

AGENDA: CITY OF PLAINVIEW
COUNCIL MEETING, TUESDAY, JANUARY 9, 2024
6:30 O'CLOCK P.M.
***As of 1/2/2024**

OPEN MEETING LAW POSTED IN COUNCIL CHAMBERS

- 1 Roll Call
- 2 Approval of Minutes from Previous Meeting (s)
- 3 Claims & Payroll
- 4 Reports

Manor

Police Chief

Economic Development Report

City Superintendent Report

City Attorney Report

- 5 Discussion/Action- Employee health insurance renewal effective- 2/1/2024 Josh Sirek
- 6 Discussion/Action- denial of PLV-HR-20 Housing Rehab Loan- economically infeasible
- 7 Discussion/Action- approval of CDS Inspections invoices
*Reuse Admin 54 \$700.00, Reuse- Lead 21 \$500.00
- 8 Discussion/Action- approval of hire full time maintenance worker
- 9 Discussion/Action- approval of wage for full time maintenance worker
- 10 Discussion- possible changes to City of Plainview dog Ordinance
- 11 Discussion- possible changes to City of Plainview residential/commercial trash rates
- 12 Council Comments
- 13 Public Comments



**REGULAR MEETING OF THE CITY COUNCIL
TUESDAY, DECEMBER 12, 2023**

A meeting of the Mayor and Council of the City of Plainview, Nebraska, was held at the Council Chambers in said City on the 12th day of December at 6:30 o'clock P.M.

Roll call was held and present were: Mayor Smith; Council Members: Anderson, Born, Janovec and Sanne Absent: None

The Pledge of Allegiance was then recited.

Mayor Smith opened the meeting and announced to individuals in attendance that a full copy of the new Nebraska Open Meetings Act was posted on the east wall of the Council Chambers.

Notice of the meeting was given in advance thereof by Publication, a designated method for giving notice, as shown by the Affidavit of Publication attached to these minutes. Notice of this meeting was given to the Mayor and all Members of the Council and a copy of their acknowledgment of receipt of notice and the agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Jeremy Tarr was present as City Administrator
Courtney Retzlaff was present as City Clerk.
Kyle Petersen was present as City Attorney

At 6:30 PM Mayor Smith opened the Public Hearing for the Purchase of 205 N Pine Street for \$25,000.00

There were no objections received in regards to the purchase.

At 6:31 PM Sanne moved to close the public hearing. Born seconded the motion. Motion carried 4-0.

Motion was made by Sanne and seconded by Born to approve Ordinance No. 993. Upon roll call vote, the following members voted AYE: Anderson, Born, Janovec and Sanne. The following voted NAY: None. Motion carried 4-0. Whereupon the Mayor declared said Ordinance No. 993 approved.

Motion was made by Sanne and seconded by Born to waive the second and third readings of Ordinance No. 993. Upon roll call vote, the following members voted AYE: Anderson, Born,

Janovec and Sanne. The following voted NAY: None. Motion carried 4-0. Whereupon the Mayor declared the second and third readings of said Ordinance No. 993 waived.

ORDINANCE NO. 993

AN ORDINANCE TO PURCHASE REAL ESTATE OWNED BY JUDY BEAUDETTE LOCATED AT 205 N. PINE STREET FOR \$25,000.00.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF PLAINVIEW, NEBRASKA:

SECTION 1. Judy Beaudette is the owner of real estate located at 205 N. Pine Street, Plainview, Nebraska, and legally described as (hereinafter the "Real Estate"):

Tract "A" of Beaudette Lot Split, an Administrative Plat of Lot 8, Block 12, Chilver's Sixth Addition to the City of Plainview, Pierce County, Nebraska, which is legally described as follows:

Lot 8, Block 12, Chilver's 6th Addition to the City of Plainview, Pierce County, Nebraska:

EXCEPT the South 10.00 feet thereof, AND

EXCEPT the East 6.00 feet thereof, previously deeded to the City of Plainview for alley purposes, and recorded in Deed book 47, Page 395, Pierce County Register of Deeds, Pierce County, Nebraska

SECTION 2. The Mayor is hereby authorized to purchase the Real Estate for \$25,000.00 and may execute any and all documents to close said transaction.

SECTION 3. A public hearing regarding the acquisition of the Real Estate was held on December 12, 2023.

SECTION 4. All ordinances or parts of ordinances in conflict be and the same hereby are repealed.

SECTION 5. Three-fourths of the City Council voted to suspend the requirement that this ordinance be read by title on three different days.

SECTION 6. This ordinance shall be effective from and after its passage, approval and publication as provided by law.

SECTION 7. This ordinance shall be published in pamphlet form and available for public inspection during normal City Office business hours.

Janovec moved to approve the regular meeting minutes from November 13th. Sanne seconded the motion. Motion carried 4-0.

Sanne moved to approve claims and payroll. Born seconded the motion. Motion carried 4-0.

Manor Administrator Juleen Johnson reported on the monthly activity of the facility. Johnson discussed the walk in cooler bids that were presented to the Manor Board. Council questioned if there was a better location for the walk in cooler to be placed.

Police Chief Hallock reported on activity for November, Pierce County will be training local officers on the use of Lidar radar and there are currently no suspects in the recent egging that occurred around town. Hallock also had applied for grants for in car camera equipment and will be working with Region 11 for grants on body worn cameras.

Susan Norris provided updates to projects for Economic Development. The next housing grant application is due in February and the total award amount has increased to \$750,000. Updates will also be made to the housing study for the City of Plainview and the hotel study is still ongoing.

City Attorney Petersen asked to go into Executive Session at the end of the meeting to discuss some legal matters with the council.

Mayor Smith made recommendations for several board appointments.

Larry Petersen and Jason Smith- Tree Board 2 year terms
Brandi Alexander- Park Board- 3 year term
Keith Nelson- Housing Board- 5 year term

Janovec moved to approve the board appointments as provided. Anderson seconded the motion. Motion carried 4-0.

Council member Sanne introduced the following resolution and moved for its adoption:

RESOLUTION #686

WHEREAS, the City Street Superintendent has prepared and presented a One Year and Six Year Plan for Street Improvement Program for the City of Plainview, and

WHEREAS, a public meeting was held on the 13th day of November 2023 to present this plan and there were no objections to said plan;

THEREFORE, BE IT RESOLVED BY THE Mayor and City Council of Plainview, Nebraska, that the plans and data as furnished are hereby in all things accepted and adopted.

1. M493 (65) 2023-2024 – Concrete surfacing of Pilcher Avenue from Fifth Street to Sixth Street - \$200,000
2. M493 (46) 2023-2024- Concrete surfacing of Lincoln Avenue approximately 250 feet east of Main Street to approximately 200 feet west of First Street - \$250,000
3. M493 (38) 2023-2024 – Concrete surfacing of Lincoln Avenue from Second Street to Third Street - \$100,000
4. M493(64) 2023-2024 – Concrete surfacing of Pine Street from Lincoln Avenue to Harper Avenue; Harper Avenue from Pine Street to King Street - \$183,000
5. M493(44) FUTURE – Concrete surfacing of Euclid Avenue from Third Street to Fifth Street - &100,000
6. M493 (57) FUTURE – Concrete surfacing of Woodland Avenue from Fourth Street to Ninth Street - \$543,000
7. M493 (55) FUTURE – Concrete surfacing of Pilcher Avenue from Pond Street to Plum Street - \$132,000
8. M493 (59) FUTURE – Concrete surfacing of Pond Street from Park Avenue to Pilcher Avenue - \$101,000
9. M493 (63) FUTURE- Concrete surfacing of Seventh Street from Park Avenue to Pilcher Avenue; Pilcher Avenue from Seventh Street to Eighth Street; Eighth Street from Pilcher Avenue to Park Avenue - \$418,000
10. M493 (66) FUTURE – Gravel surfacing Fifth Street from Euclid Avenue to Ohio Avenue \$40,000
11. M493 (67) FUTURE – Concrete surfacing of Fourth Street from Euclid Avenue to Ohio Avenue - \$200,000
12. M493(68) FUTURE – Concrete surfacing of Fourth Street from Line Street to Locust Avenue \$200,000
13. M493(69) FUTURE – Concrete surfacing of Line Street from Fourth Street to Ninth Street \$500,000
14. M493(70) FUTURE – Concrete surfacing of Grant Avenue from Fourth to Fifth Street \$100,000

Council member Anderson seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Anderson, Born, Janovec and Sanne. Nay: None. Whereupon the Mayor declared said motion carried and Resolution #686 is passed and adopted.

Sanne moved to appointment Miller & Associates as the City Engineer and Reed Miller, License S-514, Class A as the City Street Superintendent. Anderson seconded the motion. Motion carried 4-0.

Council member Janovec introduced the following resolution and moved for its adoption:

RESOLUTION #691

WHEREAS, the Mayor and City Council of the City of Plainview have received a request to update signature authority on the various Municipal accounts at Midwest Bank, N.A.,

AND WHEREAS, it is in the best interests of both the Bank and the City to keep such records current.

NOW THEREFORE BE IT RESOLVED, BY THE MAYOR AND COUNCIL OF THE CITY OF PLAINVIEW, NEBRASKA, THAT signature power of the City's accounts is set as follows:

1. 150541 General Account
 Current elected Mayor; Courtney Retzlaff; Melissa Forbes
2. 150509 Housing Authority Account
 Courtney Retzlaff; Melissa Forbes
3. 44409616 Keno Account
 Courtney Retzlaff; Melissa Forbes
4. 151009 Water Tower Bond Act
 Courtney Retzlaff; Melissa Forbes
5. 44403357 C & D Closure/Post – Closure Care Account
 Courtney Retzlaff; Melissa Forbes
6. 44405161 Plainview/Osmond Housing Rehab
 Courtney Retzlaff; Melissa Forbes
7. 720321 Electrical System Sinking Fund
 Courtney Retzlaff; Melissa Forbes
8. 44408263 Pool Sales Tax
 Courtney Retzlaff; Melissa Forbes
9. 44421067 C&D Sinking Fund
 Courtney Retzlaff; Melissa Forbes
10. 44417492 Manor Sales Tax
 Courtney Retzlaff; Melissa Forbes
11. 44417503 Library Sales Tax
 Courtney Retzlaff; Melissa Forbes
12. 44417514 Economic Development Sales Tax
 Courtney Retzlaff; Melissa Forbes
13. 44420286 Street Improvement Fund
 Courtney Retzlaff; Melissa Forbes
14. 44423773 IRP Funds
 Courtney Retzlaff
15. 44423784 RBDG Funds
 Courtney Retzlaff
16. 44427590 DTR Grant Funds
 Courtney Retzlaff
17. 44428448 NAHTF Grant Funds
 Courtney Retzlaff

Council member Anderson seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Anderson, Born, Janovec and Sanne. Nay: None. Whereupon the Mayor declared said motion carried and Resolution #691 is passed and adopted.

