480,153.46 to Building Crafts, Inc., for the WPC Grit Improvements project, to the Mayor and City Council.

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

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

MOTION CARRIED.



Application and Certificate for Payment

TO OWNER: (Name and address)	PROJECT:	APPLICATION NUMBER: 1	OWNER ☐
City of Beatrice 400 Ella Street Beatrice Neb. 68310	Asphalt Sealing 2026	PERIOD TO: Sept 8, 2026	ARCHITECT ☐
FROM CONTRACTOR: (Name and address)	VIA ARCHITECT:		CONTRACTOR ☐
Hall Brothers, Inc. PO Box 166 Marysville, KS 66508	City Engineer	PROJECT NUMBER:	FIELD ☐
			OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. **ORIGINAL CONTRACT SUM**..... \$ 29,007.24
2. **Net change by Change Orders**..... \$ 0.00
3. **CONTRACT SUM TO DATE** (Line 1+2)..... \$ 29,007.24
4. **TOTAL COMPLETED & STORED TO DATE**..... \$ 29,007.24
5. **RETAINAGE:**
 - a. 0 % of Completed Work \$ 0.00
 - b. % of Completed Work \$

Total Retainage..... \$ 0.00

6. **TOTAL EARNED LESS RETAINAGE**..... \$ 29,007.24

(Line 4 Less Line 5 Total)

7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**..... \$ 0.00

(Line 6 from prior Certificate)

8. **CURRENT PAYMENT DUE**..... \$ 29,007.24

9. **BALANCE TO FINISH, INCLUDING RETAINAGE**

(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY		
Total changes approved in previous months by Owner		\$0.00
Total approved this Month		\$ 0.00
	TOTALS	\$ 0.00
NET CHANGES by Change Order		\$ 0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

CONTRACTOR:

By: [Signature] Date: 9/9/26

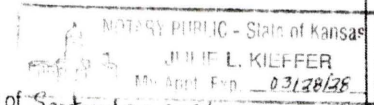
State of: Kansas

County of: Marshall

Subscribed and sworn to before me this 9th day of September, 2026

Notary Public: Cherie L. Kieffer

My Commission expires: 03/28/28



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED..... \$ 29,007.24

(Attached explanation if amount if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: [Signature] Date: 9-8-26

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



To(OWNER): CITY OF BEATRICE
400 ELLA STREET
BEATRICE, NE 68310

Project: CITY OF BEATRICE
ASPHALT SEALING VARIOUS LOCA-
TIONS - 2026
BEATRICE, NE 00000

Application No: 1
Invoice No: 17073
Invoice Date: 9/8/2026
Period To: 9/8/2026
Project No: B2103
Contract Date: 1/1/2026

Page 1

From: Hall Brothers, Inc.
PO BOX 166
Marysville, KS 66508
(785) 562-2386

Via(Architect/:
Engineer)

For: INCLUDES ALL APPLICABLE STATE AND LOCAL SALES TAXES

Contract sum.....	29,007.24
Completed to date.....	29,007.24
Retainage.....	0.00
Total earned less retainage.....	29,007.24
Previous billings.....	0.00
Current payment due.....	29,007.24
Sales tax.....	0.00
Total due.....	29,007.24



To(OWNER): CITY OF BEATRICE
400 ELLA STREET
BEATRICE, NE 68310

From: Hall Brothers, Inc.
PO BOX 166
Marysville, KS 66508
(785) 562-2386

Project: CITY OF BEATRICE
ASPHALT SEALING VARIOUS LOCA-
TIONS - 2026
BEATRICE, NE 00000

Via(Architect/
Engineer)

Application No: 1
Invoice No: 17073
Invoice Date: 9/8/2026
Period To: 9/8/2026
Project No: B2103
Contract Date: 1/1/2026

Page 2

For: INCLUDES ALL APPLICABLE STATE AND LOCAL SALES TAXES

<u>No.</u>	<u>Description</u>	<u>Total Quantity</u>	<u>Unit</u>	<u>Cost</u>	<u>Total Cost</u>	<u>Completed Units</u>	<u>Current Value</u>	<u>Prior Value</u>	<u>Due This Request</u>
1	Traffic Control	1	LS	3,200.00	3,200.00	1	3,200.00	0.00	3,200.00
2	Mob/Demob	1	LS	7,200.00	7,200.00	1	7,200.00	0.00	7,200.00
3	Asphalt Sealer (Onyx)	8,777	SY	2.12	18,607.24	8,777	18,607.24	0.00	18,607.24



AGENDA ITEM

Subject: Pay Request #13 to Building Crafts for the WPC Grit Improvement project, as recommended by the Board of Public Works

For Agenda of: September 21, 2026

Exhibit(s):

Date Submitted: September 16, 2026

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on September 2, 2026, as on file in the City Clerk's Office.
- e. Approval of write-off of bad debts.
- f. Recommend approval of Final Pay Request in the amount of \$29,007.24 to Hall Brothers for the Asphalt Sealing Various Locations - 2026 project, to the Mayor and City Council.
- g. Recommend approval of Pay Request #13 in the amount of \$480,153.46 to Building Crafts, Inc., for the WPC Grit Improvements project, to the Mayor and City Council.

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

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

MOTION CARRIED.

CERTIFICATE OF PAYMENT: 13**olsson®****Date of Issuance:** Tuesday, September 8, 2026**Project** Beatrice WPC Grit Improvements, Beatrice, NE**Project No.:** 021-01277**Contractor:** Building Crafts, Inc, PO Box 96, Red Oak IA 51566**DETAILED ESTIMATE**

Description	Unit Price	Extension
See Attached.		

PLEASE REMIT PAYMENT TO: Building Crafts, Inc.

Value of Work Completed This Request: \$ 3,256,097.44

Original Contract Cost: \$ 4,559,000.00
Approved Change Orders:
No. 1 (\$145,000.00)
No. 2
No. 3

Total Contract Cost: \$ 4,414,000.00

Value of completed work and materials stored to date \$ 3,256,097.44
Less retainage percentage \$ 220,700.00
Net amount due including this estimate \$ 3,035,397.44
Less: Estimates previously approved:

No. 1	\$279,946.65	No. 5	\$147,729.60	No. 9	\$67,093.37
No. 2	\$202,228.08	No. 6	\$105,423.65	No. 10	\$38,989.16
No. 3	\$170,056.20	No. 7	\$398,693.11	No. 11	\$333,692.52
No. 4	\$147,785.83	No. 8	\$203,682.21	No. 12	\$459,923.60

Total Previous Estimates: \$2,555,243.98

NET AMOUNT DUE THIS ESTIMATE: \$ 480,153.46

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

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

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

OLSSONBy: Martin J Rink

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: CITY OF BEATRICE

PROJECT: WPC GRIT IMPROVEMENTS

APPLICATION NO: 13

PERIOD TO: August 31, 2026

FROM CONTRACTOR: BUILDING CRAFTS INC.

OWNER PROJECT

OLSSON PROJECT

BCI PROJECT

#021-01277

2150

ENGINEER: OLSSON

CONTRACT DATE: August 5, 2026

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	4,559,000.00
2. NET CHANGE BY CHANGE ORDERS.....	\$	(145,000.00)
3. CONTRACT SUM TO DATE (Line 1+/- 2).....	\$	4,414,000.00
4. TOTAL COMPLETED & STORED TO DATE.....	\$	3,256,097.44
5. RETAINAGE: 10%	\$	220,700.00
6. TOTAL EARNED LESS RETAINAGE.....	\$	3,035,397.44
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	2,555,243.98
8. CURRENT PAYMENT DUE.....	\$	480,153.46
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	1,378,602.56

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

Building Crafts, Inc.

Digitally signed by Antonio Lager
DN: cn=Antonio Lager, o=Building Crafts, Inc., email=Antonio.Lager@buildingcrafts.com, c=US
Date: 2026.09.08 12:32:37 -0700

By: _____ Date: _____

Tony Lager, Project Manager

ENGINEER'S APPROVAL FOR PAYMENT

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

OLSSON

By: _____ Date: _____

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

Approved By: _____

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

		PROJECT: WPC GRIT IMPROVEMENTS, BEATRICE, NE CONTRACTOR: BUILDING CRAFTS, INC.	OWNER: CITY OF BEATRICE OLSSON PROJECT: #021-01277				APPLICATION NUMBER: 13 APPLICATION DATE: 9/8/2026			
Package Item	Item #	Item Description	Scheduled Value	Total Stored Matreial	Work Completed Previously	Work Completed This Period	Work Completed To Date	Total Combined	Percently Stored & Complete	Balance to Finish
		WPC GRIT IMPROVEMENTS								
1		DIVISION 1 - General Conditions								
	1.a	Mobilization	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 50,000.00	100%	\$ -
	1.b	Demobilization	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 50,000.00
	1.c	Management, Permits, and Utilities	\$ 279,600.00	\$ -	\$ 169,600.00	\$ 35,000.00	\$ 204,600.00	\$ 204,600.00	73%	\$ 75,000.00
	1.d	Submittals	\$ 50,000.00	\$ -	\$ 48,000.00	\$ -	\$ 48,000.00	\$ 48,000.00	96%	\$ 2,000.00
	1.e	Allowance 1	\$ 24,067.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 24,067.00
	1.f	Allowance 2	\$ 248,800.00	\$ -	\$ 110,000.00	\$ 113,920.00	\$ 223,920.00	\$ 223,920.00	90%	\$ 24,880.00
	1.g	Bond, Insurance, & Misc	\$ 83,973.64	\$ -	\$ 55,234.00	\$ 5,000.00	\$ 60,234.00	\$ 60,234.00	72%	\$ 23,739.64
	1.h	Equipment Rental, Clean up, and Project Safety	\$ 150,000.00	\$ -	\$ 123,550.00	\$ -	\$ 123,550.00	\$ 123,550.00	82%	\$ 26,450.00
2		DIVISION 2 - Demolition								
	2.a	Misc. Demolition	\$ 167,000.00	\$ -	\$ 2,500.00	\$ 60,000.00	\$ 62,500.00	\$ 62,500.00	37%	\$ 104,500.00
3		DIVISION 3 - Concrete								
	3.a	Reinforcement Bar	\$ 141,400.00	\$ -	\$ 141,400.00	\$ -	\$ 141,400.00	\$ 141,400.00	100%	\$ -
	3.b	Concrete Curing	\$ 8,396.55	\$ -	\$ 5,500.00	\$ -	\$ 5,500.00	\$ 5,500.00	66%	\$ 2,896.55
	3.c	Bottom Slab Footings	\$ 23,000.00	\$ -	\$ 23,000.00	\$ -	\$ 23,000.00	\$ 23,000.00	100%	\$ -
	3.d	Strip Footings	\$ 26,941.36	\$ -	\$ 26,941.36	\$ -	\$ 26,941.36	\$ 26,941.36	100%	\$ -
	3.e	Tall Walls First Lift	\$ 185,639.44	\$ -	\$ 185,639.44	\$ -	\$ 185,639.44	\$ 185,639.44	100%	\$ -
	3.f	Short Walls & Trough	\$ 13,748.19	\$ -	\$ 13,748.19	\$ -	\$ 13,748.19	\$ 13,748.19	100%	\$ -
	3.g	Slab on Grade	\$ 14,403.05	\$ -	\$ 14,403.05	\$ -	\$ 14,403.05	\$ 14,403.05	100%	\$ -
	3.h	Columns	\$ 3,548.63	\$ -	\$ 3,548.63	\$ -	\$ 3,548.63	\$ 3,548.63	100%	\$ -
	3.i	Large & Small Structural Slab on Trough	\$ 8,900.00	\$ -	\$ 8,900.00	\$ -	\$ 8,900.00	\$ 8,900.00	100%	\$ -
	3.j	Grout Small and Large areas	\$ 60,616.64	\$ -	\$ 55,300.00	\$ -	\$ 55,300.00	\$ 55,300.00	91%	\$ 5,316.64
	3.k	Equipment Pads, Pipe Supports, and Misc Concrete	\$ 13,800.00	\$ -	\$ 12,000.00	\$ -	\$ 12,000.00	\$ 12,000.00	87%	\$ 1,800.00
	3.l	Precast Embeds	\$ 8,744.00	\$ -	\$ 8,744.00	\$ -	\$ 8,744.00	\$ 8,744.00	100%	\$ -
25	3.m	Precast Structural Concrete and Grouting	\$ 281,540.00	\$ -	\$ 281,540.00	\$ -	\$ 281,540.00	\$ 281,540.00	100%	\$ -
	3.n									
4		DIVISION 5 - Metals								
	4.a	Misc Metals - Materials	\$ 163,080.00		\$ 125,000.00	\$ -	\$ 125,000.00	\$ 125,000.00	77%	\$ 38,080.00
	4.b	Misc Metals - Labor	\$ 40,600.00	\$ -	\$ 25,800.00	\$ 10,000.00	\$ 35,800.00	\$ 35,800.00	88%	\$ 4,800.00
5		DIVISION 7 - Waterproofing, Roofing, and Insulation								
	5.a	Waterproofing & Misc	\$ 14,856.00	\$ -	\$ 14,856.00	\$ -	\$ 14,856.00	\$ 14,856.00	100%	\$ -
	5.b	EPDM Roofing and Thermal Insulation	\$ 58,308.50	\$ -	\$ 57,308.50	\$ -	\$ 57,308.50	\$ 57,308.50	98%	\$ 1,000.00
	5.c	Joint Sealants	\$ 7,526.00	\$ -	\$ 3,500.00	\$ -	\$ 3,500.00	\$ 3,500.00	47%	\$ 4,026.00
6		DIVISION 8 - Openings								
	6.a	Overhead Door	\$ 37,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 37,800.00
	6.b	Aluminum Doors and Windows	\$ 32,700.00	\$ 7,706.00	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 27,706.00	85%	\$ 4,994.00
7		DIVISION 9 - Painting and Coatings								
	1.7a	Paintings	\$ 58,250.00	\$ -	\$ 45,000.00	\$ 5,000.00	\$ 50,000.00	\$ 50,000.00	86%	\$ 8,250.00
8		DIVISION 10 - Specialities								
	8.a	Signage and Fire Extinguishers	\$ 9,200.00	\$ -	\$ -	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	92%	\$ 700.00
9		DIVISION 14 - Conveying Equipment								
	9.a	Traveling Bridge Crane	\$ 21,387.00	\$ -	\$ 2,200.00	\$ 15,000.00	\$ 17,200.00	\$ 17,200.00	80%	\$ 4,187.00
10		DIVISION 22 - Plumbing								
	10.a	Plumbing Hangers, Supports, and Identification	\$ 27,700.00	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	43%	\$ 15,700.00
	10.b	Plumbing Piping NPW, Drains, and Specialities	\$ 41,000.00	\$ -	\$ 20,500.00	\$ 5,500.00	\$ 26,000.00	\$ 26,000.00	63%	\$ 15,000.00
	10.c									
11		DIVISION 23 - HVAC								
	11.a	Ductwork & Accessories	\$ 16,540.00	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	73%	\$ 4,540.00

Package Item	Item #	Item Description	Scheduled Value	Total Stored Matreial	Work Completed Previously	Work Completed This Period	Work Completed To Date	Total Combined	Percenty Stored & Complete	Balance to Finish
	11.b	Testing and Balancing HVAC	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00
	11.c	Unit Heaters and Louvers	\$ 8,100.00	\$ -	\$ -	\$ 7,532.20	\$ 7,532.20	\$ 7,532.20	93%	\$ 567.80
12		DIVISION 26 - Electrical								
	12.a	Power Cables, Conductors, Raceways, and Grounding - Materials	\$ 110,300.00		\$ 83,700.00	\$ 15,000.00	\$ 98,700.00	\$ 98,700.00	89%	\$ 11,600.00
	12.b	Power Cables, Conductors, Raceways, and Grounding - Labor	\$ 44,700.00	\$ -	\$ 33,800.00	\$ -	\$ 33,800.00	\$ 33,800.00	76%	\$ 10,900.00
	12.c	Transformer, Panelboards, Switches, and other Misc - Materials	\$ 90,345.00	\$ -	\$ 5,801.54	\$ 75,000.00	\$ 80,801.54	\$ 80,801.54	89%	\$ 9,543.46
	12.d	Transformer, Panelboards, Switches, and other Misc - Labor	\$ 40,600.00	\$ -	\$ 22,006.57	\$ 12,000.00	\$ 34,006.57	\$ 34,006.57	84%	\$ 6,593.43
	12.e	Fiber, Communications, Control System Equipment Panels and Racks - Materials	\$ 77,705.00		\$ 64,000.00	\$ -	\$ 64,000.00	\$ 64,000.00	82%	\$ 13,705.00
	12.f	Fiber, Communications, Control System Equipment Panels and Racks - Labor	\$ 44,130.00	\$ -	\$ 36,000.00	\$ -	\$ 36,000.00	\$ 36,000.00	82%	\$ 8,130.00
13		DIVISION 31 - Earthwork								
	13.a	Excavation, Backfill, Compaction, and Grading - Materials	\$ 78,000.00	\$ -	\$ 32,697.86	\$ -	\$ 32,697.86	\$ 32,697.86	42%	\$ 45,302.14
	13.b	Excavation, Backfill, Compaction, and Grading - Labor	\$ 149,000.00	\$ -	\$ 73,800.00	\$ -	\$ 73,800.00	\$ 73,800.00	50%	\$ 75,200.00
14		DIVISION 32 - Site Work								
	14.a	Paving & Side Walks	\$ 134,031.14	\$ -	\$ 14,200.00	\$ -	\$ 14,200.00	\$ 14,200.00	11%	\$ 119,831.14
	14.b	Chain-link Fence	\$ 40,300.00	\$ -	\$ -	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	74%	\$ 10,300.00
	14.c	Turf and Grasses	\$ 17,500.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	29%	\$ 12,500.00
15		DIVISION 40 - Process								
	15.a	Underground Piping - Materials	\$ 179,273.50		\$ 152,286.14	\$ -	\$ 152,286.14	\$ 152,286.14	85%	\$ 26,987.36
	15.b	Underground Piping Installation - Labor	\$ 365,400.87	\$ -	\$ 312,043.88	\$ 25,000.00	\$ 337,043.88	\$ 337,043.88	92%	\$ 28,356.99
	15.c	Bypass Pumping	\$ 96,008.00	\$ -	\$ 21,300.00	\$ 74,708.00	\$ 96,008.00	\$ 96,008.00	100%	\$ -
	15.d	Interior Piping, Valves, and Labeling - Materials	\$ 100,500.00	\$ -	\$ 20,185.00	\$ 57,747.67	\$ 77,932.67	\$ 77,932.67	78%	\$ 22,567.33
	15.e	Interior Piping, Valves, and Labeling - Labor	\$ 80,004.72	\$ -	\$ 17,000.00	\$ 45,000.00	\$ 62,000.00	\$ 62,000.00	77%	\$ 18,004.72
	15.f	Hangers and Pipe Supports - Materials	\$ 12,000.00	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	100%	\$ -
	15.g	Hangers and Pipe Supports - Labor	\$ 8,000.00	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	100%	\$ -
	15.h	Slide Gates - Materials	\$ 65,426.00	\$ -	\$ 65,426.00	\$ -	\$ 65,426.00	\$ 65,426.00	100%	\$ -
	15.i	Slide Gates - Labor	\$ 21,283.41	\$ -	\$ 21,283.41	\$ -	\$ 21,283.41	\$ 21,283.41	100%	\$ -
16		DIVISION 43 & 46 - Process Equipment								
	16.a	Centrifugal Pumps - Materials	\$ 65,126.36	\$ -	\$ 64,140.00	\$ -	\$ 64,140.00	\$ 64,140.00	98%	\$ 986.36
	16.b	Centrifugal Pumps - Labor	\$ 23,000.00	\$ -	\$ 20,700.00	\$ -	\$ 20,700.00	\$ 20,700.00	90%	\$ 2,300.00
	16.c	Vortex Grit Equipment Installation & Startup	\$ 32,400.00	\$ -	\$ 25,000.00	\$ 5,400.00	\$ 30,400.00	\$ 30,400.00	94%	\$ 2,000.00
	16.d	Grit Washing Equipment - Materials	\$ 222,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 222,800.00
	16.f	Grit Washing Equipment - Labor	\$ 27,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 27,500.00
	16.g									
		TOTALS	\$ 4,559,000.00	\$ 7,706.00	\$ 2,719,083.57	\$ 674,307.87	\$ 3,393,391.44	\$ 3,401,097.44	75%	\$ 1,157,902.56
		Additional Work								
1		Change Order 1	\$ (145,000.00)	\$ -	\$ (145,000.00)	\$ -	\$ (145,000.00)	\$ (145,000.00)	100%	\$ -
		Total Sum to Date	\$ 4,414,000.00	\$ 7,706.00	\$ 2,574,083.57	\$ 674,307.87	\$ 3,248,391.44	\$ 3,256,097.44	74%	\$ 1,012,902.56

Stored Material Summary**Contractor's Application**

For (contract): WPC GRIT IMPROVEMENTS				Owner's Proj. No.:		Application Number: 13				
Contractor: Building Crafts Inc				Engineer's Proj. No.: #021-01277		Application Date: 9/8/2026				
A	B	C	D	E		F		G		H
Invoice No.	Shop Drawing Transmittal No.	Line Item	Materials Description	Stored Previously		Stored this Month		Incorporated in Work		Materials Remaining in Storage (\$) (E - F)
				Date (Mo./Year)	Amount (\$)	Amount (\$)	Subtotal, \$ (D+E)	Date (Mo./Year)	Amount (\$)	
6807-05	03 20 00	3a	Reinforcement Bar	1/29/2026	\$ 5,705.00	\$ -	\$ 5,705.00	5/1/2026	\$ 5,705.00	\$ -
6807-04	03 20 00	3a	Reinforcement Bar	12/26/2025	\$ 2,300.00	\$ -	\$ 2,300.00	1/27/2026	\$ 2,300.00	\$ -
6807.2	03 20 00	3a	Reinforcement Bar	10/30/2025	\$ 18,315.00	\$ -	\$ 18,315.00	1/27/2026	\$ 18,315.00	\$ -
6807-01	03 00 00	3a	Reinforcement Bar	9/29/2025	\$ 16,040.00	\$ -	\$ 16,040.00	11/18/2025	\$ 16,040.00	\$ -
50033541845	03 00 00		Waterstop	9/24/2025	\$ 1,224.00	\$ -	\$ 1,224.00		\$ 1,224.00	\$ -
31830	05 50 00	4.a	Misc Metals	9/19/2025	\$ 11,200.00	\$ -	\$ 11,200.00		\$ 11,200.00	\$ -
33321	05 50 00	4.a	Misc Metals	3/18/2026	\$ 80,149.00	\$ -	\$ 80,149.00	6/1/2026	\$ 80,149.00	\$ -
32321	05 00 00	6b	Door Jamb and Grating Embeds	11/19/2025	\$ 7,706.00	\$ -	\$ 7,706.00		\$ -	\$ 7,706.00
48482	23 00 00	11a	EF-1 Fan	12/1/2025	\$ 1,925.30	\$ -	\$ 1,925.30	8/1/2026	\$ 1,925.30	\$ -
48418	23 00 00	11c	Electrical Unit Heaters	12/1/2025	\$ 4,557.80	\$ -	\$ 4,557.80	8/1/2026	\$ 4,557.80	\$ -
48646	23 00 00	11c	Louver and Damper	12/1/2025	\$ 2,974.40	\$ -	\$ 2,974.40	8/1/2026	\$ 2,974.40	\$ -
S0111147504.001	26 00 00	12a	Electrical Conduits and Accessories	7/1/2025	\$ 12,895.00	\$ -	\$ 12,895.00	10/20/2025	\$ 12,895.00	\$ -
124718	26 00 00	12a	PVC Conduits and Panel Boards	10/20/2025	\$ 5,929.30	\$ -	\$ 5,929.30	10/20/2025	\$ 5,929.30	\$ -
124588	26 00 00	12c	Electrical Gear and Fixtures	9/19/2025	\$ 14,920.35	\$ -	\$ 14,920.35	8/1/2026	\$ 14,920.35	\$ -
124938	26 00 00	12c	Gear and other accessories	12/17/2025	\$ 13,910.43	\$ -	\$ 13,910.43	8/1/2026	\$ 13,910.43	\$ -
13360	26 00 00	12e	Electrical Controls Equipment/HOA	2/10/2026	\$ 36,810.88	\$ -	\$ 36,810.88	7/1/2026	\$ 36,810.88	\$ -
91971	31 00 00		Pipe Bedding	9/3/2025	\$ 2,801.03	\$ -	\$ 2,801.03	9/30/2025	\$ 2,801.03	\$ -
91832	31 00 00		Pipe Bedding	8/27/2025	\$ 2,765.63	\$ -	\$ 2,765.63	9/30/2025	\$ 2,765.63	\$ -
1B 51623	33 14 16		Foundation Rock for Pipe Bedding	9/23/2025	\$ 770.00	\$ -	\$ 770.00	9/30/2025	\$ 770.00	\$ -
93006	33 14 16		Foundation Rock for Pipe Bedding	10/8/2025	\$ 843.70	\$ -	\$ 843.70	10/8/2025	\$ 843.70	\$ -
112481 01	33 14 16	15a	Underground Piping	8/1/2025	\$ 83,478.97	\$ -	\$ 83,478.97		\$ 83,478.97	\$ -
112481 02	33 14 16	15a	Underground Piping	8/20/2025	\$ 29,211.84	\$ -	\$ 29,211.84	6/1/2026	\$ 29,211.84	\$ -
112481 03	33 14 16	15a	Underground Piping	9/10/2025	\$ 798.99	\$ -	\$ 798.99	9/30/2025	\$ 798.99	\$ -
114342 01	33 14 16	15a	Underground Piping	9/10/2025	\$ 454.51	\$ -	\$ 454.51	9/30/2025	\$ 454.51	\$ -
114630 01	33 14 16	15a	Underground Piping	9/18/2025	\$ 248.59	\$ -	\$ 248.59	9/30/2025	\$ 248.59	\$ -
112481 04	33 14 16	15a	Underground Piping	9/22/2025	\$ 6,914.70	\$ -	\$ 6,914.70	7/1/2026	\$ 6,914.70	\$ -
117125 01	40 05 00		Wall Collar Pipe in the Splitter Box	1/8/2026	\$ 1,385.00	\$ -	\$ 1,385.00	1/15/2026	\$ 1,385.00	\$ -
115048	33 14 16		Gate Valve Accessories	10/3/2025	\$ 656.95	\$ -	\$ 656.95	10/8/2025	\$ 656.95	\$ -
250403AP4-1	33 14 19	15d	Gate Valve & Check Valve	10/6/2025	\$ 5,522.99	\$ -	\$ 5,522.99	8/1/2026	\$ 5,522.99	\$ -
250403AP4-2	40 05 65.23	15d	Swing Check Valve	10/30/2025	\$ 725.41	\$ -	\$ 725.41	8/1/2026	\$ 725.41	\$ -
250403AP4-3	40 05 00	15d	Plug Valves	2/27/2026	\$ 24,226.46	\$ -	\$ 24,226.46	8/1/2026	\$ 24,226.46	\$ -
14827	40 05 00	15d	Stainless Steel Piping	2/10/2026	\$ 18,800.00	\$ -	\$ 18,800.00	7/1/2026	\$ 18,800.00	\$ -
23736	40 05 00	15h	Slide Gates	2/24/2026	\$ 50,500.00	\$ -	\$ 50,500.00		\$ 50,500.00	\$ -
47244B44510	43 00 00	16a	Grundfos ERW Pump	11/1/2025	\$ 20,914.00	\$ -	\$ 20,914.00		\$ 20,914.00	\$ -
9000161155	46 23 63	1.f	Headcell Equipment	6/1/2026	\$ -	\$ 223,920.00	\$ 223,920.00	8/1/2026	\$ 223,920.00	\$ -
Totals					\$ 487,581.23	\$ 223,920.00	\$ 711,501.23		\$ 703,795.23	\$ 7,706.00

APPLICATION AND CERTIFICATE FOR PAYMENT

TO CONTRACTOR: City of Beatrice
400 Ella Street
Beatrice, NE 68310

FROM SUBCONTRACTOR Clausen & Sons Dirt Work Inc.
1803 S. 8th Street
Beatrice, NE 68310

Project Number Hannibal Park Field No. 8
Subcontract Number

PROJECT: Hannibal Park Field No. 8 Project -
2026

APPLICATION NO.: 03
PERIOD TO: 9/15/2026
CONTRACT DATE: 4/6/2026

Distribution to:
☒ OWNER
☐ ARCHITECT
☐ CONSTRUCTION MANAGER

ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1 ORIGINAL BUDGET	\$ 115,215.00
2 Net Change to Budget	\$ 2,115.00
3 BUDGET TO DATE (Line 1 + 2)	\$ 117,330.00
4 TOTAL COMPLETED & INVOICED TO DATE (Column G on G703)	\$ 117,825.00
5 RETAINAGE:	

TOTAL RETAINED TO DATE: \$ 5,891.25

6 TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 111,933.75
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 97,667.70
8 CURRENT PAYMENT DUE	\$ 14,266.05
9 BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 5,396.25

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes Approved in Previous Months by Owner	\$ 2,610.00	\$ -
Total Approved This Month	\$ -	\$ -
TOTALS	\$ 2,610.00	\$ -
NET CHANGES by Change Order	\$ 2,610.00	\$ -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for previous Certificates for Payment were issued and payments received from the Owner, and that current payment

CONTRACTOR Clausen & Sons Dirt Work Inc.

By: [Signature]

Date: 9/15/26

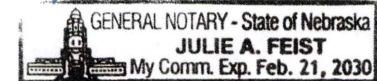
State of: Nebraska

County of: Gage

Subscribed and sworn to before me this 15th day of September 2026

Notary Public: [Signature]

My Commission Expires: Feb 21, 2030



OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Owner certifies to the best of the Owner's knowledge, information and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified

AMOUNT CERTIFIED..... \$ 14,266.05

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

[Signature]

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

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached in tabulations below, amounts are stated to the nearest dollar, use Column I on Contracts where Variabel retainage for lne items may apply

APPLICATION NO: 3
APPLICATION DATE: 9/15/2026
PERIOD TO: 9/15/2026
PROJECT NO: Hannibal Park Field 8

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN OR E)	TOTAL COMPLETED & STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE		PAYMENT AMOUNT DUE THIS APPLICATION
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					%	TO DATE	
1	Mobilization/Demobilization	\$ 5,600.00	\$ 5,600.00	\$ -		\$ 5,600.00	100.0%	\$ -	5.0	\$ 280.00	\$ -
2	Traffic/Pedestrian Control	\$ 4,092.00	\$ 4,092.00	\$ -		\$ 4,092.00	100.0%	\$ -	5.0	\$ 204.60	\$ -
3	Construction Staking	\$ 5,675.00	\$ 5,675.00	\$ -		\$ 5,675.00	100.0%	\$ -	5.0	\$ 283.75	\$ -
4	Remove Stormwater Pipe (up to 30" diameter)	\$ 483.00	\$ 483.00	\$ -		\$ 483.00	100.0%	\$ -	5.0	\$ 24.15	\$ -
5	Earthwork Measured in Embankment	\$ 19,643.00	\$ 19,643.00	\$ -		\$ 19,643.00	100.0%	\$ -	5.0	\$ 982.15	\$ -
6	In-Field/Pitching Area Subgrade Preparation	\$ 9,918.00	\$ 8,918.00	\$ 1,000.00		\$ 9,918.00	100.0%	\$ -	5.0	\$ 495.90	\$ 950.00
7	In-Field/Pitching Area Aggregate - Ag Lime Base	\$ 9,114.00	\$ -	\$ 9,114.00		\$ 9,114.00	100.0%	\$ -	5.0	\$ 455.70	\$ 8,658.30
8	In-Field/Pitching Aggregate - RBDA Surface - Install only, Owner to Provide	\$ 4,903.00	\$ -	\$ 4,903.00		\$ 4,903.00	100.0%	\$ -	5.0	\$ 245.15	\$ 4,657.85
9	6" Concrete Pavement (47B-3500)	\$ 18,910.00	\$ 18,910.00	\$ -		\$ 18,910.00	100.0%	\$ -	5.0	\$ 945.50	\$ -
10	4" Concrete Sidewalk (47B-3500)	\$ 26,190.00	\$ 26,190.00	\$ -		\$ 26,190.00	100.0%	\$ -	5.0	\$ 1,309.50	\$ -
11	Concrete Steel Reinforced Pitching Area Curbing (8-inch x 18-inch)	\$ 8,019.00	\$ 8,019.00	\$ -		\$ 8,019.00	100.0%	\$ -	5.0	\$ 400.95	\$ -
12	Aggregate Driveway - Crushed Rock Surface	\$ 2,100.00	\$ 2,100.00	\$ -		\$ 2,100.00	100.0%	\$ -	5.0	\$ 105.00	\$ -
13	Silt-Fence	\$ 568.00	\$ 568.00	\$ -		\$ 568.00	100.0%	\$ -	5.0	\$ 28.40	\$ -
14	CO #1 (Erosion Control Plans: ~315 ft of silt fence, straw wattles)	\$ 1,345.00	\$ 1,345.00	\$ -		\$ 1,345.00	100.0%	\$ -	5.0	\$ 67.25	\$ -
15	CO #1 (removal of tree x 2 - sw corner of project. Note: disposal fee not included)	\$ 770.00	\$ 770.00	\$ -		\$ 770.00	100.0%	\$ -	5.0	\$ 38.50	\$ -
16	CO #2 (Saw cut asphalt and remove to get clean edge to pour against)	\$ 495.00	\$ 495.00	\$ -		\$ 495.00	100.0%	\$ -	5.0	\$ 24.75	\$ -
17		\$ -	\$ -	\$ -		\$ -	0.0%	\$ -	5.0	\$ -	\$ -
18		\$ -	\$ -	\$ -		\$ -	0.0%	\$ -	5.0	\$ -	\$ -
19		\$ -	\$ -	\$ -		\$ -	0.0%	\$ -	5.0	\$ -	\$ -
20		\$ -	\$ -	\$ -		\$ -	0.0%	\$ -	5.0	\$ -	\$ -
-		\$ 117,825.00	\$ 102,808.00	\$ 15,017.00	\$ -	\$ 117,825.00	100.0%	\$ -		\$ 5,891.25	\$ 14,266.15

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certificate of Document's Authenticity

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

122011

Colleen's Catering LLC

License #

Licensee Name/Non-Profit Organization

Event location name: Beatrice YMCA

Event address/location: 1801 Scott Street, Beatrice NE 68310

Event Type: Wedding Reception

Event date(s): 10/10/26

Event start time(s): 5:30 p.m.

Event end time(s): 1:30 a.m.

Indoor area to be licensed in length & width: 60 X 60

Outdoor area to be licensed in length & width: 50 X 50 (Must submit a diagram)

Estimated number of attendees: 150

Alternate dates/times: none

Alternate location name/location: none

Type of alcohol to be served: Beer ☒ Wine ☒ Distilled Spirits ☒

Event contact name: Colleen Schoneweis Event contact phone number: 402-239-3304

Event contact Email: colleen@colleenscateringonline.com

*Signature Authorized Representative:

Local Governing Body completes below:

The local governing body for the City of Beatrice OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – OUTDOOR AREA DIAGRAM

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

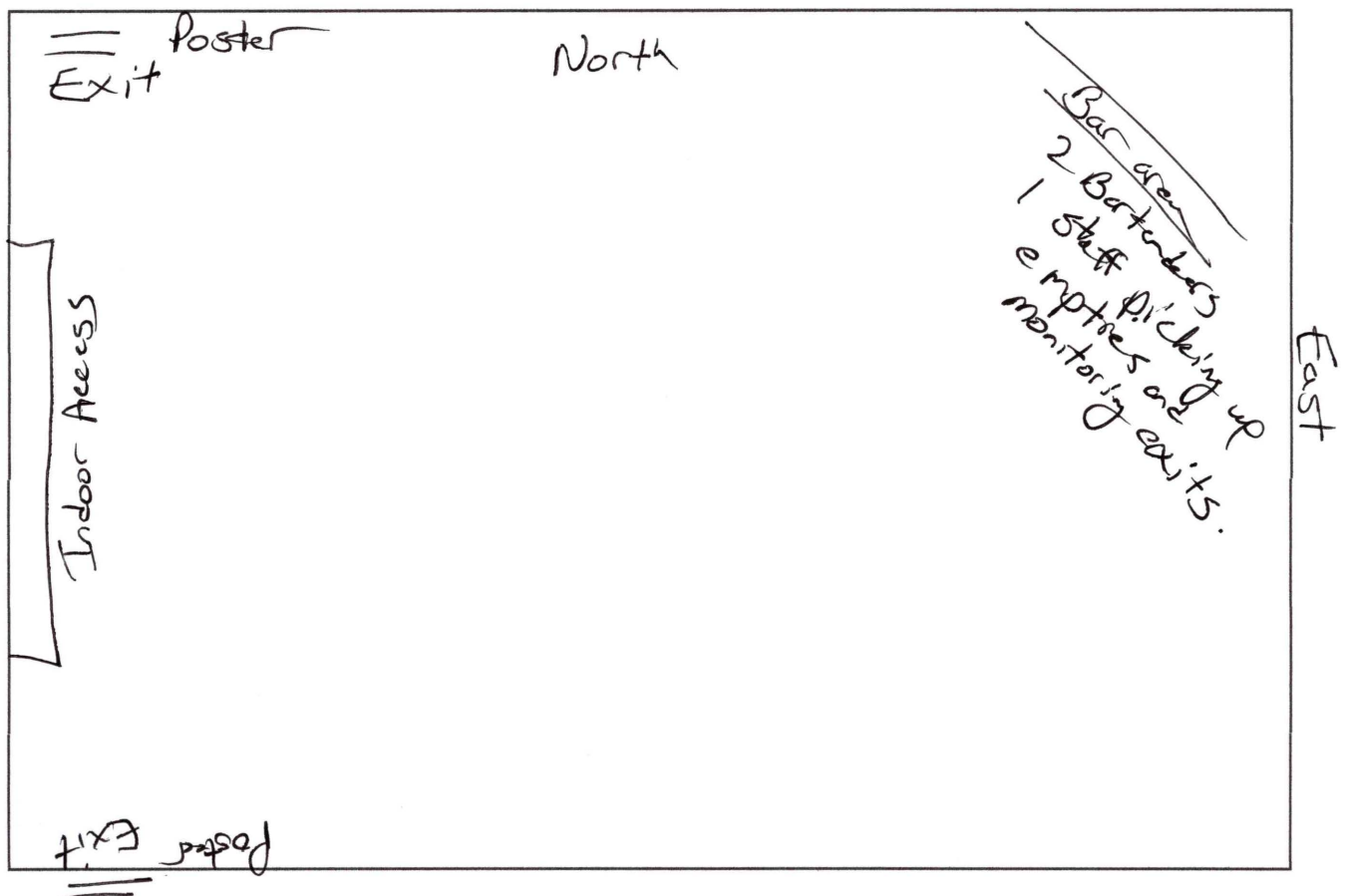
EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET

HOW AREA WILL BE PATROLLED: Staff will check ~~the~~ ID's making sure
no one leaves outside exits with Alcohol. Posters will be placed
at all exits. Stating no alcohol beyond this area.

DIAGRAM OF PROPOSED AREA:



RESOLUTION NUMBER ____

WHEREAS, on September 15, 2025, the Mayor and City Council of the City of Beatrice adopted an Abuse Prevention Policy establishing specific expectations for all employees, volunteers, and contractors (collectively, "Staff") regarding the prevention and reporting of abuse and bullying of youth in the workplace (the "Abuse Prevention Policy"); and

WHEREAS, the Mayor and City Council desire to update the Abuse Prevention Policy.

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

SECTION 1. That the "Abuse Prevention Policy", marked as Exhibit "A", attached hereto and incorporated herein by this reference, be and hereby is adopted.

SECTION 2. That Resolution Number 7619 any and all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor



PURPOSE

It is the purpose of this policy is to outline specific expectations for all employees, volunteers, and contractors of the City of Beatrice (City), collectively referred to as "Staff", regarding the prevention of abuse of the youth. While the City encourages the cultivation of positive relationships with youth, Staff must take care that efforts to cultivate such relationships do not place youth or themselves in vulnerable situations.

DEFINITION

For the purpose of this policy, "youth" is defined as any individual under the age of eighteen (18) years.

CODE OF CONDUCT FOR REPORTING SUSPECTED ABUSE

The City is committed to providing a safe environment for its citizens and encourages all Staff to report any form of suspected abuse or bullying. Staff shall cooperate with all law enforcement officials to the fullest extent possible when responding to any allegation of inappropriate behavior, occurring both on and off City premises.

CODE OF CONDUCT FOR THE SUPERVISION OF YOUTH

All Staff responsible for the supervision of youth must at all times comply with all of the following:

1. Staff understand that the City of Beatrice has zero tolerance for abuse.
2. Staff will treat youth with dignity and respect.
3. Staff will ensure that youth are adequately supervised in accordance with recommended supervision ratios.
4. Staff will dress appropriately to the occasion, task, and company present.
5. Staff will seek guidance from a supervisor if they are unsure about anything relating to the conduct of Staff or youth.
6. Staff will not stare at or comment on youth bodies.
7. Staff will not date or engage in non-consensual physical or romantic relationships with youth.
8. Staff will not use or be under the influence of alcohol or illegal drugs in the presence of youth or at any facility used to provide services to youth.
9. Staff will not have printed or online pornography in the presence of youth or at any facility used to provide services to youth.
10. Staff will not have secrets with youth.
11. Staff will not give to any youth gifts, rewards, or incentives (including food) that are not program related.
12. Unless a supervisor has agreed that greater confidentiality is necessary to the service being provided (for example, individual therapy that requires privacy for confidential communications):

- a. Staff will not meet individually with youth behind closed doors or in any other setting outside the view of other adults;
 - b. Interactions with youth should occur in view of other adults;
 - c. If Staff believes there is a need for a private or one-on-one discussion to address something personal or sensitive, Staff should conduct the discussion in a quiet place that can be monitored or seen by another adult Staff;
 - d. Staff will notify the Staff's supervisor in advance of the individual meeting and its purpose; and
 - e. Immediately, or as soon as practically possible, after the meeting, Staff will report the meeting to the Staff's supervisor, identify to the Staff supervisor the other Staff who witnessed the meeting, and provide the Staff supervisor with a full description of what occurred during the meeting. Where a supervisor has agreed that greater confidentiality is absolutely necessary to the service being provided, Staff will still notify the Staff's supervisor of the time, place, and duration of the meeting, and, to the extent possible without breaching required confidentiality, the general nature of what occurred during the meeting, including any unusual occurrences.
13. Staff will not abuse youth in any way. In addition, Staff have an obligation to do all they can to prevent abuse of youth by anyone, including other Staff, other adults, or other youth. Abuse includes, but is not limited to, any of the following:
- a. *Physical abuse*: striking, kicking, hitting, spanking, shaking, slapping, biting, hair pulling, choking, throwing, whipping, unnecessary restraints, or other action that injures a child;
 - b. *Verbal abuse*: degrading, threatening, cursing;
 - c. *Sexual abuse*: inappropriate touching, exposing oneself, sex of any kind, obscene phone calls, text messages, or digital interactions, or other sexual conduct that is harmful to a child's mental, emotional, or physical welfare; and
 - d. *Emotional abuse*: shaming, humiliating, isolating, terrorizing, cruelty.
14. Staff will not mistreat or bully youth in any way. In addition, Staff have an obligation to do all they can to prevent mistreatment or bullying of youth by anyone, including other Staff, other adults, or other youth. Bullying is aggressive or threatening behavior that is intentional, repeated, and involves an imbalance of power or strength. Bullying can take on various forms and includes, but is not limited to, any of the following:
- a. *Physical bullying* involves unwanted physical contact and using physical force to hurt a person's body or possessions. Physical bullying can include:
 - i. hitting, punching, pushing, shoving, kicking, tripping, pinching, or restraining another;
 - ii. spitting on another; and
 - iii. taking, hiding, or breaking another's things.
 - b. *Verbal bullying and bullying using non-verbal gestures* involves using words, whether spoken (including in telephone calls) or written (including in texts, emails, or graffiti), or non-verbal gestures, to harm another or convey a threat of harm to another. Verbal bullying can include:
 - i. teasing;
 - ii. name-calling;
 - iii. taunting; and
 - iv. mean, rude, threatening, or vulgar gestures.
 - c. *Social bullying (sometimes also referred to as relational bullying)* involves hurting or threatening to hurt someone's reputation or relationships. Social bullying can include:
 - i. social exclusion, that is, excluding someone from social interactions;
 - ii. friendship manipulation, that is, telling others not to be friends with someone, or only to be friends with certain others;

- iii. spreading rumors or gossip about someone;
 - iv. embarrassing someone in public or in front of a group of friends; and
 - v. hazing a person seeking to join or participate in a group by engaging in or encouraging conduct that humiliates, degrades, abuses, or endangers that person, regardless of that person's willingness to participate in the conduct.
 - d. *Cyberbullying* involves verbal or social bullying that is carried out using any form of electronic communication, including but not limited to email, instant messages, text messages, or postings (whether on social media, a website, a blog, a chatroom, or in any other way), to communicate text, video, audio, digital pictures, or digital images. Cyberbullying can include:
 - i. sending or posting mean, rude, threatening, or vulgar messages or images;
 - ii. sending or posting threats of harm;
 - iii. sending or posting sensitive, private information about another person;
 - iv. sending or posting harassing messages or images;
 - v. encouraging others to exclude someone from an online group; and
 - vi. breaking into another's electronic account and assuming that person's identity in sending or posting information to damage that person's reputation or harm other individuals.
 - e. *Sexualized bullying* involves engaging in any of the other types of bullying using behaviors that are sexual in nature. Sexualized bullying can include:
 - i. sexting;
 - ii. exposing or threatening or demanding the exposure of, private body parts; and
 - iii. inappropriate sexual comments, gestures, or innuendo.
15. Staff will adhere to the City's standards for youth programs regarding all of the following:
- a. appropriate and inappropriate physical interactions with youth;
 - b. appropriate and inappropriate verbal interactions with youth; and,
 - c. appropriate and inappropriate electronic communications with youth.
16. All staff employees whose duties require direct contact with and supervision of children must understand that under Nebraska law (Neb.Rev.Stat. § 28-707) they are mandated reporters and, as a result, each must, as soon as is practicably possible, make a report to the Nebraska Department of Health and Human Services (DHHS) or the Beatrice Police Department (BPD), whenever he/she, within the scope of his /her employment, has knowledge of or observes a child whom he/she knows or reasonably suspects has been the victim of child abuse or neglect.

To comply with this obligation, staff employees must:

- a. be familiar with the symptoms of child abuse and neglect;
 - b. know and follow City policies and procedures intended to protect children against abuse and neglect; and
 - c. report suspected child abuse or neglect to DHHS or BPD as required by state mandated reporter laws, including an initial report by telephone as soon as is practically possible, with a follow-up written report within thirty-six (36) hours.
17. Separate and apart from Staff's obligations as mandated reporters under Nebraska law, all Staff will immediately report any concerns or complaints about abuse, neglect, bullying, or any conduct in violation of City standards regarding physical interactions, verbal interactions, or electronic communications with youth, by other Staff, other adults, or other youth, to their immediate supervisor, or if the concerns relate to that supervisor, to the City Administrator/General Manager, City Attorney, or City Clerk.

18. The City cooperates fully with law enforcement authorities to investigate all cases of alleged abuse or neglect. All Staff must fully cooperate in any external investigation by outside authorities or internal investigation conducted by the City or persons given investigative authority by the City.

BACKGROUND CHECKS

The City shall conduct a background check on all new hires and at least once every five (5) years thereafter, on all staff members that work directly with youth, through the Nebraska State Patrol, the Nebraska Central Registry, or similar system.

TRAININGS

The City shall require all staff members who work directly with youth to participate in education and training sessions on abuse, molestation, or similar topics annually. Completion of training documentation will be maintained in each staff personnel file.

★ Redline ★

EXHIBIT "A"



PURPOSE

It is the purpose of this policy is to outline specific expectations for all employees, volunteers, and contractors of the City of Beatrice (City), collectively referred to as "Staff", regarding the prevention of abuse of the youth. While the City encourages the cultivation of positive relationships with youth, Staff must take care that efforts to cultivate such relationships do not place youth or themselves in vulnerable situations.

DEFINITION

For the purpose of this policy, "youth" is defined as any individual under the age of eighteen (18) years.

CODE OF CONDUCT FOR REPORTING SUSPECTED ABUSE

The City is committed to providing a safe environment for its citizens and encourages all Staff to report any form of suspected abuse or bullying. Staff shall cooperate with all law enforcement officials to the fullest extent possible when responding to any allegation of inappropriate behavior, occurring both on and off City premises.

CODE OF CONDUCT FOR THE SUPERVISION OF YOUTH

All Staff responsible for the supervision of youth must at all times comply with all of the following:

1. Staff understand that the City of Beatrice has zero tolerance for abuse.
2. Staff will treat youth with dignity and respect.
3. Staff will ensure that youth are adequately supervised in accordance with recommended supervision ratios.
4. Staff will dress appropriately to the occasion, task, and company present.
5. Staff will seek guidance from a supervisor if they are unsure about anything relating to the conduct of Staff or youth.
6. Staff will not stare at or comment on youth bodies.
7. Staff will not date or engage in non-consensual physical or romantic relationships with youth.
8. Staff will not use or be under the influence of alcohol or illegal drugs in the presence of youth or at any facility used to provide services to youth.
9. Staff will not have printed or online pornography in the presence of youth or at any facility used to provide services to youth.
10. Staff will not have secrets with youth.
11. Staff will not give to any youth gifts, rewards, or incentives (including food) that are not program related.
12. Unless a supervisor has agreed that greater confidentiality is necessary to the service being provided (for example, individual therapy that requires privacy for confidential communications):

- a. Staff will not meet individually with youth behind closed doors or in any other setting outside the view of other adults;
 - b. Interactions with youth should occur in view of other adults;
 - c. If Staff believes there is a need for a private or one-on-one discussion to address something personal or sensitive, Staff should conduct the discussion in a quiet place that can be monitored or seen by another adult Staff;
 - d. Staff will notify the Staff's supervisor in advance of the individual meeting and its purpose; and
 - e. Immediately, or as soon as practically possible, after the meeting, Staff will report the meeting to the Staff's supervisor, identify to the Staff supervisor the other Staff who witnessed the meeting, and provide the Staff supervisor with a full description of what occurred during the meeting. Where a supervisor has agreed that greater confidentiality is absolutely necessary to the service being provided, Staff will still notify the Staff's supervisor of the time, place, and duration of the meeting, and, to the extent possible without breaching required confidentiality, the general nature of what occurred during the meeting, including any unusual occurrences.
13. Staff will not abuse youth in any way. In addition, Staff have an obligation to do all they can to prevent abuse of youth by anyone, including other Staff, other adults, or other youth. Abuse includes, but is not limited to, any of the following:
- a. *Physical abuse*: striking, kicking, hitting, spanking, shaking, slapping, biting, hair pulling, choking, throwing, whipping, unnecessary restraints, or other action that injures a child;
 - b. *Verbal abuse*: degrading, threatening, cursing;
 - c. *Sexual abuse*: inappropriate touching, exposing oneself, sex of any kind, obscene phone calls, text messages, or digital interactions, or other sexual conduct that is harmful to a child's mental, emotional, or physical welfare; and
 - d. *Emotional abuse*: shaming, humiliating, isolating, terrorizing, cruelty.
14. Staff will not mistreat or bully youth in any way. In addition, Staff have an obligation to do all they can to prevent mistreatment or bullying of youth by anyone, including other Staff, other adults, or other youth. Bullying is aggressive or threatening behavior that is intentional, repeated, and involves an imbalance of power or strength. Bullying can take on various forms and includes, but is not limited to, any of the following:
- a. *Physical bullying* involves unwanted physical contact and using physical force to hurt a person's body or possessions. Physical bullying can include:
 - i. hitting, punching, pushing, shoving, kicking, tripping, pinching, or restraining another;
 - ii. spitting on another; and
 - iii. taking, hiding, or breaking another's things.
 - b. *Verbal bullying and bullying using non-verbal gestures* involves using words, whether spoken (including in telephone calls) or written (including in texts, emails, or graffiti), or non-verbal gestures, to harm another or convey a threat of harm to another. Verbal bullying can include:
 - i. teasing;
 - ii. name-calling;
 - iii. taunting; and
 - iv. mean, rude, threatening, or vulgar gestures.
 - c. *Social bullying (sometimes also referred to as relational bullying)* involves hurting or threatening to hurt someone's reputation or relationships. Social bullying can include:
 - i. social exclusion, that is, excluding someone from social interactions;
 - ii. friendship manipulation, that is, telling others not to be friends with someone, or only to be friends with certain others;

- iii. spreading rumors or gossip about someone;
 - iv. embarrassing someone in public or in front of a group of friends; and
 - v. hazing a person seeking to join or participate in a group by engaging in or encouraging conduct that humiliates, degrades, abuses, or endangers that person, regardless of that person's willingness to participate in the conduct.
- d. *Cyberbullying* involves verbal or social bullying that is carried out using any form of electronic communication, including but not limited to email, instant messages, text messages, or postings (whether on social media, a website, a blog, a chatroom, or in any other way), to communicate text, video, audio, digital pictures, or digital images. Cyberbullying can include:
- i. sending or posting mean, rude, threatening, or vulgar messages or images;
 - ii. sending or posting threats of harm;
 - iii. sending or posting sensitive, private information about another person;
 - iv. sending or posting harassing messages or images;
 - v. encouraging others to exclude someone from an online group; and
 - vi. breaking into another's electronic account and assuming that person's identity in sending or posting information to damage that person's reputation or harm other individuals.
- e. *Sexualized bullying* involves engaging in any of the other types of bullying using behaviors that are sexual in nature. Sexualized bullying can include:
- i. sexting;
 - ii. exposing or threatening or demanding the exposure of, private body parts; and
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15. Staff will adhere to the City's standards for youth programs regarding all of the following:
- a. appropriate and inappropriate physical interactions with youth;
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 - c. appropriate and inappropriate electronic communications with youth.
16. All staff employees whose duties require direct contact with and supervision of children must understand that under Nebraska law (Neb.Rev.Stat. § 28-707) they are mandated reporters and, as a result, each must, as soon as is practicably possible, make a report to the Nebraska Department of Health and Human Services (DHHS) or the Beatrice Police Department (BPD), whenever he/she, within the scope of his /her employment, has knowledge of or observes a child whom he/she knows or reasonably suspects has been the victim of child abuse or neglect.

To comply with this obligation, staff employees must:

- a. be familiar with the symptoms of child abuse and neglect;
 - b. know and follow City policies and procedures intended to protect children against abuse and neglect; and
 - c. report suspected child abuse or neglect to DHHS or BPD as required by state mandated reporter laws, including an initial report by telephone as soon as is practically possible, with a follow-up written report within thirty-six (36) hours.
17. Separate and apart from Staff's obligations as mandated reporters under Nebraska law, all Staff will immediately report any concerns or complaints about abuse, neglect, bullying, or any conduct in violation of City standards regarding physical interactions, verbal interactions, or electronic communications with youth, by other Staff, other adults, or other youth, to their immediate supervisor, or if the concerns relate to that supervisor, to the City Administrator/General Manager, City Attorney, or City Clerk.

18. The City cooperates fully with law enforcement authorities to investigate all cases of alleged abuse or neglect. All Staff must fully cooperate in any external investigation by outside authorities or internal investigation conducted by the City or persons given investigative authority by the City.

BACKGROUND CHECKS

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The City shall conduct a background check on all new hires and at least once every five (5) years thereafter, on all staff members that work directly with youth, through the Nebraska State Patrol, the Nebraska Central Registry, or similar system.

TRAININGS

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The City shall require all staff members who work directly with youth to participate in education and training sessions on abuse, molestation, or similar topics annually. Completion of training documentation will be maintained in each staff personnel file.

RESOLUTION NUMBER _____

A resolution authorizing the Mayor and City Clerk to enter into a lease with JEK Investments, LLC, a Nebraska limited liability company, for the following real estate described as:

All of Lot Three (3), Block Thirty (30), together with the vacated North Half of the East/West alley located in said Block Thirty (30) adjacent to said Lot Three (3), Wittenberg Addition to the City of Beatrice, Gage County, Nebraska, except that part conveyed to the State of Nebraska Department of Roads in Warranty Deed recorded in Deed Book 238, Page 496,

for the purpose of constructing and operating a pump track.

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

SECTION 1. That the Mayor and City Clerk be and hereby are authorized to enter into a lease between the City of Beatrice, Nebraska and JEK Investments, LLC, for the purpose of constructing and operating a pump track. A copy of said Lease 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.

PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

LEASE

This Agreement is made this ____ day of _____, 2026, by and between JEK Investments, LLC, a Nebraska limited liability company, hereinafter referred to as "Lessor", and the City of Beatrice, Nebraska, a municipal corporation, hereinafter referred to as "Lessee".

WITNESSETH:

WHEREAS, a pump track is being constructed on property owned by the Lessor; and

WHEREAS, Lessor and Lessee desire to work together to ensure that said pump track is open to all members of the public; and

WHEREAS, Lessee and Lessor determined it would be in the best interest of the community for Lessee to lease the portion of real estate where said pump track is being constructed.

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Leased Premises.** Lessor, for the rents and upon the covenants and conditions hereinafter stipulated, does hereby lease unto Lessee the real estate legally described as:

All of Lot Three (3), Block Thirty (30), together with the vacated North Half of the East/West alley located in said Block Thirty (30) adjacent to said Lot Three (3), Wittenberg Addition to the City of Beatrice, Gage County, Nebraska, except that part conveyed to the State of Nebraska Department of Roads in Warranty Deed recorded in Deed Book 238, Page 496 (the "Leased Premises").

2. **Term.** The lease shall be for a term of one (1) year and shall commence on the 1st day of September, 2026 and shall terminate on the 31st day of August, 2027. This Lease shall automatically renew for another one (1) year term unless the Lease is terminated pursuant to Section 11 or Section 12 of this Lease.

3. **Purpose.** The purpose of this Lease is for Lessor and Lessee to work together to construct and operate a pump track located on the Leased Premises.

4. **Payment.** Lessee agrees to pay to Lessor, as rent for such Leased Premises, the amount of One Dollar (\$1.00) per year for the term of the lease.

5. **Laws and Regulations.** Lessee agrees to comply with all laws, orders, ordinances, and other requirements now or hereinafter affecting said premises when in use thereof and shall save and hold Lessor harmless from expenses and damages resulting from the failure to do so.

6. **Maintenance and Operations.** Lessee accepts the premises "as is" based upon a personal inspection and investigation thereof. No other representations or warranties of condition are given other than as expressed in this Lease. Alterations, additions, or installation

of fixtures, to or upon the premises shall be at Lessee's cost and then only with prior written permission of the Lessor. Lessor shall provide any lawn care maintenance as required on the above-described real estate.

7. Utilities and Insurance. Lessee does not require the use of water, electric, sewer, garbage, or other utility service from the Lessor. The Lessor makes no guarantees pursuant to this agreement about their subsequent availability. Should utilities later be needed, all water, sewer, electricity utility expenses, and garage sanitation removal shall be the responsibility of and shall be paid by Lessor. The Lessee shall be responsible for continuously maintaining adequate insurance against loss or damage by fire or other causes of the personal property or fixtures owned by Lessee. Lessee shall file certificates of this insurance with the Lessor as requested by Lessor. Lessee agrees to indemnify Lessor against all expenses, liabilities and claims of every kind by or on behalf of any person or entity arising out of either (1) a failure by Lessee to perform any of the terms or conditions of this Lease, or (2) any personal injury or property damage happening on or about the leased premises.

8. Relationship. The parties intend, understand, and agree that the relationship between them is that of landlord and tenant under a commercial lease, and Lessee specifically acknowledges that all statutory proceedings provided by the law of the State of Nebraska applicable to the relationship of commercial landlord and tenant and the remedies accruing to the landlord on default of the tenant as to collection of rent or repossession of the Leased Premises, accrue to the Lessor hereunder, regardless of the length of the term of this Lease.

9. Liens. Lessee will not permit any mechanic's or other liens for work, services or materials, to attach to the Leased Premises or to any portion thereof; and if any such liens shall be filed or shall attach, Lessee will pay and satisfy the same or get the liens canceled in such manner as may be prescribed by law at the time of such filing or attachment.

10. Inspection. Lessor, or its representatives, shall have the right to inspect the leased premises at all reasonable times and to enter such premises for the purpose of performing such maintenance and repairs that are the responsibility of the Lessor under this Lease.

11. Breach & Cure. Failure of either party to this Lease to abide by any provision set forth herein shall constitute a breach of this Agreement. In such event, the non-breaching party may provide written notice to the breaching party describing the breach. The breaching party shall rectify, cure, or refute within thirty (30) calendar days. If the breaching party fails to rectify, cure, or refute within thirty (30) calendar days, the non-breaching party may terminate this agreement without notice.

12. Termination. In addition to the termination proceedings set forth in Section 11, Lessee and Lessor each have the right to terminate this Lease by giving sixty (60) calendar days written notice to the other party. Upon damage to the premises to such an extent that the premises are no longer usable for the purposes intended, this Lease may be immediately terminated by either party. Upon termination of this Lease, Lessee shall remove all of its personal property and shall return the premises to Lessor in as good a condition as at the inception of this Lease, reasonable wear and tear accepted. All additions to the premises, alterations to the

premises and fixtures installed shall be the property of the Lessor and shall not be removed by the Lessee.

13. Subleasing/Rental. Lessee shall not sublease or rent the whole or any part of said leased premises. The Lessee may not assign, transfer, pledge or mortgage or otherwise encumber this Lease or any portion thereof, during the term of this Lease.

14. Limitation to Described Purpose. Lessee shall not use, or permit the Leased Premises, or any part thereof, to be used for any purpose or purposes other than the purpose or purposes for which the Leased Premises are hereby leased and no use shall be made or permitted to be made of the Leased Premises, or acts done, which would cause a cancellation of any insurance policy of Lessor covering the premises, or any part thereof. In no event and at no time shall any part of the Leased Premises be planted to cultivated row crops or other agricultural crops.

15. Right to Lease. Lessor covenants that Lessor is seized of the leased premises in fee simple and has full right to make this Lease.

16. Governmental Compliance. Lessee shall at all times keep the leased premises in a safe, clean, nuisance-free condition to comply in all respects with all government, health, fire and law enforcement requirements and regulations.

17. Assignment. Any sale or mortgage of Lessor's interest in the leased premises shall not be subject to this Lease, and the existence of this Lease. Lessee may not assign or pledge this Lease or any interest thereon without the prior express written approval of the Lessor.

18. Alterations and Improvements. Lessee shall not make any alterations or improvements to the leased premises without the prior express written consent of Lessor. On the expiration of this Lease, or sooner termination thereof, Lessee shall, at its own expense, remove all alterations and other improvements and restore the leased premises to the condition they were in prior to the making or installation of the alterations and other improvements unless Lessor waives this requirement in writing.

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

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

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

22. Notices. Any Notice provided for or concerning this Lease shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth below:

Lessor: JEK Investments, LLC
ATTN: Eric Kielian
719 Market Street
Beatrice, NE 68310

Lessee: City of Beatrice
ATTN: City Attorney
400 Ella Street
Beatrice, NE 68310

23. Covenants. The terms, promises and conditions of this Lease are covenants running with the land leased herein and shall inure to the benefit of and shall bind and be obligatory upon the successors and assigns of the Lessor and the Lessee.

24. Attorney Fees. In the event that any action is filed in relation to this Lease, each party shall pay their own attorney fees.

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

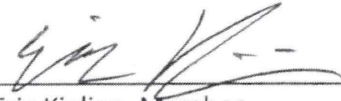
26. Taxes. Lessor shall pay all taxes and assessments with respect to the Leased Premises of any sort whatsoever that shall become due and payable or assessed, including all real estate taxes and all personal property taxes for the year 2026 and thereafter.

27. Captions. The captions or headings of paragraphs in this Lease are inserted for convenience only, and shall not be considered in construing the provisions hereof if any question of intent should arise.

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

JEK Investments, LLC, a Nebraska
limited liability company, Lessor

City of Beatrice, Nebraska,
a municipal corporation

By: 
Eric Kielian, Member

By: _____
Robert Morgan, Mayor

Attest:

Erin Saathoff, City Clerk

RESOLUTION NUMBER _____

WHEREAS, the Mayor and City Council are authorized by ordinance to regulate parking;
and

WHEREAS, the Mayor and City Council have determined that it would be in the best interest of the City of Beatrice, Nebraska that parking be prohibited along the south side of Irving Street located west of Highway 77, a/k/a North 6th Street, as shown in Exhibit "A", attached hereto and incorporated herein by reference.

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

SECTION 1. That effective immediately, parking be and hereafter is prohibited along the south side of Irving Street located west of Highway 77, a/k/a North 6th Street, as shown in Exhibit "A".

SECTION 2. That the City of Beatrice, Nebraska, and Board of Public Works is hereby authorized and directed to erect the necessary signs and change parking markings so as to prohibit parking along the south side of Irving Street located west of Highway 77, a/k/a North 6th Street, as required by this resolution.

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

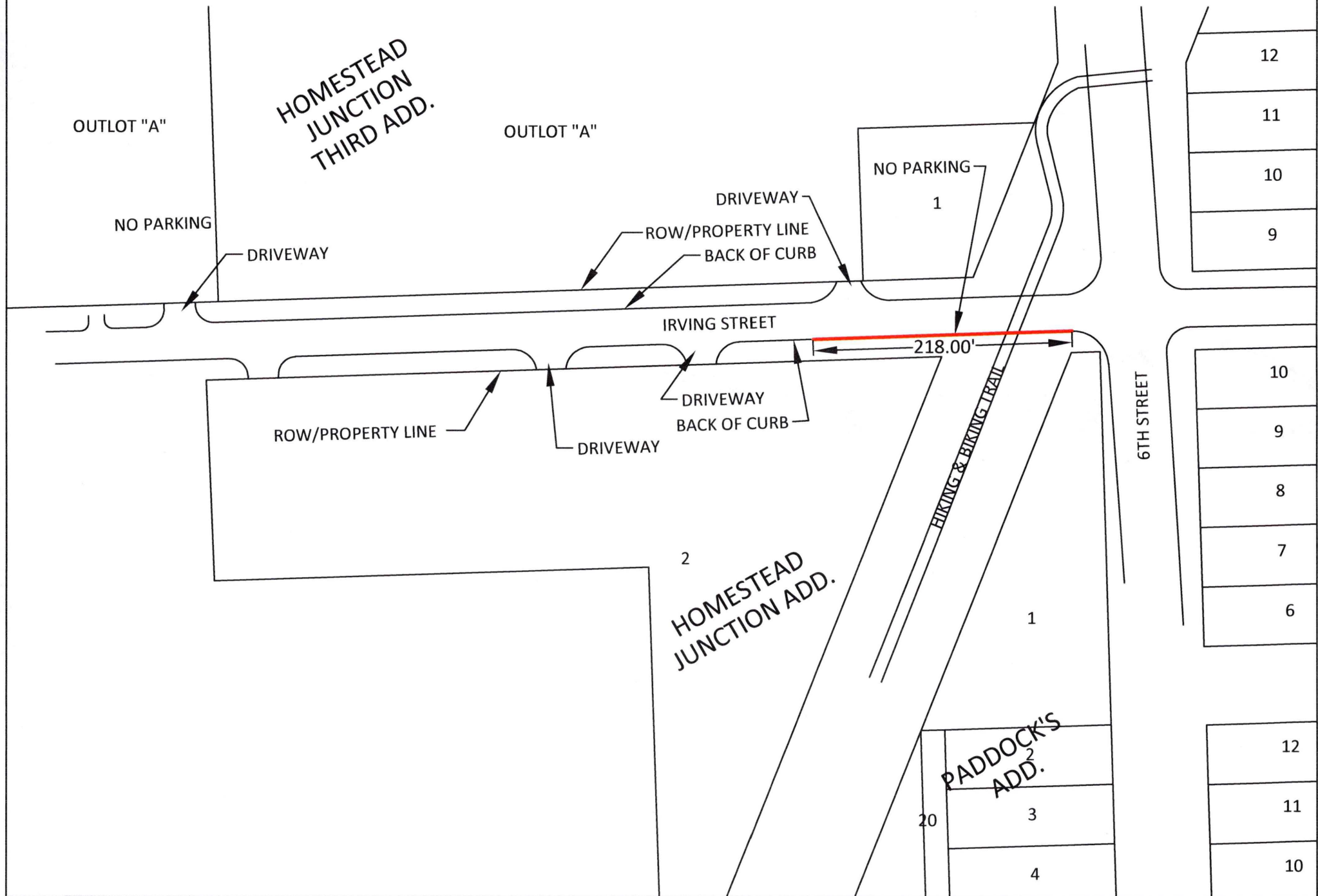
RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

EXHIBIT "A"



RESOLUTION NUMBER ____

WHEREAS, Gage Development Coalition will be hosting the Night of the Great Pumpkin on Thursday, October 29, 2026; and

WHEREAS, Gage Development Coalition has requested that Court Street be closed from 3rd Street to 7th Street, between 3:30 p.m. and 7:45 p.m.; and

WHEREAS, Court Street is also Highway 136; and

WHEREAS, closure of a State Highway for a special event requires notification to the Nebraska Department of Transportation and the City's agreement to indemnify the State.

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

SECTION 1. That the Beatrice City Council desires to allow Gage Development Coalition to utilize Court Street from 3rd Street to 7th Street, between 3:30 p.m. and 7:45 p.m. on Thursday, October 29, 2026 for the Night of the Great Pumpkin.

SECTION 2. That said portion of Court Street is located within the official corporate limits of the City of Beatrice.

SECTION 3. That the City of Beatrice acknowledges and accepts the duties set out in Neb. Rev. Stat. §39-1359(2)(d) and, if a claim is made against the State, shall indemnify, defend, and hold harmless the State from all claims, demands, actions, damages, and liability, including reasonable attorney's fees, that may arise as a result of the special event.

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

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor



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

RE: CLOSURE REQUEST FOR NIGHT OF THE GREAT PUMPKIN

Erin and Tobias,

Gage Development Coalition plans to once again host the popular family-focused event, Night of the Great Pumpkin. Night of the Great Pumpkin features activities such as trick-or-treating at local businesses, free pumpkins and treat giveaway, games, and more. The 2026 event will be held on Thursday, October 29.

We respectfully request that Court Street (HWY 136/4) be closed from 3rd to 7th Streets, with 6th Street left open, from 3:30 p.m. to 7:45 p.m. As in past years, we also request the help of the Street Department in providing barricades to effectively close the streets and keep the hundreds of participating children and families safe during the event.

We will be sharing the date of this annual event with downtown businesses and reminding business owners of the plans to close Court Street for a short time to ensure safety during the Night of the Great Pumpkin event.

If you have any questions, please contact Gage Development Coalition at 402.470.7416

Thank you for your time, consideration, and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Caleb Fjone", with a long, sweeping horizontal line extending to the right.

Caleb Fjone
Executive Director
Gage Development Coalition

RESOLUTION NUMBER ____

WHEREAS, the Interlocal Cooperation Act, Neb. Rev. Stat. Sections 13-1801 et. seq., as amended, authorizes governmental agencies to join together to make efficient use of the powers of the participating governmental bodies by enabling them to cooperate with each other on a contractual basis; and

WHEREAS, an interlocal Cooperation Act Agreement and membership in the Nebraska Regional Interoperability Network ("NRIN") is in the best interest of the City of Beatrice, Nebraska; and

WHEREAS, the Mayor and City Council for the City of Beatrice desire to enter into an Interlocal Agreement for Cooperative Development and Use of the Nebraska Regional Interoperability Network, for the purpose of allowing information to be shared among emergency and communication centers across the State of Nebraska.

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 Interlocal Agreement for Cooperative Development and Use of the Nebraska Regional Interoperability Network, marked as Exhibit "A", attached hereto and incorporated herein by this reference, between the City of Beatrice and the membership of NRIN, for the purpose of allowing information to be shared among emergency and communication centers across the State of Nebraska.

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

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Exhibit "A"

**INTERLOCAL AGREEMENT FOR
COOPERATIVE DEVELOPMENT AND USE OF THE
NEBRASKA REGIONAL INTEROPERABILITY NETWORK**

1. Parties. The parties to this Agreement are Nebraska Public Agencies that are signatories hereto.
2. Recitals. This Agreement is based upon certain understandings and furtherance of certain purposes, as follows:
 - 2.1 The Interlocal Cooperation Act of the State of Nebraska (Neb.Rev.Stat. 13-801 et.seq. and all amendments thereto) enables separate political subdivisions of Nebraska to cooperate on the basis of mutual advantage to provide for joint undertakings, services and facilities.
 - 2.2 The equipment for the Nebraska Regional Interoperability Network (NRIN), comprised of microwave and other methods of data communications, has been procured and installed to connect the parties.
 - 2.3 NRIN will benefit the parties by allowing information to be shared among emergency and communications centers on a real time, on demand, basis to help mitigate an emergency that threatens any location.
 - 2.4 NRIN will allow multi-jurisdictional, multi-disciplinary interoperability to ensure a competent level of local, regional, and statewide prevention, communication, cooperation, and coordination for an all-hazards incident necessary to execute a wide range of incident management operations.
 - 2.5 The parties agree that an NRIN Governing Board is necessary to effectively and efficiently operate NRIN.
3. Definitions.
 - 3.1 Act means the Interlocal Cooperation Act, Neb.Rev.Stat. §§13-801 et. seq and all amendments thereto.
 - 3.2 Agreement means this Agreement creating the Nebraska Regional Interoperability Network
 - 3.3 Board means the NRIN Governing Board
 - 3.4 Director means a person serving on the NRIN Governing Board
 - 3.5 Member means a Public Agency that is a party to this Agreement
 - 3.6 NRIN means the Nebraska Regional Interoperability Network which provides data connectivity for public safety voice and data interoperability.
4. Creation. The undersigned Public Agency hereby joins with other signatory Public Agencies to create the NRIN with all the rights, powers, and privileges allowed under the Act.
5. Purposes. The purpose of this Agreement is to establish NRIN and an NRIN Governing Board (Board) to govern, manage, and coordinate NRIN to support public safety communications in Nebraska.

6. Duties. The Board shall establish policies to ensure quality of service standards, priority of service, data replication and backup, security standards, equipment and replacement standards, maintenance standards, allocation of bandwidths, monitoring and testing standards, and other operational areas necessary for the effective and efficient operation of NRIN. The Board may enter into contracts for monitoring, management, and maintenance of NRIN; expertise to advise the Board in fulfilling its duties; leases for towers that support NRIN equipment; NRIN usage by non-members; administrative functions to support the Board in fulfilling its duties; and other functions for the effective and efficient operation of NRIN. At least quarterly, the Board shall review NRIN use including traffic flow, usage patterns, and outages and make policy changes to improve NRIN functioning. The Board may establish bylaws, subcommittees and working groups necessary to fulfill its duties.
7. Property Ownership. The Board, through documented resolution, will determine ownership of any personal or real property acquired for purposes of furthering the goals and objectives of the Agreement. The Public Agency owning the property will be responsible for ensuring the property is either insured against damage or theft, or that the Public Agency is financially responsible for the property if it is damaged or stolen.
8. Financial Plan. The Board shall develop a financial plan identifying resources for sustainment of NRIN. Prior to the first day of the year, the Board shall project expenses to effectively operate NRIN, project other revenue sources, and assess costs of NRIN users.
9. Election of Board. The Board shall consist of 16 elected Directors, two Directors representing each of the eight Planning Exercise and Training Regions established by the Nebraska Emergency Management Agency as follows:
 - 9.1 Each Member shall have one vote and will vote only for candidates who represent the region containing the public agency.
 - 9.3 Directors shall be elected for a three-year term of office. Directors may be re-elected for any number of terms. Directors shall serve staggered terms to promote stability and continuity.
10. Withdrawal. A Public Agency may withdraw from participation as a Member to the Agreement by written notice of termination evidenced by legally adopted resolution of the Member's governing body.
11. Term. This Agreement shall become effective upon passage of the attached Resolution for each Public Agency until withdrawal by that Public Agency.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth in the attached Resolution.