Born moved to approve the City of Plainview HandiVan Drug & Alcohol Testing Policy updates. Janovec seconded the motion. Motion carried 4-0.

Special Designated Liquor Licenses applications were received from St. Paul's Catholic Church Fish Frys in 2024 for the following dates: 2/23/2024 (alt. date 3/1/2024), 3/8/2024 (alt. date 3/15/2024), and 3/22/2024 (alt. date 3/29/2024) all from 4:00-10:00 PM. Sanne moved to approve the SDL License applications as presented. Born seconded the motion. Motion carried 4-0.

Sanne moved to accept the bid from Major Refrigeration for a walk in cooler at the Plainview Manor in the amount of \$39,487.35 plus additional costs for electric work and a cement pad. The funds will come from Manor Sales Tax. Born seconded the motion. Motion carried 4-0.

Applications for City of Plainview employee health insurance will be completed this month and plan will be selected in January.

City Administrator Tarr presented information about leasing or purchasing a mini excavator. A new unit from Bobcat would cost \$53,784.46 and rent per month through Stan Houston Equipment is \$2,300.00. Council would like to bring back later once any changes to interest rates are known.

City Administrator Tarr presented on 2 non-conventional aeration/circulation systems for the City lagoons. The units would help with ammonia issues as well as duck weed and sludge build up in the lagoons. The total cost for both units would be \$8,780.00. Sanne moved to approve the purchase of the 2 units from Hidden River Systems, Inc. Born seconded the motion. Motion carried 4-0.

A discussion on changes to the current dangerous dog Ordinance was held and Police Chief Hallock would like to return to the State Statute for definition of a dangerous dog, which would eliminate the breed specifications currently in the Ordinance. A draft will be presented in January.

Discussion on increases to residential and commercial trash rates was held. Currently monthly rates are \$17 per tote with \$5 for a second tote. A proposed increase of \$3 per tote and \$5 extra for second tote was presented. More discussion will occur at the January council meeting including changes to commercial trash rates.

Public comment was received in regards to concerns with recent dog at large citations.

At 7:46 PM Sanne moved to go into Executive Session for discussion of legal matters. Born seconded the motion. Motion carried 4-0.

At 8:03 PM Born moved to come out of Executive Session. Janovec seconded the motion. Motion carried 4-0.

Sanne moved to adjourn the meeting. Born seconded. Motion carried 4-0

TIME: 8:04 P.M.

Robert Smith, Mayor

(SEAL)

ATTEST:

Courtney Retzlaff, City Clerk/Treasurer

I, the undersigned, City Clerk for the City of Plainview, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on 12/12/2023; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Courtney Retzlaff, City Clerk/Treasurer

(SEAL)

GENERAL ACCOUNT

15505	Postmaster	Postage	102.10
15506	Hollman Media	Svc	75.00
15507	Plainview Public Schools	Liquor License Fee	100.00
15508	Cintas	Su	561.39
15509	Verizon Wireless	Cellphones	428.25
15510	Postmaster	Postage	28.95
15511	Hometown Leasing	Copier Leases	142.07
15512	Aflac Inc	Emp Ins	367.35
15513	Street Improvement	Street Assessments	6,105.99
15514	Plainview News	Ads/Legals/Su	642.88
15515	City of Plainview	LB840 Loan Pmt	113.93
15516	GPM Environmental Solutions LLC	Su	448.00
15517	Postmaster	Postage	29.90
15518	MASA	Emp Ins	126.00
15519	City of Plv Osm/Plv Housing	Housing Loan Pmt	50.60
15520	City of Plainview	Pool Sales Tax	6,757.36
15521	City of Plainview	Library Sales Tax	4,504.91
15522	City of Plainview	Manor Sales Tax	4,504.91
15523	City of Plainview	Eco Dev Sales Tax	4,504.91
15524	New York Life	Emp Ins	92.20
15525	Plainview Chamber of Commerce	Klown Kash	964.00
15526	City of Plv Housing Authority	Housing Loan Pmt	254.00
15527	Midwest Bank	Emp HSA	700.00
15528	City of Plv Osm/Plv Housing	Housing Loan Pmt	51.51
15529	Postmaster	Postage	293.25
15530	City of Plv Housing Authority	Housing Loan Pmt	222.00
24888			
THRU			
24890	City Employees	Payroll 11-15-2023	19,126.29
24891			
THRU			
24893	City Employees	Payroll 11-30-2023	17,309.14
24894	Aflac	Emp Ins	631.86
24895	Alby's Electric	Svc- Furnace	1,125.92

24896	Altwine Hardware & Home LLC	Su	462.61
24897	Andrew Funston	Reim	236.35
24898	Arnold Oltjenbruns	Reim	10.68
24899	Bazile Creek Power Sports	Su	197.94
24900	Bomgaars	Su	42.41
24901	Bud's Sanitary Service LLC	Svc	5,517.00
24902	CHI Health	CDL Physical	100.00
24903	City of Plainview	RBDG Loan Pmt	307.91
24904	City of Plainview	LB840 Loan Pmt	191.49
24905	City of Plainview C&D Sinking Fund	Pmt	2,000.00
24906	Classic Rentals	Su	208.33
24907	Crowne Plaza Kearney	Hotel Rooms	519.80
24908	Eakes Office Solutions	Copier Contract	24.10
24909	Farmers Pride	Su	1,565.54
24910	Hometown Leasing	Copier Leases	321.49
24911	Ingram Library Services	Books/Audiobooks	747.18
24912	Jarecki Sharp & Petersen PC LLO	Legal Fees	800.00
24913	Jeremy Tarr	Reim	45.36
24914	Kayci Daudt	Intern Pay- Library	60.00
24915	Kris Mann	Meter Deposit Refund	141.27
24916	LP Gill Inc	Svc	9,314.29
24917	Laminator.com	Su	126.86
24918	Magazine Subscriptions PTP	Magazines	293.15
24919	Mahaska	Su	62.50
24920	Matheson Tri Gas Inc	Su	121.53
24921	Midwest Bank	Safe Deposit Box Fee	12.00
24922	Mitch's Food Center	Su	102.27
24923	MPH Industries Inc	Equip	4,578.00
24924	Municipal Supply Inc of Omaha	Su	584.85
24925	NDEE-Fiscal Services	SFR Semi-Annual Pmt	30,062.14
24926	NE Public Health Env Lab	Svc	44.00
24927	Nebraska Environmental Products	Su	263.57
24928	NCPDP	Svc	9,532.92
24929	VOID		
24930	Pierce Broadband Networks	Phone Svc	56.42
24931	Pierce Co Treasurer	Real Estate Taxes 2023	1,650.54
24932	Plainview Auto Supply	Su	302.45
24933	Plainview Public Schools	Tobacco License Fees	30.00
24934	Plainview Telephone Co Inc	Svc	980.34

24935	Robert Smith	Reim	226.20
24936	Schaefer Grain Co	Svc	381.00
24937	Shealynn Palmer	Meter Deposit Refund	125.63
24938	Special T's & More	Employee Shirts	501.00
24939	Steinkraus Service	Fuel/Repairs	4,136.05
24940	Tamela Korth	Reim	94.84
24941	Truck Center Companies	Su	86.07
24942	West Hodson Lumber	Su	1,338.25
ACH	Allied Benefit Services	Emp Ins	12,622.08
ACH	Big Iron Auctions	Equipment- Gates	379.80
ACH	Black Hills Energy	Svc	505.58
ACH	Casey's Business MasterCard	Fuel	682.33
ACH	Clover Merchant Bankcard	Credit Card Processing	646.13
		Fees	
ACH	CrashPlan Pro	Svc	9.99
ACH	EFTPS	Fed W/H Tax	5,751.49
ACH	EFTPS	Fed W/H Tax	5,391.56
ACH	Empower Retirement	Pension	1,941.41
ACH	Empower Retirement	Pension	1,941.41
ACH	First Data Merchant Svcs	Credit Card Machine	26.75
ACH	Dearborn Life Ins. Co	Emp Ins	54.00
ACH	Francotyp-Postalia, Inc	Postage Machine	252.69
ACH	Francotyp-Postalia, Inc	Postage	1,000.00
ACH	Healthplan Services Inc	Emp Ins	105.30
ACH	Midwest Bank	Merchant Capture Svc	50.00
ACH	NE Dept of Revenue	State W/H Tax	1,668.41
ACH	NE Dept of Revenue	Sale & Use Tax	1,678.77
ACH	Zoom Video Comm Inc	Svc	17.11

DTR GRANT FUND

1033	Janet Wragge	Grant	23,561.00
1034	NENEDD	Grant	480.00

ECONOMIC DEVELOPMENT SALES TAX

1292	Plainview News	Legals	8.18
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SPECIAL MEETING OF THE CITY COUNCIL
TUESDAY, JANUARY 2, 2024

A meeting of the Mayor and Council of the City of Plainview, Nebraska, was held at the Council Chambers in said City on the 2nd day of January at 6:30 o'clock P.M.