City of Beatrice
IN
Gage County, Nebraska

NOTICE OF SPECIAL HEARING TO SET FINAL TAX REQUEST

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Section 77-1632, that the governing body will meet on the 21st day of September 2026, at 6:00 o'clock P.M., at BPS Admin Meeting Room, 320 N 5th, Beatrice NE for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to setting the final tax request.

	2025	2026	Change
Operating Budget	76,957,272.00	68,683,991.00	-11%
Property Tax Request	\$ 3,811,235.00	\$ 4,032,222.18	6%
Valuation	1,033,154,952	1,223,175,956	18%
Tax Rate	0.368893	0.329652	-11%
Tax Rate if Prior Tax Request was at Current Valuation	0.311585		

RESOLUTION NUMBER ____

WHEREAS, Neb. Rev. Stat. Section 77-1601.02 provides that the Mayor and the City Council of the City of Beatrice passes by a majority vote a resolution or ordinance setting the tax request; and to set the property tax request for the upcoming year at a different amount than the property tax request for the prior year; and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request.

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

SECTION 1. That the property tax request for the fiscal year beginning on October 1, 2026 and ending on September 30, 2027 for the City of Beatrice be set at: \$3,939,807.18 for the General Fund and \$92,415 for the Bond Fund, for a total of \$4,032,222.18.

SECTION 2. The total assessed value of property differs from last year's total assessed value by eighteen percent (18%).

SECTION 3. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be .311585 per \$100.00 of assessed value.

SECTION 4. The City of Beatrice proposes to adopt a property tax request that will cause its tax rate to be .329652 per \$100.00 of assessed value.

SECTION 5. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Beatrice will be less than last year's by eleven percent (11%).

SECTION 6. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2026.

SECTION 7. That all resolutions of parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

NOTICE OF HEARING TO AMEND THE BUDGET FOR

City of Beatrice

IN

Gage County, Nebraska

PUBLIC NOTICE is hereby given, in compliance with the provisions of State Statute Section 13-511, that the governing body will meet on the 21st day of September, 2026, at 6:00 p.m., in the BPS Admin Meeting Room, 320 N 5th Street, Beatrice NE for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers relating to amending the budget which was originally adopted on the 15th day of September, 2025. Due to unforeseen circumstances, actual expenditures for the current fiscal year will exceed budgeted expenditures unless the current fiscal year budget of expenditures is revised. Reason for the additional proposed supplement are: General-Addition of several capital projects and equipment funded by grant and donation revenue and cash reserves, increase in several contractual costs; CDBG-federal grant projects carried forward from FY25; Airport-Increase in capital projects funded by grants; Sanitation-increase in operating costs; IT-Increase in operating costs; Electric-Increase in operating costs; Water-Increase in operating costs, increase in capital projects. The originally adopted budget of expenditures cannot be reduced during the remainder of the current fiscal year to meet the need for additional money due to other expenditures needs. The budget detail is available at the City Clerk's Office during regular business hours.

Summary of Proposed Revised Budget

2023-2024 Actual Disbursements & Transfers	\$ 61,137,591.00
2024-2025 Actual/Estimated Disbursements & Transfers	\$ 71,358,587.00
2025-2026 Proposed Budget of Disbursements & Transfers	\$ 81,246,272.00
2025-2026 Necessary Cash Reserve	\$ 24,850,206.00
2025-2026 Total Resources Available	\$ 106,096,478.00
Total 2025-2026 Personal & Real Property Tax Requirement	\$ 3,811,235.00
Unused Budget Authority Created For Next Year	\$ 31.31

Breakdown of Property Tax:

Personal and Real Property Tax Required for All Other Purposes	\$ 3,718,820.00
Personal and Real Property Tax Required for Bonds	\$ 92,415.00

Summary of Originally Adopted Budget

2023-2024 Actual Disbursements & Transfers	\$ 61,137,591.00
2024-2025 Actual/Estimated Disbursements & Transfers	\$ 71,358,587.00
2025-2026 Proposed Budget of Disbursements & Transfers	\$ 76,957,272.00
2025-2026 Necessary Cash Reserve	\$ 25,129,206.00
2025-2026 Total Resources Available	\$ 102,086,478.00
Total 2025-2026 Personal & Real Property Tax Requirement	\$ 3,811,235.00
Unused Budget Authority Created For Next Year	\$ 31.31

Breakdown of Property Tax:

Personal and Real Property Tax Required for All Other Purposes	\$ 3,718,820.00
Personal and Real Property Tax Required for Bonds	\$ 92,415.00

PUBLISH 9/16/2026

Recap of FY26 Budget Supplement

	Add	Reason	Revenue Sources
01-34-449-03 Police Equipment/Grants	\$ 100,000.00	Federal LPR Grant	Grant Funds
01-52-449-02 Public Prop. Other Cap/Donations	\$ 45,000.00	Pickleball Shade Structures	Donation
01-52-444-01 Public Prop. Machinery & Equip.	\$ 20,000.00	Mower	Cash reserves
01-10-461-02 Contract-Humane Society	\$ 24,000.00	Inc. in Contract	Cash reserves
01-30-461-01 Contract-Animal Control	\$ 12,000.00	Inc. in Contract	Cash reserves
Proposed Supplement	\$ 201,000.00		
General Fund FY26 Budget	\$ 15,216,697.00		
General Fund FY26 Budget as amended	\$ 15,417,697.00		
05-84-465-00 Downtown Revitalization 23-DTR	\$ 170,000.00	Carry forward of project from FY25	Grant Funds
05-84-465-03 Public Works Opportunity 2024	\$ 25,000.00	Carry forward of project from FY25	Grant, Cash Carry Forward
Proposed Supplement	\$ 195,000.00		
CDBG Fund FY26 Budget	\$ 75,000.00		
CDBG Fund FY26 Budget as amended	\$ 270,000.00		
07-94-443-01 Runway Taxiway & Apron Proj 21	\$ 2,931,000.00	Carry forward of project from FY25	Grant Funds, Cash Reserves
07-94-443-03 Runway & PAPI Proj 26	\$ 139,000.00	RCRP Grant Equipment	RCRP Grant
Proposed Supplement	\$ 3,070,000.00		
Airport FY26 Budget	\$ 4,331,456.00		
Airport FY26 Budget as amended	\$ 7,401,456.00		
80-00-411-01 Salaries - Regular	\$ 56,000.00	Addition of 1 employee	Sanitation revenue
80-00-424-03 Vehicle Maint/Repair	\$ 55,000.00	Unanticipated Vehicle Repairs	Sanitation revenue
80-00-468-01 Contractual Services - BASWA	\$ 110,000.00	Increase in monthly avg tonnage fees	Sanitation revenue
Proposed Supplement	\$ 221,000.00		
Sanitation FY26 Budget	\$ 4,011,440.00		
Sanitation FY26 Budget as amended	\$ 4,232,440.00		
60-06-425-01 Software Maint/Support	\$ 70,000.00	Change in ERP Software billing	IT Revenue
Proposed Supplement	\$ 70,000.00		
IT Fund FY26 Budget	\$ 1,092,899.00		
IT Fund FY26 Budget as amended	\$ 1,162,899.00		
1-923-00 Outside Legal/Consulting Services	\$ 300,000.00	Inc. in consulting services f/ Power Generation Fac.	Electric Revenue
Proposed Supplement	\$ 300,000.00		
Electric Fund FY26 Budget	\$ 24,966,491.00		
Electric Fund FY26 Budget as amended	\$ 25,266,491.00		
2-109-84 Chlorine Building	\$ 158,000.00	Inc. in project cost	Cash Reserves
2-593-07 Repairs-Resv Tanks	\$ 35,000.00	Inc. in repairs	Cash Reserves
2-924-00 Property Insurance	\$ 39,000.00	Inc. in property insurance cost	Cash Reserves
Proposed Supplement	\$ 232,000.00		
Water Fund FY26 Budget	\$ 4,905,781.00		
Water Fund FY26 Budget as amended	\$ 5,137,781.00		
	\$ 4,289,000.00		

ORDINANCE NUMBER 26-__

An ordinance to adopt the budget statement to be termed The Biennial Appropriation Bill, to appropriate sums for the necessary expenses and liabilities of the City of Beatrice, Nebraska for the biennial period beginning on the 1st day of October, 2025 and ending on the 30th day of September, 2027; and to provide for publication in pamphlet 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 after complying with all procedures required by law, the budget presented and set forth in the budget statement is hereby adopted as The Biennial Appropriation Bill for the fiscal years beginning on the 1st day of October, 2025 and ending on the 30th day of September, 2026 and beginning on the 1st day of October, 2026 and ending on the 30th day of September, 2027 is hereby adopted as follows:

	<u>Adopted Budget</u>	<u>Supplemental Budget</u>
FY2026 Budget of Disbursements & Transfers	\$76,957,272	\$81,246,272
FY2027 Budget of Disbursements & Transfers	\$68,683,991	

SECTION 2. All sums of money contained in such budget statement are hereby appropriated for the necessary expenses and liabilities of the City of Beatrice, Nebraska for the biennial period beginning on the 1st day of October, 2025 and ending on the 30th day of September, 2027.

SECTION 3. That a copy of the budget statement shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and to the County Clerk of Gage County, Nebraska, for use by the levying authority.

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

SECTION 5. That this ordinance shall be in full force from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

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, September 21, 2026 in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska on the acquisition of real property from First Trust Company, LLC, a South Dakota limited liability company, as the Personal Representative of the Estate of Vernon L. McAlister, commonly known as 501 South 5th Street, Beatrice, Nebraska, legally described as follows: All of Lot Ninety-Seven (97), South Beatrice, Gage County, Nebraska, EXCEPT the West 30 feet of Lot Ninety-Seven (97) South Beatrice, Gage County, Nebraska; TOGETHER WITH that portion of Lot Ninety-Eight (98) commencing at the Northeast corner of Lot Ninety-Eight (98), South Beatrice, thence extending west 110 feet along the North boundary of Lot Ninety-Eight (98), thence South 16 feet, thence East 110 feet parallel to the North Boundary of Lot Ninety-Eight (98), thence North 16 feet along the East boundary of Lot Ninety-Eight (98) to the point of beginning, all in South Beatrice, Gage County, Nebraska, Parcel ID No: 014447000.

Erin Saathoff, MMC, City Clerk

September 11, 2026

 **STAKE
YOUR
CLAIM**
BEATRICE
CITY • BOARD OF PUBLIC WORKS

MEMORANDUM

TO: Mayor & City Council

DATE SUBMITTED: September 1, 2026

FROM: Taylor Rivera
City Attorney

FOR AGENDA OF: September 21, 2026

SUBJECT: Purchase of 501 South 5th Street

EXHIBIT(S): Contract

The proposed contract is for the City to purchase 501 South 5th Street from the Estate of Vernon L. McAlister. The purchase price is \$5,000.00. All of Vernon's heirs have consented to this purchase. There is a condition in the Purchase Agreement that requires the City to install a visible recognition on the real estate honoring Vernon L. McAlister and to host a ribbon-cutting or other public dedication ceremony which includes the Vernon's siblings, Donna Kzzier and Alvin McAlister should they choose to attend.



RESOLUTION NUMBER _____

WHEREAS, First Trust Company, LLC, a South Dakota limited liability company, as the Personal Representative of the Estate of Vernon L. McAlister, owns certain real property legally described as:

All of Lot Ninety-Seven (97), South Beatrice, Gage County, Nebraska, EXCEPT the West 30 feet of Lot Ninety-Seven (97) South Beatrice, Gage County, Nebraska;

TOGETHER WITH

That portion of Lot Ninety-Eight (98) commencing at the Northeast corner of Lot Ninety-Eight (98), South Beatrice, thence extending west 110 feet along the North boundary of Lot Ninety-Eight (98), thence South 16 feet, thence East 110 feet parallel to the North Boundary of Lot Ninety-Eight (98), thence North 16 feet along the East boundary of Lot Ninety-Eight (98) to the point of beginning, all in South Beatrice, Gage County, Nebraska; and

WHEREAS, the City of Beatrice has been presented with the opportunity of acquiring said real property; and

WHEREAS, the Mayor and City Council of the City of Beatrice desire to acquire said real property; and

WHEREAS, the Mayor and City Council of the City of Beatrice have held a public hearing pursuant to Neb. Rev. Stat. §18-1755.

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 Attorney be and are hereby authorized to sign a Contract for Sale of Real Estate and all necessary documents to acquire the above-described real estate from First Trust Company, LLC, a South Dakota limited liability company, as the Personal Representative of the Estate of Vernon L. McAlister, as set forth below contingent upon the City

receiving clear, free and merchantable title in the above-described premises. A copy of said Contract for Sale of Real Estate, marked as Exhibit "A", is attached hereto and incorporated by reference. City's receipt of said real estate shall be contingent upon satisfactory completion of the terms set forth in the Contract or the Contract shall be null and void.

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

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Exhibit "A"

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT AND AGREEMENT, made and entered into this ____ day of _____, 2026, by and between First Trust Company, LLC, a South Dakota limited liability company, as the Personal Representative of the Estate of Vernon L. McAlister, hereinafter referred to as "Seller", and City of Beatrice, Nebraska, a Nebraska Municipal Corporation, hereinafter referred to as "Buyer".

WITNESSETH:

WHEREAS, Seller is the owner of an interest in the real estate hereinafter described, which real estate Buyer desires to receive from Seller, and the parties have reached an agreement with respect to the terms and conditions of the sale of said real estate and desire to reduce the same to writing.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. LEGAL DESCRIPTION: Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, all under the terms and conditions hereinafter set forth, all right, title and interest in and to the real estate legally described as follows, to-wit:

All of Lot Ninety-Seven (97), South Beatrice, Gage County, Nebraska, EXCEPT the West 30 feet of Lot Ninety-Seven (97) South Beatrice, Gage County, Nebraska;

TOGETHER WITH

That portion of Lot Ninety-Eight (98) commencing at the Northeast corner of Lot Ninety-Eight (98), South Beatrice, thence extending west 110 feet along the North boundary of Lot Ninety-Eight (98), thence South 16 feet, thence East 110 feet parallel to the North Boundary of Lot Ninety-Eight (98), thence North 16 feet along the East boundary of Lot Ninety-Eight (98) to the point of beginning, all in South Beatrice, Gage County, Nebraska,

subject to easements and restrictions of record.

2. CONSENT TO SALE: On or about October 30, 2025, Vernon L. McAlister ("Decedent") passed away intestate. The Decedent was survived by his sister, Donna Kizzier, and his brother Alvin McAlister. Decedent was never married and had no children. On or about December 23, 2025, the Lancaster County Court issued Letters of Personal Representative confirming the appointment of Seller as the Personal Representative of the Estate of the Decedent (Lancaster County PR25-1127). On or about August 21, 2026, Donna Kizzier and Alvin McAlister entered into a Private Settlement Agreement with the consent of all parties thereto to sell the above-described property to the City of Beatrice, Nebraska for the price of Five Thousand Dollars (\$5,000.00). Seller hereby represents that no other consent to this sale is required and that Seller is duly authorized to enter into this Agreement.

3. **PURCHASE PRICE:** The purchase price shall be Five Thousand Dollars (\$5,000.00), and shall be due and payable unto the Seller on the date of closing, in the form of a Check or Cash.
4. **IMPROVEMENTS:** The premises contains a house that shall be considered part of the real estate and shall be sold to Buyer.
5. **MEMORIAL HONORING DECEDENT:** Buyer shall install an appropriate and visible recognition on the above-described real estate, in honor of the Decedent, and host a ribbon-cutting and/or other appropriate public dedication ceremony which includes the Decedent's siblings, Donna Kizzier and Alvin McAlister, if they so choose to attend.
6. **RISK OF LOSS:** Seller shall bear all risks including but not limited to liability on said property until the time of closing.
7. **TAXES AND ASSESSMENTS:** Real estate taxes for 2025 (due in 2026) and all prior years shall be paid by Seller. Real estate taxes for 2026 (due in 2027) shall be prorated between Seller and Buyer. All future years shall be paid by Buyer.
8. **POSSESSION:** Buyer shall be entitled to full possession at the time of Closing.
9. **MARKETABLE TITLE:** Seller shall furnish unto Buyer a commitment for Title Insurance, with a Title Insurance Company chosen by Buyer and authorized to do business in the State of Nebraska. This Title Insurance commitment shall reflect insurable title in Seller, subject only to easements and restrictions of record. Any defects found in said commitment shall be removed by the Seller at or prior to closing. Seller and Buyer shall evenly split the cost of title insurance.
10. **EXCISE TAX/FILING FEES:** This transaction is exempt from documentary stamp tax pursuant to Neb.Rev.Stat. Section 76-902(2). Buyer shall pay all filing fees associated with the filing of the Conservator's Warranty Deed.
11. **ESCROW:** The Seller will, on the execution of this agreement, execute a Conservator's Warranty Deed, conveying said real estate to Buyer. The Deed will be delivered to Buyer by Escrow Agent at the time of closing and all payments or receipts due from Buyer to Seller shall have been provided or paid in full.
12. **ESCROW AGENT:** Seller and Buyer hereby appoint Taylor Rivera as Escrow Agent pursuant to the terms of this agreement, to do the following:
 - (a) to receive and execute a copy of this agreement, the deed from the Seller to the Buyer, and evidence of title (title insurance commitment), all releases of liens or other instruments to be filed.
 - (b) to prepare closing statements which the parties hereto agree to sign as part of their obligation herein.
 - (c) to deliver the deed to the Buyer at time of closing, and if so instructed, file all documents with the Office of the Register of Deeds.
 - (d) to receive all payments from Buyer to Seller under this agreement, and receive any funds required with the obligation of Seller herein.

(e) to pay all costs associated with this transaction, including abstracting, title insurance premiums, transfer tax on the deed, filing fees, legal fees, escrow fee, and real estate taxes, existing encumbrances, and all liens and mortgages, if any.

(f) to collect a closing fee of \$0.00, which shall be paid by Buyer.

(g) to remit unto Seller all sums to Seller, after deducting any sums required to be paid as set forth herein.

The duties of the Escrow Agent shall be confined to the items specifically provided herein. Should the Escrow Agent become aware of conflicting demands or claims with respect to the Escrow or the rights of any of the parties hereto, or any money or property deposited herein or affected thereby, the Escrow Agent shall have the right to discontinue any further acts, until such conflict is resolved, and shall further have the right to commence or defend any action or proceedings for the determination of such conflict.

13. CLOSING: The parties shall close this transaction at such time and date as they shall mutually agree, and in the absence of prior mutual agreement, this transaction shall close at the office of City of Beatrice, 400 Ella Street, Beatrice, Nebraska 68310 at 10:00 o'clock a.m., on or before the earlier of October 30, 2026. At the time of closing, Seller shall deliver to Buyer the Conservator's Warranty Deed and Real Estate Transfer Statement.

14. WAIVER: A waiver by the Seller of any default or breach hereunder shall not be construed as a continuing waiver of such default or breach, nor as a waiver of remission, express or implied, or of any other subsequent default or breach.

15. DEFAULT: Time is of the essence in performance of this agreement. It is understood and agreed by the parties hereto that in the event Buyer shall fail to complete the payment of the purchase price as hereinabove set forth or fail to keep any of the other requirements to be kept by Buyer, then Seller may declare default.

16. NOTICES: Notices to Seller shall be given to First Trust Company, LLC c/o Tom Van Robays, 9300 Underwood Ave., Suite #210, Omaha, Nebraska 68114.

Notice to Buyer shall be sent to Taylor Rivera, 400 Ella Street, Beatrice, NE 68310.

17. REAL ESTATE SETTLEMENT PROCEDURES ACT (RESPA): Seller and Buyer hereby agree to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of the Real Estate Settlement Procedures Act of 1974, as amended, to furnish Federal Identification Numbers and/or Social Security Numbers as required, for the proper reporting to the Internal Revenue Service, if required.

18. BINDING EFFECT: This contract shall be binding upon the heirs, executors, administrators and assigns of the parties hereto.

19. MISCELLANEOUS: The headings of the paragraphs of this agreement are inserted for convenience only and shall not constitute a part hereof. Wherever applicable the singular shall include the plural and the masculine the feminine.

20. **INTEREST:** It is agreed that from the date of this Agreement until date of closing that no interest shall be due from Buyer to Seller.

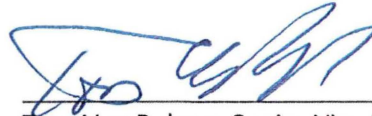
21. **WARRANTIES AND REPRESENTATIONS:** Buyer purchases the premises "as is", based upon the Buyer's own inspection of the premises, and no warranties, express or implied have been given by Seller as to the condition of the same, the same being expressly denied.

22. **SURVIVAL OF CONTRACT:** Upon the delivery of the deed all warranties and representations, if any, shall merge and the acceptance thereof shall be full and complete satisfaction of all obligations of the Seller.

23. **ENTIRE AGREEMENT:** It is agreed between the parties hereto that there are no other agreements or understandings between them relating to the subject matter of this Agreement. This Agreement supersedes all prior agreements, oral or written between the parties and is intended as a complete and exclusive statement of the Agreement between the parties. Neither this Agreement, nor its execution, have been induced by any reliance, representation, stipulation, warranty, agreement or understanding of any kind other than those herein expressed. No change or modification of this Agreement shall be valid unless the same be in writing and signed by the parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written, on this Contract For Sale of Real Estate.

First Trust Company, LLC, Personal
Representative of the Estate of
Vernon L. McAlister, Seller



Tom Van Robays, Senior Vice President

Attest:

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

Erin Saathoff, City Clerk

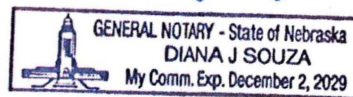
Robert Morgan, Mayor

STATE OF NEBRASKA)
)ss:
COUNTY OF Douglas)

The foregoing Contract for Sale of Real Estate was acknowledged before me this 1
day of September, 2026, by Tom Van Robays, Senior Vice President of First Trust Company,
LLC, to be his voluntary act and deed on behalf of the Estate of Vernon L. McAlister.

Diana J Souza
Notary Public

STATE OF NEBRASKA)
)ss:
COUNTY OF GAGE)



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

Notary Public

 **STAKE
YOUR
CLAIM**
BEATRICE
CITY • BOARD OF PUBLIC WORKS

MEMORANDUM

TO: Mayor & City Council

DATE SUBMITTED: September 1, 2026

FROM: Taylor Rivera
City Attorney

FOR AGENDA OF: September 21, 2026

SUBJECT: Purchase of 501 South 5th Street

EXHIBIT(S): Contract

The proposed contract is for the City to purchase 501 South 5th Street from the Estate of Vernon L. McAlister. The purchase price is \$5,000.00. All of Vernon's heirs have consented to this purchase. There is a condition in the Purchase Agreement that requires the City to install a visible recognition on the real estate honoring Vernon L. McAlister and to host a ribbon-cutting or other public dedication ceremony which includes the Vernon's siblings, Donna Kzzier and Alvin McAlister should they choose to attend.



RESOLUTION NUMBER _____

WHEREAS, First Trust Company, LLC, a South Dakota limited liability company, as the Personal Representative of the Estate of Vernon L. McAlister, owns certain real property legally described as:

All of Lot Ninety-Seven (97), South Beatrice, Gage County, Nebraska, EXCEPT the West 30 feet of Lot Ninety-Seven (97) South Beatrice, Gage County, Nebraska;

TOGETHER WITH

That portion of Lot Ninety-Eight (98) commencing at the Northeast corner of Lot Ninety-Eight (98), South Beatrice, thence extending west 110 feet along the North boundary of Lot Ninety-Eight (98), thence South 16 feet, thence East 110 feet parallel to the North Boundary of Lot Ninety-Eight (98), thence North 16 feet along the East boundary of Lot Ninety-Eight (98) to the point of beginning, all in South Beatrice, Gage County, Nebraska; and

WHEREAS, the City of Beatrice has been presented with the opportunity of acquiring said real property; and

WHEREAS, the Mayor and City Council of the City of Beatrice desire to acquire said real property; and

WHEREAS, the Mayor and City Council of the City of Beatrice have held a public hearing pursuant to Neb. Rev. Stat. §18-1755.

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 Attorney be and are hereby authorized to sign a Contract for Sale of Real Estate and all necessary documents to acquire the above-described real estate from First Trust Company, LLC, a South Dakota limited liability company, as the Personal Representative of the Estate of Vernon L. McAlister, as set forth below contingent upon the City

receiving clear, free and merchantable title in the above-described premises. A copy of said Contract for Sale of Real Estate, marked as Exhibit "A", is attached hereto and incorporated by reference. City's receipt of said real estate shall be contingent upon satisfactory completion of the terms set forth in the Contract or the Contract shall be null and void.

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

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Exhibit "A"

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT AND AGREEMENT, made and entered into this ____ day of _____, 2026, by and between First Trust Company, LLC, a South Dakota limited liability company, as the Personal Representative of the Estate of Vernon L. McAlister, hereinafter referred to as "Seller", and City of Beatrice, Nebraska, a Nebraska Municipal Corporation, hereinafter referred to as "Buyer".

WITNESSETH:

WHEREAS, Seller is the owner of an interest in the real estate hereinafter described, which real estate Buyer desires to receive from Seller, and the parties have reached an agreement with respect to the terms and conditions of the sale of said real estate and desire to reduce the same to writing.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. LEGAL DESCRIPTION: Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, all under the terms and conditions hereinafter set forth, all right, title and interest in and to the real estate legally described as follows, to-wit:

All of Lot Ninety-Seven (97), South Beatrice, Gage County, Nebraska, EXCEPT the West 30 feet of Lot Ninety-Seven (97) South Beatrice, Gage County, Nebraska;

TOGETHER WITH

That portion of Lot Ninety-Eight (98) commencing at the Northeast corner of Lot Ninety-Eight (98), South Beatrice, thence extending west 110 feet along the North boundary of Lot Ninety-Eight (98), thence South 16 feet, thence East 110 feet parallel to the North Boundary of Lot Ninety-Eight (98), thence North 16 feet along the East boundary of Lot Ninety-Eight (98) to the point of beginning, all in South Beatrice, Gage County, Nebraska,

subject to easements and restrictions of record.

2. CONSENT TO SALE: On or about October 30, 2025, Vernon L. McAlister ("Decedent") passed away intestate. The Decedent was survived by his sister, Donna Kizzier, and his brother Alvin McAlister. Decedent was never married and had no children. On or about December 23, 2025, the Lancaster County Court issued Letters of Personal Representative confirming the appointment of Seller as the Personal Representative of the Estate of the Decedent (Lancaster County PR25-1127). On or about August 21, 2026, Donna Kizzier and Alvin McAlister entered into a Private Settlement Agreement with the consent of all parties thereto to sell the above-described property to the City of Beatrice, Nebraska for the price of Five Thousand Dollars (\$5,000.00). Seller hereby represents that no other consent to this sale is required and that Seller is duly authorized to enter into this Agreement.

3. **PURCHASE PRICE:** The purchase price shall be Five Thousand Dollars (\$5,000.00), and shall be due and payable unto the Seller on the date of closing, in the form of a Check or Cash.
4. **IMPROVEMENTS:** The premises contains a house that shall be considered part of the real estate and shall be sold to Buyer.
5. **MEMORIAL HONORING DECEDENT:** Buyer shall install an appropriate and visible recognition on the above-described real estate, in honor of the Decedent, and host a ribbon-cutting and/or other appropriate public dedication ceremony which includes the Decedent's siblings, Donna Kizzier and Alvin McAlister, if they so choose to attend.
6. **RISK OF LOSS:** Seller shall bear all risks including but not limited to liability on said property until the time of closing.
7. **TAXES AND ASSESSMENTS:** Real estate taxes for 2025 (due in 2026) and all prior years shall be paid by Seller. Real estate taxes for 2026 (due in 2027) shall be prorated between Seller and Buyer. All future years shall be paid by Buyer.
8. **POSSESSION:** Buyer shall be entitled to full possession at the time of Closing.
9. **MARKETABLE TITLE:** Seller shall furnish unto Buyer a commitment for Title Insurance, with a Title Insurance Company chosen by Buyer and authorized to do business in the State of Nebraska. This Title Insurance commitment shall reflect insurable title in Seller, subject only to easements and restrictions of record. Any defects found in said commitment shall be removed by the Seller at or prior to closing. Seller and Buyer shall evenly split the cost of title insurance.
10. **EXCISE TAX/FILING FEES:** This transaction is exempt from documentary stamp tax pursuant to Neb.Rev.Stat. Section 76-902(2). Buyer shall pay all filing fees associated with the filing of the Conservator's Warranty Deed.
11. **ESCROW:** The Seller will, on the execution of this agreement, execute a Conservator's Warranty Deed, conveying said real estate to Buyer. The Deed will be delivered to Buyer by Escrow Agent at the time of closing and all payments or receipts due from Buyer to Seller shall have been provided or paid in full.
12. **ESCROW AGENT:** Seller and Buyer hereby appoint Taylor Rivera as Escrow Agent pursuant to the terms of this agreement, to do the following:
 - (a) to receive and execute a copy of this agreement, the deed from the Seller to the Buyer, and evidence of title (title insurance commitment), all releases of liens or other instruments to be filed.
 - (b) to prepare closing statements which the parties hereto agree to sign as part of their obligation herein.
 - (c) to deliver the deed to the Buyer at time of closing, and if so instructed, file all documents with the Office of the Register of Deeds.
 - (d) to receive all payments from Buyer to Seller under this agreement, and receive any funds required with the obligation of Seller herein.

(e) to pay all costs associated with this transaction, including abstracting, title insurance premiums, transfer tax on the deed, filing fees, legal fees, escrow fee, and real estate taxes, existing encumbrances, and all liens and mortgages, if any.

(f) to collect a closing fee of \$0.00, which shall be paid by Buyer.

(g) to remit unto Seller all sums to Seller, after deducting any sums required to be paid as set forth herein.

The duties of the Escrow Agent shall be confined to the items specifically provided herein.

Should the Escrow Agent become aware of conflicting demands or claims with respect to the Escrow or the rights of any of the parties hereto, or any money or property deposited herein or affected thereby, the Escrow Agent shall have the right to discontinue any further acts, until such conflict is resolved, and shall further have the right to commence or defend any action or proceedings for the determination of such conflict.

13. CLOSING: The parties shall close this transaction at such time and date as they shall mutually agree, and in the absence of prior mutual agreement, this transaction shall close at the office of City of Beatrice, 400 Ella Street, Beatrice, Nebraska 68310 at 10:00 o'clock a.m., on or before the earlier of October 30, 2026. At the time of closing, Seller shall deliver to Buyer the Conservator's Warranty Deed and Real Estate Transfer Statement.

14. WAIVER: A waiver by the Seller of any default or breach hereunder shall not be construed as a continuing waiver of such default or breach, nor as a waiver of remission, express or implied, or of any other subsequent default or breach.

15. DEFAULT: Time is of the essence in performance of this agreement. It is understood and agreed by the parties hereto that in the event Buyer shall fail to complete the payment of the purchase price as hereinabove set forth or fail to keep any of the other requirements to be kept by Buyer, then Seller may declare default.

16. NOTICES: Notices to Seller shall be given to First Trust Company, LLC c/o Tom Van Robays, 9300 Underwood Ave., Suite #210, Omaha, Nebraska 68114.

Notice to Buyer shall be sent to Taylor Rivera, 400 Ella Street, Beatrice, NE 68310.

17. REAL ESTATE SETTLEMENT PROCEDURES ACT (RESPA): Seller and Buyer hereby agree to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of the Real Estate Settlement Procedures Act of 1974, as amended, to furnish Federal Identification Numbers and/or Social Security Numbers as required, for the proper reporting to the Internal Revenue Service, if required.

18. BINDING EFFECT: This contract shall be binding upon the heirs, executors, administrators and assigns of the parties hereto.

19. MISCELLANEOUS: The headings of the paragraphs of this agreement are inserted for convenience only and shall not constitute a part hereof. Wherever applicable the singular shall include the plural and the masculine the feminine.

20. INTEREST: It is agreed that from the date of this Agreement until date of closing that no interest shall be due from Buyer to Seller.

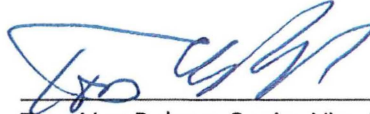
21. WARRANTIES AND REPRESENTATIONS: Buyer purchases the premises "as is", based upon the Buyer's own inspection of the premises, and no warranties, express or implied have been given by Seller as to the condition of the same, the same being expressly denied.

22. SURVIVAL OF CONTRACT: Upon the delivery of the deed all warranties and representations, if any, shall merge and the acceptance thereof shall be full and complete satisfaction of all obligations of the Seller.

23. ENTIRE AGREEMENT: It is agreed between the parties hereto that there are no other agreements or understandings between them relating to the subject matter of this Agreement. This Agreement supersedes all prior agreements, oral or written between the parties and is intended as a complete and exclusive statement of the Agreement between the parties. Neither this Agreement, nor its execution, have been induced by any reliance, representation, stipulation, warranty, agreement or understanding of any kind other than those herein expressed. No change or modification of this Agreement shall be valid unless the same be in writing and signed by the parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written, on this Contract For Sale of Real Estate.

First Trust Company, LLC, Personal
Representative of the Estate of
Vernon L. McAlister, Seller



Tom Van Robays, Senior Vice President

Attest:

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

Erin Saathoff, City Clerk

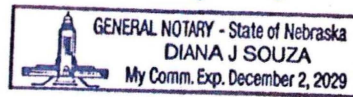
Robert Morgan, Mayor

STATE OF NEBRASKA)
)ss:
COUNTY OF Dawson)

The foregoing Contract for Sale of Real Estate was acknowledged before me this 1
day of September, 2026, by Tom Van Robays, Senior Vice President of First Trust Company,
LLC, to be his voluntary act and deed on behalf of the Estate of Vernon L. McAlister.

Diana J Souza
Notary Public

STATE OF NEBRASKA)
)ss:
COUNTY OF GAGE)



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

Notary Public

RESOLUTION NUMBER ____

A resolution adopting and approving the execution of a State Grant Agreement for Project No. 3-31-0009-025/026/027-2026, to be submitted to the Nebraska Department of Transportation, Aeronautics Division, to obtain state financial aid in the Development of 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 City of Beatrice shall enter into a State Grant Agreement with the Nebraska Department of Transportation, Aeronautics Division, for Project No. 3-31-0009-025/026/027-2026, for the purpose of obtaining state financial aid in the development of the Beatrice Municipal Airport and that such agreement shall be set forth hereinbelow.

SECTION 2. That the Mayor of Beatrice is hereby authorized and directed to execute said State Grant Agreement on behalf of the City of Beatrice, and the City Clerk is hereby authorized and directed to attest said execution.

SECTION 3. That said Agreement referred to herein above is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

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

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Exhibit "O"

STATE GRANT AGREEMENT

PROJECT NO. 3-31-0009-025/026/027-2026

This is an Agreement by and between the Nebraska Department of Transportation, Division of Aeronautics, hereinafter referred to as the "Department" and the City of Beatrice, Nebraska, hereinafter referred to as the "Sponsor."

RECITALS

The Sponsor has the title to or control of the Beatrice Municipal Airport and wants to develop or improve it. The Department agrees to help the Sponsor with the following development:

NAVAID Upgrades: PAPIs (RWY 18, 36, 14, 32) REIL (RWY 18)

A summary of eligible project costs is attached to this Agreement for reference as "Exhibit A".

AGREEMENT

In consideration of these facts and the mutual covenants contained herein, the Department and Sponsor agree as follows:

This Agreement is a Federal Match State Grant of a federally funded project.

The Sponsor agrees that all developments listed above will be completed and will comply with the approved airport layout plan and the approved construction plans and specifications, as applicable. No development item shall be omitted or added without specific approval from the Department. If the work is contracted by the Sponsor, bids shall be taken as required by law and submitted to the Department for review prior to contract award.

The Department agrees to reimburse the Sponsor for **two percent (2%) of the actual federally eligible costs incurred** to complete this development under FAA grant 3-31-0009-025/026/027-2026; up to a **maximum of \$16,160** in State funds. "Eligible Costs" are defined by the FAA in the grant identified above.

In the reimbursement to the Sponsor for work performed and material furnished, the Department agrees to honor approved progress estimates processed during the construction. Upon presentation of the final billings and estimates for the work completed by the Sponsor to the satisfaction of the Department, the Department agrees to reimburse the Sponsor in an amount based upon the actual incurred eligible costs of the improvements set forth in the above noted scope of development, the

attached Exhibit A, the approved plans, and any approved change orders. The total reimbursement shall not exceed the amount(s) set forth above.

CONDITIONS

The terms and conditions of this Agreement shall remain in effect for 20 years from the date of execution by the Sponsor. If the development is land or easement acquisition, then the terms and conditions shall remain in effect for as long as the Sponsor owns this land or easement. The Sponsor will not sell, lease, encumber or otherwise dispose of airport real property, acquired with grant money from the Department, without the Department's approval.

1. The Sponsor will comply with the Department's State Aid Program and all applicable laws and regulations. The current version, dated May 16, 2025, is attached hereto as "Exhibit B" and incorporated herein by reference as of the execution of this State Grant Agreement.
2. The Sponsor will complete the project without undue delay. The project shall be subject to the Department's inspection.
3. The Sponsor will operate and maintain the airport as a public use facility in a safe and serviceable condition and will not permit any activity thereon that would interfere with its use for aeronautical purposes. The Sponsor is not required to operate the airport during temporary periods when snow, flood or other climatic conditions interfere. The Sponsor will comply with the minimum standards of maintenance and operation set by the Department and the Federal Aviation Administration.
4. The Sponsor will make this airport available as a public use airport on fair and reasonable terms and without unjust discrimination, to all types, kinds, and classes of aeronautical uses. In its operation of the airport, the Sponsor or any person or organization occupying space or facilities thereon will not discriminate against any person or class of persons because of race, color, religion, national origin, sex, handicap, or age and will not discriminate against any employee or applicant for employment based on race, color, religion, sex, age, or otherwise qualified handicapped status.
5. The Sponsor will insert and enforce provisions in any contract or other arrangement that grants a right or privilege to any person, firm or corporation to engage in any activity for furnishing services to the public at the airport. These provisions require the contractor to:
 - a. Furnish said service on a fair, equal, and not unjustly discriminatory basis to all users thereof, and,
 - b. Charge fair, reasonable, and not unjustly discriminatory prices for each unit or service. However, it is allowable for the contractor to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

6. The Sponsor will not grant or permit any person, firm or corporation an exclusive right to:
 - a. Use the airport to provide aeronautical services to the public; nor
 - b. Conduct any aeronautical activities, including but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products, repair and maintenance of aircraft, sale of aircraft parts, or any other aeronautical activity.

However, the Sponsor may grant or exercise an exclusive right for furnishing non-aviation products and supplies or any non-aeronautical service.

7. The Sponsor will submit all leases, permits, and agreements for the airport to the Department upon request. The Department may withhold 20% of payments due to the Sponsor until all leases, permits and agreements are acceptable to the Department.
8. The Sponsor will provide a drug-free workplace at the site of work specified in this agreement.
9. The Sponsor will take appropriate action to ensure that the airspace required for airport operations is adequately cleared and protected. The Sponsor agrees, to the best of its ability, to prevent construction, erection, alteration, or growth of any object within or outside the boundaries of the airport which would create a hazard to aircraft operating at or near the airport or otherwise limit the usefulness of the airport. Appropriate actions may include removing, lowering, relocating, marking, lighting or otherwise mitigating existing airport hazards and preventing the establishment or creation of future airport hazards. The Sponsor will, to the best of its ability, arrange for height restriction zoning of the area around the airport as allowed under Nebraska Statutes.
10. The Sponsor will keep a current airport layout plan that has the approval of the Department or the Federal Aviation Administration. The Sponsor will ensure that future development of the airport conforms to this plan.
11. The Sponsor will not enter into any transaction that would operate to deprive it, or any legal successor, of the rights and powers necessary to comply with any or all the covenants made herein.
12. During the term of these covenants, the Sponsor will maintain a current system of airport accounts and records, using a system of its own choice sufficient to provide annual statements of income and expense. It will furnish the Department with such annual or special airport financial and operational reports as may be reasonably requested.

13. If this airport ceases be a public-use airport before the expiration of 20 years from the date of execution of this Agreement, or if any other covenants of this agreement are substantially violated without the Department's approval, the Sponsor will reimburse the Department as follows:

For any monies granted under this Agreement, the amount due the Department shall be according to the operation of the following formula:

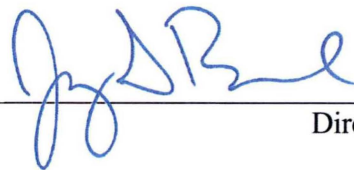
$$\frac{\text{Months remaining}}{240 \text{ Months}} \quad \times \quad \text{Amount of Dept.'s money granted.}$$

IN WITNESS WHEREOF, the Department and Sponsor have authorized these presents to be executed by their proper officials, as of the dates shown below.

Executed by the Nebraska Department of Transportation, Division of Aeronautics this 9th day of September 2026.



Witness



Director

Executed by the City of Beatrice this _____ day of _____, 2026.

City Clerk

Mayor

EXHIBIT A

Beatrice Municipal Airport (BIE)
Beatrice, Nebraska
Project No. 3-31-0009-025/026/027
NAVAID Upgrades: PAPIs (RWY 18, 36, 14, 32) REIL (RWY 18)

COST SUMMARY: Estimated
(March 2026)

Construction (Danielle's Approach)

Base Bid (PAPI)	\$607,270.05
Alternate Bid (REIL)	<u>\$92,412.15</u>
Subtotal	\$699,682.20

<u>Flight Check</u>	\$26,596.08
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Consultant (Benesch)

Design	\$99,639.00
Bidding	\$9,085.00
Construction	\$88,527.00
Close Out	<u>\$8,212.00</u>
Subtotal	\$205,463.00

<u>IFE (Airport IFE)</u>	\$2,600.00
---------------------------------	------------

Admin/Audit/Pub/Etc.

Administrative	\$195.72
Legal/Publication	<u>\$200.00</u>
Subtotal	\$395.72

TOTALS	<u>\$934,737.00</u>
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SUMMARY OF FUNDS: (March 2026)

Local	\$30,577.00
State	\$16,160.00
Federal (CDS 95%)	\$190,000.00
Federal (IIJA 95%)	\$430,000.00
Federal (AIP 95%)	<u>\$268,000.00</u>
Total	\$934,737.00

Exhibit A

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION



STATE AID GRANT PROGRAM Commission Approved May 16, 2025

Nebraska Department of Transportation
(NDOT) Division of Aeronautics

STATE AID GRANT PROGRAM

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STATE AID GRANT PROGRAM

I. PROGRAM OVERVIEW AND INTENT

The intent of the State Aid Grant Program is to assist in the development of public-use aviation facilities in Nebraska. This program includes state aid provided as part of a federally funded project.

The Nebraska Aeronautics Commission has two types of funds to allocate state grants: the Project Grant Fund, funded through the aviation fuels tax, and the Aeronautics Capital Improvement Fund, funded through a tax on the sales and use of aircraft.

Primary airports with scheduled, non-subsidized, commercial service are eligible to receive up to \$250,000 allocation in state aid per year in recognition of the substantial economic impact these facilities have in generating the funds used to provide state grants. Note: This allocation will be evaluated based on available funds for a given year.

Project approval and funding limits are determined by the Nebraska Aeronautics Commission. The Commission has the right to fund projects outside the scope of this program at their discretion.

II. WHO IS ELIGIBLE?

- A. ANY MUNICIPALITY operating a public-use airport. A municipality can be an airport authority, city, county, or village.
- B. Airports must have a current state license and have no licensing violations unless the request being made is to correct licensing violations.

III. WHAT IS ELIGIBLE?

To be eligible for the state aid program, the following requirements should be met:

- The project is reasonably consistent with the Nebraska System Plan for the development of the area in which the airport is located.
- The project can be completed without undue delay on the sponsor's part.
- The sponsor has sufficient funds to cover their share of the project.

The following are examples of eligible and ineligible projects. This is only a partial listing of projects. For questions on whether a project would be eligible for funding under this program, contact NDOT, Division of Aeronautics at 402-471-2371 or NDOT.AeroEngineering@nebraska.gov

STATE AID GRANT PROGRAM

A. ELIGIBLE UNDER THIS PROGRAM

1. All federal grants (AIP, BIL, etc.) are eligible for state grant matching funds, apart from hangars, fuel storage, access roads and parking lots.
2. Grading, paving, and pavement rehabilitation, including seal coating and crack sealing of runways, taxiways, and aprons.
3. Lighting of eligible paved or graded items, including a vault, electrical equipment, beacon, standby generator, reflective markers, airport lighting, etc.
4. Visual Navigational Aids (Nav aids) - PAPI, REIL, ALS, etc. and AWOS. Emphasis will be placed on nav aids for instrument runways and on those needed for obstacle clearance.
5. Airport layout plans (ALP), Environment Assessment Reports (EA), and other planning studies.
6. Obstruction mitigation or removal of objects in the runway protection zones and objects violating state licensing or Part 77 obstruction standards.* Includes the relocation of roads to allow necessary airport development.
7. Land and easement acquisition for all airport developments, including fencing and relocation.
8. Administration and terminal buildings - public-use areas only. Areas rented or reserved for private use are not eligible. Airport offices such as the manager's office or the authority's meeting room are eligible. The eligible amount will be determined by prorating the actual square feet of each area.
9. Related Items (listed below) are eligible at the same rate of participation as the item to which they are related.
 - a) Consulting and other fees, such as engineering, testing, advertising, administrative and legal fees. These fees are only eligible when the project they are related to is completed within a reasonable time. Typically, the fees are not reimbursed until after the construction/acquisition contracts are executed.
 - b) Related construction items like pavement repairs, utility relocation, incidental fencing, marking, seeding, drainage structures, ducts, etc.
10. Preliminary engineering for large projects (greater than \$1,000,000) to include 30% design, scope, pavement section and cost estimate. There are no guarantees of future funding to complete the project.

STATE AID GRANT PROGRAM

B. NOT ELIGIBLE UNDER THIS PROGRAM

Not eligible under state-aid only grant program:

- a. Security (TSA Part 1542) and guidance signs (FAR Part 139).
- b. Vehicles (SRE and ARFF) and associated buildings.
- c. Passenger lifts for commuter aircraft.
- d. Emergency Repairs. Note: Missing the standard deadline does not constitute an emergency.
- e. Other regular maintenance items to include tree trimming and removal on airport property.
- f. Paving access roads and parking lots and other landside needs.
- g. Runway development not shown on an approved ALP.
- h. Previously funded obstruction mitigation or removal. *
- i. Previously completed projects.
- j. Hangars. **
- k. Fuel storage. **

* The Aeronautics Commission will fund obstruction removal only once per area. For example, if a tree is removed as an obstruction but later regrows, removal will not be funded a second time.

** Hangars and Fuel storage are eligible under the state loan programs.

IV. FUNDING LIMITS.

State grants typically reimburse eligible project expenses at the following percentages:

- State Projects: up to 90% state funds
- State Projects acquiring land, terminal buildings or preliminary engineering: up to 50% state funds.
- Federal Projects: up to 2% state matching funds

State aid-only grants, funds are limited to \$250,000 per airport per fiscal year, except that runway rehabilitation/re-construction for state-aid only projects are limited to \$1,000,000. State matching funds requests allocated for a federal project are limited to a total of \$100,000. A federal project includes the entire scope of the federal grant. Multiple federal grants which are used to finance the same scope of work are considered one project.

A federally funded project with the same scope of work can receive funding for different phases (e.g., engineering and construction), but the total funding is capped at \$100,000. Multiple grant

STATE AID GRANT PROGRAM

applications are allowed, but the total awarded cannot exceed this cap. Funding for one phase does not guarantee funding for future phases.

These provisions do not affect the primary airport allocations outlined in Section I.

V. GENERAL REQUIREMENTS AND CONDITIONS.

- A. The existing airport and the proposed project must meet the Aeronautics licensing standards. The airport must have an approved airport layout plan (ALP), and the proposed project must follow the ALP. If not, 25% of state funds will be withheld from the sponsor until this is corrected.
- B. Any work completed prior to Commission approval must be essential to the development of the requested project and comply with the specifications in Section VII to be eligible for state aid-only grants.
- C. The sponsor must comply with all program requirements and state grant agreement assurances and conditions.

VI. APPLICATION.

- A. APPLICATION. The airport sponsor must apply for funding on a form provided by Aeronautics. A grant application form entitled "Request for a State Aid Project Application Form" is available from the Aeronautics website or by mail upon request to Aeronautics.

A completed application consists of the form, sketches, photos, supporting information, and letters of support.

The Aeronautics Engineering Division will respond with recommendations and requirements. Additional information may be requested from the sponsor.

B. DEADLINES AND ALLOCATION DATES

- 1. Applications for state aid are **due September 1**. Submission can be electronic or by mail.
- 2. Project hearings will be held at the Aeronautics Commission meeting in October. For State Aid only, you should plan on attending the October meeting in-person or on-line to present the project.
- 3. Exceptions. None.
- 4. Availability of State Funds. State funds will be available upon Commission approval as soon as the airport sponsor has completed steps A through I listed in Section VII.
- 5. One-year deadline for projects to be underway. State funds will be automatically

STATE AID GRANT PROGRAM

withdrawn, without prejudice, if a state project does not have an executed construction contract one year after the allocation of state funds. For land acquisition projects, legal notice to landowners must be sent within one year. Airport sponsors can request Commission approval for an extension to the one-year deadline if circumstances warrant it.

State funds allocated to a federal project can be carried into the next fiscal year if the project has been delayed due to unforeseen federal funding delays that are no fault of the sponsor. For these projects, the funds will expire two years from the allocation date. As stated for state projects, the sponsor can request an extension past the two-year deadline.

VII. HOW THE PROGRAM WORKS.

- A. APPLICATION is made to Aeronautics on the form referenced in Section VI.
- B. COMMISSION APPROVAL. The Nebraska Aeronautics Commission must approve all projects. Sponsors must generally present their request for aid to the Aeronautics Commission. If a Sponsor is unable to attend, either in-person or virtually, Aeronautics staff, or the Sponsor's consultant may present a project on behalf of a sponsor.
- C. STATE PRIORITIZATION METHODOLOGY MATRIX. Aeronautics runs every proposed eligible (IAW Section III A of this Program) project through the currently approved state prioritization methodology matrix. The resulting ranking of projects is used by the Nebraska Aeronautics Commission to assist in allocating state grant funds.
- D. If a proposed project DOES NOT MEET CRITERIA, it will be documented as such, excluded from the State approved prioritization methodology matrix and marked as INELIGIBLE in the materials presented to the Aeronautics Commission. The Aeronautics Commission will determine whether to address ineligible projects.
- E. LAND ACQUISITION. The sponsor must follow FAA guidelines if the airport is eligible for future federal funds. Aeronautics has a handout available on these guidelines. If the airport is not eligible for federal funds, the land must be appraised, and the appraisal must be acceptable to Aeronautics.

Once the land has been purchased, the sponsor must provide a copy of the recorded deed and either proof of title insurance or a title opinion showing the city or county as owner. Aeronautics can reimburse for the land costs only after approving these documents. No construction can begin on the new property until Aeronautics approves the title insurance document of the title opinion.

STATE AID GRANT PROGRAM

F. ENGINEER, ARCHITECT or CONSULTANT

1. Selection. Aeronautics has no formal selection requirements. Aeronautics suggests that the sponsor contact two or more consultants before hiring a qualified consultant.
2. Contract. A written contract is required, and sample contracts are available. Aeronautics must approve the contract if the costs are to be eligible.
3. Eligible Costs. Only the consulting work related to eligible construction items, or the approved scope of work is eligible for reimbursement. If ineligible construction items are built, a prorated share of the engineering costs also will be ineligible. If a construction item is designed but not built, the engineering design costs for that item are ineligible.

G. PLANS, SPECIFICATIONS AND MAINTENANCE PLAN. Aeronautics requires plans and specifications for all construction contracts exceeding \$49,999 per the Nebraska State Procurement Act (Nebraska Rev. Stat. § 73-802 through 73-819). A maintenance plan for the item being built is required for all paving projects.

1. Standard Specifications. For state-aid only projects, Aeronautics recommends using the NDOT Standard Specifications for Highway Construction and the Aeronautics general provisions.
2. Preparation. The sponsor must hire a registered engineer or architect with the appropriate qualifications to prepare these. The plans and specifications must be approved by Aeronautics before advertisement.
3. Maintenance Plan. Aeronautics will prepare a maintenance plan for the new pavement, to include the anticipated maintenance items, estimated costs and the years in which the maintenance should occur. The sponsor can use this plan or submit their own plan, which must be approved by the Aeronautics Engineering Division. A condition in the state grant agreement requires the sponsor to follow the plan.

Note: Eligible maintenance includes actions that slow the deterioration of airport infrastructure by identifying and addressing specific deficiencies. Throughout the infrastructure's useful life, the sponsor is responsible for budgeting and performing regular maintenance to maximize longevity and prevent major failures.

H. BIDDING. For construction contracts estimated to exceed \$49,999 (\$50,000 or greater), the airport sponsor must advertise for bids in the local paper. Aeronautics generally recommends that the project is advertised three times. For construction contracts that are \$49,999 or less, the sponsor may solicit informal bids. The sponsor opens the bids and then sends Aeronautics a bid tabulation with their intent to award the contract subject to Aeronautics concurrence.

STATE AID GRANT PROGRAM

- I. STATE GRANT AGREEMENT. Aeronautics will prepare a state grant based on known prices, after receiving the:
 - 1. bids on a construction project; or
 - 2. signed consultant contract on a planning project; or
 - 3. appraisals on a land project.
- J. EXECUTED CONTRACT. Aeronautics must concur in the award of contract. The signed contract must be bound with the proposal, bonds, specifications, etc. and one copy sent to Aeronautics.
- K. PAYING FOR THE PROJECT. The sponsor pays all costs as the work progresses. Aeronautics reimburses the sponsor upon receipt of the following documents.
 - 1. Engineering, Testing and Construction Charges. For state-aid only grants, these billings must be on Aeronautics' progress estimate form. A copy of the estimates, signed by the project engineer, must be sent to Aeronautics for approval. Aeronautics will check the estimates against the terms of the contract. Aeronautics recommends that the sponsor not pay these costs until Aeronautics has approved them.
 - a) Engineering & Testing. Billings based on actual charges and unit costs must be supported with time sheets, car logs, receipts, etc. If the testing is billed separately, a contract with the laboratory is required.
 - b) Construction. Aeronautics will check that time limitations and test results comply with the contract.
 - c) Change Orders. Changes to any contract must have Aeronautics approval or the costs may not be eligible. Change orders should be approved prior to implementation of the change. Failure to do so will affect eligibility.
 - 2. Other Charges. Generally, one copy of an itemized statement is required.
 - a) Publication. Proof of publication is required.
 - b) Legal. The statement must itemize the dates worked, who did the work, what was done, how many hours were worked on that date and the rate per hour. Expenses also must be itemized.
 - c) Appraisal. A contract and an itemized statement are required.
 - 3. Aeronautics Administration. Aeronautics administrative charges are actual staff time and expenses spent on each project. These charges can vary considerably depending

STATE AID GRANT PROGRAM

on the project's complexity. Aeronautics does not bill the administrative costs but subtracts them from the state grant funds. These costs are eligible for reimbursement. NO CHARGES FOR **STAFF TIME** WILL BE MADE FOR WORK DONE ON PROJECTS AFTER JULY 1, 2023.

4. Summary of Project Costs. Aeronautics will prepare a Summary of Project Costs when sufficient charges are accumulated. The Statement will list all project costs submitted to date, ineligible costs, and the state's share of these costs. Aeronautics subtracts their project specific expenses from the state's share instead of billing the sponsor separately. The sponsor must return the signed Statement before state funds can be forwarded.

All funds are sent electronically to the Sponsor's designated bank account. The Sponsor completes a W9 ACH Enrollment Form provided by Aeronautics identifying the account. It normally takes 5 to 7 business days from receipt of the Statement of Cost until the funds are sent.

L. PROJECT CLOSE OUT.

1. Final Construction Progress Estimates must include:
 - a) As-built plans (one set).
 - b) Explanation of overruns and underruns.
 - c) Final working/calendar day count.
 - d) As-built airport layout plan, if necessary.
2. Upon receipt of these items, Aeronautics will send a Certificate of Completion and Release to the contractor for signature. The contractor also must send in a Department of Labor Form 16 showing payment of all unemployment insurance. Aeronautics will not approve the final estimate until receipt of all items.
3. Final Costs. After all final construction estimates are approved, Aeronautics will send a worksheet to the sponsor listing all grant costs. The sponsor will have 30 to 45 calendar days to submit any additional costs previously overlooked. The sponsor also must send in copies of the cancelled checks (front & back) written for the grant.
4. Project Overruns. If costs have exceeded the approved state funds, the sponsor may request from the Commission at the scheduled October meeting an increase in funding of up to fifteen percent (15%). Overruns must be carefully and thoroughly justified.
5. Final Statement of Cost. The sponsor's signature on this shows their agreement of the

STATE AID GRANT PROGRAM

settlement of all costs. Aeronautics will close the grant when the final funds are sent to the sponsor.

6. Grant Closeout. State-aid only grants are officially closed by vote of the Aeronautics Commission.

RESOLUTION NUMBER ____

A resolution authorizing the Mayor and City Clerk to enter into a lease with the Beatrice Area Solid Waste Agency, a joint entity created pursuant to Section 13-801 to 13-827, R.R.S. Neb. 1943 ("BASWA"), for the purpose of leasing the building commonly known as the Materials Recovery Facility, and the immediate surrounding area, located at 3426 West Locust Road, Beatrice, Nebraska, owned by BASWA, for the storage of vehicles, equipment, and other personal property by the City's Sanitation Department, commonly known as Midwest Area Refuse Solutions ("MARS").

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

SECTION 1. That the Mayor and City Clerk be and hereby are authorized to enter into a lease between the City of Beatrice, Nebraska and the Beatrice Area Solid Waste Agency, for the purpose of leasing the building commonly known as the Materials Recovery Facility, and the immediate surrounding area, located at 3426 West Locust Road, Beatrice, Nebraska, owned by BASWA, for the storage of vehicles, equipment, and other personal property by the City's Sanitation Department, commonly known as Midwest Area Refuse Solutions ("MARS"). A copy of said Lease 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.

PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

LEASE

This Lease is made and entered into by and between the Beatrice Area Solid Waste Agency, a body corporate and politic, hereinafter referred to as "Lessor", and City of Beatrice, Nebraska, a Municipal Corporation, hereinafter referred to as "Lessee".

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

1. LEASED PREMISES. Lessor leases to Lessee and Lessee leases from Lessor for use by its employees, its independent contractors, and visitors, the building commonly known as the Materials Recovery Facility, and the immediate surrounding area, located at 3426 West Locust Road, Beatrice, Nebraska, 68310 (hereinafter the "Leased Premises").

2. TERM. The term of this Lease shall be for one (1) year, commencing on October 1, 2026, and ending on September 30, 2027. This Lease shall automatically renew for another one (1) year term unless the Lease is terminated pursuant to Section 15 or Section 16 of this Lease.

3. PAYMENT. Lessee in consideration agrees to pay to the Lessor, as rent for such premises, the amount of Forty-Eight Thousand Dollars (\$48,000.00) for the first term of this lease, payable in equal monthly installments. For each successive term thereafter, the annual rent shall increase by three percent (3%) over the rent payable during the immediately preceding term. Said rent shall be due on or before the 1st day of each month during the term of this Lease.

4. RIGHT TO LEASE. Lessor covenants that Lessor is seized of the building commonly known as the Materials Recovery Facility in fee simple and has full right to make this Lease and that Lessee shall have quiet and peaceable possession of said building during the term hereof.

5. PURPOSE. The purpose of this Lease is for Lessee to use the Leased Premises for the storage of vehicles, equipment, and other personal property owned by Lessee related to the operation of the City of Beatrice Sanitation Department, commonly known as Midwest Area Refuse Solutions ("MARS"). Lessee shall not use, or permit the Leased Premises, or any part thereof, to be used for any purpose other than the purpose for which the Leased Premises are hereby leased; and no use shall be made or permitted to be made of the premises, or acts done, which would cause a cancellation of any insurance policy covering the premises, or any part thereof. Lessee hereby expressly agrees that Lessor has made no warranty with respect to the property or as to its suitability or usefulness for Lessee's purposes; and Lessee hereby expressly agrees that the Lessor shall not be liable to it for any defect in the Leased Premises.

6. MAINTENANCE. Lessee shall maintain the building and the surface of the Leased Premises, including mowing, at Lessee's sole expense.

7. UTILITIES & LIABILITY. Lessee shall pay the monthly bill for electrical services provided to the Leased Premises, as billed by Norris Public Power District.

8. RELATIONSHIP. The parties intend, understand, and agree that the relationship between them is that of landlord and tenant under a commercial lease, and Lessee specifically acknowledges that all statutory proceedings provided by the law of the State of Nebraska applicable to the relationship of commercial landlord and tenant and the remedies accruing to the landlord on default of the tenant as to collection of rent or repossession of the Leased Premises, accrue to the Lessor hereunder, regardless of the length of the term of this Lease.

9. LIENS. Lessee will not permit any mechanic's or other liens for work, services or materials, to attach to the Leased Premises or to any portion thereof; and if any such liens shall be filed or shall attach, Lessee will pay and satisfy the same or get the liens canceled in such manner as may be prescribed by law at the time of such filing or attachment.

10. CONDITION AND REPAIR. Lessee shall at all times keep the Leased Premises in good condition, order, and repair; Lessee shall commit no waste on the premises and Lessee shall not allow any nuisance to exist on the premises.

11. SAFE CONDITION. Lessee shall at all times keep the Leased Premises in a safe, clean, nuisance-free condition to comply in all respects with all applicable local, state, and federal government, health, fire and police requirements and regulations.

12. WAIVER, RELEASE, & INDEMNIFICATION. Lessee and its successors, heirs, personal representatives, and assigns, shall indemnify Lessor and shall save and hold Lessor and Lessor's employees, officers, elected officials, and agents harmless from all liability, loss, damage, death, injury, cost or expense, including, but not limited to, the cost or expense of defending any legal action, which may be occasioned by, or attributable to, or arise out of or incurred in any activity, operations, acts or omissions of Lessee or any third party on or about the Leased Premises, and the Lessee shall at its own expense defend any such suit or action, which may be brought against the Lessor, its tenants, successors or assigns. Lessee shall also provide and pay for policies of insurance against such liabilities, loss, damage or injury as public liability, landlord/tenant, and others necessary to help fund this indemnification to the extent of not less than Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for claim or damages from any single occurrence and to the extent not less than One Million and 00/100 Dollars (\$1,000,000.00) to cover the aggregate of any occurrences to the policy together with an insurance certificate listing the City of Beatrice as an additional insured prior to the commencement of this Lease. Said policy shall be taken only with the insurance companies that are duly authorized to do business in the State of Nebraska. If Lessee fails to provide that insurance (or proof thereof to Lessor upon request), Lessor may, after five (5) calendar days' written notice to Lessee, at Lessor's option, procure or renew the insurance. The premiums paid by Lessor plus interest on the amount paid at the rate of twelve percent (12%) per annum, shall constitute rent hereunder, and Lessee's failure to make reimbursement within thirty (30) calendar days of demand therefore shall constitute a default under this Lease.

Lessee further releases for itself and for its (if any) officers, shareholders, managers, members, employees, agents, attorneys, and assigns, jointly and severally, hereby absolutely and

unconditionally release and forever discharge the City, its elected officials, employees, attorneys and assigns from any and all claims, demands, causes of action, liabilities, obligations and damages of any and every kind or nature whatsoever, in law, in equity or otherwise, known or unknown, suspected or unsuspected, disclosed or undisclosed, which they or any one of them has, has had or may hereafter have arising directly or indirectly out of or in any way connected with Lessee's use of the Leased Premises pursuant to this Lease and/or any interruption or disruption of this Lease pursuant to Section 14 of this Lease, which may be based upon or connected with any of the matters of law or fact raised in regard thereto, including all claims for court costs and attorney's fees arising directly or indirectly out of or in any way connected with Lessee's use of the Leased Premises pursuant to this Lease, any interruption or disruption of this Lease pursuant to Section 14 of this Lease, or other matters related to thereto prior to the date of execution of this agreement or any claim released hereby.

Lessee agrees to provide this waiver of rights and indemnification in consideration of the Lessor's agreement to lease the Leased Premises to Lessee.

13. INSPECTION. Lessee shall permit Lessor to inspect the Leased Premises at a mutually convenient time for both the Lessee and the Lessor during usual business hours for the purposes of inspections which may reasonably be necessary for the protection of the Lessor's interest in the Leased Premises.

14. INTERRUPTION OR DISRUPTION OF LEASE. In the event Lessor determines, in its sole discretion, that utility work, street maintenance, or general repairs on the Leased Premises is required, or in cases of emergency, as determined at Lessor's sole discretion, this Lease and all obligations herein shall become null and void for the duration of such work, maintenance, or repairs. Upon completion of such work, maintenance, or repairs, this Lease shall recommence and resume as though the interruption never occurred, having no effect on the term of this Lease.

15. BREACH & CURE. Failure of either party to this Lease to abide by any provision set forth herein shall constitute a breach of this Agreement. In such event, the non-breaching party may provide written notice to the breaching party describing the breach. The breaching party shall rectify, cure, or refute within thirty (30) calendar days. If the breaching party fails to rectify, cure, or refute within thirty (30) calendar days, the non-breaching party may terminate this agreement without notice.

16. TERMINATION. In addition to the termination proceedings set forth in Section 15 above, either party shall have the right to terminate this Lease for any reason upon six (6) months written notice to the other party. Upon damage to the Leased Premises to such an extent that the premises are no longer usable for the purposes intended, this Lease may be immediately terminated by either party.

17. FILING FEES: Lessee shall pay all filing fees associated with the filing of any notice of this Lease.

18. SUBLEASES. The Leased Premises, in whole nor in part, may not be subleased by the Lessee without written permission from Lessor. The right to receive rents under this Lease shall be freely assignable by the Lessor.

19. ASSIGNMENT. Any sale or mortgage of Lessor's interest in the leased premises shall not be subject to this Lease, and the existence of this Lease. Lessee may not assign or pledge this Lease or any interest thereon without the prior express written approval of the Lessor, which consent shall not be unreasonably withheld.

20. REMOVAL OF ALTERATIONS OR IMPROVEMENTS UPON TERMINATION. On the expiration of this Lease, or sooner termination thereof, Lessee shall, at its own expense, remove all alterations and other improvements and to restore the Leased Premises to the condition they were in prior to the making or installation of the alterations and other improvements unless Lessor waives this requirement in writing.

21. NOTICES. Any Notice provided for or concerning this Lease shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth below:

Lessor: Beatrice Area Solid Waste Agency
ATTN: Chairperson
400 Ella Street
Beatrice, NE 68310

Lessee: City of Beatrice
ATTN: City Attorney
400 Ella Street
Beatrice, NE 68310

22. COVENANTS. The terms, promises and conditions of this Lease are covenants running with the land leased herein and shall inure to the benefit of and shall bind and be obligatory upon the successors and assigns of the Lessor and the Lessee.

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

24. WRITTEN MODIFICATION, RELEASE, DISCHARGE, OR WAIVER REQUIRED. No modification, release, discharge, or waiver of any provision hereof shall be of any force or effect unless signed by the party against whom it is claimed or that party's duly authorized agent.

25. SAVINGS CLAUSE. If any paragraph or part thereof of this Lease shall be invalid, illegal or inoperative for any reason, the remaining parts, so far as possible, shall be effective and fully operative.

26. ENTIRE AGREEMENT. This instrument contains the entire agreement of the parties as of this date, and the execution hereof has not been induced by either party by any representations, promises or understandings not expressed herein. There are no collateral

agreements, stipulations, promises or undertakings that are not expressly contained herein or incorporated herein by specific reference.

27. TAXES. Lessee shall pay all taxes and assessments with respect to the Leased Premises of any sort whatsoever that shall become due and payable or assessed, including all real estate taxes and all personal property taxes for the year 2026 and thereafter. Lessor shall forward to Lessee any notice, bill or other document received by Lessor concerning any such imposition.

28. CAPTIONS. The captions or headings of paragraphs in this Lease are inserted for convenience only, and shall not be considered in construing the provisions hereof if any question of intent should arise.

29. GOVERNING LAW. The laws of the State of Nebraska shall govern this Lease.

Dated this _____ day of _____, 2026.

Beatrice Area Solid Waste Agency

Robert Morgan, Chairperson

Attest

THE CITY OF BEATRICE
NEBRASKA, a Municipal
Corporation

Erin Saathoff, City Clerk

By: _____
Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss:
COUNTY OF GAGE)

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

Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Robert Morgan, Chairperson of the Beatrice Area Solid Waste Agency, to be his voluntary act and deed on behalf of the Beatrice Area Solid Waste Agency.

Notary Public



MEMORANDUM

TO: Mayor & City Council **DATE SUBMITTED:** September 17, 2026

FROM: Tobias J. Tempelmeyer **FOR AGENDA OF:** September 21, 2026
City Administrator and General Manager

SUBJECT: Downtown Feasibility Study and Strategic Plan **EXHIBIT(S):**

The City of Beatrice was awarded a \$48,000 USDA RBDG grant to conduct a Business Recruitment Feasibility Study and a Downtown Strategic Plan.

The City issued an RFP and received one (1) response. The Downtown Committee reviewed the proposal from JA Analysis Group, LLC and recommends accepting their proposal. JA Analysis' fee is \$57,900.

Our match is \$24,000 with \$12,000 in cash and \$12,000 in-kind.

RESOLUTION NUMBER ____

WHEREAS, the City received a Rural Business Development Grant (“RBDG”) from the United States Department of Agriculture (“USDA”) in the amount of Forty-Six Thousand Dollars (\$46,000.00) to develop a Business Recruitment Feasibility Study and a Downtown Strategic Plan; and

WHEREAS, the Mayor and City Council of the City of Beatrice desire to enter into a Professional Services Agreement with JA Analysis Group, LLC, to develop a Business Recruitment Feasibility Study and a Downtown Strategic Plan.

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

SECTION 1. That the Mayor and City Clerk be authorized and directed to execute any and all contracts, or other documents between the City of Beatrice and JA Analysis Group, LLC, to develop a Business Recruitment Feasibility Study and a Downtown Strategic Plan, including but not limited to, the Agreement for Professional Services. A copy of the said Agreement, marked as Exhibit “A”, is attached hereto and incorporated by reference.

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

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Agreement for Professional Services

This Professional Services Agreement (this "**Agreement**") is entered into as of September 17th 2026 (the "**Effective Date**"), by and between the City of Beatrice, Nebraska, a municipal corporation, with principal offices located at 400 Ella Street Beatrice, NE 68310 (the "**Client**"), and J.A. Analysis Group, LLC, a Texas limited liability company, with principal offices located at 18208 Preston Road, Suite D9-159, Dallas, Texas 75252 (the "**Contractor**"). Client and Contractor are sometimes referred to individually as a "**Party**" and collectively as the "**Parties.**"

Recitals

Whereas, Client is presently in need of the preparation of a Downtown Business Recruitment Feasibility Study and Strategic Plan within the City of Beatrice, Nebraska (the "**Project**"); and

Whereas, Client desires to engage Contractor to perform professional consulting services in connection with the Project pursuant to a request for proposals for professional consulting services issued by Client, and

Whereas, Contractor is in the business of providing professional consulting, market analysis, and related advisory services and represents that it is qualified by training, expertise, and experience to provide such services to Client, and

Whereas, Contractor is willing to provide such services to Client under the terms and conditions set forth in this Agreement, and Client desires to retain Contractor for such purpose in accordance with the terms and conditions of this Agreement, and

Whereas, The governing body of Client has duly authorized the execution, delivery, and performance of this Agreement, and

Now, therefore, in consideration of the mutual covenants, agreements, representations, and warranties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. Scope of Services

1. **Engagement.** Client hereby engages Contractor, and Contractor hereby accepts such engagement, to provide professional Downtown market analysis and development planning services to Client in connection with the Project (the "**Services**"), as more particularly described in:
 - a. **Attachment A** – Scope of Services and Project Deliverables.
2. **Description of Services.** Without limiting the generality of the foregoing, the Services will include those professional consulting services typically and customarily provided by firms

engaged in Downtown market analysis and development planning, including, as applicable:

- a. data collection and analysis relating to demographic, economic, and market conditions;
 - b. evaluation of existing commercial and retail inventory, consumer spending patterns, and leakage/surplus;
 - c. identification of commercial and retail development opportunities and constraints within Client's jurisdiction;
 - d. preparation of written reports, maps, charts, and other work product as reasonably required for the Project; and
 - e. presentation of findings and recommendations to designated representatives of Client and, if requested by Client, to the governing body or other stakeholder groups.
 - f. full scope of work found in **Attachment A**
3. **Direction and Coordination.** Contractor will perform the Services at the request of, and will coordinate performance of the Services with, Tobias J. Tempelmeyer, City Administrator, or such other person as Client may designate in writing (the "**Client Representative**"). The Client Representative will be the Contractor's primary point of contact for purposes of this Agreement.
4. **Changes to Scope.**
- a. Contractor will not be obligated to perform any services outside the Scope of Services set forth in this Agreement and Attachment A unless such additional services are authorized in advance by a written change order or amendment executed by duly authorized representatives of both Parties (each, a "**Change Order**").
 - b. Any Change Order will specify the additional or revised services, the applicable schedule, and the adjustment, if any, to Contractor's compensation.
 - c. Contractor will be compensated for all authorized additional services on a time-and-materials basis at the hourly rates set forth in Section 4.4 or as otherwise agreed in the applicable Change Order.

II. Standard of Care; Manner of Performance

1. **Standard of Care.** Contractor will perform the Services in a professional and workmanlike manner and in accordance with the degree of care, skill, and diligence ordinarily exercised by similarly qualified professionals providing similar services under similar conditions in the State of Nebraska (the "**Standard of Care**").

2. **No Warranty.** Except as expressly set forth in this Agreement, Contractor makes no warranties, express or implied, with respect to the Services or any deliverables, including any warranties of merchantability, fitness for a particular purpose, or non-infringement, and any such warranties are hereby disclaimed to the fullest extent permitted by applicable law.
3. **Control of Work.** Subject to the terms and conditions of this Agreement, Contractor will have exclusive control over the manner, means, and methods by which the Services are performed, including the selection of personnel, subcontractors, and consultants, and the use of equipment, tools, and technology, provided that Contractor will at all times comply with the Standard of Care and applicable laws and regulations.

III. Term; Schedule

1. **Term.** The term of this Agreement (the "**Term**") will commence on the Effective Date and will continue in effect until the earlier of:
 - a. completion of the Services and acceptance by Client in accordance with this Agreement; or
 - b. termination of this Agreement in accordance with Section 12.
2. **Project Schedule.** Subject to Section 12 and any agreed-upon adjustments, Contractor will use commercially reasonable efforts to complete the Services and deliver the final written report and other primary deliverables within six (6) months following the Effective Date, or such other period as may be specified in Attachment A (the "**Project Schedule**").
3. **Client Review Period.** Following delivery of any draft or final written report or other primary deliverable, Client will have fifteen (15) business days (or such other period specified in Attachment A) to review and provide written comments. Contractor will consider Client's timely comments in good faith and incorporate reasonable comments that are consistent with the Scope of Services and the Standard of Care.
4. **Time Is of the Essence; Extensions.**
 - a. Time is of the essence with respect to Contractor's performance of the Services; provided, however, that Contractor will not be responsible for delays caused by:
 - i. Client's failure to timely provide information, approvals, or decisions;
 - ii. changes requested by Client; or
 - iii. force majeure events as described in Section 19.

- b. In the event of such delays, the Project Schedule will be equitably extended by a written amendment or by written confirmation (including email) between the Parties.
- c. Any extension of the overall Term that requires action by Client's governing body will be subject to such action, but Client will not unreasonably withhold or delay consideration of a reasonable extension requested by Contractor.