Roll call was held and present were: Mayor Smith; Council Members: Anderson, Born, Janovec and Sanne Absent: None

The Pledge of Allegiance was then recited.

Mayor Smith opened the meeting and announced to individuals in attendance that a full copy of the new Nebraska Open Meetings Act was posted on the east wall of the Council Chambers.

Notice of the meeting was given in advance thereof by Publication, a designated method for giving notice, as shown by the Affidavit of Publication attached to these minutes. Notice of this meeting was given to the Mayor and all Members of the Council and a copy of their acknowledgment of receipt of notice and the agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Jeremy Tarr was present as City Administrator
Courtney Retzlaff was present as City Clerk.

At 6:30 PM Mayor Smith opened the Public Hearing for Levy of Special Assessments for Paving Improvements Street Improvement Project No. 2021-5, Euclid Avenue from 2nd Street to 3rd Street; Paving Improvements Street Improvement Project 2021-7, Pilcher Avenue from 4th to 5th Street; Paving Improvements Street Improvement Project 2021-9, Sixth Street from Pilcher to Woodland Avenue.

City Administrator Tarr explained how the assessments were computed based on the linear footage of the owners property that is adjacent to the paving project. Different payment options were presented for consideration by the council. Public comments were received from Janet Scott, Michael and Julie Scott, Kathy Joyce, Ranae Wacker and Brian Bowman.

Sanne moved to close the public hearing at 6:53 PM. Janovec seconded the motion. Motion carried 4-0.

Council member Sanne introduced the following resolution and moved for its adoption:

RESOLUTION #692

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY PLAINVIEW, NEBRASKA:

1. The Mayor and Council find and determine:

(a) That the Council has heretofore designated this time and place for considering and levying special assessments upon property specially benefited by paving improvements in Street Improvement Project No. 2021-5 (the "Project") of the City, to pay the cost of constructing same;

(b) That, in accordance with Neb. Rev. Stat. § 17-524, notice of the time and place of holding this meeting for said purpose has been duly given as provided by statute by publication in The Plainview News, a legal newspaper of general circulation in the City, at least four weeks before the time designated therein for holding this meeting said publication being made in the issues of said paper published on November 22, 2023, November 29, 2023, December 6, 2023, December 13, 2023, December 20, 2023 and December 27, 2023; or by completing personal service of said notice at least four weeks before the meeting upon persons owning or occupying the property to be levied;

(c) That, to ensure compliance with Neb. Rev. Stat. § 13-310, the City Clerk has mailed a copy of the published notice by certified mail to the owners of all property included in the Project at the address listed on the current tax rolls on the date when the notice is first published, all as set forth on the Affidavit of the City Clerk attached to this resolution; and

(d) That the Mayor and Council have at this session heard all persons who desired to be heard in reference to the special benefits or damages thereto by reason of the construction of said improvements and with reference thereto have considered the advice of the engineer in charge of the construction of said improvements.

2. The Mayor and Council find and determine that all assessments have been adjusted and equalized with reference to the benefits resulting from the improvements and have been apportioned among the several lots and parcels of land subject to assessment in proportion to the special benefits accrued to said lots and parcels of land respectively from such improvements; that no lot or parcel of land in said Project has been damaged by the construction of said improvements;

that the amounts of benefits specially accruing to each lot and parcel of land in said Project by reason of the construction of said paving improvements exceeds the amount assessed against each lot or parcel of land to pay the cost of said improvements. The benefits are equal and uniform, and the assessments shown on the schedule hereinafter set out are according to front footage of the lots or real estate within the Project.

3. There are hereby levied and assessed upon the several lots and parcels of land in Street Improvement Project No. 2021-5 of the City special assessments to pay the cost of constructing said improvements in the amount in dollars and cents set out in the schedule below in the column headed "Special Assessments".

(SEE ATTACHED SCHEDULE OF ASSESSMENTS)

4. Said special assessments shall be a lien on the property on which they are levied from the date of the passage of this resolution and shall be certified by the City Clerk to the Treasurer of this City for the initial collection of said assessments; that the City Clerk shall also at the time provided by law cause the portion of said assessments remaining unpaid to be certified to the County Treasurer for entry upon the proper tax list; that said assessments shall thereafter be payable to and collected by the County Treasurer on behalf of the City.

5. Said assessments are payable in fifteen equal installments, the first of which shall become delinquent not less than fifty (50) days from the date of adoption of the resolution, and the remaining installments shall become delinquent the 2nd day of January, subsequent to the date of levy and thereafter, in one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen and fourteen years respectively; that each of said installments shall draw interest from the date of the passage of this resolution at the rate of \$228.83 per centum (7%) per annum, until the same become delinquent, and after the same become delinquent interest at the rate specified by law for delinquent special assessments for such Project shall be paid thereon; provided all said assessments may be paid at one time on any lot or land within fifty (50) days from the date of levy without interest.

Council member Born seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Anderson, Born, Janovec and Sanne. Nay: None. Whereupon the Mayor declared said motion carried and Resolution #692 is passed and adopted.

Council member Sanne introduced the following resolution and moved for its adoption:

RESOLUTION #693

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY PLAINVIEW, NEBRASKA:

1. The Mayor and Council find and determine:
 - (a) That the Council has heretofore designated this time and place for considering and levying special assessments upon property specially benefited by paving improvements in Street Improvement Project No. 2021-7 (the "Project") of the City, to pay the cost of constructing same;
 - (b) That, in accordance with Neb. Rev. Stat. § 17-524, notice of the time and place of holding this meeting for said purpose has been duly given as provided by statute by publication in The Plainview News, a legal newspaper of general circulation in the City, at least four weeks before the time designated therein for holding this meeting said publication being made in the issues of said paper published on November 22, 2023, November 29, 2023, December 6, 2023, December 13, 2023, December 20, 2023 and December 27, 2023; or by completing personal service of said notice at least four weeks before the meeting upon persons owning or occupying the property to be levied;
 - (c) That, to ensure compliance with Neb. Rev. Stat. § 13-310, the City Clerk has mailed a copy of the published notice by certified mail to the owners of all property included in the Project at the address listed on the current tax rolls on the date when the notice is first published, all as set forth on the Affidavit of the City Clerk attached to this resolution; and
 - (d) That the Mayor and Council have at this session heard all persons who desired to be heard in reference to the special benefits or damages thereto by reason of the construction of said improvements and with reference thereto have considered the advice of the engineer in charge of the construction of said improvements.

2. The Mayor and Council find and determine that all assessments have been adjusted and equalized with reference to the benefits resulting from the improvements and have been apportioned among the several lots and parcels of land subject to assessment in proportion to the special benefits accrued to said lots and parcels of land respectively from such improvements; that no lot or parcel of land in said Project has been damaged by the construction of said improvements; that the amounts of benefits specially accruing to each lot and parcel of land in said Project by reason of the construction of said paving improvements exceeds the amount assessed against each lot or parcel of land to pay the cost of said improvements. The benefits are equal and uniform, and the assessments shown on the schedule hereinafter set out are according to front footage of the lots or real estate within the Project.

3. There are hereby levied and assessed upon the several lots and parcels of land in Street Improvement Project No. 2021-7 of the City special assessments to pay the cost of constructing said improvements in the amount in dollars and cents set out in the schedule below in the column headed "Special Assessments".

(SEE ATTACHED SCHEDULE OF ASSESSMENTS)

4. Said special assessments shall be a lien on the property on which they are levied from the date of the passage of this resolution and shall be certified by the City Clerk to the Treasurer of this City for the initial collection of said assessments; that the City Clerk shall also at the time provided by law cause the portion of said assessments remaining unpaid to be certified to the County Treasurer for entry upon the proper tax list; that said assessments shall thereafter be payable to and collected by the County Treasurer on behalf of the City.

5. Said assessments are payable in fifteen equal installments, the first of which shall become delinquent not less than fifty (50) days from the date of adoption of the resolution, and the remaining installments shall become delinquent the 2nd day of January, subsequent to the date of levy and thereafter, in one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen and fourteen years respectively; that each of said installments shall draw interest from the date of the passage of this resolution at the rate of \$228.83 per centum (7%) per annum, until the same

become delinquent, and after the same become delinquent interest at the rate specified by law for delinquent special assessments for such Project shall be paid thereon; provided all said assessments may be paid at one time on any lot or land within fifty (50) days from the date of levy without interest.

Council member Born seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Anderson, Born, Janovec and Sanne. Nay: None. Whereupon the Mayor declared said motion carried and Resolution #693 is passed and adopted.

Council member Sanne introduced the following resolution and moved for its adoption:

RESOLUTION #694

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY PLAINVIEW, NEBRASKA:

1. The Mayor and Council find and determine:

(a) That the Council has heretofore designated this time and place for considering and levying special assessments upon property specially benefited by paving improvements in Street Improvement Project No. 2021-9 (the "Project") of the City, to pay the cost of constructing same;

(b) That, in accordance with Neb. Rev. Stat. § 17-524, notice of the time and place of holding this meeting for said purpose has been duly given as provided by statute by publication in The Plainview News, a legal newspaper of general circulation in the City, at least four weeks before the time designated therein for holding this meeting said publication being made in the issues of said paper published on November 22, 2023, November 29, 2023, December 6, 2023, December 13, 2023, December 20, 2023 and December 27, 2023; or by completing personal service of said notice at least four weeks before the meeting upon persons owning or occupying the property to be levied;

(c) That, to ensure compliance with Neb. Rev. Stat. § 13-310, the City Clerk has mailed a copy of the published notice by certified mail to the owners of all property included in the Project at the address listed on the current tax rolls on the date when the notice is first

published, all as set forth on the Affidavit of the City Clerk attached to this resolution; and

(d) That the Mayor and Council have at this session heard all persons who desired to be heard in reference to the special benefits or damages thereto by reason of the construction of said improvements and with reference thereto have considered the advice of the engineer in charge of the construction of said improvements.