IV. Compensation and Payment

1. **Compensation Structure.** As full and complete consideration for the performance of the Services and Contractor's other obligations under this Agreement, Client will pay Contractor fees on a time-and-expense basis, as a percentage completion of the project, in accordance with this Section 4 and Attachment B (Compensation and Payment Terms).
2. **Time-and-Expense; Out-of-Scope Work.** Any services performed outside the Scope of Services at Client's request and as authorized in a Change Order will be compensated on a time-and-materials basis using Contractor's then-current standard hourly rates, which as of the Effective Date include:
 - a. Principal: \$ _150_____ per hour; and
 - b. such other rates as may be set forth in Attachment B.
3. **Invoices.**
 - a. Contractor will submit to Client monthly invoices for Services rendered and expenses incurred during the preceding month.
 - b. Each invoice will:
 - i. reasonably describe the Services performed;
 - ii. identify any applicable task or phase (as described in Attachment A or Attachment B);
 - iii. reflect the percentage completion of each major task or milestone, if applicable; and,
 - iv. include supporting documentation for any reimbursable expenses if such expenses are expressly authorized.
4. **Payment Terms.**

- a. Client will pay all undisputed amounts within thirty (30) days after Client's receipt of Contractor's invoice.
 - b. Any undisputed amount not paid when due will accrue interest from the date due until paid in full at the rate of one and one-half percent (1.5%) per month, or the maximum rate permitted by applicable law, whichever is less.
 - c. If Client disputes any invoiced amount, Client will:
 - i. notify Contractor in writing within fifteen (15) days following receipt of the invoice, specifying in reasonable detail the nature and basis of the dispute; and
 - ii. pay all undisputed portions of the invoice when due.
 - d. The Parties will work in good faith to resolve any disputed amounts within thirty (30) days after Client's notice.
5. **Suspension for Nonpayment.** If Client fails to pay any undisputed amount within thirty (30) calendar days after written notice from Contractor of such failure, Contractor may, in addition to any other remedies available at law or in equity, upon written notice to Client:
- a. suspend performance of some or all of the Services until all overdue undisputed amounts, together with accrued interest, have been paid in full; and/or
 - b. extend the Project Schedule to account for the suspension.
6. **Expenses.** Unless expressly stated otherwise in this Agreement or **Attachment B**:
- a. Contractor will be responsible for all expenses incurred by Contractor in performing the Services; and
 - b. Client will have no liability for reimbursement of Contractor's expenses.
7. **No Withholding for Taxes.** Client will have no obligation to withhold income, employment, or other taxes from payments made to Contractor under this Agreement. Contractor will be solely responsible for the payment of all federal, state, and local taxes arising out of Contractor's performance of the Services and receipt of compensation hereunder.

V. Equipment, Tools, Materials, and Supplies

1. **Contractor Responsibility.** Contractor will furnish, at Contractor's sole cost and expense (except as expressly provided otherwise in this Agreement), all personnel, equipment,

tools, materials, software, and supplies necessary for the proper performance of the Services in accordance with this Agreement.

2. **Client-Furnished Information.** Client will provide Contractor, in a timely manner and at no cost to Contractor, with access to such information, data, records, and personnel of Client as Contractor reasonably requires to perform the Services. Contractor will be entitled to rely upon the accuracy and completeness of information supplied by Client without independent verification, except to the extent Contractor knows, or using the Standard of Care should know, that such information is inaccurate or incomplete.

VI. Records, Audit, and Reports

1. **Records.** Contractor will maintain complete and accurate books and records reasonably necessary to document:
 - a. the performance of the Services;
 - b. the basis for Contractor's invoices, including time entries and reimbursable expenses, if applicable; and
 - c. the creation of any deliverables or work product.
2. **Retention.** Contractor will retain such books and records for a period of not less than three (3) years following the later of:
 - a. the expiration or termination of this Agreement; or
 - b. final payment by Client.
3. **Audit Rights.** During the Term and for the period described in Section 6.2:
 - a. Client, acting by and through its designated representatives, will have the right, upon at least ten (10) business days' prior written notice and during Contractor's regular business hours, to examine and audit Contractor's relevant records solely to verify:
 - i. the accuracy of Contractor's invoices; and,
 - ii. compliance with the compensation provisions of this Agreement.
 - b. Any such audit will be conducted in a manner that does not unreasonably interfere with Contractor's business operations.
4. **Reports.** All reports, memoranda, summaries, presentations, and similar documents prepared by Contractor in the course of performing the Services (collectively, "**Reports**")

will be provided to Client as specified in Attachment A. Contractor may provide such Reports in electronic format unless otherwise required by Client.

VII. Relationship Between the Parties; Independent Contractor

1. **Independent Contractor Status.** The Parties acknowledge and agree that:

- a. Contractor is and will at all times be an independent contractor and not an employee, agent, joint venturer, partner, or representative of Client for any purpose;
- b. nothing in this Agreement will be construed to create any relationship of employer–employee, principal–agent, partnership, or joint venture between Client and Contractor; and
- c. Contractor has no authority to, and will not, bind or attempt to bind Client to any contract, obligation, or liability of any kind.

2. **Control of Work.** Contractor will be solely responsible for the manner and means by which the Services are performed. Client will have no right to control the details of Contractor’s work, but may require that performance be in accordance with this Agreement and may evaluate such performance.

3. **No Benefits.** Contractor and its employees, agents, and subcontractors (if any) are not eligible for, and will not participate in, any pension, health, retirement, insurance, or other fringe benefit plan or program maintained by Client for its employees.

4. **Taxes and Withholdings.**

- a. Contractor will be solely responsible for:
 - i. paying all federal, state, and local income, employment, self-employment, and other taxes arising from payments made to Contractor under this Agreement; and
 - ii. complying with all reporting requirements applicable to such payments.
- b. Client will not withhold or pay on behalf of Contractor any income tax, social security tax, unemployment insurance, workers’ compensation insurance, or similar withholdings or contributions.

5. **No Workers’ Compensation Coverage by Client.** Contractor acknowledges that Client does not and will not obtain workers’ compensation insurance coverage on behalf of Contractor or any of Contractor’s employees or subcontractors. Contractor will be solely

responsible for securing such coverage as may be required by law with respect to Contractor's personnel.

VIII. Intellectual Property; License

1. **Ownership of Pre-Existing Materials.** Each Party will retain all right, title, and interest in and to its respective pre-existing intellectual property, methodologies, software, tools, templates, data, and materials (collectively, "**Pre-Existing Materials**"). No rights in such Pre-Existing Materials are transferred or assigned under this Agreement except as expressly provided.
2. **Work Product.** Subject to Sections 8.1 and 8.3:
 - a. all final Reports prepared by Contractor specifically for Client and delivered to Client under this Agreement (collectively, "**Work Product**") will be owned by Client upon receipt of full payment of all amounts due to Contractor under this Agreement; and
 - b. upon such payment, Contractor hereby grants and, to the extent applicable, agrees to assign to Client all right, title, and interest in and to the Work Product, excluding Contractor's Pre-Existing Materials and any generic know-how, concepts, ideas, methods, and techniques used therein.
3. **Reservation of Rights; License Back.**
 - a. Notwithstanding Section 8.2, Contractor retains all rights in its Pre-Existing Materials, generic databases, models, methodologies, know-how, and analytical frameworks, whether or not reflected in the Work Product.
 - b. To the extent any of Contractor's Pre-Existing Materials are included in the Work Product, Contractor grants to Client a non-exclusive, perpetual, royalty-free, non-transferable (except to an affiliate or successor governmental entity) license to use such Pre-Existing Materials solely as incorporated into the Work Product for Client's internal governmental purposes relating to the Project.
4. **Contractor's Portfolio Use.** Subject to Section 9 (Confidentiality), Contractor may:
 - a. refer to the existence of this Agreement and the general nature of the Services in Contractor's marketing materials and proposals; and
 - b. use non-confidential, de-identified excerpts of the Work Product as examples of Contractor's work product, provided that Contractor does not disclose Client's confidential information or trade secrets.

IX. Confidentiality

1. **Confidential Information.** For purposes of this Agreement, "**Confidential Information**" means any non-public, proprietary, or confidential information disclosed by one Party (the "**Disclosing Party**") to the other Party (the "**Receiving Party**") in connection with this Agreement that is:
 - a. designated as confidential at the time of disclosure; or
 - b. of such a nature that a reasonable person would understand it to be confidential under the circumstances.
2. **Exclusions.** Confidential Information does not include information that:
 - a. is or becomes publicly available through no breach of this Agreement by the Receiving Party;
 - b. was known to the Receiving Party prior to disclosure by the Disclosing Party without an obligation of confidentiality;
 - c. is independently developed by the Receiving Party without use of or reference to the Disclosing Party's Confidential Information; or
 - d. is rightfully received from a third party without restriction on disclosure.
3. **Obligations.** The Receiving Party will:
 - a. use the Disclosing Party's Confidential Information solely for the purpose of performing or receiving the Services;
 - b. not disclose such Confidential Information to any third party except:
 - i. to its employees, officers, agents, and subcontractors who have a need to know such information for the purposes of this Agreement and who are bound by confidentiality obligations no less protective than those set forth herein; or
 - ii. as required by law, regulation, or court order; and
 - c. exercise at least the same degree of care to protect the Disclosing Party's Confidential Information as it uses to protect its own similar information, but in no event less than a reasonable degree of care.
4. **Public Information and Open Records.** Client is a governmental entity subject to the Nebraska Public Records Statutes and other applicable open records and transparency laws. Nothing in this Agreement will:

- a. prohibit Client from disclosing information to the extent required by law; or
 - b. require Client to withhold information in violation of applicable law.
5. **Compelled Disclosure.** If the Receiving Party is required by law, regulation, or court order to disclose any of the Disclosing Party's Confidential Information, the Receiving Party will (to the extent legally permissible) provide prompt written notice to the Disclosing Party so that the Disclosing Party may seek a protective order or other appropriate remedy.
6. **Survival.** The obligations of confidentiality under this Section 9 will survive the expiration or termination of this Agreement for a period of three (3) years, except with respect to trade secrets, which will be protected for so long as they constitute trade secrets under applicable law.

X. Insurance

1. **Required Coverage.** At all times during the Term, Contractor will, at its sole cost and expense, obtain and maintain in full force and effect, with insurers licensed to do business in the State of Texas and reasonably acceptable to Client, the following insurance coverages:
- a. **Workers' Compensation Insurance.** Workers' compensation insurance covering Contractor's employees in accordance with the Nebraska Workers' Compensation Act or other applicable law with limits of not less than \$1,000,000 per occurrence. No workers' compensation insurance will be obtained by Client for Contractor or its employees.
 - b. **Commercial General Liability Insurance.** Commercial general liability insurance on an occurrence basis with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, covering bodily injury, property damage, and personal and advertising injury arising out of or related to the performance of the Services.
 - c. **Professional Liability / Errors and Omissions Insurance.** Professional liability (errors and omissions) insurance with limits of not less than \$1,000,000 per claim and \$1,000,000 aggregate, covering claims arising out of the negligent performance of professional services by Contractor.
2. **Additional Insured; Certificates.**
- a. Except for workers' compensation and professional liability coverage, Client will be named as an additional insured on Contractor's commercial general liability policy with respect to liability arising out of Contractor's performance of the Services.

- b. Prior to the commencement of the Services, and upon renewal of any required coverage, Contractor will furnish to Client certificates of insurance evidencing the required coverages and additional insured status.
 - c. Each certificate will provide that the insurer will endeavor to provide at least thirty (30) days' prior written notice to Client of cancellation or material reduction in coverage.
- 3. **Primary Coverage; Waiver of Subrogation.** Contractor's insurance will be primary and non-contributory with respect to any insurance maintained by Client. To the extent permitted by law, each of Contractor's policies will contain a waiver of subrogation in favor of Client.
- 4. **No Limitation of Liability.** The maintenance of insurance coverages as required by this Section 10 will not be construed to limit Contractor's liability under this Agreement except as otherwise expressly provided herein.

XI. Indemnification

- 1. **Contractor's Indemnity.** To the fullest extent permitted by law, Contractor will indemnify, defend, and hold harmless Client, its officers, elected and appointed officials, employees, and agents (collectively, the "**Client Indemnitees**") from and against any and all third-party claims, demands, causes of action, damages, losses, liabilities, costs, and expenses (including reasonable attorneys' fees and court costs) (collectively, "**Claims**") to the extent arising out of:
 - a. the negligent acts or omissions or willful misconduct of Contractor or its employees, agents, or permitted subcontractors in the performance of the Services; or
 - b. Contractor's material breach of this Agreement.
- 2. **Exclusions.** Contractor will have no obligation to indemnify any Client Indemnitee to the extent any Claim results from:
 - a. the negligence or willful misconduct of Client or any Client Indemnitee;
 - b. Client's use of the Work Product in a manner inconsistent with this Agreement or Contractor's written instructions; or
 - c. modifications to the Work Product made by any person other than Contractor or its authorized agents.
- 3. **Client's Indemnity.** To the fullest extent permitted by law, Client will indemnify, defend, and hold harmless Contractor, its members, managers, officers, employees, and agents

(collectively, the "**Contractor Indemnitees**") from and against any and all third-party Claims to the extent arising out of:

- a. the negligent acts or omissions or willful misconduct of Client or its employees, officers, or agents; or
- b. Client's material breach of this Agreement.

4. Procedure. The indemnified Party will:

- a. promptly notify the indemnifying Party in writing of any Claim for which indemnification is sought, provided that failure to provide such notice will not relieve the indemnifying Party of its obligations except to the extent materially prejudiced thereby;
- b. permit the indemnifying Party to control the defense and settlement of the Claim, except that the indemnifying Party will not enter into any settlement that:
 - i. imposes any obligation on the indemnified Party (other than monetary obligations fully indemnified by the indemnifying Party); or
 - ii. includes any admission of fault by the indemnified Party, without the indemnified Party's prior written consent (not to be unreasonably withheld); and,
 - iii. provide reasonable cooperation, at the indemnifying Party's expense, in the defense and settlement of the Claim.

5. Survival. The obligations set forth in this Section 11 will survive the expiration or termination of this Agreement.

XII. Termination and Suspension

- 1. **Termination for Cause.** Either Party may terminate this Agreement, in whole or in part, upon twenty (20) business days' prior written notice to the other Party if the other Party materially breaches this Agreement and fails to cure such breach within ten (10) business days after receipt of written notice specifying the breach in reasonable detail.
- 2. **Termination for Convenience by Client.** Client may terminate this Agreement, in whole or in part, without cause upon thirty (30) calendar days' prior written notice to Contractor.
- 3. **Termination for Nonpayment by Contractor.** In addition to Contractor's rights under Section 4.6, Contractor may terminate this Agreement upon thirty (30) calendar days' prior written notice to Client if:

- a. Client fails to pay any undisputed amount due under this Agreement within thirty (30) business days after receipt of written notice from Contractor of such failure; and
- b. such failure is not cured within such thirty (30) business day period.

4. Effect of Termination.

- a. Upon termination of this Agreement for any reason:
 - i. Contractor will cease performance of the Services as of the effective date of termination, except as Client may request in writing for an orderly wind-down;
 - ii. Contractor will deliver to Client all completed and partially completed Work Product for which Client has paid or will pay under this Section 12; and
 - iii. Client will pay Contractor for:
 - 1. all Services performed and approved by Client through the effective date of termination; and
 - 2. any authorized, non-cancellable third-party costs reasonably incurred by Contractor in reliance on this Agreement.
- b. In the event of termination by Client for convenience, Client will also pay Contractor reasonable, documented demobilization costs and, if the compensation structure is lump-sum, an equitable portion of the Lump-Sum Fee reflecting the percentage of completion of the Services as of the effective date of termination.

5. Suspension by Client. Client may, upon written notice to Contractor, suspend all or a portion of the Services. In the event of a suspension:

- a. Contractor will promptly cease the suspended Services; and
- b. the Project Schedule will be equitably adjusted to reflect the period of suspension.

6. Survival. Sections 4.5, 4.6, 6, 8, 9, 10, 11, 13, 15, 16, 17, 18, 19, and any other provisions that by their nature should reasonably survive expiration or termination will so survive.

XIII. Assignment and Subcontracting

- 1. **Assignment.** Neither Party may assign or transfer this Agreement or any of its rights or obligations hereunder without the prior written consent of the other Party, which consent will not be unreasonably withheld, conditioned, or delayed; provided, however, that:

- a. Contractor may assign this Agreement without Client's consent to:
 - i. any affiliate of Contractor; or
 - ii. any successor entity in connection with a merger, consolidation, or sale of all or substantially all of Contractor's assets or equity, provided that such assignee assumes in writing all of Contractor's obligations under this Agreement; and
 - b. nothing in this Section will prohibit Client from assigning its rights and obligations under this Agreement to another governmental entity that is a successor to Client by operation of law.
2. **Subcontractors.** Contractor may engage subcontractors or independent consultants to perform portions of the Services, provided that:
- a. Contractor remains fully responsible for the acts and omissions of its subcontractors and consultants; and
 - b. any subcontractors or consultants engaged by Contractor are bound by contractual obligations consistent with this Agreement, including obligations relating to confidentiality and intellectual property.
3. **No Third-Party Beneficiaries.** Except as expressly provided with respect to indemnitees, nothing in this Agreement, express or implied, is intended to confer on any person other than the Parties and their respective permitted successors and assigns any rights or remedies.

XIV. Notices

1. **Method and Addresses.** All notices, demands, consents, approvals, and other communications required or permitted under this Agreement (each, a "**Notice**") will be in writing and will be deemed given and received:
- a. when delivered personally with a signed receipt;
 - b. on the next business day after deposit with a nationally recognized overnight courier service, charges prepaid, with delivery confirmation; or
 - c. on the third business day after being deposited in the United States mail, postage prepaid, certified or registered, return receipt requested, in each case addressed as follows (or to such other address as a Party may designate by Notice to the other Party):

To Client:
City of Beatrice, Nebraska
Attn: Tobias J. Tempelmeyer, City Administrator
City of Beatrice
400 Ella Street
Beatrice, NE 68310

With a copy (which will not constitute Notice) to:

City Attorney
City of Beatrice, Nebraska
400 Ella Street
Beatrice, NE 68310

To Contractor:
J.A. Analysis Group, LLC
Attn: Mr. Jahangir Akbar, President and Principal
18208 Preston Road, Suite D9-159
Dallas, Texas 75252
Tel: 617.959.5986
Email: jakbar@jaanalysisgroup.com

2. **Change of Address.** Either Party may change its address for Notice by providing Notice to the other Party in accordance with this Section 14.

XV. Compliance with Laws and Regulations

1. **General Compliance.** Contractor will comply with all applicable federal, state, and local laws, statutes, ordinances, rules, regulations, and orders in connection with the performance of the Services, including, without limitation:
 - a. equal employment opportunity and non-discrimination laws;
 - b. occupational safety and health regulations;
 - c. applicable professional licensing and registration requirements; and
 - d. applicable data privacy and security requirements with respect to any personal or sensitive information received from Client.
2. **Permits and Licenses.** Contractor will obtain and maintain, at its own expense, all permits, licenses, registrations, and approvals required by applicable law for the performance of the Services.

3. **Export and Trade Compliance.** To the extent applicable, Contractor will comply with U.S. export control and trade sanctions laws and regulations in connection with the performance of the Services and any transfer of data, technology, or software.

XVI. Limitation of Liability

1. **Limitation of Aggregate Liability.** To the fullest extent permitted by law, and except for:
 - a. each Party's indemnification obligations under Section 11; and
 - b. Contractor's liability for its willful misconduct or gross negligence, the total aggregate liability of Contractor to Client arising out of or in connection with this Agreement, the Services, or the Work Product, whether in contract, tort (including negligence), strict liability, or otherwise, will not exceed an amount equal to the total fees actually paid by Client to Contractor under this Agreement.
2. **Exclusion of Certain Damages.** To the fullest extent permitted by law, neither Party will be liable to the other Party for any:
 - a. consequential, incidental, indirect, special, exemplary, or punitive damages; or
 - b. lost profits, loss of business opportunity, or loss of goodwill, arising out of or in connection with this Agreement or the Services, even if such Party has been advised of the possibility of such damages.
3. **Application.** The limitations and exclusions in this Section 16 will apply regardless of the form of action and will apply even if any limited remedy under this Agreement fails of its essential purpose.

XVII. Governing Law; Venue

1. **Governing Law.** This Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Nebraska, without giving effect to any choice-of-law or conflict-of-law provision or rule that would cause the laws of any other jurisdiction to apply.
2. **Venue.** The Parties agree that any legal action or proceeding arising out of or relating to this Agreement will be brought exclusively in a state court of competent jurisdiction located in Gage County, Nebraska, and each Party hereby irrevocably submits to the personal jurisdiction and venue of such courts.

XVIII. Dispute Resolution; Attorneys' Fees

1. **Good Faith Negotiation.** In the event of any dispute, claim, or controversy arising out of or relating to this Agreement or the breach thereof (a "**Dispute**"), the Parties will first attempt in good faith to resolve the Dispute through informal negotiations between senior representatives of the Parties.
2. **Mediation (Optional).** If the Parties are unable to resolve the Dispute through negotiation within thirty (30) business days after written notice of the Dispute, either Party may request that the Parties participate in non-binding mediation conducted by a mutually agreed mediator in Nebraska. The costs of mediation will be shared equally by the Parties, except that each Party will bear its own attorneys' fees.
3. **Litigation.** If the Dispute is not resolved through negotiation or mediation, either Party may pursue any remedies available at law or in equity, subject to the terms and limitations of this Agreement.
4. **Attorneys' Fees.** In any action or proceeding to enforce or interpret this Agreement, the substantially prevailing Party will be entitled to recover its reasonable attorneys' fees, court costs, and expert witness fees from the other Party, in addition to any other relief to which such Party may be entitled.

XIX. Force Majeure

1. **Definition.** Neither Party will be liable for any failure or delay in the performance of its obligations under this Agreement (other than payment obligations) to the extent caused by events beyond its reasonable control, including, without limitation: acts of God; pandemics, natural disasters; acts of war, terrorism, or civil disturbance; strikes or labor disputes (excluding those involving the affected Party's own workforce to the extent reasonably within its control); governmental actions or orders; or failures or interruptions of utilities, telecommunications, or networks not caused by the affected Party (each, a "**Force Majeure Event**").
2. **Notice and Mitigation.** The Party claiming relief due to a Force Majeure Event will:
 - a. promptly notify the other Party in writing of the occurrence of the Force Majeure Event and its expected duration; and
 - b. use commercially reasonable efforts to mitigate the impact of the Force Majeure Event and resume performance as soon as reasonably practicable.
3. **Extension of Time.** The time for performance of the affected obligations will be extended by a period equal to the duration of the Force Majeure Event, plus a reasonable period for resumption of performance.

XX. Non-Discrimination

1. **Equal Opportunity.** Contractor will not discriminate against any individual in the performance of the Services on the basis of race, color, religion, sex, national origin, age, disability, veteran status, or any other protected characteristic under applicable federal, state, or local law.
2. **Compliance.** Contractor will comply with all applicable equal opportunity and non-discrimination laws and regulations.

XXI. Miscellaneous

1. **Entire Agreement.** This Agreement, together with all Attachments and any executed Change Orders, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations, and representations, whether oral or written, relating thereto.
2. **Amendments.** This Agreement may be amended, modified, or supplemented only by a written instrument executed by duly authorized representatives of both Parties and, where required, approved by the governing body of Client.
3. **Waiver.** No waiver by either Party of any breach or default under this Agreement will be effective unless in writing, and no such waiver will be deemed a waiver of any subsequent breach or default. The failure or delay of either Party to exercise any right or remedy will not constitute a waiver of such right or remedy.
4. **Severability.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect, the remaining provisions will remain in full force and effect, and the Parties will negotiate in good faith to replace such invalid, illegal, or unenforceable provision with a valid, legal, and enforceable provision that most closely reflects the Parties' original intent.
5. **Further Assurances.** Each Party agrees to execute and deliver such additional documents and take such further actions as may be reasonably necessary or desirable to carry out the purposes and intent of this Agreement.
6. **Headings.** The headings and section titles in this Agreement are for convenience of reference only and will not affect the interpretation of this Agreement.
7. **Counterparts; Electronic Signatures.** This Agreement may be executed in counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument. Signatures delivered by electronic means (including PDF or other electronic image) will be deemed original signatures for all purposes.
8. **No Construction Against Drafter.** This Agreement will be construed as if drafted jointly by the Parties and will not be construed against any Party by reason of its role in drafting or revising this Agreement.

XXII. Definitions

1. **Definitions.** Capitalized terms used in this Agreement and not otherwise defined herein will have the meanings assigned to them in the Recitals or in the body of the Agreement.

[Remainder of Page Intentionally Blank – Signature Page Follows]

Signature Page

In witness whereof, the Parties have executed this Agreement as of the Effective Date.

Client:

City of Beatrice, Nebraska

By: _____

Name: Bob Morgan

Title: Mayor

Date: _____

Contractor:

J.A. Analysis Group, LLC

A handwritten signature in black ink, appearing to read 'Jahangir Akbar', written over a horizontal line.

By: _____

Name: Jahangir Akbar

Title: President and Principal

Date: _____9/17/26_____

Attachment A - Scope of Services and Project Deliverables

1. **Overview.** Contractor will perform professional consulting services to prepare a comprehensive Downtown Business Recruitment Feasibility Study and Strategic Plan for the City of Beatrice, Nebraska, substantially as set forth in this Attachment A.
2. **Tasks.** Without limiting the generality of Section 1 of the Agreement, the Services will include the following tasks, which may be further detailed by mutual written agreement of the Parties:

Proposed Scope of Work

J.A. Analysis Group will implement a focused, six-phase approach that transforms data into action. By combining economic analysis, stakeholder engagement, Downtown economy evaluation, and business attraction planning, J.A. Analysis Group will identify realistic opportunities to diversify Beatrice's economy, strengthen employment, and increase economic resilience. The result will be a market-driven strategy that identifies target industries, addresses barriers to growth, and provides a clear roadmap for attracting investment and supporting local businesses.

Schedule Considerations

Project schedule assumes timely participation by City staff. Delays in Notice to Proceed, data provision, review comments, stakeholder identification, scheduling, or other City responsibilities may require adjustment of the project schedule.

Additional Services

Services not expressly identified in this scope, including additional meetings, presentations, survey efforts, stakeholder interviews, analyses, revisions, data collection efforts, or other requested work products, may be provided upon mutual agreement and may require an amendment to the scope, schedule, and fee. Additionally, working files, GIS databases, survey datasets, financial models, and proprietary analytical methodologies are not project deliverables unless specifically identified in this Scope of Work.

PROJECT KICKOFF AND FOUNDATIONAL ALIGNMENT

Task 1.1: Project Initiation, Discovery, and Stakeholder Engagement

J.A. Analysis Group will require a wide range of data and information from the City to adequately complete this plan. Prior to the kickoff meeting, J.A. Analysis Group will develop a list of public information to be conveyed by the City to the Consultant at the kickoff meeting. The City will provide available data and information necessary to complete the study.

J.A. Analysis Group will schedule a kickoff meeting involving City staff to confirm project objectives, communication protocols, schedule, key milestones, and data needs. We will establish biweekly meetings, up to twelve (12), with City staff throughout the project to ensure efficient communication and timely decision-making. If desired, we will assist the City in identifying and structuring a Working Group, of between 8 to 10 individuals, to support coordination and guidance throughout the study, as we recommend having a diverse group of stakeholders to ensure there is political buy-in for the overall strategy.

We will conduct a site visit of Downtown Beatrice (with city staff) and key commercial corridors to assess existing business conditions, redevelopment opportunities, downtown assets, and the areas most affected by the CAST Initiative and Highway 136 reroute, providing firsthand insight that will inform the market analysis, feasibility assessment, and strategic recommendations.

J.A. Analysis Group will also conduct targeted interviews (15) with key stakeholders (City will identify), including City leadership, Working Group members, downtown business and property owners, economic development partners, major employers, tourism organizations, developers, educational institutions, community organizations, and housing stakeholders.

Task 1.2: Existing Plans, Market Conditions, and Situation Assessment Review

J.A. Analysis Group will review relevant plans, studies, and initiatives, including the CAST Initiative, Downtown Revitalization Plan, Court Street Corridor Master Plan, housing and redevelopment efforts, tourism initiatives, and other economic development studies and investments that influence downtown growth. The City will provide all available data, reports, and documents. This assessment will ensure that future recommendations reflect both market realities and community priorities. The result will be a strong analytical foundation for identifying viable business recruitment opportunities and developing an actionable strategy for leveraging the CAST investment to support long-term downtown economic growth.

Phase 01 Deliverables

J.A. Analysis Group will provide a Project Initiation and Existing Conditions Memorandum summarizing stakeholder interview findings, key themes and priorities, existing plans and studies reviewed, baseline economic and market conditions, downtown opportunities and constraints, and the stakeholder and community engagement strategy. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.

TASK BUDGET AMOUNT: \$5,700

PHASE 02 — UNDERSTANDING BEATRICE'S ECONOMIC LANDSCAPE AND IDENTIFYING NEEDS AND GAPS

Task 2.1: Economic and Existing Conditions Analysis

J.A. Analysis Group will develop a comprehensive profile of Beatrice's economic conditions and market potential using ESRI Business Analyst, ACS Census data, labor market information, real estate trends, and local economic indicators. Our analysis will evaluate population and employment trends, industry composition, wage growth, business trends, household incomes, housing market, and development activity. We will compare against Gage County and the State of Nebraska where appropriate.

We will also utilize GIS mapping and spatial analysis to identify downtown assets, redevelopment opportunities, business clusters, development constraints, and locations capable of supporting future investment. This effort will establish the baseline conditions that shape business attraction, redevelopment, and long-term economic growth. As part of the mapping process, we will create a site-based inventory map of the downtown area covering, priority vacant spots, vacant spots, infill locations, underutilized properties, and redevelopment opportunities. The identification of priority

areas and redevelopment opportunities will be based on feedback from the City and stakeholders during the duration of the project.

Task 2.2: Economic Competitiveness and Business Opportunity Analysis

J.A. Analysis Group will evaluate Beatrice's economic competitiveness and long-term growth potential. Using labor market analytics, location quotient analysis, industry cluster analysis, employment and wage trends, and stakeholder input, we will identify the sectors driving the local economy and evaluate opportunities for future business growth.

Additionally, J.A. Analysis Group will assess Downtown Beatrice's competitive position within the regional marketplace through market research, peer community (3 municipalities) benchmarking, consumer demand analysis, and stakeholder engagement. This analysis will identify competitive advantages, market gaps, and business opportunities that align with changing market conditions following the Highway 136 reroute and support long-term downtown vitality.

Task 2.3: Retail Gap and Trade Area Analysis

J.A. Analysis Group will conduct a comprehensive retail gap and trade area analysis to identify opportunities for business recruitment and downtown investment. Using ESRI Business Analyst, interviews, and other market intelligence tools, we will define trade areas based on customer draw patterns, drive times, competing commercial districts, transportation networks, and market conditions. We will evaluate consumer spending patterns, retail supply and demand, and retail leakage by NAICS category to identify underserved markets, unmet consumer demand, and opportunities for new retail, restaurant, and service entertainment businesses. The analysis will also develop customer profiles and spending characteristics to better understand who shops in Beatrice, where customers originate, and which business types are most likely to have the greatest consumer demand.

Task 2.4: Commercial Real Estate and Business Climate Assessment

J.A. Analysis Group will evaluate commercial (retail, office, and industrial) real estate metrics including rents, vacancies, and redevelopment opportunities. Additionally, we will research the housing market (both owner and rental) to understand pricing and the effect on workers.

We will also analyze workforce characteristics, infrastructure assets, broadband access, and other factors that influence Downtown Beatrice's competitiveness and investment readiness. The analysis will help us identify business climate strengths, potential investment barriers, redevelopment challenges, and opportunities to strengthen downtown's attractiveness to entrepreneurs, developers, and employers.

While the CAST Initiative creates opportunities to transform Court Street, reduced pass-through traffic may affect or displace businesses that currently benefit from highway-related activity and convenience spending. We will assess the potential magnitude of these impacts in the local economy.

Phase 02 Deliverables

J.A. Analysis Group will prepare a Downtown Existing Conditions and Opportunity Assessment Memorandum summarizing observations from the site visit, including key business districts,

redevelopment and infill opportunities, downtown assets, gateway corridors, and areas affected by the CAST Initiative and Highway 136 reroute. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.

TASK BUDGET AMOUNT: \$9,000

PHASE 03 — CONNECTING COMMUNITY VOICES WITH MARKET REALITIES

Task 3.1: Ongoing Coordination with City Staff and Working Group

J.A. Analysis Group will maintain regular biweekly coordination with City staff through scheduled project meetings to review findings, discuss emerging issues, and ensure alignment with City priorities.

J.A. Analysis Group will facilitate up to three (3) Working Group meetings at three key milestones: presentation of preliminary findings, discussion of development barriers, and review of draft strategies. This will help to guide the study's direction, validate results, and refine implementation approaches.

Task 3.2: Community Survey

To broaden participation and ensure residents and stakeholders have an opportunity to provide input, J.A. Analysis Group will administer an online community survey through Survey Monkey. The City shall be responsible for distributing the survey through its communication channels and the survey will be active for four weeks. J.A. Analysis Group will monitor responses and provide an analysis and summary of the results. The information will be used to gather feedback regarding downtown strengths and challenges, desired businesses and amenities, and redevelopment opportunities.

Task 3.3: Working Group Presentation of Market Findings and Barriers

Following completion of the market, retail gap, and business climate analysis, J.A. Analysis Group will virtually present findings to the Working Group. This session will focus on validating market opportunities, business recruitment targets, redevelopment potential, and the potential impacts of the Highway 136 reroute. The working group will also help identify key development barriers, investment constraints, and strategic priorities that should be addressed through the Downtown Business Recruitment Feasibility Study and Strategic Plan.

Task 3.4: Community Open House and Opportunity Assessment

Following review by the working group, J.A. Analysis Group will facilitate one (1) public open house of up to two hours to share market findings, business opportunities, redevelopment potential, and identified barriers with the broader public. City will provide venue, advertising, and meeting logistics. J.A. Analysis Group is responsible for facilitation only and cannot guarantee attendance levels or participation. Feedback will be documented and incorporated into the development of strategic recommendations.

Task 3.5: Working Group Review and Public Presentation of Draft Strategies

Building on the completed analysis and community engagement process, J.A. Analysis Group will develop draft business recruitment, redevelopment, and implementation strategies. These

recommendations will first be presented virtually to the Working Group for review and refinement to ensure they are practical, market-supported, and aligned with community priorities.

Following Working Group review, J.A. Analysis Group will conduct one (1) in-person public presentation of the draft recommendations and gather additional feedback to refine and finalize the Downtown Business Recruitment Feasibility Study and Strategic Plan. City will provide venue, advertising, and meeting logistics. J.A. Analysis Group is responsible for facilitation only and cannot guarantee attendance levels or participation. Feedback will be documented and incorporated into the development of strategic recommendations.

Phase 03 Deliverable

J.A. Analysis Group will compose a Community Engagement and Opportunity Assessment Memorandum summarizing stakeholder engagement findings including interviews, survey results, public meeting outcomes, redevelopment opportunities, business recruitment priorities, and key themes that will inform the final Downtown Business Recruitment Feasibility Study and Strategic Plan. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.

TASK BUDGET AMOUNT: \$12,900

PHASE 04 — DEVELOPMENT FEASIBILITY, FISCAL AND ECONOMIC IMPACT, AND BARRIERS ASSESSMENT

Task 4.1: Development Feasibility and Investment Analysis

J.A. Analysis Group will conduct a development feasibility analysis to evaluate the market and financial viability of three development scenarios (retail, commercial/industrial, residential, or mixed-use) identified through the market analysis. Using market data, industry benchmarks, stakeholder input, and pro forma-level financial modeling, we will assess the potential demand, market penetration, development costs, revenue potential, and investment performance associated with the targeted business and development opportunities. Analysis will be conducted at a planning-level and is not intended to replace site-specific due diligence, appraisal, engineering, or architectural analysis.

The analysis will evaluate capital investment requirements, operating assumptions, financing constraints, and anticipated returns necessary to attract private investment. We will identify market conditions, development barriers, and funding gaps that may affect project feasibility.

Task 4.2: Economic and Fiscal Impact Analysis

J.A. Analysis Group will evaluate the economic and fiscal impacts associated with the three development scenarios (retail, commercial/industrial, residential, or mixed-use). The fiscal and economic impact estimates are planning-level forecasts based on available data and assumptions and should not be interpreted as guarantees of future performance.

Using industry-standard modeling techniques, we will estimate potential private investment, job creation, potential employee earnings, and overall economic activity generated by targeted business recruitment and redevelopment initiatives. In addition, we will conduct a fiscal impact analysis to estimate potential net new tax revenues resulting from the three development scenarios,

as well as associated costs. The analysis will help the City understand the return on investment associated with downtown revitalization efforts and identify the business sectors and development opportunities most likely to generate long-term economic growth, employment, and fiscal benefits for Downtown Beatrice.

Task 4.3: Business Attraction Barriers, Competitive Positioning, and Best Practices Analysis

J.A. Analysis Group will conduct a comprehensive assessment of the factors that influence Downtown Beatrice's ability to attract and retain businesses, investment, and redevelopment activity. J.A. Analysis Group will identify key barriers to investment, including workforce and housing constraints, site availability, redevelopment challenges, financing gaps, infrastructure needs, and market perceptions.

J.A. Analysis Group will investigate three case study communities that have successfully leveraged downtown revitalization, business recruitment, corridor transformations, or major public investments to stimulate private-sector growth. J.A. Analysis Group will work closely with the Client to identify these case study communities to ensure they are applicable to Beatrice. This analysis and best-practice research will help identify successful business attraction strategies, redevelopment initiatives, catalytic projects, incentive programs, and implementation approaches that can be adapted to Beatrice's unique market conditions.

Phase 04 Deliverable

J.A. Analysis Group will prepare a Development Feasibility and Economic Impact Memorandum summarizing priority development opportunities, feasibility findings, economic and fiscal impacts, investment barriers, and strategic actions needed to support business recruitment, private investment, and downtown revitalization. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.

TASK BUDGET AMOUNT: \$13,500

PHASE 05 —STRATEGY AND IMPLEMENTATION ROADMAP

Task 5.1: Business Recruitment and Downtown Development Strategy

J.A. Analysis Group will develop a Business Recruitment and Downtown Development Strategy for Downtown Beatrice. The strategy will identify target business sectors, priority redevelopment opportunities, and market-supported investment opportunities that capitalize on the opportunities created by the CAST Initiative.

The strategy will include business attraction and retention initiatives, redevelopment and infill opportunities, housing and mixed-use development recommendations, placemaking and destination development strategies, and tools to strengthen Downtown Beatrice's competitiveness. Recommendations will also identify potential financing tools, incentive programs, partnership opportunities, and actions needed to attract private investment, support local businesses, offset potential impacts associated with reduced pass-through traffic, and position Downtown Beatrice as a vibrant destination for residents, workers, businesses, and visitors.