2. The Mayor and Council find and determine that all assessments have been adjusted and equalized with reference to the benefits resulting from the improvements and have been apportioned among the several lots and parcels of land subject to assessment in proportion to the special benefits accrued to said lots and parcels of land respectively from such improvements; that no lot or parcel of land in said Project has been damaged by the construction of said improvements; that the amounts of benefits specially accruing to each lot and parcel of land in said Project by reason of the construction of said paving improvements exceeds the amount assessed against each lot or parcel of land to pay the cost of said improvements. The benefits are equal and uniform, and the assessments shown on the schedule hereinafter set out are according to front footage of the lots or real estate within the Project.

3. There are hereby levied and assessed upon the several lots and parcels of land in Street Improvement Project No. 2021-9 of the City special assessments to pay the cost of constructing said improvements in the amount in dollars and cents set out in the schedule below in the column headed "Special Assessments".

(SEE ATTACHED SCHEDULE OF ASSESSMENTS)

4. Said special assessments shall be a lien on the property on which they are levied from the date of the passage of this resolution and shall be certified by the City Clerk to the Treasurer of this City for the initial collection of said assessments; that the City Clerk shall also at the time provided by law cause the portion of said assessments remaining unpaid to be certified to the County Treasurer for entry upon the proper tax list; that said assessments shall thereafter be payable to and collected by the County Treasurer on behalf of the City.

5. Said assessments are payable in fifteen equal installments, the first of which shall become delinquent not less than fifty (50) days from the date of adoption of the resolution, and the remaining installments shall become delinquent the 2nd day of January, subsequent to the date of levy and thereafter, in one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen and fourteen years respectively; that each of said installments shall draw interest from the date of the passage of this resolution at the rate of \$228.83 per centum (7%) per annum, until the same become delinquent, and after the same become delinquent interest at the rate specified by law for delinquent special assessments for such Project shall be paid thereon; provided all said assessments may be paid at one time on any lot or land within fifty (50) days from the date of levy without interest.

Council member Born seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Anderson, Born, Janovec and Sanne. Nay: None. Whereupon the Mayor declared said motion carried and Resolution #694 is passed and adopted.

Sanne moved to adjourn the meeting. Janovec seconded. Motion carried 4-0

TIME: 7:12 P.M.

Robert Smith, Mayor

ATTEST:

(SEAL)

Courtney Retzlaff, City Clerk/Treasurer

I, the undersigned, City Clerk for the City of Plainview, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on 1/2/2024; that all of the subjects included in the foregoing proceedings were contained in the

agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Courtney Retzlaff, City Clerk/Treasurer

(SEAL)

Check Register - Detail

City of Plainview

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<u>Check #</u>	<u>Date</u>	<u>Acct#</u>	<u>Name</u>		<u>Amount</u>
19861	12/29/2023		AFLAC INC		1,102.05
	2600-513		EMP INSURANCE	246.84	
	2800-513		EMP INSURANCE	111.03	
	3200-513		EMP INSURANCE	372.09	
	3500-513		EMP INSURANCE	372.09	
19862	12/29/2023		ALLIED BENEFIT SERVICES		12,622.08
	2100-513		EMP HEALTH INS	618.74	
	2400-513		EMP HEALTH INS	1,546.82	
	2600-513		EMP HEALTH INS	2,351.16	
	2800-513		EMP HEALTH INS	618.74	
	2800-513		EMP HEALTH INS	2,351.16	
	3200-513		EMP HEALTH INS	1,546.82	
	3200-513		EMP HEALTH INS	2,351.16	
	3500-513		EMP HEALTH INS	618.74	
	4400-513		EMP HEALTH INS	618.74	
19863	12/29/2023		BAZILE CREEK POWER SPORTS		208.96
	4200-532		SUPPLIES	208.96	
19864	12/29/2023		BLACK HILLS ENERGY		228.60
	4400-526		SVC NOVEMBER 2026	228.60	
19865	12/29/2023		BLACK HILLS ENERGY		646.04
	1000-526		SVC NOVEMBER 2023	128.30	
	2100-526		SVC NOVEMBER 2023	107.38	
	2800-526		SVC NOVEMBER 2023	410.36	
19866	12/29/2023		CASEY'S BUSINESS MASTERCARD		336.35
	3200-532		FUEL	336.35	
19867	12/29/2023		24 CITY OF PLAINVIEW		7,633.43
	9500-202		POOL SALES TAX OCTOBER 2023	7,633.43	
19868	12/29/2023		24 CITY OF PLAINVIEW		5,088.95
	9500-202		LIBRARY SALES TAX OCTOBER 2023	5,088.95	
19869	12/29/2023		24 CITY OF PLAINVIEW		5,088.95
	9500-202		MANOR SALES TAX OCTOBER 2023	5,088.95	
19870	12/29/2023		24 CITY OF PLAINVIEW		5,088.95
	9500-202		ECO DEV SALES TAX OCTOBER 2023	5,088.95	
19871	12/29/2023		24 CITY OF PLAINVIEW		50.00
	2400-526		LIWHAP PMT	50.00	
19872	12/29/2023		24 CITY OF PLAINVIEW		0.30
	1000-532		TRANSFER TO DTR GRANT- OVERPMT	0.30	
19873	12/29/2023		24 CITY OF PLAINVIEW		346.43
	1000-529		RBDG LOAN INTEREST PMT PURE REVIV	65.25	
	1000-570		RBDG LOAN PRINCIPAL PMT PURE REVI	281.18	
19874	12/29/2023		24 CITY OF PLAINVIEW		381.07
	1000-529		IRP LOAN INTEREST PMT PURE REVIVAL	72.35	
	1000-570		IRP LOAN PRINCIPAL PMT PURE REVIVA	308.72	
19875	12/29/2023		CITY OF PLV HOUSING AUTHORITY		100.00
	1000-531		HOUSING LOAN PRINCIPAL PMT	88.01	
	1000-531		HOUSING LOAN INTEREST PMT	11.99	
19876	12/29/2023		CITY OF PLV OSM/PLV HOUSING		51.51
	1000-531		HOUSING LOAN INTEREST PMT	0.63	
	1000-531		HOUSING LOAN PRINCIPAL PMT	50.88	
19877	12/29/2023		CITY OF PLV OSM/PLV HOUSING		50.60
	1000-531		HOUSING LOAN PRINCIPAL PMT	40.25	
	1000-531		HOUSING LOAN INTEREST PMT	10.35	
19878	12/29/2023		CLOVER MERCHANT BANKCARD		1,079.57
	2400-526		CREDIT CARD PROCESSING FEES	359.85	

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<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
	2600-526	CREDIT CARD PROCESSING FEES	359.85	
	3500-526	CREDIT CARD PROCESSING FEES	359.87	
19879	12/29/2023	CRASHPLAN PRO		9.99
	1000-532	MONTHLY SVC	9.99	
19880	12/29/2023	137 ELECTRONIC FEDERAL TAX		5,005.36
	2100-511	PAYROLL TAXES	613.32	
	2100-514	PAYROLL TAXES	315.20	
	2400-511	PAYROLL TAXES	476.79	
	2400-514	PAYROLL TAXES	199.85	
	2600-511	PAYROLL TAXES	182.63	
	2600-514	PAYROLL TAXES	121.22	
	2800-511	PAYROLL TAXES	823.32	
	2800-514	PAYROLL TAXES	450.47	
	3200-511	PAYROLL TAXES	575.91	
	3200-514	PAYROLL TAXES	318.30	
	3500-511	PAYROLL TAXES	293.71	
	3500-514	PAYROLL TAXES	163.38	
	4400-511	PAYROLL TAXES	267.84	
	4400-514	PAYROLL TAXES	121.72	
	3900-511	PAYROLL TAXES	40.85	
	3900-514	PAYROLL TAXES	40.85	
19881	12/29/2023	137 ELECTRONIC FEDERAL TAX		5,668.00
	1000-511	PAYROLL TAXES	210.38	
	1000-514	PAYROLL TAXES	210.38	
	2100-511	PAYROLL TAXES	547.69	
	2100-514	PAYROLL TAXES	297.85	
	2400-511	PAYROLL TAXES	465.01	
	2400-514	PAYROLL TAXES	196.80	
	2600-511	PAYROLL TAXES	182.63	
	2600-514	PAYROLL TAXES	121.22	
	2800-511	PAYROLL TAXES	823.32	
	2800-514	PAYROLL TAXES	450.47	
	3200-511	PAYROLL TAXES	567.09	
	3200-514	PAYROLL TAXES	314.48	
	3500-511	PAYROLL TAXES	297.14	
	3500-514	PAYROLL TAXES	164.72	
	4400-511	PAYROLL TAXES	460.87	
	4400-514	PAYROLL TAXES	272.57	
	3900-511	PAYROLL TAXES	42.69	
	3900-514	PAYROLL TAXES	42.69	
19882	12/29/2023	EMPOWER RETIREMENT		1,941.41
	2100-511	PENSION	185.40	
	2100-515	PENSION	115.87	
	2400-511	PENSION	123.02	
	2400-515	PENSION	123.02	
	2600-511	PENSION	181.29	
	2600-515	PENSION	87.29	
	2800-511	PENSION	293.82	
	2800-515	PENSION	293.82	
	3200-511	PENSION	89.57	
	3200-515	PENSION	89.57	
	3500-511	PENSION	101.05	
	3500-515	PENSION	101.05	
	4400-511	PENSION	78.32	
	4400-515	PENSION	78.32	
19883	12/29/2023	EMPOWER RETIREMENT		1,941.41
	2100-511	PENSION	185.40	
	2100-515	PENSION	115.87	
	2400-511	PENSION	123.02	
	2400-515	PENSION	123.02	