Task 5.2: Implementation Framework and Action Plan

J.A. Analysis Group will translate all recommendations into a practical implementation framework that provides the City with a clear roadmap for advancing downtown revitalization and business recruitment objectives. The implementation plan will organize recommendations into short-, medium-, and long-term actions and identify priority initiatives, responsible partners, implementation timelines, potential funding sources, incentive opportunities, and key milestones necessary for successful execution.

To support accountability and long-term success, the implementation framework will include performance measures related to business attraction, redevelopment activity, private investment, job creation, housing development, tax base growth, and downtown occupancy. The final action matrix will provide City leadership and community partners with a user-friendly tool for tracking progress, coordinating efforts, and adapting priorities over time, resulting in a realistic and implementation-focused roadmap.

Phase 05 Deliverable

J.A. Analysis Group will prepare a Downtown Business Recruitment and Strategic Action Plan identifying target business sectors, redevelopment opportunities, priority investments, and implementation actions. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.

TASK BUDGET AMOUNT: \$8,100

PHASE 06 — FINAL REPORT AND PRESENTATIONS

Task 6.1: Final Report Preparation

J.A. Analysis Group will prepare a Draft Downtown Business Recruitment Feasibility Study and Strategic Plan that integrates the market analysis, retail gap assessment, business climate evaluation, feasibility analysis, economic and fiscal impact findings, stakeholder input, and strategic recommendations into a single, user-friendly document. Format of the document will be discussed at the kickoff meeting. Following the City's consolidated review comments, J.A. Analysis Group will prepare the Final Plan.

Task 6.2: Final Presentation and Plan Adoption

J.A. Analysis Group will provide one (1) final presentation to the City Council. Any feedback received during the presentation will be considered and incorporated, as appropriate and consistent with the approved scope of work.

Phase 06 Deliverables

We will provide the City with a Final Downtown Business Recruitment Feasibility Study and Strategic Plan, accompanied by an Executive Summary, that synthesizes market findings, opportunity and barriers analysis, stakeholder input, and implementation recommendations that offer a practical roadmap for Downtown development and business attraction. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.

TASK BUDGET AMOUNT: \$8,700

TOTAL PROJECT BUDGET FOR PHASES 1-6: \$57,900

1. **Deliverables.** Contractor will provide the following deliverables, in such format as may be mutually agreed (electronic PDF and editable formats where appropriate):
 - a. Phase 01 Deliverables - J.A. Analysis Group will provide a Project Initiation and Existing Conditions Memorandum summarizing stakeholder interview findings, key themes and priorities, existing plans and studies reviewed, baseline economic and market conditions, downtown opportunities and constraints, and the stakeholder and community engagement strategy. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.
 - b. Phase 02 Deliverables - J.A. Analysis Group will prepare a Downtown Existing Conditions and Opportunity Assessment Memorandum summarizing observations from the site visit, including key business districts, redevelopment and infill opportunities, downtown assets, gateway corridors, and areas affected by the CAST Initiative and Highway 136 reroute. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.
 - c. Phase 03 Deliverable - J.A. Analysis Group will compose a Community Engagement and Opportunity Assessment Memorandum summarizing stakeholder engagement findings including interviews, survey results, public meeting outcomes, redevelopment opportunities, business recruitment priorities, and key themes that will inform the final Downtown Business Recruitment Feasibility Study and Strategic Plan. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.
 - d. Phase 04 Deliverable - J.A. Analysis Group will prepare a Development Feasibility and Economic Impact Memorandum summarizing priority development opportunities, feasibility findings, economic and fiscal impacts, investment barriers, and strategic actions needed to support business recruitment, private investment, and downtown revitalization. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.
 - e. Phase 05 Deliverable - J.A. Analysis Group will prepare a Downtown Business Recruitment and Strategic Action Plan identifying target business sectors, redevelopment opportunities, priority investments, and implementation actions. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.
 - f. Phase 06 Deliverables - J.A. Analysis Group will provide the City with a Final Downtown Business Recruitment Feasibility Study and Strategic Plan, accompanied by an Executive Summary, that synthesizes market findings,

opportunity and barriers analysis, stakeholder input, and implementation recommendations that offer a practical roadmap for Downtown development and business attraction. Document will be provided electronically, and one consolidated round of client comments is included for each draft deliverable.

g. Presentation materials (e.g., slide deck) for internal and public presentations.

2. **Schedule.** Unless otherwise agreed in writing:

- a. Task 1–2 will be substantially completed within approximately twelve (12) weeks after the Effective Date.
- b. Task 3–4 will be substantially completed within approximately eight (8) weeks thereafter.
- c. Task 5-6 and delivery of the final report will be completed within six (6) months of the Effective Date, subject to timely receipt of information and approvals from Client.

3. **Client Responsibilities.** Client will:

- a. designate the Client Representative with authority to make decisions and provide approvals on behalf of Client;
- b. timely provide access to relevant data, documents, and personnel reasonably requested by Contractor; and
- c. review draft deliverables and provide consolidated comments within the time periods specified in the Agreement.

Attachment B - Compensation and Payment Terms

1. Compensation.

- a. **Base Services (Attachment A Tasks 1–6).** Client will pay Contractor a Time-and-Expense fee on a percentage completion basis of not to exceed __fifty-seven thousand nine hundred_____ dollars (US \$ 57,900_____) for completion of the Services described in Attachment A, subject to the terms of the Agreement.
- b. **Additional Services.** Services requested by Client that are outside the Scope of Services in Attachment A will be performed only if authorized in a written Change Order and will be compensated on a time-and-materials basis at Contractor's then-current standard hourly rates, which as of the Effective Date include:
 - i. Principal: \$ 150____ per hour; and,
 - ii. such additional classifications and rates as may be set forth in this Attachment B.

2. Payment Schedule. Unless otherwise agreed in writing:

- a. Payment will be based on monthly time-and-expense rates and calculated on a percentage completion basis and billed monthly.

3. Invoicing and Payment.

- a. Contractor will submit invoices in accordance with Section 4 of the Agreement and this Attachment B.
- b. Each invoice will identify:
 - i. the portion of the Time-and-Expense Fee, as a percentage completion of the overall project, associated with the completed milestone(s);
 - ii. any authorized time-and-materials services; and
 - iii. any authorized reimbursable expenses (if applicable).
- c. Payment due dates, interest on late payments, and procedures for disputed amounts will be as set forth in Section 4 of the Agreement.

ORDINANCE NUMBER 26-__

An ordinance to establish salaries and compensation for various City and Board of Public Works union employees; to repeal conflicting ordinance; and to provide for publication in electronic form and an effective date of this ordinance.

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

SECTION 1. That the following schedule be and hereby is adopted as the salary schedule for union employees of the City of Beatrice, Nebraska to be effective as of October 1, 2026:

Union Position	Grade	Min
Facility Maintenance Worker	46	16.71
Administrative Assistant	50	18.44
Ambulance Billing Clerk	50	18.44
Utility Billing Clerk	50	18.44
Victim Assistance Coordinator	51	18.90
Accounting Clerk	52	19.37
Code Compliance Officer	52	19.37
Sanitation Dispatcher	52	19.37
Maintenance Worker	53	19.86
Parks Maintenance Worker	55	20.86
Accounting Assistant I	56	21.39
Facilities Maintenance Mechanic	56	21.39
Landfill Operator	56	21.39
Equipment Operator	56	21.39
Police Information & Systems Coordinator	56	21.39
Storekeeper	59	23.03
Utility Serviceman	59	23.03
Utility Maintenance Worker	59	23.03
Wastewater Plant Operator	59	23.03
Engineering Technician	61	24.20
Landfill Supervisor	61	24.20
Maintenance Mechanic/Pump Operator	62	24.80
Building Inspector/Code Enforcement Officer	64	26.06
Lead Wastewater Plant Operator	64	26.06
Surveyor/Engineering Tech	64	26.06
Lead Equipment Operator	64	26.06

Senior Utility Maintenance Worker	64	26.06
Apprentice Lineman	65	26.71
Water Quality Technician	66	27.38
Street Working Foreman	67	28.06
Water Working Foreman	67	28.06
Wastewater Chief Plant Operator	67	28.06
Electronics Technician	69	29.48
Journeyman Lineman	73	32.54
Electric Distribution Foreman	76	35.04
Electric Substation/Transmission Foreman	76	35.04
Electrical Engineer	81	39.65

		A	B	C	D	E	F	G	H
Firefighter EMT*	59	16.90	17.77	18.64	19.57	20.57	21.59	22.67	23.80
Firefighter Paramedic*	59	20.50	21.33	22.16	23.05	24.01	24.99	26.02	27.10
*hourly rate based on 2,920 hours									

		A	B	C	D	E	F	G	H
Public Safety Dispatcher	5	22.65	23.97	25.29	26.61	27.93	29.26	30.57	31.90
Police Officer	16	29.05	31.22	33.38	35.54	37.70	39.87	42.04	44.20
Police Sergeant	21	37.59	38.97	40.40	41.93	43.51	45.17	46.88	48.64

SECTION 2. That the pay grades mentioned in Section 1 above shall be in accordance with the applicable Union Contract.

SECTION 3. An employee shall receive additional pay for such items including but not limited to, night shift differential, out-of-rank, training officer, and longevity pursuant to the applicable Union Contract.

SECTION 4. That all City of Beatrice and Board of Public Works employees shall be eligible for Long Term Disability insurance coverage pursuant to the applicable Union Contract. Employees wages shall be increased by an amount equal to the premiums for said insurance. Employees shall have said insurance premiums deducted from their wages.

SECTION 5. That the Mayor and City Administrator may alter an employee's wage, who is covered by this ordinance, during the course of the year for such things as, including but not

limited to, completion of probation, job reclassifications, performance evaluations, certifications, or trainings, in accordance with the applicable union contract and pay scale for the employee.

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

SECTION 7. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

ORDINANCE NUMBER 26-__

An ordinance to establish salaries and compensation for various City and Board of Public Works non-union employees; to repeal conflicting ordinance; and to provide for publication in electronic form and an effective date of this ordinance.

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

SECTION 1. That the following schedule be and hereby is adopted as the salary schedule for non-union employees of the City of Beatrice, Nebraska to be effective as of October 1, 2026:

Non-Union Position	Min
Sanitation Laborer	17.64
Sanitation Collection Driver	19.95
Airport Maintenance Technician	21.49
Library Assistant	21.49
Mechanic	21.49
Community Relations Coordinator	22.03
Fire Captain*	23.75
Sanitation Working Foreman	24.32
Youth Services Librarian	24.32
Technology & Information Services Librarian	24.32
Librarian	24.92
Utility Billing Supervisor	26.97
Airport Operations/Maintenance Superintendent	30.52
Deputy Fire Chief	31.12
Business Systems Analyst	32.70
GIS Coordinator	32.70
Infrastructure Support Analyst	32.70
Information System Programmer/Analyst	32.70
Police Lieutenant	38.84
Police Captain	39.62
911 Director	39.84

* Based on 2920 hours

Appointed Non-Union Positions	31.13
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Airport Manager, Chief of Police, City Administrator, City Attorney, City Clerk, City Engineer, City Treasurer, Community Development Director, Electric Superintendent, Finance Director, Fire Chief, General Manager, Information Technology Director, Landfill Superintendent, Library Director, Public Properties Director, Sanitation Superintendent, Street Superintendent, Wastewater Superintendent, and Water Superintendent

SECTION 2. An employee shall receive additional pay for such items including but not limited to, night shift differential, out-of-rank, training officer, and longevity pursuant to the Handbook for Non-Union Employees.

SECTION 3. That all City of Beatrice and Board of Public Works employees shall be eligible for Long Term Disability insurance coverage pursuant to the Handbook for Non-Union Employees. Employees' wages shall be increased by an amount equal to the premiums for said insurance. Employees shall have said insurance premiums deducted from their wages.

SECTION 4. That the Mayor and City Administrator may alter an employee's wage, who is covered by this ordinance, during the course of the year for such things as, including but not limited to, completion of probation, job reclassifications, performance evaluations, certifications, or trainings, in accordance with the Handbook for Non-Union Employees and pay scale for the employee. The Mayor shall not reduce the wage of any employee covered by this ordinance without approval by a majority of the City Council.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor



MEMORANDUM

TO: Mayor & City Council **DATE SUBMITTED:** September 17, 2026

FROM: Tobias J. Tempelmeyer **FOR AGENDA OF:** September 21, 2026
City Administrator and General Manager

SUBJECT: Chapter 19, Article 3 – Skate Parks/Wheeled Parks **EXHIBIT(S):**

Chapter 19, Article 3 requires people to wear a helmet at the skate park. With the addition of a pump track, we are proposing to broaden Chapter 19, Article 3 to cover wheeled sports parks. The proposed changes would still require a helmet at the skate park, but would also require a helmet at the pump track.

ORDINANCE NUMBER ____

An ordinance to amend Chapter 19, Article III of the Beatrice City Code regarding Skate Parks; and to repeal conflicting ordinances or parts of 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 Chapter 19, Article III of the Beatrice City Code be and is hereby amended to read as follows:

"ARTICLE III. Wheeled Sports Parks

Sec. 19-61. Definitions.

- (a) *"Personal wheeled mobility devices"* means human -powered vehicles that use wheels for movement, including but not limited to, scooters, skateboards, roller blades, or bicycles.
- (b) *"Wheeled sports park"* means any recreational space designed for activities involving personal wheeled mobility devices.

Sec. 19-62. Wheeled sports park helmet requirement.

In any wheeled sports park operated by the city, any person riding a personal wheeled mobility device shall wear a fastened protective helmet."

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 provided by law.

PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

✱ Redline ✱

- CODE OF THE CITY OF BEATRICE, NEBRASKA
Chapter 19 - PUBLIC PROPERTIES
ARTICLE III. SKATE PARKS

ARTICLE III. SKATE-WHEELED SPORTS PARKS

Sec. 19-61. Definitions.

"Personal wheeled mobility devices" means human -powered vehicles that use wheels for movement, including but not limited to, scooters, skateboards, roller blades, or bicycles.

"Wheeled sports park" means any recreational space designed for activities involving personal wheeled mobility devices.

Sec. 19-61~~2~~. Skate-Wheeled sports park helmet requirement.

In any skate-wheeled sports park operated by the city, any person riding a ~~skateboard, in-line skates, bicycle or similar device~~personal wheeled mobility device shall wear a fastened protective helmet.

(Code 1987, § 19-30; Ord. No. 02-36, §§ 1, 2, 7-15-2002)

ORDINANCE NUMBER 26-_____

An ordinance to close and vacate a portion of that certain alleyway located in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska; to retain title in said vacated roadway in the name of the City; to repeal conflicting ordinances; and to provide for publication in pamphlet form and an effective date of this ordinance.

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

SECTION 1. That the Mayor and City Council find and determine that it is in the best interests of the public that certain alleyway located in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska, be vacated and closed, the same more particularly described as follows:

That portion of the alleyway lying between Lots One (1), Two (2), Three (3), Four (4), Nine (9), Ten (10), Eleven (11), and Twelve (12), all in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska, EXCEPT that portion of the right of way of the abandoned Beatrice Branch of the Union Pacific Railroad Company, as originally constructed and operated as said Beatrice Branch extends in a southerly direction from the Lancaster/Gage County Line in, over, and across the following legal subdivision:

Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska, as conveyed by that certain deed dated February 27, 2002, from Union Pacific Railroad Company to Nebraska Trails Foundation, Inc. recorded on March 7, 2002, as Instrument No. 2002-1058 in the Gage County Register of Deeds Office.

SECTION 2. That said portion of the alleyway hereinabove described be and hereby are vacated and closed, said vacation to be in accordance with the laws of Nebraska governing the vacating and closing of streets and alleys, and the City Clerk is hereby directed to certify the same to the Register of Deeds of Gage County, Nebraska, and to designate upon the official map of the City, the vacating and closing thereof.

SECTION 3. That the title to such vacated roadways shall be reserved and retained by the City, pursuant to Nebraska Revised Statute Section 16-611(1).

SECTION 4. That the cost of the vacation of the roadways located in Block Ninety-Three (93), Original Town, now the City of Beatrice, Gage County, Nebraska including the recording and publication of this ordinance provided therefore, shall be the cost of the City.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

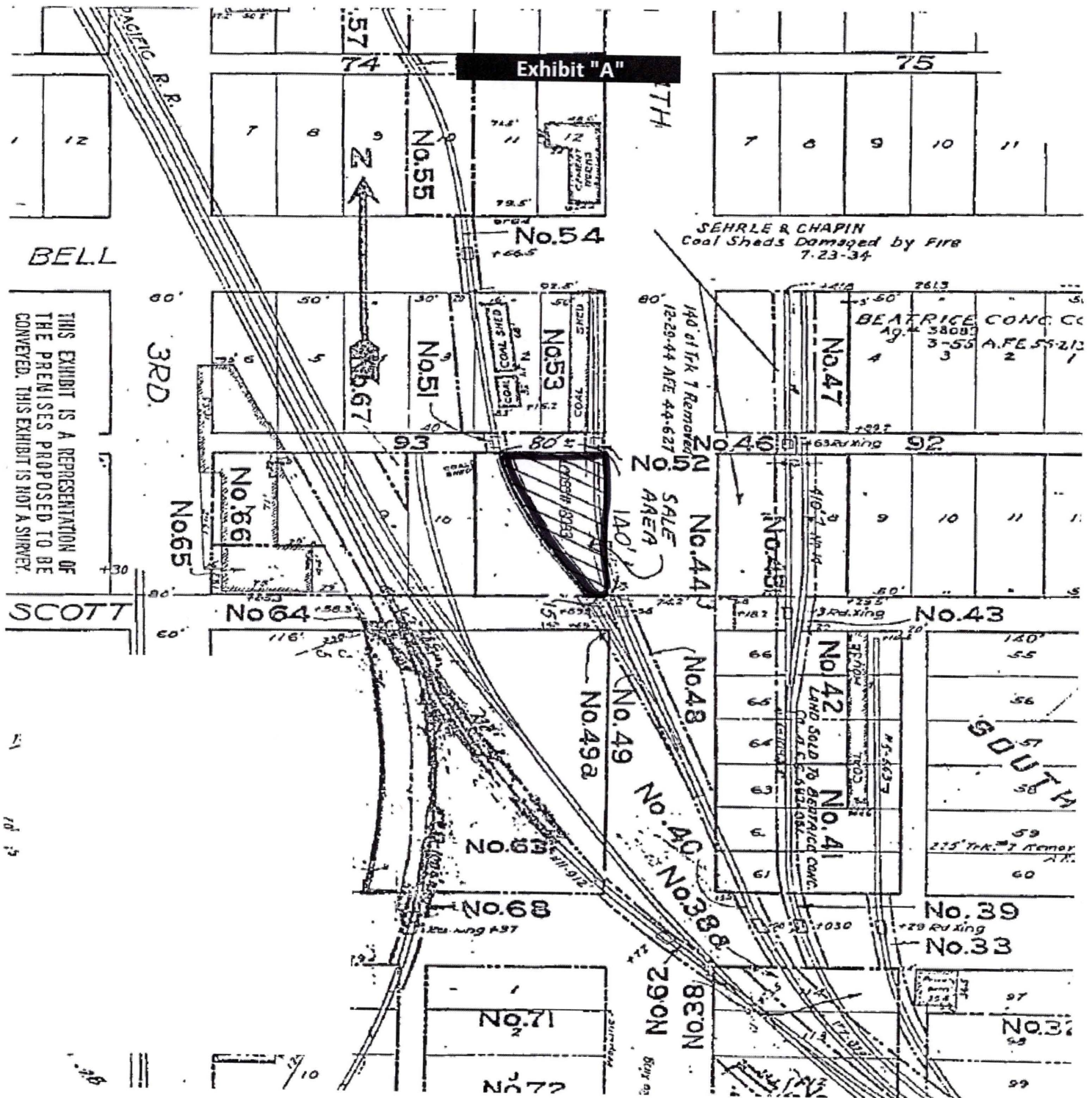
SECTION 6. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

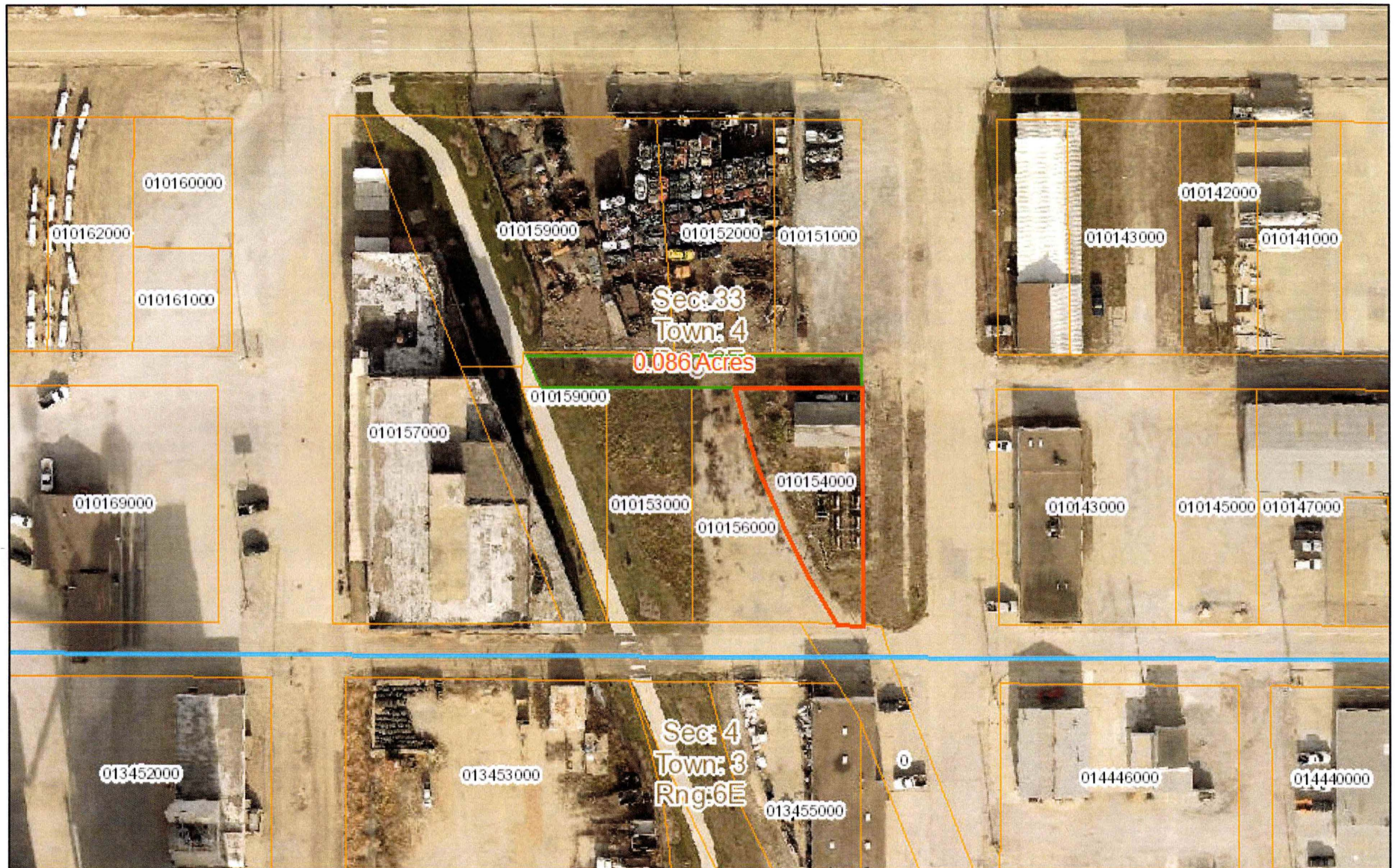
PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor



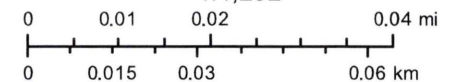


August 27, 2026
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DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections

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ORDINANCE NUMBER 26-_____

An ordinance to convey real estate owned by the City of Beatrice, Nebraska; to provide for the terms of the sale thereof; 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 real estate, more completely described as follows:

That portion of the vacated alleyway lying between Lots One (1), Two (2), Three (3), Four (4), Nine (9), Ten (10), Eleven (11), and Twelve (12), all in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska,

EXCEPT that portion of the right of way of the abandoned Beatrice Branch of the Union Pacific Railroad Company, as originally constructed and operated as said Beatrice Branch extends in a southerly direction from the Lancaster/Gage County Line in, over, and across the following legal subdivision:

Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska, as conveyed by that certain deed dated February 27, 2002, from Union Pacific Railroad Company to Nebraska Trails Foundation, Inc. recorded on March 7, 2002, as Instrument No. 2002-1058 in the Gage County Register of Deeds Office.

TOGETHER WITH

A parcel of land located in Section Township 4 North, Range 6 East of the P.M., City of Beatrice, Gage County, Nebraska, being that portion of Lots Eleven (11) and Twelve (12), Block Ninety-Three (93), according to the original survey and recorded plat thereof, which lies to the east of Grantor's Spur Track #9, as the same is laid out and located and as shown on Exhibit "A" attached hereto and incorporated herein by reference,

is hereby ordered conveyed to Beatrice Scrap Processing, Inc., a Nebraska corporation, herein "Purchaser," and the Mayor and City Clerk are hereby authorized and directed to execute a Deed to said Purchaser after passage, approval, and publication of this ordinance for three (3) consecutive weeks in a legal newspaper published in or of general circulation in such city immediately after the passage and publication of such ordinance, and deliver said deed to the

Purchaser upon the passage of thirty-one (31) calendar days from the date of the passage and approval of this ordinance.

SECTION 2. That said property is hereby sold to said Purchaser in consideration of Nine Thousand Five Hundred Dollars (\$9,500.00) and the City will receive cash or cashier's check for said real estate prior to the delivery of the Deed to Purchaser. The cost of title insurance shall be evenly split between the City and Beatrice Scrap Processing, Inc.

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

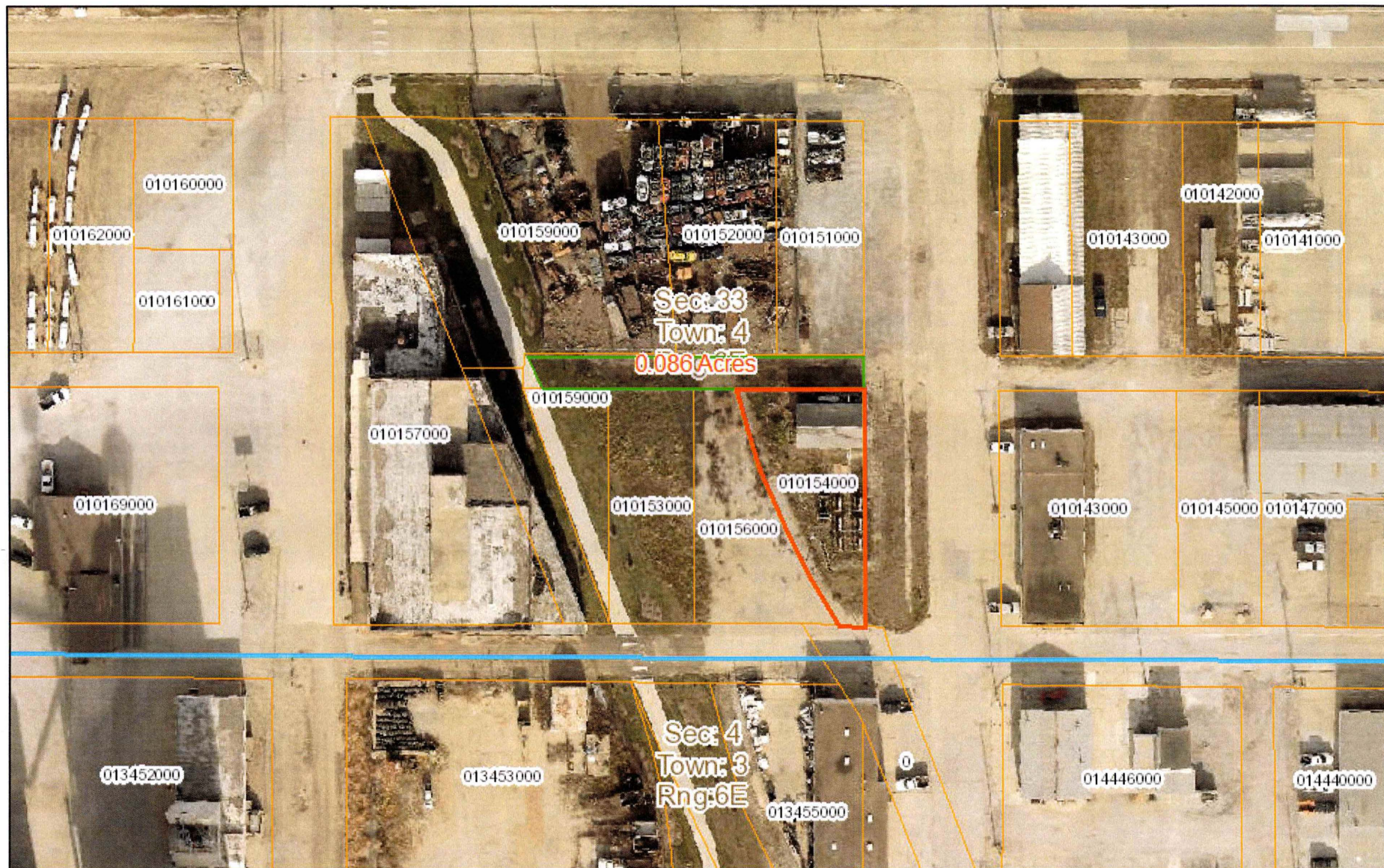
SECTION 4. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

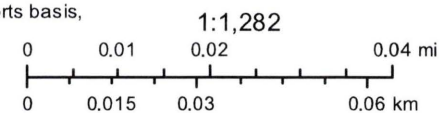
Robert Morgan, Mayor

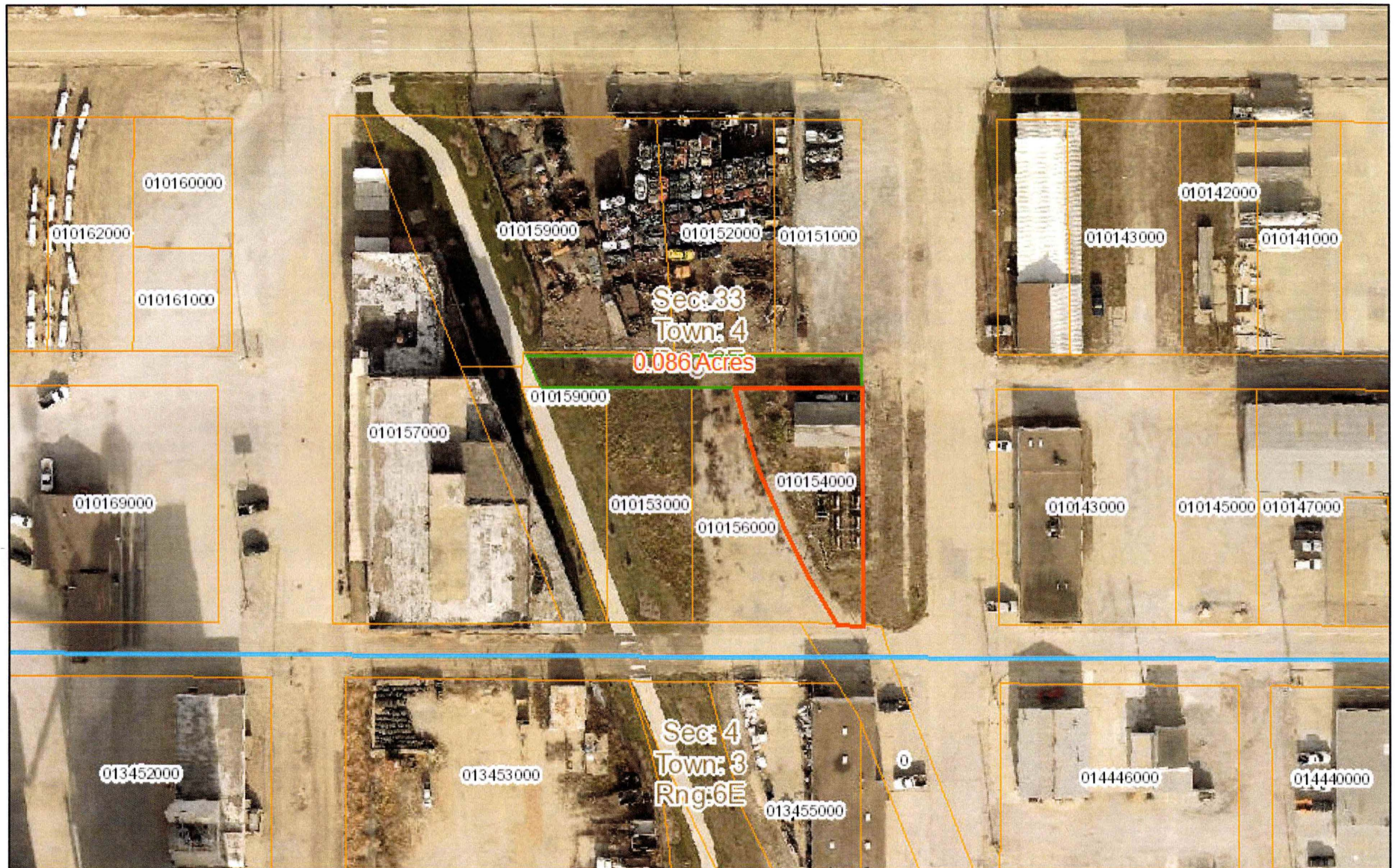


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-  Parcels
-  Sections



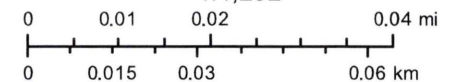


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- Parcels
- Sections

1:1,282



RESOLUTION NUMBER _____

WHEREAS, the City of Beatrice has received an offer to buy certain real estate in said City from Beatrice Scrap Processing, Inc., a Nebraska corporation ("Purchaser"); and

WHEREAS, as consideration for the sale of said real estate, Purchaser has agreed to pay the City of Beatrice the amount of Nine Thousand Five Hundred Dollars (\$9,500.00); and

WHEREAS, the Mayor and City Council of the City of Beatrice desire to enter into a Contract for Sale of Real Estate with Purchaser.

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 Attorney be and are hereby authorized to sign a Contract for Sale of Real Estate and all necessary documents to transfer the following described real estate, pursuant to the terms, conditions, and contingencies contained in the Contract for Sale of Real Estate, to Beatrice Scrap Processing, Inc.:

That portion of the vacated alleyway lying between Lots One (1), Two (2), Three (3), Four (4), Nine (9), Ten (10), Eleven (11), and Twelve (12), all in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska,

EXCEPT that portion of the right of way of the abandoned Beatrice Branch of the Union Pacific Railroad Company, as originally constructed and operated as said Beatrice Branch extends in a southerly direction from the Lancaster/Gage County Line in, over, and across the following legal subdivision:

Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska, as conveyed by that certain deed dated February 27, 2002, from Union Pacific Railroad Company to Nebraska Trails Foundation, Inc. recorded on March 7, 2002, as Instrument No. 2002-1058 in the Gage County Register of Deeds Office.

TOGETHER WITH

A parcel of land located in Section Township 4 North, Range 6 East of the P.M., City of Beatrice, Gage County, Nebraska, being that portion of Lots Eleven (11) and Twelve (12), Block Ninety-Three (93), according to the original survey and recorded plat thereof, which lies to the east of Grantor's Spur Track #9, as the

same is laid out and located and as shown on Exhibit "A" attached hereto and incorporated herein by reference.

A copy of said Contract for Sale of Real Estate, marked as Exhibit "A", is attached hereto and incorporated herein by this reference.

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

RESOLUTION PASSED AND ADOPTED this 21st day of September, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Robert Morgan, Mayor

Exhibit "A"

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT AND AGREEMENT, made and entered into this ____ day of _____, 2026, by and between City of Beatrice, Nebraska, a Nebraska Municipal Corporation, hereinafter referred to as "Seller", and Beatrice Scrap Processing, Inc., a Nebraska corporation, hereinafter referred to as "Buyer";

WITNESSETH:

WHEREAS, Seller is the owner of the real estate hereinafter described, which real estate Buyer desires to purchase, and the parties have reached an agreement with respect to the terms and conditions of the sale of said real estate and desire to reduce the same to writing,

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. LEGAL DESCRIPTION: Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, all under the terms and conditions hereinafter set forth, all right, title and interest in and to the real estate described as follows, to-wit:

That portion of the vacated alleyway lying between Lots One (1), Two (2), Three (3), Four (4), Nine (9), Ten (10), Eleven (11), and Twelve (12), all in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska,

EXCEPT that portion of the right of way of the abandoned Beatrice Branch of the Union Pacific Railroad Company, as originally constructed and operated as said Beatrice Branch extends in a southerly direction from the Lancaster/Gage County Line in, over, and across the following legal subdivision:

Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska, as conveyed by that certain deed dated February 27, 2002, from Union Pacific Railroad Company to Nebraska Trails Foundation, Inc. recorded on March 7, 2002, as Instrument No. 2002-1058 in the Gage County Register of Deeds Office.

TOGETHER WITH

A parcel of land located in Section Township 4 North, Range 6 East of the P.M., City of Beatrice, Gage County, Nebraska, being that portion of Lots Eleven (11) and Twelve (12), Block Ninety-Three (93), according to the original survey and recorded plat thereof, which lies to the east of Grantor's Spur Track #9, as the same is laid out and located and as shown on Exhibit "A" attached hereto and incorporated herein by reference,

subject to easements and restrictions of record, herein "the Premises".

2. **PURCHASE PRICE:** The purchase price shall be Nine Thousand Five Hundred Dollars (\$9,500.00) payable as follows:

\$9,500.00 shall be due unto the Seller on the date of closing, in the form of a Cashier's Check or Cash.

3. **IMPROVEMENTS:** There are no improvements upon the above-described real estate.

4. **UTILITY EASEMENT:** Buyer acknowledges and agrees that this transaction is contingent upon Buyer providing Seller a perpetual, non-exclusive general utility easement prior to or upon closing.

5. **RISK OF LOSS:** Seller shall bear all risks including but not limited to liability on said property until the time of closing.

6. **TAXES AND ASSESSMENTS:** Real estate taxes for 2025 (due in 2026) and all prior years shall be paid by Seller. All future years shall be paid by Buyer.

7. **POSSESSION:** Buyer shall be entitled to full possession at the time of Closing.

8. **MARKETABLE TITLE:** Seller shall provide Buyer with a Warranty Deed subject only to easements and restrictions of record. Seller shall furnish unto Buyer a commitment for Title Insurance, with a Title Insurance Company authorized to do business in the State of Nebraska. This Title Insurance commitment shall reflect insurable title in Seller, subject only to easements and restrictions of record. Any defects found in said commitment shall be removed by the Seller at or prior to closing. Seller and Buyer shall evenly split the cost of title insurance.

9. **EXCISE TAX/FILING FEES:** No documentary stamp tax shall be levied upon the filing of said Deed. Buyer shall pay all filing fees associated with the filing of the Warranty Deed.

10. **ESCROW:** The Seller will, on the execution of this agreement, execute a Warranty Deed, conveying said real estate to Buyer.

11. **ESCROW AGENT:** Seller and Buyer hereby appoint Taylor Rivera as Escrow Agent pursuant to the terms of this agreement, to do the following:

(a) to receive and execute a copy of this agreement, the deed from the Seller to the Buyer, and evidence of title (title insurance commitment), all releases of liens or other instruments to be filed.

(b) to prepare closing statements which the parties hereto agree to sign as part of their obligation herein.

(c) to deliver the deed to the Buyer at time of closing, and if so instructed, file all documents with the Office of the Register of Deeds.

(d) to receive all payments from Buyer to Seller under this agreement, and receive any funds required with the obligation of Seller herein.

(e) to pay all costs associated with this transaction, including abstracting, title insurance

premiums, transfer tax on the deed, filing fees, legal fees, escrow fee, and real estate taxes, existing encumbrances, and all liens and mortgages, if any.

(f) to collect a closing fee of \$0.00, which shall be paid by Buyer.

(g) to remit unto Seller all sums to Seller, after deducting any sums required to be paid as set forth herein.

12. CLOSING: The parties shall close this transaction at such time and date as they shall mutually agree, and in the absence of prior mutual agreement, this transaction shall close at the City Offices, 400 Ella Street, Beatrice, Nebraska 68310 at 10:00 o'clock a.m., on or before October 8, 2026. At the time of closing, Seller shall deliver to Buyer the Warranty Deed and Real Estate Transfer Statement in exchange for the payment of the balance of the purchase price due from Buyer to Seller in the form of a Cashier's Check or Cash.

13. WAIVER: A waiver by the Seller of any default or breach hereunder shall not be construed as a continuing waiver of such default or breach, nor as a waiver of remission, express or implied, or of any other subsequent default or breach.

14. DEFAULT: Time is of the essence in performance of this agreement. It is understood and agreed by the parties hereto that in the event Buyer shall fail to complete the payment of the purchase price as hereinabove set forth or fail to keep any of the other requirements to be kept by Buyer, then Seller may declare default.

15. NOTICES: Notices to Seller shall be given to Seller, c/o Taylor Rivera, 400 Ella Street, Beatrice, NE, 68310.

Notice to Buyer shall be sent to 301 Market Street, Beatrice, NE, 68310.

16. ASSIGNABILITY: This Contract may not be assigned by the Buyer. Buyer may not sell the real estate without the consent of Seller until all terms of this Agreement are satisfied.

17. REAL ESTATE SETTLEMENT PROCEDURES ACT (RESPA): Seller and Buyer hereby agree to make all disclosures and to sign all documents necessary to allow full compliance with the provisions of the Real Estate Settlement Procedures Act of 1974, as amended, to furnish Federal Identification Numbers and/or Social Security Numbers as required, for the proper reporting to the Internal Revenue Service, if required.

18. BINDING EFFECT: This contract shall be binding upon the heirs, executors, administrators and assigns of the parties hereto.

19. MISCELLANEOUS: The headings of the paragraphs of this agreement are inserted for convenience only and shall not constitute a part hereof. Wherever applicable the singular shall include the plural and the masculine the feminine.

20. INTEREST: It is agreed that from the date of this Agreement until date of closing that no interest shall be due from Buyer to Seller.

21. WARRANTIES AND REPRESENTATIONS: Buyer purchases the premises "as is", based upon the Buyer's own inspection of the premises, and no warranties, express or implied have been given by Seller as to the condition of the same, the same being expressly denied.

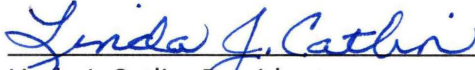
22. SURVIVAL OF CONTRACT: Upon the delivery of the deed all warranties and representations, if any, shall merge and the acceptance thereof shall be full and complete satisfaction of all obligations of the Seller.

23. 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.

24. ENTIRE AGREEMENT: It is agreed between the parties hereto that there are no other agreements or understandings between them relating to the subject matter of this Agreement. This Agreement supersedes all prior agreements, oral or written between the parties and is intended as a complete and exclusive statement of the Agreement between the parties. Neither this Agreement, nor its execution, have been induced by any reliance, representation, stipulation, warranty, agreement or understanding of any kind other than those herein expressed. No change or modification of this Agreement shall be valid unless the same be in writing and signed by the parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written, on this Contract For Sale of Real Estate.

Beatrice Scrap Processing, Inc., a
Nebraska corporation, Buyer


Linda J. Catlin, President

Attest:

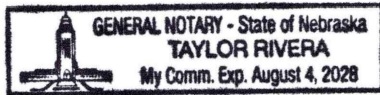
CITY OF BEATRICE, NEBRASKA
A Nebraska Municipal Corporation, Seller

Erin Saathoff, City Clerk

Robert Morgan, Mayor

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing Contract for Sale of Real Estate was acknowledged before me this 8th day of September, 2026, by Linda J. Catlin, President and authorized signatory of Beatrice Scrap Processing, Inc. as her voluntary act and deed on behalf of Beatrice Scrap Processing, Inc.





Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF GAGE)

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

Notary Public

Space Above Reserved for Recording Information

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

GENERAL UTILITY & DRAINAGE EASEMENT

THIS INDENTURE, made this ____ day of _____, 2026 between Linda J. Catlin, a single person, hereinafter referred to as "Grantor", and the City of Beatrice, Nebraska, a Municipal Corporation, hereinafter referred to as "Grantee."

WITNESSETH:

That said Grantor in consideration of the sum of one dollar (\$1.00) and other valuable consideration, to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, sell, convey and confirm unto said Grantee and its assigns forever, an easement for the right to access across, construct, reconstruct, perpetually maintain and operate underground electric power, waterline, sanitary sewer line, storm sewer line, telephone, fiber, Gas and cable TV, together with the necessary underground conduits, pipes, and/or manholes, with the right to enter said premises for the purpose of constructing, reconstructing, perpetually maintaining and operating said utilities under and across the property at the following location:

That portion of the vacated alleyway lying between Lots One (1), Two (2), Three (3), Four (4), Nine (9), Ten (10), Eleven (11), and Twelve (12), all in Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska,

EXCEPT that portion of the right of way of the abandoned Beatrice Branch of the Union Pacific Railroad Company, as Originally constructed and operated as said Beatrice Branch extends in a southerly direction from the Lancaster/Gage County Line in, over, and across the following legal subdivision:

Block Ninety-Three (93), Original Town, now City of Beatrice, Gage County, Nebraska, as conveyed by that certain deed dated February 27, 2002, from Union Pacific Railroad Company to Nebraska Trails Foundation, Inc., recorded on March 7, 2002, as Instrument No. 2002-1058 in the Gage County Register of Deeds Office.

This easement is for the benefit of any contractor, agent, employee and representative of the Grantee and any of said access to City-owned utilities.

Said Grantor for itself does confirm with the said Grantee and their assigns, that, the Grantor is well seized in fee of the above-described property and that grantor has the right to grant and convey this easement in the manner and form aforesaid, and that grantor shall warrant and defend this easement to said Grantee and their assigns against the lawful claims and demands of all persons.

No buildings, improvements, or structures, shall be placed in, on, over or across said easement by the undersigned, their successors and assigns without express approval of Grantee.

Any trees, grass, crops or shrubbery placed on said easement shall be maintained by Grantor, its heirs, successors and assigns.

Said Grantee shall cause any trench made on aforesaid realty by the Grantee to be properly refilled and shall cause the premises to be left in a neat and orderly condition and resurface the premises to an equivalent surface existing on the premises prior to said trenching. This easement is also for the benefit of any contractor, agent, employee and representative of the Grantee and any of said construction work.

This easement shall be binding upon the heirs, executors, administrators, successors and assigns of the Grantor herein.

The consideration recited includes damages for change of grade, if any, and any and all claims for damages arising from change of grade or grading are hereby waived.

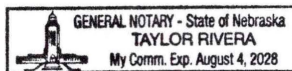
IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

Linda J. Catlin, Grantor

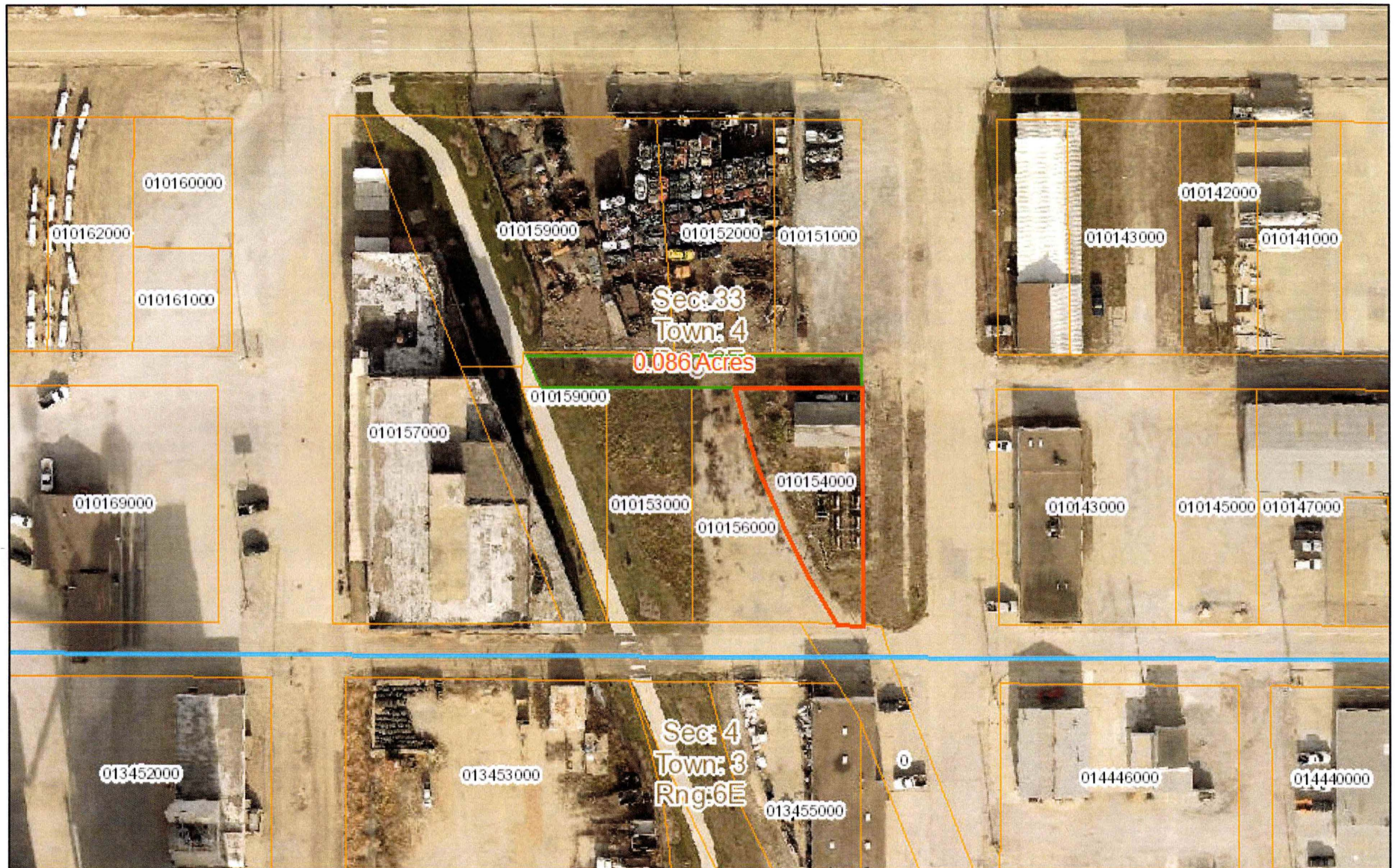
Linda J. Catlin
Linda J. Catlin

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing General Utility Easement was acknowledged before me this 8th day of September, 2026, by Linda J. Catlin to be her voluntary act and deed.



[Signature]
Notary Public

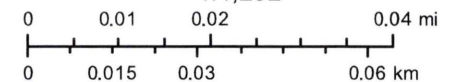


August 27, 2026
18:37 PM

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

1:1,282





CITY ADMINISTRATOR'S MONTHLY REPORT

SEPTEMBER 2026

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CAPITAL PROJECTS

DEVELOPMENT OF CORRAL CROSSING AND HERITAGE HEIGHTS:

A master plan has been approved. Bid was awarded to Van Kirk Brothers Contracting on May 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 has started.*

Funding: LB840/Street/Util **Est. Cost:** TBD **Amt Spent as of 7/31/26:** \$3,551,069 **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 7/31/26:** \$0 **Est. Completion:** 2031

COMPREHENSIVE PLAN:

Updated Comprehensive Plan for the City. Grant Agreement signed March 4, 2026. Contract with Confluence has been signed. *Confluence has started gathering public input.*

Funding: General/Grant **Est. Cost:** \$75,000 **Amt Spent as of 7/31/26:** \$15,996 **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. *Demo has been completed on five (5) buildings.*

Funding: General **Est. Cost:** TBD **Amt Spent as of 7/31/26:** \$169,082 **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 7/31/26:** \$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 7/31/26:** \$532,282 **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. *The project started on August 31, 2026.*

Funding: Grant/Bonds **Est. Cost:** \$382,000 **Amt Spent as of 7/31/26:** \$97,379 **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 7/31/26:** \$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. *Hannibal park improvements are coming along with the concrete finished and agri-lime on the field. Posts are set for the outfield. Chain link still needs to be installed. Due to the rains, we are looking at a couple of weeks before fencing is completed.*

Funding: Lodging/PR/Grant **Est. Cost:** \$287,000 **Amt Spent as of 7/31/26:** \$75,374 **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 7/31/26:** \$45,324 **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 7/31/26:** \$0 **Est. Completion:** Summer 2027

DUCK POND IMPROVEMENTS:

Remove silt or change channel and clean up. Met with local tree contractors for removal of trees around the Duck Pond. Public Properties is continuing tree removal as time permits. Awaiting federal approval to remove dam.

Funding: Keno **Est. Cost:** \$50,000 **Amt Spent as of 7/31/26:** \$0 **Est. Completion:** Summer 2027

INDUSTRIAL PARK DISTRIBUTION LINE IMPROVEMENTS:

This project will include both, rebuilding existing lines to allow for increased loading in the Industrial Park, and the addition of new lines to better serve the existing loads and for new customer loads in the future. Two (2) sections of a main feeder line from Substation #2 were replaced and upgraded from the corner of Ashland and Shugart to the south side of the Accum 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 7/31/26:** \$0 **Est. Completion:** Fall 2026

POWER GENERATION FACILITY:

HDR has completed their study in different technologies, lead times, and permitting. Meeting with various entities who may be potential partners. *Bids are being reviewed.*

Funding: Bonds **Est. Cost:** \$1m **Amt Spent as of 7/31/26:** \$396,331 **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 7/31/26:** \$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 7/31/26:** \$0 **Est. Completion:** Fall 2026

SUBSTATION #9 IMPROVEMENTS:

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

Funding: Bonds/Utility **Est. Cost:** \$414,000 **Amt Spent as of 7/31/26:** \$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 7/31/26:** \$0 **Est. Completion:** Summer 2026

WATER MAIN PROJECT – NORTH 7TH, GRANT TO GARFIELD:

Replace 8" water main. The Water Department started site work during the last week in April. The boring contractor 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 was completed by the first week in August as we removed old fire hydrants, grade excavation areas, seed/sod lawns, and finished concrete work. This project is 99% completed, we are just finishing up final inventory counts and paperwork.*

Funding: Infra Funds **Est. Cost:** \$180,000 **Amt Spent as of 7/31/26:** \$245,769 **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. *The existing grit facility and aeration tank are currently being demolished.*

Funding: Grant/Util **Est. Cost:** \$3.9m **Amt Spent as of 7/31/26:** \$2,472,864 **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 7/31/26:** \$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 has been onsite to lower several gas services and mains to allow the contractor to stabilize the subbase approximately 18-inches deep. Approximately 500 linear feet of mainline paving have been installed.*

Funding: Street **Est. Cost:** \$375,000 **Amt Spent as of 7/31/26:** \$88,461 **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. *The work was completed during the month of August.*

Funding: Street **Est. Cost:** \$29,007 **Amt Spent as of 7/31/26:** \$0 **Est. Completion:** Fall 2026

PLANNING & ZONING

The Planning and Zoning Commission (P&Z) recommended approval of rezoning 1807-1829 May Street, Gage County Parcel ID # 012646000, to be rezoned from “R-3” Urban Family Residential to “R-4” Multi-Family Residential; and 115 North Sumner Street, 123 North Sumner Street, and 604 West Court Street, from “GC” General Commercial District to “RC” Residential Commercial.

ECONOMIC DEVELOPMENT

Recent TIF Activity:

No new activity.

LB840 Loans:

All existing LB840 loans are current. The program income for FY26 as of July 31, 2026 is \$821,185. The current unexpended funds as of July 31, 2026 total \$627,853, and those funds are deposited in Pinnacle Bank.

EMPLOYEE

Safety:

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

New Hires:

Koltan Ideus began as a Maintenance Worker for the Water Department on August 3rd. Christina Lance began as a Public Safety Dispatcher on August 17th. Dalena Schultz began her internship with the Finance Department on August 24th.

FINANCIALS

Financial statements for the General and Street Fund for the month ending July 31, 2026, are attached, marked as **Exhibit “A”**. Financial statements for the Electric, Water, and WPC Departments for the month ending July 31, 2026, are attached, marked as **Exhibit “B”**.

CODE VIOLATIONS / BUILDING PERMITS / DEMOLITIONS

Code Violations:

Code Compliance Officer responded to and worked on fifty-five (55) various code violations in August, bringing the year-to-date total to five hundred eighty-five (585). A total of eleven (11) cases were closed in August,

bringing the total year-to-date closed cases to four hundred forty-six (446). There are currently one hundred thirty-two (132) open cases. See attached list, marked as ***“Exhibit C”***.

Building Permits:

Processed fifty-two (52) permits/applications/inquiries, bringing the year-to-date total to three hundred sixty-five (365). See attached list, marked as ***“Exhibit D”***.

Demolitions:

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

PUBLIC PROPERTIES

- Staff planted grass between 1st and 2nd Streets, on Ella Street. Cancer Garden was graded and seeded by the contractor, so that area is now completed.
- Sticks and Stones started on the improvements on the east side of the Library for a new outdoor learning center.

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 five (5) days after rains. Gravel and rock was applied to a few streets needing it.

Concrete repairs:

We continued working on concrete repairs on Orange Blvd, Belvedere Street, and Front Street. We worked a total of fourteen (14) days with concrete patches. We also completed a concrete repair of a Windstream project on 4th and Ella.

Mowing Highways:

We mowed a total of five (5) days on Highway 77 on the north and south sides of town. We also trimmed and mowed behind all dead-end streets, guard rails on curves, and bridge rails in town.

Storm Sewer Drainage Repairs:

Hauled dirt for shoulder repairs on Hickory Road and south and north 6th Streets.

Spot Patching:

We patched two (2) days using 1,450 pounds of material.

Dempsters:

We finished up on the Dempsters property at the beginning of the month, hauling off the Carpentry Building.

Air Park Drive:

Silt fence was installed around the Air Park Drive dirt pile.

Asphalt Patching:

We began our asphalt season towards the end of the month. We will work on asphalt for the majority of September. We made a repair for the Water Department on West Court Street and began working on 26th Street.

UTILITIES

UTILITY DELINQUENT NOTICES and DISCONNECTIONS:

There were 1,042 disconnect notices mailed out in August. There was a total of 65 disconnections for non-payment on September 3rd.

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. *All the customers have been transferred to the new poles and transformers. The old transformers, poles, and lines have been removed. This line rebuild is complete.*

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. *The new poles and hardware have been installed, and everything has been transferred. The old poles have been removed. This section is complete.*

Underground Distribution:

We have begun working on the Heritage Heights development. All of the main line conduits have been installed. Pinpoint Communications and Spectrum Communications are doing a joint project with us and have also installed their conduits in our trench. The transformer basements have been dug in. We are preparing to pull in the high voltage cable.

At Beatrice Commons we are currently waiting on the sanitary and storm sewer installations to be completed before we start. We did have to replace a 400' section of primary cable due to a contractor damaging it. We pulled out the old cable, replaced a short section of 4" conduit, and installed the new cable.

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

Normal substation maintenance has been performed. Bi-weekly checks at all the substations on transformer loading, temperature and pressure gages checked and reset, and breaker lineups are inspected.

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:

- 1701 Pleasant View - Replace service and pit
- 2604 Elk Street - Replaced service and pit
- 1318 Scott Street - Replace service and pit
- 1320 Scott Street - Replace service and pit
- 900 Dorsey Street - Service leak repair
- 1719 Pleasant View - Service leak repair
- 1008 Jackson Street - Service leak repair
- 902 South 25th Street - Service leak repair
- 939 North 21st Street - Service leak repair
- 921 Prairie Lane - Service leak repair
- 1001 Sharon Road - Service leak repair

Water Main Breaks/Repairs:

Crews repaired a 6" water main break at the intersection of West Court and Bell Streets.

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. *By the end of August, we had approximately half of the water main installed, rainy weather in August has set us back a few weeks on this project, but we are still moving forward. We have approximately 1,100 feet of main to install and are expecting to have this main completed in 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:

- 548 Irving Street - 1.5" service line for 7Brew
- 2876 Belvedere - Installed 1" service tap for residence

In June, we began repairs for the pressure sustaining valve on Blue Ridge Road. This will be a specialized repair that will be conducted by ESI out of Kansas City. Repairs were completed by ESI in late July, and the valve is operational again.

Sewer Line Maintenance/Blockages:

We had five (5) sewer calls this month.

- 1023 Elk Street - Not on the City
- 430 N 16th Street - Not on the City
- 1618 N 13th Street - No on the City
- 2121 High Street - Not on the City
- 1218 N 9th Street - Not on the City

Jet Truck Footage:

Daily maintenance for the entire month was 2,097 ft. Monthly maintenance for the month was 4,020 ft.

TV/Camera Trailer Inspections:

There were no new lines videoed and auto coded with the new SewerAI software.

Lift Stations:

General maintenance and cleaning was completed at Lift Stations #4, #7, #8, and #9.

Plant Maintenance:

- Plant maintenance is up to date at the WPC Plant.
- WWTF Permit Exceedance: The Beatrice WWTF exceeded the allowable ammonia limit being discharged. Massive efforts were used to determine the cause of this issue. Through random inspections we believe to have found the source. The Department has been working with the industry in order to be back into permit compliance.

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 CROSGING – 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 7/31/2026
GENERAL ALL-PURPOSE FUNDS							
GENERAL	\$ 4,914,104	\$ 11,338,642	\$ 86,155	\$ (5) \$ 16,338,901	\$ 11,348,051	\$ -	\$ (3) \$ 4,904,873
<i>moves to (from)restricted</i>	\$ -		\$ -	\$ (2)		\$ 85,976	\$ (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		\$ 85,976	\$ (1) \$ 529,738		\$ -	\$ (2) \$ 529,738
SPECIAL REVENUE:							
Street*	\$ 5,345,488	\$ 3,584,761		\$ 8,930,249	\$ 4,886,806	\$ 127,971	\$ 3,915,472
<i>Restricted Debt Serv</i>	\$ 31,128		\$ 127,971	\$ 159,099			\$ 159,099
Keno	\$ 519,743	\$ 99,042		\$ 618,784	\$ 11,082	\$ -	\$ (4) \$ 607,702
DEBT SERVICE							
GO Debt	\$ 3,220,539	\$ 1,335,980		\$ 4,556,519	\$ 1,124,026		\$ 3,432,493
Special Assess.-Unbonded	\$ 20,620	\$ 466		\$ 21,086	\$ -		\$ 21,086
CAPITAL PROJECTS							
Capital Improvement	\$ 145,505	\$ 865,472	\$ -	\$ (3) \$ 1,010,976	\$ 988,829		\$ 22,147
Capital Imp.-Keno	\$ (0)	\$ -	\$ -	\$ (4) \$ (0)	\$ 5,689		\$ (5,689)
Capital Imp.-Public Safety	\$ 309,073	\$ 455,399	\$ -	\$ (3) \$ 764,472	\$ 968,059		\$ (203,587)
General All-Purpose Fund	<u>\$ 16,288,583</u>	<u>\$ 17,679,763</u>	<u>\$ 300,102</u>	<u>\$ 34,268,447</u>	<u>\$ 19,332,543</u>	<u>\$ 213,947</u>	<u>\$ 14,721,957</u>
RESTRICTED FUNDS							
SPECIAL REVENUE:							
Airport*	\$ 1,069,961	\$ 3,676,111	\$ -	\$ 4,746,072	\$ 4,474,724		\$ 271,348 manual entry
CDBG*	\$ (447,770)	\$ 626,197		\$ 178,427	\$ 208,005		\$ (29,578)
Economic Development*	\$ 149,955	\$ 821,185	\$ -	\$ 971,140	\$ 367,057	\$ (23,770)	\$ 627,853
<i>Restricted Debt Serv</i>	\$ 168,758		\$ (23,770)	\$ 144,988			\$ 144,988
911 Service Surcharge	\$ 140,471	\$ 82,502		\$ 222,974	\$ -	\$ 86,155	\$ (5) \$ 136,819
CRA	\$ -	\$ 503,878		\$ 503,878	\$ 465,991		\$ 37,887
Sanitation*	\$ 305,825	\$ 3,146,267		\$ 3,452,092	\$ 3,305,890	\$ (37,464)	\$ 183,666 manual entry
<i>Restricted Debt Serv</i>	\$ 155,916		\$ (37,464)	\$ 118,452			\$ 118,452
INTERNAL SERVICE							
Employee Benefit Acct	\$ 620,845	\$ 5,033,203		\$ 5,654,049	\$ 3,695,301		\$ 1,958,748
Info Tech Services	\$ -	\$ 898,260		\$ 898,260	\$ 884,817		\$ 13,443
ENTERPRISE							
Board of Public Works*	\$ 20,934,648	\$ 22,078,669		\$ 43,013,317	\$ 24,403,593		\$ 18,609,724 manual entry
Norcross/Horner	\$ 6,978	\$ -		\$ 6,978	\$ -		\$ 6,978
TOTAL RESTRICTED	<u>\$ 23,105,588</u>	<u>\$ 36,866,273</u>	<u>\$ (61,234)</u>	<u>\$ 59,910,626</u>	<u>\$ 37,805,379</u>	<u>\$ 24,921</u>	<u>\$ 22,080,327</u>
TOTAL	<u>\$ 39,394,170</u>	<u>\$ 54,546,035</u>	<u>\$ 238,868</u>	<u>\$ 94,179,073</u>	<u>\$ 57,137,921</u>	<u>\$ 238,868</u>	<u>\$ 36,802,284</u>

*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 7/31/2026	CURRENT YEAR BUDGET FY2026	% YTD
GENERAL REVENUES					
TAXES	7,200,663.51	7,417,491.31	5,957,530.45	7,746,500.00	76.91%
LICENSES & PERMITS	156,065.63	180,450.32	287,259.61	201,300.00	142.70%
INTERGOVERNMENTAL REVENUE	2,422,881.54	2,389,145.82	1,756,985.31	1,803,516.00	97.42%
CHARGES FOR SERVICES	2,782,998.98	2,761,871.03	2,811,343.95	3,192,944.00	88.05%
MISCELLANEOUS REVENUES	1,062,907.38	652,891.35	525,523.10	565,100.00	93.00%
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	11,424,796.95	13,595,515.00	84.03%
GENERAL EXPENDITURES BY TYPE					
PERSONAL SERVICES	9,285,811.04	10,062,465.28	8,885,219.84	11,110,071.00	79.97%
OTHER SERVICES & CHARGES	1,419,868.56	1,448,138.48	1,364,816.35	1,629,949.00	83.73%
SUPPLIES	456,530.46	513,537.17	432,424.32	523,385.00	82.62%
CAPITAL OUTLAYS	687,521.74	243,284.03	371,328.89	253,221.00	146.64%
CONTINGENCY	7,334.50	122,704.77	7,542.64	122,000.00	6.18%
CONTRACTUAL SERVICES	463,255.03	675,961.73	286,719.20	284,066.00	100.93%
INTERFUND TRANSFERS	933,600.98	1,569,128.48	0.00	1,252,200.00	0.00%
TOTAL EXPENDITURES	13,253,922.31	14,635,219.94	11,348,051.24	15,174,892.00	74.78%
OVERALL NET CHANGE	434,695.17	(1,167,568.99)	76,745.71	(1,579,377.00)	-4.86%
PERSONAL SERVICES	1,141,786.73	1,211,474.95	1,078,210.32	1,263,478.00	85.34%
OTHER SERVICES & CHARGES	331,027.63	334,507.13	391,433.67	452,310.00	86.54%
SUPPLIES	15,530.51	16,976.64	8,525.96	18,020.00	47.31%
CAPITAL OUTLAYS	443,913.29	36,696.53	35,089.48	30,000.00	116.96%
CONTINGENCY	7,334.50	122,704.77	7,542.64	122,000.00	6.18%
CONTRACTUAL SERVICES	333,540.28	530,758.30	154,809.20	139,066.00	111.32%
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	1,675,611.27	3,277,074.00	51.13%
PERSONAL SERVICES	225,433.82	257,644.86	236,613.68	280,609.00	84.32%
OTHER SERVICES & CHARGES	94,167.87	59,771.45	19,420.07	81,630.00	23.79%
SUPPLIES	2,533.78	4,235.80	1,987.85	5,300.00	37.51%
CAPITAL OUTLAYS	0.00	0.00	0.00	0.00	
COMMUNITY DEVELOPMENT	322,135.47	321,652.11	258,021.60	367,539.00	70.20%
PERSONAL SERVICES	4,269,331.20	4,610,688.14	4,040,345.01	5,029,664.00	80.33%
OTHER SERVICES & CHARGES	369,478.24	395,557.49	340,269.78	390,380.00	87.16%
SUPPLIES	87,895.61	128,788.88	92,556.22	130,815.00	70.75%
CAPITAL OUTLAYS	40,975.52	32,176.67	131,030.66	32,500.00	403.17%
CONTRACTUAL SERVICES	60,000.00	60,000.00	60,000.00	60,000.00	100.00%

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 ACTUAL FY2024	PRIOR YEAR 1 ACTUAL FY2025	Current as of 7/31/2026	CURRENT YEAR BUDGET FY2026	% YTD
POLICE	4,827,680.57	5,227,211.18	4,664,201.67	5,643,359.00	82.65%
PERSONAL SERVICES	2,797,074.28	3,078,807.52	2,689,799.08	3,464,710.00	77.63%
OTHER SERVICES & CHARGES	376,880.97	391,032.87	328,749.89	405,860.00	81.00%
SUPPLIES	161,729.02	159,109.18	161,201.10	181,300.00	88.91%
CAPITAL OUTLAYS	717.99	1,390.92	3,040.43	6,500.00	46.78%
FIRE	3,336,402.26	3,630,340.49	3,182,790.50	4,058,370.00	78.43%
PERSONAL SERVICES	515,567.01	550,335.90	507,831.50	663,404.00	76.55%
OTHER SERVICES & CHARGES	192,935.42	196,015.42	211,081.24	227,465.00	92.80%
SUPPLIES	174,442.40	193,801.85	158,559.55	173,950.00	91.15%
CAPITAL OUTLAYS	83,011.55	29,151.24	107,608.06	62,400.00	172.45%
CONTRACTUAL SERVICES	69,714.75	85,203.43	71,910.00	85,000.00	84.60%
PUBLIC PROPERTIES	1,035,671.13	1,054,507.84	1,056,990.35	1,212,219.00	87.19%
PERSONAL SERVICES	336,618.00	353,513.91	332,420.25	408,206.00	81.43%
OTHER SERVICES & CHARGES	55,378.43	71,254.12	73,861.70	72,304.00	102.15%
SUPPLIES	14,399.14	10,624.82	9,593.64	14,000.00	68.53%
CAPITAL OUTLAYS	118,903.39	143,868.67	94,560.26	121,821.00	77.62%
LIBRARY	525,298.96	579,261.52	510,435.85	616,331.00	82.82%
GENERAL FUND EXPENDITURES	13,253,922.31	14,635,219.94	11,348,051.24	15,174,892.00	74.78%

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
COMBINED CASH INVESTMENT
JULY 31, 2026

COMBINED CASH ACCOUNTS

9-127-21	SFB - DEBT SERVICE RESERVE	226,580.73
9-127-22	SERIES 2011/2013 BONDS - REST	(138,430.45)
9-127-23	SRF RESV - REST	(85,423.96)
9-127-80	SFB - BOND REVENUE RESV	4,052,103.30
9-127-81	REST - BOND REV	(4,052,103.30)
9-131-00	SECURITY 1ST BANK - CHECKING	99,598.83
9-132-00	PINNACLE BANK - PAYROLL	1,011.65
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	368,934.79
9-135-10	REST - REVOLVING LOAN FUND	(368,934.79)
9-137-00	SECURITY FIRST BANK MM	5,284,469.82
9-170-00	UTILITIES - CASH CLEARING	(58.00)
TOTAL COMBINED CASH		5,387,398.62
9-100-00	CASH ALLOCATED TO OTHER FUNDS	(5,387,398.62)

TOTAL UNALLOCATED CASH .00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO ELECTRIC FUND	5,294,828.69
2	ALLOCATION TO WATER FUND	443,417.89
3	ALLOCATION TO WPC	(350,847.96)
TOTAL ALLOCATIONS TO OTHER FUNDS		5,387,398.62
ALLOCATION FROM COMBINED CASH FUND - 1-10000		(5,387,398.62)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
BALANCE SHEET
JULY 31, 2026

ELECTRIC FUND

	CURRENT YEAR	PREVIOUS YEAR
<u>ASSETS</u>		
PLANT	43,784,519.28	41,062,131.51
ACCUMULATED DEPRECIATION	(26,930,247.07)	(25,473,186.73)
BOOK VALUE OF PLANT	16,854,272.21	15,588,944.78
CONSTRUCTION WORK IN PROGRESS	1,035,597.26	918,384.48
<u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	5,294,828.69	5,151,120.16
CUSTOMER DEPOSITS MM	176,566.42	230,543.61
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	222,679.66	.00
TEMPORARY CASH INVESTMENTS	1,909,360.86	1,831,974.84
BOND DEBT & RESERVE ACCOUNT	4,120,695.52	3,989,041.25
REVOLVING LOAN FUND RESERVE	368,934.79	367,453.54
TOTAL CASH ACCOUNTS	13,898,555.11	13,328,211.59
CUSTOMER ACCOUNTS RECEIVABLE	(3,712.98)	7,252.08
GARBAGE ACCOUNTS RECEIVABLE	12,226.69	13,735.64
COTTONWOOD SALES RECEIVABLE	130,459.16	108,392.62
DEVELOPER CONTRIBUTION RECEIVABLE	56,730.94	118,811.14
ALLOWANCE FOR BAD DEBTS	(25,068.05)	(23,351.68)
BALANCE OF ACCOUNTS RECEIVABLE	170,635.76	224,839.80
BUILDING MAINTENANCE FUND	(12,650.42)	(8,079.24)
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	10,264.20	23,008.69
OPERATION AND MAINTENANCE INVENTORY	1,105,329.96	1,117,103.05
PREPAID EXPENSES	36,268.00	30,704.00
INTEREST RECEIVABLE	83,277.91	94,450.60
ACCRUED UTILITY REVENUES	2,147,423.88	1,915,320.26
TOTAL ASSETS	35,328,973.87	33,232,888.01

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
BALANCE SHEET
JULY 31, 2026

ELECTRIC FUND

	<u>CURRENT YEAR</u>	<u>PREVIOUS YEAR</u>
LIABILITIES AND EQUITY		
<u>LIABILITIES</u>		
2025 BONDS PAYABLE	3,788,340.70	3,952,431.80
2025 BOND PREMIUM	54,777.03	.00
ACCOUNTS PAYABLE	1,418,065.16	1,320,297.30
ACCOUNTS PAYABLE-GARBAGE	19,695.72	18,910.71
CUSTOMER DEPOSITS PAYABLE	837,337.90	894,651.91
SALES TAX PAYABLE-STATE	.01	6.99
SALES TAX PAYABLE-LOCAL	.00	2.50
SALES TAX PAYABLE-COUNTY	.51	.51
ACCRUED INTEREST PAYABLE	(48,951.29)	.00
ACCRUED VACATION TIME	164,961.61	163,137.87
ACCRUED COMP TIME PAYABLE	24,388.39	21,344.28
ACCRUED SICK TIME PAYABLE	316,427.82	310,556.25
	<u>6,575,043.56</u>	<u>6,681,340.12</u>
TOTAL LIABILITIES		
	6,575,043.56	6,681,340.12
<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
	<u>1,326,814.62</u>	<u>332,795.59</u>
REVENUE OVER EXPENDITURES - YTD		
	<u>28,753,930.31</u>	<u>26,551,547.89</u>
BALANCE - CURRENT DATE		
	<u>28,753,930.31</u>	<u>26,551,547.89</u>
TOTAL FUND EQUITY		
	<u>28,753,930.31</u>	<u>26,551,547.89</u>
TOTAL LIABILITIES AND EQUITY	<u><u>35,328,973.87</u></u>	<u><u>33,232,888.01</u></u>