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City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
	2600-511	PENSION	181.29	
	2600-515	PENSION	87.29	
	2800-511	PENSION	293.82	
	2800-515	PENSION	293.82	
	3200-511	PENSION	89.57	
	3200-515	PENSION	89.57	
	3500-511	PENSION	101.05	
	3500-515	PENSION	101.05	
	4400-511	PENSION	78.32	
	4400-515	PENSION	78.32	
19884	12/29/2023	FIRST DATA MERCHANT SVCS		24.61
	1000-532	CREDIT CARD MACHINE FEES	24.61	
19885	12/29/2023	FIRST DATA MERCHANT SVCS		10.00
	1000-532	CREDIT CARD MACHINE FEES	10.00	
19886	12/29/2023	FIRST DATA MERCHANT SVCS		2.14
	1000-532	CREDIT CARD MACHINE FEES	2.14	
19887	12/29/2023	DEARBORN LIFE INSURANCE CO.		66.00
	2100-513	EMPLOYEE LIFE INSURANCE	18.00	
	2400-513	EMPLOYEE LIFE INSURANCE	6.00	
	2600-513	EMPLOYEE LIFE INSURANCE	6.00	
	2800-513	EMPLOYEE LIFE INSURANCE	12.00	
	3200-513	EMPLOYEE LIFE INSURANCE	12.00	
	3500-513	EMPLOYEE LIFE INSURANCE	6.00	
	4400-513	EMPLOYEE LIFE INSURANCE	6.00	
19888	12/29/2023	HEALTHPLAN SERVICES, INC		105.30
	2100-513	EMP VISION INS	17.40	
	2600-513	EMP VISION INS	29.40	
	2800-513	EMP VISION INS	11.70	
	3200-513	EMP VISION INS	17.40	
	3500-513	EMP VISION INS	29.40	
19889	12/29/2023	HIDDEN RIVER SYSTEMS INC		4,390.00
	2600-554	DOWN PMT 48-30 CIRCULATOR/AERATO	4,390.00	
19890	12/29/2023	HOLLMAN MEDIA		75.00
	1000-532	INV 92367 DOMAIN HOSTING	75.00	
19891	12/29/2023	MADISON COUNTY BANK		7,426.09
	3500-561	QTRLY LOAN PRINCIPAL PMT	6,713.54	
	3500-562	QTRLY LOAN INTEREST PMT	712.55	
19892	12/29/2023	MASA		126.00
	2100-513	EMP INSURANCE	14.00	
	2400-513	EMP INSURANCE	14.00	
	2600-513	EMP INSURANCE	14.00	
	2800-513	EMP INSURANCE	14.00	
	2800-513	EMP INSURANCE	14.00	
	3200-513	EMP INSURANCE	14.00	
	3200-513	EMP INSURANCE	14.00	
	3500-513	EMP INSURANCE	14.00	
	4400-513	EMP INSURANCE	14.00	
19893	12/29/2023	15 MIDWEST BANK		50.00
	1000-532	MERCHANT CAPTURE SERVICE	50.00	
19894	12/29/2023	15 MIDWEST BANK		31.00
	1000-529	STOP PMT CK#24783	31.00	
19895	12/29/2023	15 MIDWEST BANK		700.00
	2400-511	HSA EMP CONTRIBUTION DEC 2023	100.00	
	2600-511	HSA EMP CONTRIBUTION DEC 2023	50.00	
	2800-511	HSA EMP CONTRIBUTION DEC 2023	350.00	
	3200-511	HSA EMP CONTRIBUTION DEC 2023	200.00	

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<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
19896	12/29/2023 1000-538	15 MIDWEST BANK ACH NSF RETURN	87.86	87.86
19897	12/29/2023 2100-561 2100-562	15 MIDWEST BANK QTRLY LOAN PRINCIPAL PMT QTRLY LOAN INTEREST PMT	3,964.50 329.26	4,293.76
19898	12/29/2023 1000-581	NEBRASKA CLASS TRANSFER- NOVEMBER GEN ACCT INT	3,827.16	3,827.16
19899	12/29/2023 2100-511 2400-511 2600-511 2800-511 3200-511 3500-511 4400-511 3900-511	69 NEBRASKA DEPARTMENT OF REVENUE STATE W/H TAX NOVEMBER 2023 STATE W/H TAX NOVEMBER 2023 STATE W/H TAX NOVEMBER 2023 STATE W/H TAX NOVEMBER 2023 STATE W/H TAX NOVEMBER 2023 STATE W/H TAX NOVEMBER 2023 STATE W/H TAX NOVEMBER 2023 STATE W/H TAX NOVEMBER 2023	335.73 243.12 65.52 495.42 439.64 125.99 154.66 15.63	1,875.71
19900	12/29/2023 9500-202	69 NEBRASKA DEPARTMENT OF REVENUE SALES AND USE TAX NOVEMBER 2023	1,370.22	1,370.22
19901	12/29/2023 4400-532	NOAH'S ARK ANIMAL WORKSHOP INV 62506 BUILD A BEAR SUPPLIES	354.75	354.75
19902	12/29/2023 3900-532	159 PLAINVIEW CHAMBER OF COMMERCE KLOWN KASH- HANDIVAN DRIVERS	150.00	150.00
19903	12/29/2023 1000-524 2100-524 4400-524 3900-524	51 PLAINVIEW NEWS ADS/LEGALS ADS/LEGALS ADS/LEGALS ADS/LEGALS	690.46 5.45 13.10 160.00	869.01
19904	12/29/2023 2400-532 2600-532 3500-532	70 POSTMASTER POSTAGE UTILITY BILLS POSTAGE UTILITY BILLS POSTAGE UTILITY BILLS	96.73 96.73 96.73	290.19
19905	12/29/2023 2400-532	70 POSTMASTER POSTAGE WATER SAMPLES	29.90	29.90
19906	12/29/2023 2400-532	70 POSTMASTER WATER SAMPLE POSTAGE	30.90	30.90
19907	12/29/2023 2400-532	70 POSTMASTER POSTAGE WATER SAMPLES	22.15	22.15
19908	12/29/2023 1000-532	PRECISION IT INV 92175 MICROSOFT 365 SUB	79.20	79.20
19909	12/29/2023 4200-532	SYNCHRONY BANK/AMAZON SUPPLIES- PARTS FOR PARK PICKUP	525.28	525.28
19910	12/29/2023 2800-532	UPS POSTAGE- METERS TO HOLDREDGE	92.44	92.44
19911	12/29/2023 2100-522 2100-522 2400-522 2800-522 3200-522 3200-522 3200-522 3500-522 3900-522	VERIZON WIRELESS CELLPHONES NOV 2023 CELLPHONES NOV 2023 CELLPHONES NOV 2023 CELLPHONES NOV 2023 CELLPHONES NOV 2023 CELLPHONES NOV 2023 CELLPHONES NOV 2023 CELLPHONES NOV 2023 CELLPHONES NOV 2023	42.87 42.87 43.70 47.87 42.87 42.87 80.02 42.87 42.87	428.81
19912	12/29/2023 2100-532	WESTERN OIL, INC FUEL	42.66	178.74

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<u>Check #</u>	<u>Date</u>	<u>Acct#</u>	<u>Name</u>	<u>Amount</u>
	3500-532	FUEL		59.50
	3900-532	FUEL		76.58
19913	12/29/2023		ZOOM VIDEO COMM INC	17.11
	1000-532		INV 232924440 MONTHLY SVC	17.11

Report Setup

Report selection: Check Register - Detail
 Banks: Single
 Bank Acct#: 150541 - Midwest Bank (City Acct.)
 Starting Check Number: 19861
 Ending Check Number: 19913
 Starting Date: 12/29/2023

Total Non-Void Checks

82,199.34

Payroll 12-15-2023 \$ 20,621.81

Payroll 12-29-2023 \$ 16,521.41

Claims other than General Account

Acct	Check #	Vendor	Description	Amount
DTR Grant Fund	1035	Brandon Myers	Grant	11888.35
DTR Grant Fund	1036	NENEDD	Grant	1231.44
DTR Grant Fund	1037	Binswanger Glass	Grant	20000.00
Eco Development Sales Tax	1293	Pierce Co Treasurer	Taxes	135.90
Eco Development Sales Tax	1294	Plainview News	Legals	4.36

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1/4/2024 11:40:02 AM

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City of Plainview

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<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
24956	1/9/2024 2400-520	ABRAHAM VALDEZ METER DEPOSIT REFUND	71.59	71.59
24957	1/9/2024 2100-532 2100-532	AKRS EQUIPMENT SOLUTIONS, INC INV 3708986 SUPPLIES INV 3711606 SUPPLIES	164.88 171.38	336.26
24958	1/9/2024 2100-532 3500-532	ALTWINE HARDWARE & HOME LLC SUPPLIES SUPPLIES	24.98 85.30	110.28
24959	1/9/2024 1000-521	626 AMERICAN LEGAL PUBLISHING CORP INV 29324 2024 MODEL ORDINANCES	650.00	650.00
24960	1/9/2024 3200-532	BLUE360 MEDIA, LLC IN2311210895 LAW MANUALS	184.45	184.45
24961	1/9/2024 1000-532 2400-532 2800-532 3500-532	BOMGAARS SUPPLIES SUPPLIES SUPPLIES SUPPLIES	33.96 59.88 149.99 151.87	395.70
24962	1/9/2024 3500-532	BUD'S SANITARY SERVICE, LLC SVC DECEMBER 2023	5,517.00	5,517.00
24963	1/9/2024 3500-532	181 CHAD'S TIRE SERVICE TIRE REPAIR- TRANSFER SEMI	178.50	178.50
24964	1/9/2024 2600-532 2600-532	554 CITY OF NORFOLK INV 23-0103261 SEWER LAB FEES INV 23-0103208 SEWER LAB FEES	259.50 227.75	487.25
24965	1/9/2024 1000-529 1000-570	24 CITY OF PLAINVIEW LB840 LOAN INTEREST PMT PLV FITNES LB840 LOAN PRINCIPAL PMT PLV FITNES	40.31 151.18	191.49
24966	1/9/2024 1000-529 1000-570	24 CITY OF PLAINVIEW RBDG LOAN INTEREST PMT PLV FITNES RBDG LOAN PRINCIPAL PMT PLV FITNES	36.16 271.75	307.91
24967	1/9/2024 3400-555	CITY OF PLAINVIEW C&D SINKING FUND SINKING FUND PMT	2,000.00	2,000.00
24968	1/9/2024 1000-531 1000-531	CITY OF PLV OSM/PLV HOUSING HOUSING LOAN PRINCIPAL PMT HOUSING LOAN NTEREST PMT	40.38 10.22	50.60
24969	1/9/2024 1000-532 2100-532 2400-532	328 CLASSIC RENTALS SUPPLIES SUPPLIES SUPPLIES	162.00 8.00 158.21	328.21
24970	1/9/2024 2400-532	91 DD STEEL, LLC SUPPLIES	46.24	46.24
24971	1/9/2024 2400-554	28 DUTTON-LAINSON COMPANY ORDER 889490 WATER METERS	1,972.22	1,972.22
24972	1/9/2024 1000-532 4400-532	379 EAKES OFFICE SOLUTIONS INV 8844703-0 1099/1096 FORMS INV 512024- COPIER CONTRACT LIBRAR'	78.47 326.89	405.36
24973	1/9/2024 1000-532 3200-532 4400-532	HOMETOWN LEASING COPIER LEASE OFFICE COPIER LEASE POLICE COPIER LEASE LIBRARY	142.07 88.11 91.31	321.49
24974	1/9/2024 4400-535 4400-535	65 INGRAM LIBRARY SERVICES INV 79225255 (34) BOOKS/AUDIOBOOK INV 79444415 (16) BOOKS/AUDIOBOOK	433.07 173.64	606.71