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
OPERATING STATEMENT
FOR THE 10 MONTHS ENDING JULY 31, 2026

ELECTRIC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
OPERATING REVENUE						
RESIDENTIAL SALES	541,934.69	3,212,408.93	3,831,500.00	619,091.07	83.8	3,057,262.06
RESIDENTIAL HEATING SALES	347,284.34	2,733,033.72	(3,072,000.00)	(5,805,033.72)	89.0	2,629,543.87
GENERAL SERVICE SALES	216,281.98	1,468,517.00	(1,600,000.00)	(3,068,517.00)	91.8	1,331,721.92
GENERAL SERVICE HEATING SALES	101,897.37	795,641.94	(910,500.00)	(1,706,141.94)	87.4	750,631.71
GENERAL SERVICE DEMAND SALES	657,223.56	5,198,493.07	(5,900,000.00)	(11,098,493.07)	88.1	5,010,823.33
LARGE POWER CONTRACT	225,913.75	1,697,713.36	(1,750,000.00)	(3,447,713.36)	97.0	1,481,328.46
PUBLIC STREET & HIGHWAY LIGHTING	8,799.79	75,895.82	(88,000.00)	(163,895.82)	86.3	68,813.84
INFRASTRUCTURE FEE	22,797.00	226,881.60	(840,000.00)	(1,066,881.60)	27.0	.00
INTERDEPARTMENTAL SALES	6,518.99	41,404.47	(50,000.00)	(91,404.47)	82.8	45,323.81
SECURITY LIGHTING SALES	8,582.30	85,683.75	(102,000.00)	(187,683.75)	84.0	86,918.50
ENGINEERING DEPARTMENT INCOME	14,522.00	145,280.00	(174,000.00)	(319,280.00)	83.5	133,272.00
MARKET SALES	134,575.45	856,142.99	(650,000.00)	(1,506,142.99)	131.7	586,127.98
RENEWABLE ENERGY CREDITS	.00	63,724.10	(100,000.00)	(163,724.10)	63.7	.00
TOTAL OPERATING REVENUE	2,286,331.22	16,600,820.75	(11,405,000.00)	(28,005,820.75)	145.6	15,181,767.48
OPERATING EXPENSE						
PURCHASED POWER	(965,291.25)	(9,112,485.52)	(10,200,000.00)	(1,087,514.48)	(89.3)	(8,705,567.53)
PURCHASED POWER - WAPA	(68,647.24)	(475,918.33)	(525,000.00)	(49,081.67)	(90.7)	(375,385.74)
PURCHASED POWER - COTTONWOOD	(71,852.07)	(970,766.34)	(1,300,000.00)	(329,233.66)	(74.7)	(1,057,709.78)
OPERATION & MAINTENANCE	(92,426.27)	(1,077,703.43)	(1,506,638.00)	(428,934.57)	(71.5)	(1,220,650.30)
ACCOUNTING & COLLECTING	(19,821.87)	(160,106.93)	(164,121.00)	(4,014.07)	(97.6)	(213,115.40)
METER READING	(2,475.42)	(29,733.82)	(35,378.00)	(5,644.18)	(84.1)	(30,047.56)
ENGINEERING DEPARTMENT	(33,284.72)	(374,960.84)	(455,420.00)	(80,459.16)	(82.3)	(377,313.78)
INFOMATIONAL TECH - COMPUTERS	(1,080.00)	(9,677.85)	.00	9,677.85	.0	(299,788.22)
ADMINISTRATIVE	(68,325.25)	(675,177.10)	(807,385.00)	(132,207.90)	(83.6)	(178,468.05)
GENERAL	(113,881.51)	(1,017,088.19)	(988,076.00)	29,012.19	(102.9)	(842,606.83)
VEHICLE & EQUIPMENT EXPENSES	(16,809.77)	(174,356.41)	(171,500.00)	2,856.41	(101.7)	(170,200.15)
DEPRECIATION	(130,768.54)	(1,246,216.91)	(1,465,000.00)	(218,783.09)	(85.1)	(1,220,515.05)
TOTAL OPERATING EXPENSES	(1,584,663.91)	(15,324,191.67)	(17,618,518.00)	(2,294,326.33)	(87.0)	(14,691,368.39)
NET OPERATING REVENUE	701,667.31	1,276,629.08	(29,023,518.00)	(30,300,147.08)	4.4	490,399.09
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	30,543.72	340,561.88	(998,000.00)	(1,338,561.88)	34.1	344,197.07
INTEREST INCOME	19,554.72	200,353.89	(101,000.00)	(301,353.89)	198.4	240,799.13
RESTRICTED INTEREST INCOME	11,033.01	107,992.10	.00	(107,992.10)	.0	40,419.50
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	(57,145.69)	(598,722.33)	(742,185.00)	(143,462.67)	(80.7)	(713,094.36)
NET NONOPERATING INCOME (EXPENSE)	(6,992.81)	(56,982.57)	(2,039,115.00)	(1,982,132.43)	(2.8)	(128,319.31)
TOTAL NET INCOME OR (LOSS)	705,653.07	1,326,814.62	(31,062,633.00)	(32,389,447.62)	4.3	332,795.59

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
BALANCE SHEET
JULY 31, 2026

WATER FUND

	<u>CURRENT YEAR</u>	<u>PREVIOUS YEAR</u>
ASSETS		
PLANT	33,906,387.77	33,380,131.40
ACCUMULATED DEPRECIATION	(17,635,791.25)	(16,702,429.76)
BOOK VALUE OF PLANT	16,270,596.52	16,677,701.64
CONSTRUCTION WORK IN PROGRESS	1,277,120.03	336,783.15
CASH ACCOUNTS		
CASH & CASH EQUIVALENTS	443,417.89	1,251,145.22
PAYROLL ACCOUNT	300.00	300.00
PETTY CASH	300.00	300.00
WATER INFRASTRUCTURE FEE	838,018.45	1,070,208.60
TEMPORARY CASH INVESTMENTS CD'S	580,493.35	557,723.98
BOND DEBT & RESERVE ACCOUNT	43,128.41	90,569.21
SRF RESERVE ACCOUNT	85,423.96	85,301.49
TOTAL CASH ACCOUNTS	1,991,082.06	3,055,548.50
CUSTOMER ACCOUNTS RECEIVABLE	158,049.48	23,208.78
ALLOWANCE FOR BAD DEBTS	(14,046.68)	(12,853.30)
BALANCE OF ACCOUNTS RECEIVABLE	144,002.80	10,355.48
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	.00	989.38
OPERATION AND MAINTENANCE INVENTORY	728,635.90	765,909.56
PREPAID EXPENSES	30,611.99	20,231.99
INTEREST RECEIVABLE	18,220.37	21,656.90
ACCRUED UTILITY REVENUES	307,239.21	293,192.80
TOTAL ASSETS	<u>20,767,508.88</u>	<u>21,182,369.40</u>

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
BALANCE SHEET
JULY 31, 2026

WATER FUND

	<u>CURRENT YEAR</u>	<u>PREVIOUS YEAR</u>
<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	99,947.13	54,618.32
SALES TAX PAYABLE-STATE	7.66	.00
SALES TAX PAYABLE-LOCAL	2.78	.00
ACCRUED INTEREST PAYABLE	(40,277.96)	(3,538.94)
ACCRUED FICA TAXES PAYABLE	25.00	25.00
ACCRUED VACATION TIME	53,774.16	45,172.24
ACCRUED COMP TIME PAYABLE	17,412.23	21,690.53
ACCRUED SICK TIME	34,001.30	32,546.95
	<u>8,684,367.41</u>	<u>9,034,635.97</u>
<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	(11,578.94)	117,017.23
BALANCE - CURRENT DATE	<u>12,083,141.47</u>	<u>12,147,733.43</u>
TOTAL FUND EQUITY	<u>12,083,141.47</u>	<u>12,147,733.43</u>
TOTAL LIABILITIES AND EQUITY	<u><u>20,767,508.88</u></u>	<u><u>21,182,369.40</u></u>

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
OPERATING STATEMENT
FOR THE 10 MONTHS ENDING JULY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YTD AMT
OPERATING REVENUE						
RESIDENTIAL SALES	182,380.12	1,319,145.06	(1,658,500.00)	(2,977,645.06)	79.5	1,360,433.18
COMMERCIAL SALES	82,692.24	531,783.01	(680,000.00)	(1,211,783.01)	78.2	561,958.62
CONTRACT SALES	19,896.98	316,345.80	(400,000.00)	(716,345.80)	79.1	320,800.50
INFRASTRUCTURE FEE	23,131.00	229,147.00	(276,000.00)	(505,147.00)	83.0	117,461.00
TOTAL OPERATING REVENUE	308,100.34	2,396,420.87	(3,014,500.00)	(5,410,920.87)	79.5	2,360,653.30
OPERATING EXPENSE						
OPERATION & MAINTENANCE	(76,636.53)	(983,269.32)	(1,296,512.00)	(313,242.68)	(75.8)	(999,518.79)
ACCOUNTING & COLLECTING	(10,582.40)	(111,687.29)	(112,152.00)	(464.71)	(99.6)	(129,712.18)
METER READING	(1,517.78)	(18,545.23)	(21,726.00)	(3,180.77)	(85.4)	(15,335.35)
ENGINEERING DEPARTMENT	(3,903.00)	(39,030.00)	(46,837.00)	(7,807.00)	(83.3)	(33,530.00)
ADMINISTRATIVE	(29,515.90)	(295,576.50)	(353,670.00)	(58,093.50)	(83.6)	(103,193.60)
GENERAL	(52,585.72)	(533,517.35)	(592,960.00)	(59,442.65)	(90.0)	(441,511.37)
VEHICLE & EQUIPMENT EXPENSES	(10,561.87)	(67,587.71)	(91,000.00)	(23,412.29)	(74.3)	(55,332.41)
DEPRECIATION	(85,088.46)	(847,203.42)	(990,000.00)	(142,796.58)	(85.6)	(829,469.65)
TOTAL OPERATING EXPENSES	(270,391.66)	(2,896,416.82)	(3,504,857.00)	(608,440.18)	(82.6)	(2,607,603.35)
NET OPERATING INCOME (LOSS)	37,708.68	(499,995.95)	(6,519,357.00)	(6,019,361.05)	(7.7)	(246,950.05)
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	38,531.52	327,548.79	(287,500.00)	(615,048.79)	113.9	259,908.28
INTEREST INCOME	6,987.62	74,178.71	(100,000.00)	(174,178.71)	74.2	84,434.98
RESTRICTED INTEREST INCOME	433.87	5,373.54	(3,000.00)	(8,373.54)	179.1	8,402.25
GRANT INCOME	.00	133,134.29	.00	(133,134.29)	.0	.00
OTHER INCOME	202.05	5,770.77	(2,000.00)	(7,770.77)	288.5	106,697.88
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	(7,126.60)	(57,589.09)	(70,500.00)	(12,910.91)	(81.7)	(84,180.55)
NET NONOPERATING INCOME (EXPENSE)	39,028.46	488,417.01	(904,424.00)	(1,392,841.01)	54.0	363,967.28
TOTAL NET INCOME (LOSS)	76,737.14	(11,578.94)	(7,423,781.00)	(7,412,202.06)	(.2)	117,017.23

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
BALANCE SHEET
JULY 31, 2026

WPC

	<u>CURRENT YEAR</u>	<u>PREVIOUS YEAR</u>
<u>ASSETS</u>		
PLANT	28,990,134.90	27,957,029.61
ACCUMULATED DEPRECIATION	(18,934,562.83)	(18,611,907.69)
BOOK VALUE OF PLANT	10,055,572.07	9,345,121.92
CONSTRUCTION WORK IN PROGRESS	1,916,061.08	446,018.58
<u>CASH ACCOUNTS</u>		
CASH & CASH EQUIVALENTS	(350,847.96)	1,273,946.47
PAYROLL ACCOUNT	200.00	200.00
PETTY CASH	175.00	175.00
SEWER INFRASTRUCTURE FEE	3,043,869.33	2,530,891.35
BOND DEBT & RESERVE ACCOUNT	26,709.79	122,937.43
TOTAL CASH ACCOUNTS	2,720,106.16	3,928,150.25
CUSTOMER ACCOUNTS RECEIVABLE	19,315.62	18,071.69
ALLOWANCE FOR BAD DEBTS	(8,070.21)	(7,757.77)
BALANCE OF ACCOUNTS RECEIVABLE	11,245.41	10,313.92
INTERDEPARTMENTAL ACCOUNTS RECEIVABLE	947.44	2,623.56
PREPAID EXPENSES	19,191.00	12,987.00
ACCRUED UTILITY REVENUES	227,133.41	208,546.35
TOTAL ASSETS	<u>14,950,256.57</u>	<u>13,953,761.58</u>

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
BALANCE SHEET
JULY 31, 2026

WPC

	<u>CURRENT YEAR</u>	<u>PREVIOUS YEAR</u>
<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	402,342.67	57,892.11
ACCRUED INTEREST PAYABLE	(27,471.29)	.00
ACCRUED VACATION TIME	27,971.04	32,924.70
ACCRUED COMP TIME PAYABLE	13,633.97	10,256.20
ACCRUED SICK TIME	39,818.30	37,152.53
	<u>871,139.11</u>	<u>614,144.86</u>
TOTAL LIABILITIES	871,139.11	614,144.86
<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	<u>154,499.40</u>	<u>410,380.90</u>
BALANCE - CURRENT DATE	<u>14,079,117.46</u>	<u>13,339,616.72</u>
TOTAL FUND EQUITY	<u>14,079,117.46</u>	<u>13,339,616.72</u>
TOTAL LIABILITIES AND EQUITY	<u><u>14,950,256.57</u></u>	<u><u>13,953,761.58</u></u>

Exhibit "B"
BEATRICE BOARD OF PUBLIC WORKS
OPERATING STATEMENT
FOR THE 10 MONTHS ENDING JULY 31, 2026

WPC

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	PREV YEAR YTD
OPERATING REVENUE						
RESIDENTIAL SALES	118,359.17	1,181,505.70	(1,396,000.00)	(2,577,505.70)	84.6	1,175,971.59
COMMERCIAL SALES	69,854.67	519,614.38	(680,000.00)	(1,199,614.38)	76.4	525,461.64
INFRASTRUCTURE FEE	39,706.00	394,851.00	(470,000.00)	(864,851.00)	84.0	283,155.00
TOTAL OPERATING REVENUE	227,919.84	2,095,971.08	(2,546,000.00)	(4,641,971.08)	82.3	1,984,588.23
OPERATING EXPENSE						
OPERATION & MAINTENANCE	(70,605.20)	(837,486.50)	(875,812.00)	(38,325.50)	(95.6)	(713,753.23)
ACCOUNTING & COLLECTING	(12,423.25)	(81,756.35)	(93,519.00)	(11,762.65)	(87.4)	(102,506.05)
METER READING	(898.20)	(11,745.23)	(13,151.00)	(1,405.77)	(89.3)	(11,115.15)
ENGINEERING DEPARTMENT	(3,903.00)	(39,030.00)	(46,837.00)	(7,807.00)	(83.3)	(33,530.00)
ADMINISTRATIVE	(20,066.09)	(200,089.50)	(240,211.00)	(40,121.50)	(83.3)	(68,626.49)
GENERAL	(31,978.34)	(322,211.05)	(366,575.00)	(44,363.95)	(87.9)	(222,570.13)
VEHICLE & EQUIPMENT EXPENSES	(687.03)	(30,797.52)	(65,000.00)	(34,202.48)	(47.4)	(36,977.59)
DEPRECIATION	(59,127.41)	(581,912.67)	(640,000.00)	(58,087.33)	(90.9)	(545,168.72)
TOTAL OPERATING EXPENSES	(199,688.52)	(2,105,028.82)	(2,341,105.00)	(236,076.18)	(89.9)	(1,734,247.36)
NET OPERATING REVENUE	28,231.32	(9,057.74)	(4,887,105.00)	(4,878,047.26)	(.2)	250,340.87
OTHER INCOME (EXPENSES)						
MISCELLANEOUS INCOME	12,934.42	76,843.22	(68,000.00)	(144,843.22)	113.0	66,651.61
INTEREST INCOME	9,371.22	97,979.75	(100,000.00)	(197,979.75)	98.0	111,514.40
RESTRICTED INTEREST INCOME	225.25	2,790.05	(4,000.00)	(6,790.05)	69.8	3,314.07
GRANT INCOME	.00	.00	(2,000,000.00)	(2,000,000.00)	.0	.00
OTHER INCOME	1,155.00	4,795.00	(1,000.00)	(5,795.00)	479.5	4,725.00
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	(3,381.75)	(18,850.88)	(30,500.00)	(11,649.12)	(61.8)	(17,738.22)
NET NONOPERATING INCOME (EXPENSE)	20,304.14	163,557.14	(2,314,555.00)	(2,478,112.14)	7.1	160,040.03
TOTAL NET INCOME (LOSS)	48,535.46	154,499.40	(7,201,660.00)	(7,356,159.40)	2.2	410,380.90

Exhibit "B"
CITY OF BEATRICE
BALANCE SHEET
JULY 31, 2026

STREET FUND

ASSETS

03-00-100-00	CASH - COMBINED CASH FUND	3,761,335.32	
03-00-101-03	CASH-HIGHWAY ALLOC DEBT RESV	159,099.48	
03-00-103-01	CASH-BOND FUNDS	154,136.71	
03-00-120-00	ACCOUNTS RECEIVABLE	34,840.00	
03-00-129-00	DUE FROM OTHER GOVERNMENTS	322,671.41	
03-00-130-00	DUE FROM SPEC ASSESS FUND	49,626.00	
	TOTAL ASSETS		4,481,708.92

LIABILITIES AND EQUITY

LIABILITIES

03-00-201-00	ACCOUNTS PAYABLE	517,728.74	
03-00-215-00	ACCRUED INTEREST PAYABLE	34,585.00	
03-00-231-00	BONDS PAYABLE-L.T.	2,600,000.00	
	TOTAL LIABILITIES		3,152,313.74

FUND EQUITY

03-00-250-01	DESIGNATED FOR STREETS	2,312,581.07	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER (UNDER) EXPENDITURES - YTD	(983,185.89)	
	BALANCE - CURRENT DATE	(983,185.89)	
	TOTAL FUND EQUITY		1,329,395.18
	TOTAL LIABILITIES AND EQUITY		4,481,708.92

Exhibit "B"
CITY OF BEATRICE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING JULY 31, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SALES TAX</u>					
03-20-313-01 SALES TAX (30%OF1%)LESS MV	30,000.00	229,877.64	250,000.00	20,122.36	92.0
03-20-313-02 SALES TAX ON MOTOR VEHICLES	50,000.00	541,810.07	630,000.00	88,189.93	86.0
TOTAL SALES TAX	80,000.00	771,687.71	880,000.00	108,312.29	87.7
<u>STATE AGENCY AID</u>					
03-20-332-01 HIGHWAY ALLOCATION,INCEN PMT	154,838.75	1,520,267.74	1,845,514.00	325,246.26	82.4
03-20-332-02 STATE MAINTENANCE CONTRACT	.00	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	.00	93,980.57	125,000.00	31,019.43	75.2
TOTAL STATE AGENCY AIDL	154,838.75	1,974,084.54	2,316,412.00	342,327.46	85.2
<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	1,240.00	22,874.12	8,000.00	(14,874.12)	285.9
03-20-349-02 STREET SALES	.00	335.00	500.00	165.00	67.0
03-20-349-03 STREET REIMBURSEMENTS	1,898.94	21,667.36	24,000.00	2,332.64	90.3
TOTAL STREET FEES	3,138.94	44,876.48	32,500.00	(12,376.48)	138.1
<u>INTEREST EARNINGS</u>					
03-20-361-01 INTEREST EARNING - HWY ALL BND	535.06	26,546.34	.00	(26,546.34)	.0
TOTAL INTEREST EARNINGS	535.06	26,546.34	.00	(26,546.34)	.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 10 MONTHS ENDING JULY 31, 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	 238,512.75	 3,072,359.99	 3,728,912.00	 656,552.01	 82.4

Exhibit "B"
CITY OF BEATRICE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING JULY 31, 2026

STREET FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET FUND</u>					
03-20-411-01 SALARIES (MAINT)	43,910.60	464,532.67	549,237.00	84,704.33	84.6
03-20-411-02 SALARIES (OVERTIME)	141.60	7,272.60	12,765.00	5,492.40	57.0
03-20-411-03 SALARIES (PART-TIME)	.00	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	8,270.00	11,677.00	3,407.00	70.8
03-20-411-10 SALARIES (BPW ENGINEERING)	5,612.00	56,120.00	67,349.00	11,229.00	83.3
03-20-411-20 SALARIES (CITY-MGR SERVICES)	1,776.00	17,760.00	21,306.00	3,546.00	83.4
03-20-412-01 SOCIAL SECURITY	3,293.71	35,128.52	45,507.00	10,378.48	77.2
03-20-413-01 RETIREMENT	2,620.59	26,302.92	32,817.00	6,514.08	80.2
03-20-414-01 HEALTH & LIFE INSURANCE	25,200.00	252,200.00	293,664.00	41,464.00	85.9
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	71,920.00	86,303.00	14,383.00	83.3
03-20-424-01 BUILDING MAINT./REPAIRS	150.54	1,220.49	2,500.00	1,279.51	48.8
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)	6,908.80	63,472.75	45,000.00	18,472.75	141.1
03-20-425-01 BUILDING RENTALS (SHOP-BPW)	250.00	2,850.00	3,000.00	150.00	95.0
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	1,500.00	5,265.00	4,750.00	515.00	110.8
03-20-426-01 TRAINING/TRAVEL EXPENSES	.00	1,050.91	4,000.00	2,949.09	26.3
03-20-427-01 TELEPHONE	25.00	500.00	.00	500.00	.0
03-20-429-04 BAD DEBT EXPENSE	.00	.00	200.00	200.00	.0
03-20-429-05 OTHER SERV & CHGS (MS4)	641.25	23,930.00	35,000.00	11,070.00	68.4
03-20-429-06 OTHER SERV & CHGS (SPC FEES)	.00	58,458.98	45,000.00	13,458.98	129.9
03-20-432-01 GAS & OIL	3,082.84	36,756.62	58,000.00	21,243.38	63.4
03-20-432-02 UNIFORMS	113.36	2,614.12	3,000.00	385.88	87.1
03-20-432-04 CHEMICALS	.00	8,210.68	10,000.00	1,789.32	82.1
03-20-432-09 TRAFFIC CONTROL	59.67	37,091.11	25,000.00	12,091.11	148.4
03-20-432-13 SHOP/JANITORIAL/OSHA SUPPLIES	172.76	5,744.52	8,500.00	2,755.48	67.6
03-20-433-02 ROAD EQ MNT TIRES/BROOMS/BLADE	25.00	17,749.47	30,000.00	12,250.53	59.2
03-20-433-03 ROAD EQUIP REPAIRS (PARTS)	4,977.72	64,551.06	55,000.00	9,551.06	117.4
03-20-433-05 ROAD IMP MATERIALS (IN-HOUSE)	2,845.80	66,719.38	125,000.00	58,280.62	53.4
03-20-433-06 ROAD MATERIALS ICE CONTROL	19.25	18,299.07	75,000.00	56,700.93	24.4
03-20-434-01 SMALL TOOLS & MINOR EQ	.00	7,986.39	3,500.00	4,486.39	228.2
03-20-443-01 STREET IMP/ARMORCOAT/REJUVINAT	.00	45,658.73	65,000.00	19,341.27	70.2
03-20-443-06 STREET IMP/MISC CONC REPAIR	11,968.67	72,345.75	80,000.00	7,654.25	90.4
03-20-443-09 STREET IMP/BRIDGE REPAIRS	.00	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	406,048.90	430,576.61	.00	430,576.61	.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	87,960.74	93,038.24	445,000.00	351,961.76	20.9
03-20-443-21 STREET IMP/NEW STREETS	(4,807.71)	1,498,011.03	1,496,631.00	(1,380.03)	100.1
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)	.00	.00	.00	.0
TOTAL STREET FUND	612,510.65	4,055,545.88	5,135,676.00	1,080,130.12	79.0

Exhibit "B"
CITY OF BEATRICE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING JULY 31, 2026

STREET FUND					
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	612,510.65	4,055,545.88	5,135,676.00	1,080,130.12	79.0
NET REVENUE OVER(UNDER)EXPENDITURE	(373,997.90)	(983,185.89)	(1,406,764.00)	(423,578.11)	(69.9)

Exhibit "C"

CODE VIOLATIONS SUMMARY

	Year-to-Date
Referred to BPD	2
Referred to Other City Department	1
No Violation Found	1
Total Closed Cases	446
Total Cases Received	585

Current Pending Cases	3
Current Open Cases	132
Cases Closed in August	11

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: 132

Case #	Date Opened	Violation	Reason for Violation	Location
20260585	8/27/2026	Code	washer, dryer, grill, other scrap metal/junk along the sidewalk and street (complaint received)	1023 N 10th Street
20260584	8/27/2026	JMV		1800 Carlyle Street
20260583	8/27/2026	Code	Refridgerator along the street.	310 N 7th Street
20260582	8/27/2026	Code	Mattresses along the alleyway	105 N 4th Street
20260581	8/26/2026	Weeds	Over grown weeds in alley	116 S 9th
20260580	8/26/2026		Overgrown grass and weeds on property	722 Elk
20260579	8/26/2026	Weeds	Overgrown Grass and Weeds on Property	1301 Lincoln Street
20260578	8/25/2026	Code	Recliner sitting in front yard	410 N 11th Street
20260577	8/25/2026	Code	Mattress in back yard, appliances outside, other junk/trash in backyard	403 HILL
20260575	8/21/2026	Code		817 Elk Street
20260574	8/21/2026	Code		812 Ella Street
20260572	8/20/2026	Weeds	Overgrown grass and weeds on property	1222 S 6th Street
20260571	8/20/2026	Weeds	Overgrown grass and weeds on property	600 Nicholls Avenue
20260570	8/20/2026	Weeds	Overgrown grass and weeds on property	801 N 4th Street
20260568	8/18/2026	Weeds	Overgrown weeds in between boats and vehicles in the back of the building (complaint received)	411 Court Street
20260567	8/18/2026	Weeds	Complaint received of overgrown grass/weeds on lot	1906 S 6th Street
20260566	8/18/2026	JMV	junked boat destroyed by fire	411 Court Street
20260565	8/17/2026	Weeds	Overgrown grass and weeds	201 Virginia Avenue
20260564	8/17/2026	Weeds	Overgrown grass and weeds on property	1510 Grant Street

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260563	8/17/2026	Weeds	Overgrown grass and weeds on property	1507 Washington
20260562	8/17/2026	Weeds	Overgrown grass and weeds on property	812 Elk
20260560	8/14/2026	JMV		722 Bell Street
20260558	8/13/2026		Rear yard extremely overgrown with weeds. Complaint received.	1341 Market Street
20260556	8/13/2026	JMV		819 N 6th Street
20260555	8/11/2026	Code	Pig carcasses on property longer than 24 hours. Smell causing neighbors to complain. Blood and juice is leaking into the alley.	709 Market Street
20260553	8/11/2026	JMV		1119-1121 Scott Street
20260552	8/11/2026	Code	No electricity, no water service for drinking, cooking, cleaning or sanitation. No garbage service, garbage is piling up in rear yard.	1022 N 8th Street
20260551	8/11/2026	JMV		1025 N 16th Avenue
20260550	8/11/2026	JMV		1025 N 16th Avenue
20260549	8/11/2026	JMV		1025 N 16th Avenue
20260545	8/7/2026	Code	Pile of mattresses at the end of driveway next to the house.	716 N 10th Street
20260543	8/5/2026	Weeds	Overgrown grass and weeds on property, trees and bush overgrown at the front of the house	705 S 10th Street
20260542	8/5/2026	Weeds	Overgrown grass and weeds on property	1821 S 2nd Street
20260541	8/5/2026	Weeds	Overgrown grass and weeds on property	1425 Lincoln Street
20260540	8/5/2026	Weeds	Overgrown grass and weeds on property	1515 Bell Street
20260539	8/5/2026	Weeds	Overgrown grass and weeds on property	1001 Market Street
20260538	8/5/2026	JMV		1013-1015 N 26th Street
20260537	8/4/2026	Weeds	Overgrown grass and weeds on the property including backyard	586 OVERLOOK LN

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260536	8/4/2026	Weeds	Overgrown grass and weeds on property	113 S 9th St
20260535	8/4/2026	Weeds	Overgrown grass and weeds on property. Including backyard and ally	915 N 10th
20260534	8/4/2026	Weeds	Overgrown grass and weeds on property. Including backyard and ally	817 Elk Street
20260533	8/4/2026	Weeds	Overgrown grass and weeds on property	1113 Pelham
20260532	8/4/2026	Weeds	Overgrown grass and weeds on property	1502 Bell street
20260531	8/3/2026	Code	Loose siding all around property, evidence of rodent issue/problem, Doors need to be able to be opened and closed; door knobs needed. Flooring uneven and showed signs of deterioration of subfloor. Electrical conduit hanging too low between house and garage.	203 N Sumner Street
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
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

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
20260498	7/9/2026	JMV		110 S Sumner Street
20260497	7/9/2026	JMV		221 N Sumner Street
20260495	7/9/2026	JMV		1325 Market Street
20260494	7/9/2026	JMV		901 Elk 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
20260482	7/2/2026	Code	Pile of junk/trash in the back yard	416 N 13th Street
20260480	7/2/2026	Code	Couch, mattress, and stack of tires next to trailer	616 Paddock 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
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
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

CODE VIOLATIONS SUMMARY

20260460	6/23/2026	Weeds	Overgrown Grass and Weeds on Property	812 Ella Street
20260451	6/22/2026	Code	Trailer full of garbage/junk/trash bags. Trash is overflowing into the yard. There is no garbage service to the property.	1022 N 8th Street
20260449	6/18/2026	Weeds	Overgrown grass and weeds on property	1021 N 6TH
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
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
20260435	6/16/2026	Code	Junk lined the driveway, trash over flowing out the container. cardboard boxes in driveway	514 W Mary
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
20260422	6/10/2026	Weeds	Overgrown grass and weeds on property	404 N 4th Street

Exhibit "C"

CODE VIOLATIONS SUMMARY

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
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
20260389	6/8/2026	JMV		233 S Lasalle Street
20260383	5/21/2026	JMV		1305 Court Street
20260347	5/12/2026	Code	Couch on front porch	1022 N 8th 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

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
20260261	5/4/2026	JMV		520 N 9th Street
20260198	4/17/2026	Code	the building (complaint received)	212 N 6th Street
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
20260141	3/19/2026	Weeds	Overgrown volunteer trees growing within feneline.	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
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
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

Exhibit "C"

CODE VIOLATIONS SUMMARY

20260077	2/17/2026	Code	Watching, cat house.	511 N 10th Street
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20260007	1/7/2026	Code	Significant fire, heat and smoke damage to banquet room and restaraunt.	403 Court Street
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CLOSED IN AUGUST: 11

Case #	Date Opened	Violation	Reason for Violation	Location
20260544	8/7/2026	Code	Mattresses sitting on front porch	1821 S 5th Street
20260546	8/7/2026	Code	Red couch, chair, and mattress out along back alley.	11th & Washington Street
20260547	8/10/2026	Code	Mattress, red couch out by dumpster	521 N 11th Street
20260548	8/10/2026	Code	two couches on front porch	1006 Ella Street
20260554	8/11/2026	Code	Mattress in back yard, trash along east side of the house.	1202 Bell Street
20260557	8/13/2026	Code	Couches, mattresses, carpet and carpet pad, and other random junk/trash surrounding dumpster	820 N 5th Street
20260559	8/14/2026	Code	2 couches sitting on front porch. Interior furniture is not allowed outside the residence.	709 Market Street
20260561	8/14/2026	Code	Mattress laying in yard along 13th Street.	101 S 13th Street
20260569	8/18/2026	Code		
20260573	8/21/2026	Temp. Signs	Pillen sign located in residential area needs to be 4 square feet or smaller. Temporary sign too large for residential area.	1921 Monroe Street
20260576	8/24/2026	Temp. Signs	Temporary (election) sign in residential zone is to large. 4 square feet is the max in a residential zone. Current sign appears to be 4 x 8 ft.	1921 Monroe Street

PERMIT SUMMARY REPORT

	August 2026	August 2025	Current Year-to-Date 2026	Last Year-to-Date 2025
Administrative Setback Adjustment (Zoning)				
Count	0	0	3	2
Fees Paid	\$ -	\$ -	\$ 100.00	\$ -
Administrative Subdivision Application (Zoning)				
Count	1	1	10	5
Fees Paid	\$ 134.00	\$ 134.00	\$ 1,272.00	\$ 618.00
Appeals Application				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Building Permit Application				
Count	28	24	188	229
Fees Paid	\$ 11,632.97	\$ 9,799.77	\$ 187,013.48	\$ 123,667.66
Change of Occupancy				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Demolition Permit Application				
Count	3	1	11	20
Fees Paid	\$ -	\$ 5.00	\$ 65.00	\$ 85.00
Encroachment Permit Application				
Count	7	3	55	36
Fees Paid	\$ 50.00	\$ 140.00	\$ 1,500.00	\$ 1,055.00
Final Plat Application (Zoning)				
Count	0	2	4	6
Fees Paid	\$ -	\$ 150.00	\$ 602.00	\$ 524.00
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	0	0	3	7
Fees Paid	\$ -	\$ -	\$ -	\$ -
Mechanical Permit Application				
Count	2	2	8	15
Fees Paid	\$ 80.00	\$ 1,660.00	\$ 480.00	\$ 2,250.00
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	1	5	10	48
Fees Paid	\$ 50.00	\$ 145.00	\$ 290.00	\$ 1,007.00
Plumbing Permit Application				
Count	6	4	25	20
Fees Paid	\$ 2,612.00	\$ 1,572.00	\$ 5,148.00	\$ 2,568.00
Preliminary Plat Application				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Racecar Permit				
Count	0	0	0	0
Fees Paid	\$ -	\$ -	\$ -	\$ -
Re-Zoning Application				
Count	0	1	5	3
Fees Paid	\$ -	\$ 100.00	\$ 300.00	\$ 300.00
Sign Permit Application				
Count	4	2	23	14
Fees Paid	\$ 300.00	\$ 150.00	\$ 1,725.00	\$ 1,050.00

PERMIT SUMMARY REPORT

	August 2026	August 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	0	1	14	6
TOTAL COUNT	52	46	365	\$ 418
TOTAL FEES PAID	\$ 14,858.97	\$ 13,855.77	\$ 198,961.48	\$ 133,866.66

MONTHLY BUILDING PERMIT APPLICATIONS
8/1/26 to 8/31/26

Permit #	Permit Date	Description	Owner Name	Parcel Address	Parcel #	Total Fees	Total Valuation	Primary Contractor
20260363	8/31/2026	Foundation Repair	Kyle Armstrong	406 Grant Street	011025000	169.54	9,163.72	Epp Concrete
20260362	8/31/2026	Wall Repair	Theresa Schramm	1117 N 7th Street	011449000	181.25	10,000.00	
20260350	8/26/2026	Re model	Henhouse Capital, LLC	1210 Elk Street	009479000	818.75	75,000.00	Owner
20260344	8/20/2026	Fence	Christ Community Church of Beatrice	2727 Lincoln Boulevard	013657000	75.00	7,120.00	Blue River Fence
20260342	8/19/2026	New SFR	Ross & Brianne Meissen	1432 N 10th Street	012954100	1,133.75	125,000.00	Ross Meissen
20260341	8/17/2026	Deck	Scott & Leslie Lipskey	1503-1505 N 10th Street	011395000	125.00	18,950.00	Galpa Roofing and Exterior
20260339	8/17/2026	Foundation Repair	Ruan & Katie Trauernicht+21:28	1602 Crestview Avenue	011264707	100.33	4,220.00	Epp Concrete
20260338	8/17/2026	Interior Walls	Bob & Darcy LLC	109 East Side Boulevard	014002607	111.25	5,000.00	Chad Buhr
20260336	8/13/2026	Garage addition adding stall	Suzanne Clabaugh	101 Wildwood Court	015077501	993.75	100,000.00	Anden Bruns
20260334	8/11/2026	Inground Pool	Steven and Anni Paulmeyer	1905 S 11th Street	014687000	853.75	80,000.00	Carson Enterprises LLC
20260333	8/10/2026	New 7 plex	RWR LLC	300 Crest Drive	010876713	5,466.25	970,000.00	RWR LLC
20260324	8/7/2026	Deck	Sarah E Mcneel	1111 N 13th Street	013393000	125	15,855.00	ABC Seamless of Nebraska
20260321	8/5/2026	Accessory Building	Dorothy T Parde	319 N 26th Street	013090000	138.62	6,955.00	Mid America Structures
20260319	8/5/2026	Wall Supports	GCR Property Managment LLC	605 N 10th Street	010968000	251.25	15,000.00	Thrasher Group
20260318	8/5/2026	Foundation Repair	Linda R Schmidt	1313 N 13th Street	013943000	174.23	9,498.47	Epp Concrete
20260317	8/4/2026	Joist Reinforcement, inteelibraces	Mike Kramer	1121 N 7th Street	011448000		12,167.00	
20260316	8/3/2026	siding	Chris B & Juana Estrada-Silvester	1216 N 10th Street	013883000	90.25	3,500.00	

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	Completed
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	711 S 6th Street (Dempsters)	City to demo	Dempster Buildings 3, 11, 14, K, L, & M
6	607 Elk Street	Owner to Demo	Demolition of apartment house
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
Eagles Club	9/26/2026	Eagles Club	8/17/2026	ES
Stone Hollow Brewing Company	9/11 - 9/13/2026	Envision Landscapes	8/17/2026	ES
Stone Hollow Brewing Company	9/26/2026	Oktoberfest	9/1/2026	ES
American Legion Bitting-Norman Post #27	9/26/2026	American Legion	9/2/2026	ES
Community Players, Inc.	10/16-18 & 10/23-26	Community Players Theatre	9/9/2026	ES
Stone Hollow Brewing Company	9/23/2026	Envision Landscapes	9/14/2026	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
Midwest Music Productions	September 26, 2026	Chautauqua Park Tabernacle	9/26/2026	CC
Tall Tree Tastings	Immediately - Dec 31, 2026	right-of-way adjacent to bldg	9/8/2026	CC