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Check #	Date	Acct# Name		Amount
24975	1/9/2024 1000-564	JARECKI SHARP & PETERSEN P.C. L.L.O. LEGAL RETAINER- DECEMBER 2023	800.00	800.00
24976	1/9/2024 4400-532	KAYCI DAUDT INTERN PAY	40.00	40.00
24977	1/9/2024 3500-530	187 L.P. GILL, INC. SVC DECEMBER 2023	7,640.66	7,640.66
24978	1/9/2024 2100-532	MATHESON TRI-GAS, INC. INV 52271108 SVC/SUPPLIES	41.64	41.64
24979	1/9/2024 2400-532 2400-532	535 MUNICIPAL SUPPLY, INC. OF OMAHA INV 0895064-IN SUPPLIES INV 0896058-IN SUPPLIES	264.25 142.87	407.12
24980	1/9/2024 2400-532	408 NE. PUBLIC HEALTH ENVIRONMENTAL LAB. INV 572697 WATER SAMPLES	612.00	612.00
24981	1/9/2024 2400-532 2600-532	ONE CALL CONCEPTS, INC INV 3120987 QTRLY LOCATE FEES INV 3120987 QTRLY LOCATE FEES	39.44 39.44	78.88
24982	1/9/2024 2400-522 2600-522 3200-522	PIERCE BROADBAND NETWORKS PHONE SVC 329-6000 PHONE SVC 329-6000 PHONE SVC 329-6000	18.81 18.81 18.81	56.43
24983	1/9/2024 1200-521	PIERCE COUNTY TREASURER PCED INTERLOCAL DUES 2023/2024	3,771.00	3,771.00
24984	1/9/2024 2100-532 2400-532 2600-532	50 PLAINVIEW AUTO SUPPLY 12/25/2023 STATEMENT SUPPLIES 12/25/2023 STATEMENT SUPPLIES 12/25/2023 STATEMENT SUPPLIES	169.85 5.92 44.55	220.32
24985	1/9/2024 1000-532	132 PLAINVIEW PUBLIC SCHOOLS TOBACCO LICENSE FEES	20.00	20.00
24986	1/9/2024 3100-532	PLAINVIEW RURAL FIRE PROTECTION DIST. QTRLY INTERLOCAL PMT JAN 2024	5,500.00	5,500.00
24987	1/9/2024 1000-522 1000-554 2100-522 2400-522 2400-522 2400-522 2400-522 2400-522 2600-522 4400-522 3900-522	53 PLAINVIEW TELEPHONE CO., INC. PHONE SVC DECEMBER 2023 CAMERA/PHONE SYSTEM PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023 PHONE SVC DECEMBER 2023	209.56 262.91 86.33 62.17 54.70 62.75 53.10 50.26 71.90 59.87	973.55
24988	1/9/2024 3500-532	401 SCHAEFER GRAIN CO. WEIGH TICKETS	243.00	243.00
24989	1/9/2024 2100-532 2100-532 2100-532 2100-532 2100-532 2400-532 2400-532 2600-532 3500-532 3900-532	60 STEINKRAUS SERVICE FUEL TIRE REPAIR TIRES LABOR TIRE TAX BATTERY FUEL FUEL FUEL FUEL	443.95 10.00 1,184.00 150.00 2.00 157.95 93.00 206.00 1,117.50 41.00	3,405.40
24990	1/9/2024	WINSUPPLY NORFOLK NE CO		95.38

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>
	2400-532	INV 578736 SUPPLIES

	<u>Amount</u>
95.38	

Report Setup

Report selection: Check Register - Detail

Banks: Single

Bank Acct#: 150541 - Midwest Bank (City Acct.)

Starting Check Number: 24956

Ending Check Number: 24990

Starting Date: 1/9/2024

Total Non-Void Checks

38,066.64

TO: Plainview Manor Board of Directors

FROM: Juleen Johnson, Administrators

SUBJECT: Board of Director's Meeting

The regularly scheduled meeting of the Plainview Manor Board of Director's will be held on December 27, 2023, at the **Plainview MANOR** convening at 5:00 p.m.

AGENDA

I. CALL TO ORDER

Kim Wolken

II. ANNOUNCING OF OPEN MEETING ACT

III. APPROVAL OF CONSENT AGENDA

Kim Wolken (action needed)

-Minutes –

Pages 1

- Financials

Pages 2-5

- Payables

Pages 6-8

- Statistics

Page 9-10

IV. MANOR OLD BUSINESS

Juleen Johnson

1. Walk in Cooler/Freezer Update from City Council

V. MANOR NEW BUSINESS

Juleen Johnson

1. Staffing Needs: RN-FT, MDS-FT, LPN Nights- PT, Housekeeper-PT, Dietary-FT

2. Temporary PTO Accrue Change- Due to COVID

2. Administrator Contract

VI. CITY- Regarding Manor Business

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT

Meeting Dates: 2024

*Jan 31, Feb 28, March 27, April 24, May 29, June 26, July 31, Aug 28, Sept 25,
Oct 30, Nov 27-?, Dec 26-?*

**PLAINVIEW MANOR
BOARD OF DIRECTORS MEETING**

November 29, 2023

A meeting of the Board of Directors of Plainview Manor was on Wednesday, November 29, 2023, at the Plainview Manor Multi-Purpose Room convening at 5:00 p.m. for Open Session. Notice of the meeting was given in advance by publication in Plainview News and given simultaneously to all Board members with the agenda communicated in advance notice. All proceedings hereinafter documented were undertaken while the meeting was in open session to the attendance of the public.

- I. Attendance –Melissa Tarr, Joan Alexander, Jamie Norris, Traci Ober, Kim Wolken-Board Members; Juleen Johnson, Administrator, Absent-None. City- Bob Smith, Public- None.
- II. Open Session was called to order by President-Wolken at 5:08 p.m.
- III. The Open Meetings Act was announced, with the Open Meetings Act posted according to policy of State of Nebraska. – See pages 1-14. A motion was made by Norris to approve the Consent Agenda, including corrected minutes (with a correction of personnel issue), financial to include September 2023 audited year end and October 2023, statistics, and payables seconded by Ober. RCV – Norris, Ober, Tarr, Alexander, Wolken– Aye; Nay – None. Absent - None
- IV. Old Business- Employee Health Insurance- Johnson provided a quick update on the Aetna insurance and BC/BS bill that needs to be reimbursed to the Manor.

Nebraska Class- Aaron Bos- NE Class- #402-960-7711 was on the speaker phone for a brief explanation of the NE Class, where public funds can be put through for better investment. NE Class does follow the Investment Act and the federal reserve. After discussion, the board has decided to table the investment opportunity and leave funds with Midwest Bank at this time. The board will see what the City of Plainview will do in the future as they have signed a resolution for the possibility to invest in if they choose to.

Employee Christmas Party- Dec 11, 2023- 6:30 p.m. social and 7:00 meal and short game. Buffet style meal this year with Chicken and Roast beef, Vegetable, Potato and small salad bar and drink. RSVP is due by Dec 5th. Board and Foundation members and a guest are welcome to attend.

Walk in Cooler/Freezer- Johnson provided two bids (Major Refrigeration and Supplies on the Fly-Sysco) to the board for recommendation to the city council to utilize city sales tax funds. A motion was made by Alexander and seconded by Tarr to recommend the Major Refrigeration bid to the city council as it was cheaper with S&H and more local for repairs, if needed. RCV – Norris, Ober, Tarr, Alexander, Wolken– Aye; Nay – None. Absent – None. A reminder to the board that this does not include electricity, concrete, contractor, or sprinkling it for life safety codes to be meet.

- V. New Business- Mandatory Employee Meeting-Ike- Dec 6 & 7th- Johnson informed the board that all employees have been scheduled to attend one or the other and also adjustments to make sure adequate staff would be available to cover cares for the residents. Walking tacos will be brought in for the meals and Norris would check into the staff gifts for attending to see what the status is.

Resident Family Christmas- will be Dec 16, 2023, from 9-11 a.m. with coffee and pastries offered for the open house. Families are welcome to bring in gifts for their loved ones, in which staff will help try on and get marked.

Room Rates 2024- Johnson provided letter to the board with both AL and NH room rates for 2024. Many changes have been made since October with this system with the State of Nebraska which was difficult to get rates set this year. A motion was made by Norris and seconded by Alexander to approve the Room Rates as presented for 2023. RCV – Norris, Ober, Tarr, Alexander, Wolken– Aye; Nay – None. Absent – None

Staffing Needs- Johnson presented a list of staffing needs at the current time. Discussion was held on wages or another possible benefits/bonuses that could be offered. No action was taken at this time.
At 6:12 p.m. Alexander left the meeting.

- VI. City – Regarding Manor Business- None
- VII. Executive Session- A motion was made by Norris to go into executive session for personnel at 6:15 p.m., seconded by Tarr. RCV – Norris, Ober, Tarr, Alexander, Wolken– Aye; Nay – None. Absent – None. At 6:45 p.m. Ober left the meeting. At 7:10 a motion was made by Norris to come out of executive session, seconded by Tarr. No action was taken. Wolken adjourned the meeting at 7:12 p.m.
- VIII. Adjournment – Juleen Johnson, Recording Secretary

Plainview Manor
Balance Sheet
November 30, 2023

ASSETS

Current Assets

Cash	\$ 627,439.29	
Cash - Tax Transfer	407.75	
Cash - Petty Cash	200.00	
Cash - Savings	1,375,471.80	
Resident Petty Cash	1,173.23	
Cash - Foundation	28,923.98	
Cash - CD	1,248,110.50	
Account Receivable/Med	88,092.59	
Account Receivable/Pri	15.00	
Accounts Rec. - Hospice	15,578.83	
Accounts Rec. - A/L Private	(1,378.00)	
Account Rec - A/L Medicaid	11,048.00	
Acct. Rec. - Medicare A	2,500.00	
Allowance for Doubtful Accts	(2,700.00)	
Prepaid Insurance	65,706.59	
Prepaid Health Insurance	19,545.94	
Accrued Interest Receivable	2,382.13	
Total Current Assets		3,482,517.63

Property and Equipment

Land	25,000.00	
Building	1,708,983.74	
Accu. Depr. Building	(1,189,842.07)	
Assisted Living Addition	874,419.18	
Accum Depr. - A/L	(544,114.51)	
Equipment	798,630.80	
Accum Depr. Equipment	(667,354.48)	
Vehicles	83,528.20	
Accum Depr. Vehicles	(83,528.00)	
Total Property and Equipment		1,005,722.86

Total Assets	\$	4,488,240.49
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LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable	\$ 38,088.82	
Federal & FICA Taxes Payable	8,500.21	
State Taxes Payable	5,504.36	
Unemployment Taxes Payable	57.74	
Accrued Wages	113,263.48	
Accrued Provider Tax	6,433.00	
Accrued Vacation	95,635.43	
Resident Petty Cash	1,173.23	
Employee's Deductions	(3,566.49)	
Room Deposits A/L	3,500.00	
Total Current Liabilities		268,589.78

Total Liabilities		268,589.78
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Plainview Manor
Balance Sheet
November 30, 2023

Capital		
Retained Earnings	4,158,123.12	
Net Income	<u>61,527.59</u>	
Total Capital		<u>4,219,650.71</u>
Total Liabilities & Capital		<u>\$ 4,488,240.49</u>

Income Statement
For the Two Months Ending November 30, 2023
Plainview Manor

	Current Month		Year to Date	
Revenues				
Routine Care - Pri	\$ 125,554.00	45.44	\$ 230,979.00	40.16
Other - Private	15.00	0.01	45.00	0.01
Routine Care - Medicaid	89,092.76	32.24	190,872.99	33.19
Medicaid-Pri Room	510.00	0.18	1,440.00	0.25
Hospice Care	18,237.36	6.60	34,264.00	5.96
Assisted Living - Private	20,930.00	7.57	44,275.00	7.70
Other - A/L Private	2.00	0.00	4.00	0.00
Assisted Living - Med	8,359.20	3.03	16,482.00	2.87
Medicare A	0.00	0.00	2,500.00	0.43
Medicare B	2,982.65	1.08	3,957.08	0.69
Total Revenues	265,682.97	96.15	524,819.07	91.26
Gross Profit	265,682.97	96.15	524,819.07	91.26
Expenses				
Administrator Labor	10,509.00	3.80	21,368.30	3.72
Office Labor	5,015.13	1.82	10,028.25	1.74
Office Supplies	95.00	0.03	253.77	0.04
Advertising & Promotion	285.76	0.10	982.76	0.17
Seminars & Education	1,577.74	0.57	1,808.88	0.31
Printing & Postage	196.07	0.07	221.83	0.04
Telephone	519.55	0.19	1,032.76	0.18
Licenses & Dues	72.00	0.03	72.00	0.01
Legal & Accounting	0.00	0.00	3,535.00	0.61
General Liability Insurance	2,300.00	0.83	4,600.00	0.80
Payroll Taxes - Unemployment	27.04	0.01	57.74	0.01
Payroll Taxes - FICA	13,206.04	4.78	25,672.11	4.46
Employee Benefits	17,800.90	6.44	37,799.18	6.57
Workman's Comp Insurance	1,400.00	0.51	2,800.00	0.49
Dietary Labor	17,707.14	6.41	35,296.68	6.14
Food	8,802.29	3.19	17,484.04	3.04
Dietary Supplies	1,242.50	0.45	1,970.55	0.34
Seminars, Educ., Staffing	788.87	0.29	788.87	0.14
Dietary Consultant	275.25	0.10	499.40	0.09
Dietary Leased Equipment	90.00	0.03	180.00	0.03
Housekeeping Labor	3,777.79	1.37	7,070.22	1.23
Housekeeping Supplies	1,065.97	0.39	1,395.69	0.24
Laundry labor	2,519.34	0.91	5,545.76	0.96
Laundry Supplies	448.05	0.16	589.63	0.10
Director of Nursing - Wages	7,885.72	2.85	16,034.29	2.79
Prof. Nursing Labor	44,853.86	16.23	85,332.74	14.84
Nursing Assistant wages	54,098.36	19.58	101,563.67	17.66
Medical Records Labor	2,106.82	0.76	3,274.18	0.57
Nursing Supplies	1,799.33	0.65	8,431.80	1.47
Seminars, Educ, Staffing	2,387.11	0.86	2,432.11	0.42
Temporary Staffing	1,615.23	0.58	9,731.08	1.69
Pharmacist Consultant	500.00	0.18	1,000.00	0.17
Restorative Therapy	500.00	0.18	1,000.00	0.17
Physical Therapy	501.63	0.18	590.30	0.10
OT Consultant	497.22	0.18	700.29	0.12
Computer Expenses	1,948.66	0.71	2,758.07	0.48
Medicare - Pharmacy	0.00	0.00	315.57	0.05
Medicare - Ancillary	45.00	0.02	176.00	0.03
Maintenance Labor	2,834.03	1.03	5,639.23	0.98
Maintenance Supplies	557.33	0.20	1,466.72	0.26

Income Statement
For the Two Months Ending November 30, 2023
Plainview Manor

	Current Month		Year to Date	
Utilities	3,397.70	1.23	7,061.06	1.23
Routine Repairs Exp	350.68	0.13	350.68	0.06
Equipment Repairs	487.16	0.18	796.01	0.14
Leased Equipment	0.00	0.00	343.01	0.06
Service Contracts	159.00	0.06	243.00	0.04
Seminars, Educ, Staffing	788.87	0.29	788.87	0.14
Auto Expense	101.75	0.04	1,641.04	0.29
Property/Auto Insurance	3,400.00	1.23	6,800.00	1.18
Activities labor	3,355.97	1.21	6,788.07	1.18
Social Services Labor	2,701.64	0.98	5,460.39	0.95
Recreational & Craft Sup.	34.83	0.01	259.51	0.05
Act/S.S. Expense	5.14	0.00	200.78	0.03
Seminars, Educ, Staffing	1,577.74	0.57	1,577.74	0.27
Depreciation Expense	6,353.00	2.30	12,706.00	2.21
Cable TV	925.05	0.33	1,847.99	0.32
A/L Office Labor	1,555.99	0.56	3,142.75	0.55
A/L Office Supplies	42.96	0.02	42.96	0.01
A/L Licenses & Dues	0.00	0.00	50.00	0.01
A/L Dietary Labor	4,680.40	1.69	9,696.73	1.69
A/L Housekeeping Labor	90.60	0.03	518.78	0.09
A/L Laundry Labor	744.07	0.27	1,460.02	0.25
A/L Professional Nursing	620.54	0.22	1,575.28	0.27
A/L Medication Aide	9,617.90	3.48	19,333.22	3.36
A/L Nursing Supplies	0.00	0.00	19.87	0.00
A/L Computer Expenses	167.00	0.06	334.00	0.06
A/L Maintenance Labor	758.80	0.27	1,669.67	0.29
A/L Utilities	1,132.58	0.41	2,336.94	0.41
A/L Social Services Labor	738.59	0.27	1,571.80	0.27
A/L Resident Benefits	0.00	0.00	3.00	0.00
A/L Depreciation Exp	1,716.00	0.62	3,432.00	0.60
Total Expenses	257,355.69	93.14	513,550.64	89.30
Net Operating Income	8,327.28	3.01	11,268.43	1.96
Other Income				
Miscellaneous Sales	124.00	0.04	728.80	0.13
Interest Income	6,695.06	2.42	13,420.17	2.33
Donations	3,010.00	1.09	3,010.00	0.52
Guest Meals	105.00	0.04	110.00	0.02
Employee Meals	696.00	0.25	1,464.00	0.25
Health Aid for NF	0.00	0.00	31,526.19	5.48
Total Other Income	10,630.06	3.85	50,259.16	8.74
Net Income	\$ 18,957.34	6.86	\$ 61,527.59	10.70

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Plainview Manor
Check Register
For the Period From Dec 1, 2023 to Dec 31, 2023

Filter Criteria includes: 1) Accounts Payable only. Report order is by Date.

Check #	Date	Payee	Amount
auto pay	12/8/23	MARTIN BROS.	5,348.68 - Food
54448	12/8/23	AFLAC	4,212.16
54449	12/8/23	AFLAC	595.90
54450	12/8/23	PAM ALBIN	50.00
54451	12/8/23	ALTWINE HARDWARE & HOME L	198.53
54452	12/8/23	CITY OF PLAINVIEW	592.68
54453	12/8/23	CUSTOM HEATING	332.50
54454	12/8/23	D&M DAIRY STORE	79.50
54455	12/8/23	ASHLEY DENDINGER	500.00
54456	12/8/23	FLOOR MAINTENANCE	76.86
54457	12/8/23	HEALTH CARE INFORMATION	129.00
54458	12/8/23	HILAND DAIRY	605.93
54459	12/8/23	JULEEN JOHNSON	126.74
54460	12/8/23	KEANU JOHNSON	241.60
54461	12/8/23	KUSTOM PEST CONTROL	75.00
54462	12/8/23	MCKESSON MEDICAL	127.95
54463	12/8/23	MITCH FOOD STORE	182.90
54464	12/8/23	MSM ENTERPRISES LLC	497.22
54465	12/8/23	NORTHEAST COMMUNITY COLLEGE	7,099.83 - The Leadership classes only
54466	12/8/23	JAMIE NORRIS	54.85
54467	12/8/23	NORTHEAST NEBRASKA NEWS C	265.76
54468	12/8/23	OVERLAND REHAB LLC	1,001.63
54469	12/8/23	PENNER PATIENT CARE INC	329.05 - Tub
54470	12/8/23	PLAINVIEW AUTO SUPPLY	13.47
54471	12/8/23	PLAINVIEW FAMILY PHARMACY	50.00
54472	12/8/23	PLAINVIEW NEWS	20.00
54473	12/8/23	PLAINVIEW TELEPHONE	5,469.55
54474	12/8/23	POINTCLICKCARE TECHNOLOGI	902.66
54475	12/8/23	US POSTEL SERVICE	186.00 - Rental box
54476	12/8/23	PRECISION IT	1,163.00 - computer repair
54477	12/8/23	PROTEX CENTRAL	38.19
54478	12/8/23	RENAE KAUTH	275.25

Plainview Manor

Check Register

For the Period From Dec 1, 2023 to Dec 31, 2023

Filter Criteria includes: 1) Accounts Payable only. Report order is by Date.

Check #	Date	Payee	Amount
54479	12/8/23	SECURITAS HEALTHCARE	466.50 -Warderguards
54480	12/8/23	STEINKRAUS SERVICE	101.75
54481	12/8/23	TANGEMAN PLUMBING	330.00
54482	12/8/23	THE HOME DEPOT PRO	555.19
54483	12/8/23	US FOODS	5,792.99 Food
54484	12/8/23	VOID	
Total			<u>38,088.82</u>

November Expenditures

Amazon	\$57.78	
AUL	\$3,929.14	
NE Child Support	\$204.47	
Credit Management	\$50.25	
BC/BS	\$19,545.94	
Dearborn	\$147.83	
Marys	\$90.67	
Marys	\$11.33	
Quill	\$217.18	
NE State Fire Marshal	\$72.00	
Dish	\$800.05	
Aetna	\$18,014.49	-Insurance
Phillips	\$189.00	-New Battery for AED
NE Dept of Revenue	\$5,213.98	
Petty Cash	\$154.90	
Sage	\$99.70	
Black Hills Energy	\$1,057.54	
AUL	\$4,018.96	
NE Child Support	\$204.47	
Credit Management	\$52.80	
NCPPD	\$2,880.06	
Lodge Vision	\$125.00	
Caseys	\$55.64	
Menards	\$33.32	
Walmart	\$32.90	
NE State Patrol	\$15.50	
Abuse Registry	\$5.00	
Quill	\$72.96	
Quill	\$369.00	
Walmart	\$48.58	
Menards	\$261.78	
Walmart	\$72.70	
Primetime	\$2,463.75	-Temp
Estate of E Schmit	\$1,820.00	
Menards	\$5.98	

Statistical report for Month ended November 2023

	November	% OF CHANGE	October
NH MEDICAID RESIDENT DAYS	393	-9.66%	435
NH PRIVATE RESIDENT DAYS	488	22.92%	397
MEDICARE SKILLED DAYS	0	-100.00%	5
ADULT DAY CARE DAYS/MC	0	#DIV/0!	0
NH Med HOSPICE DAYS	60	-7.69%	65
TOTAL NH RESIDENT DAYS	941	4.32%	902
AVERAGE DAILY CENSUS	31	6.90%	29
PERCENTAGE OF RESIDENT OCCUPANCY	80%	6.67%	75%
PERCENTAGE OF BEDS PAID	83%	7.79%	77%
AL MEDICAID RESIDENT DAYS	90	45.16%	62
AL PRIVATE RESIDENT DAYS	182	-22.22%	234
TOTAL AL RESIDENT DAYS	272	-8.11%	296
AVERAGE DAILY CENSUS	9	0.00%	9
PERCENTAGE OF RESIDENT OCCUPANCY	65%	-4.41%	68%
PERCENTAGE OF BEDS PAID	53%	-5.36%	56%
MEALS	3746	18.39%	3164
TODAY'S CENSUS	31/39 NH but 32 pd bed: 11/17 AL- 14 rooms		
SPECIAL SAVINGS	\$1,375,471.80		
CHECKING ACCOUNT	\$596,938.45		

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Plainview Manor/Whispering Pines Assisted Living
Administrative Report

Update from 11-29-23-None

Financial:

You will see a positive net income for November of \$18,957.34. That starts our fiscal year with a good positive of \$61,527.59. Our Medicaid rates remain the same for the start of the new year.

Review:

We have had a small run of COVID for the staff going through the building. At this time, only one resident has it with minimal symptoms, and we know that a family member brought it in as staff tested them in which they were positive at time of visit. This is just a reminder that no matter what symptom a visitor has, it cannot be ruled out is not COVID unless a negative test is performed. COVID is more like a general cold symptom now so it is hard to tell.

Plainview ED REPORT

January 2024

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Housing:

- \$750,000 NAHTF Housing Grant: Preparation for the \$750,000 NAHTF application has started. The investor has changed the plan to include a four-plex featuring 3 bedrooms, 2 baths, and 1 oversized garage. The site has been selected but the investor has requested confidentiality at this time. I have reviewed the site location with Jeremy Tarr, we agree that the project fits the location. City water/sewer and road is available at the site. Budget Narrative and pre-application proposals are due Feb. 2024. I am planning on Five Rule Planning to be the grant administrator for this project.
- Community Capital Partners (CCP) housing project. I met with Mark Otto and David Hegerty (R. Perry Construction) to craft a development plan for single family home development in Plainview. We visited 18 potential sites on Dec. 14th. CCP is interested in building affordable ranch homes, 3 bed, 2 bath, 2 car garage with unfinished basements utilizing the rural TIF program. Homes will be priced at \$275,000. The plan is to construct 4-5 homes per year in Plainview with the goal of building 25-50 new homes. I submitted a list of reputable contractors and
- Housing Grant- the City of Plainview needs an updated housing study. The state requires housing studies to be no more than 5 years old to be eligible for housing grants and other funding opportunities. Housing grants are expensive for individual communities. Therefore, Plainview, Pierce, Osmond and Hadar are working together to obtain a county wide housing study. PCED, INC obtained a proposal from the Five Rule planning for \$18,500. I submitted a NIFA grant through PCED, INC to cover 40% of the study with PCED, INC covering the remaining 60%. In addition to re-capturing Plainview's housing market information the study will include a TIF program (a new element the state is requiring in order to complete TIF projects) and an affordable housing action plan. There will be separate community engagement processes and surveys for the residents of each community. Each community will receive a tailored document capturing its specific market and need. Grant awards should be announced in March or April.

Childcare:

- The Communities for Kids survey that was distributed on Nov. 1st is complete. The captured data is included in the attached document. This information will be used to inform future childcare decisions and funding opportunities for each community and their respective childcare committees.
- The committee will host a provider gallery walk in February for existing providers to gather their feedback and determine their needs. A stakeholder dinner will be held in late Feb. or early march. Laurel Public Schools will be our guest speaker for the dinner. They will share their

process in developing a cradle to cap model for the community. All city council members and administrators, school board members and administrators, and major employers will be invited.

- The local Plainview committee is still exploring our local built environment (churches) for potential childcare solutions.
- **Plainview daycare committee-** Susan and Jeremy met with the Our Saviors Lutheran board on Oct. 9th to discuss the possibility of housing an 8-12 child home day care in the basement. The board had the State Fire Marshall review the space. His only recommendation was to add additional fire alarms. The board still has concerns regarding financial liability. Susan and Jeremy will follow up with Our Saviors in January to address their concerns and attempt to move forward.

Hotel Study –

- Jeremy and I are working with separate entities to attract a hotel chain to the city and have shared the study with several investors and developers. Development costs are higher than desired and commercial interest rates are creating a tough business climate at this point.

DTR Projects-

- Plainview has been granted a six-month DTR extension by the NDED to wrap up our current projects.

DTR- Street Scape vs. Creative District

- I am exploring other funding options for this project like KENO or LB840 vs. the Creative District model. I have spoken to several communities over the last 3 months that have gone through the process with the Nebraska Arts Council, it was overwhelmingly negative.
- Plainview has a street scape /beautification model created by Confluence Omaha for our Downtown Revitalization Plan. I am proposing that Plainview ED work with the LB840 and CDA Board to select options from the DTR plan to pursue and utilize KENO or LB840 for funding for murals, hanging baskets, wayfinding signs, branded downtown entrances/signage, and trees/canopy/landscaping.
- I connected with Norfolk's new Creative District Coordinator this month. She also has a role with the Nebraska Arts Council. They are aware of the struggle rural communities are having to reach creative district status/funding with the guidelines in place. We are meeting this month to discuss changes to the process and alternatives that will assist Plainview in reaching this goal.

Business Loans-

The loan paperwork for the med spa has been sent to the USDA for underwriting. The project cleared the loan review committees for NENEDD and Brunswick State bank. Loan closings with the bank and NENEDD are complete.

The appraisal and pro forma for Three Brothers Car Wash was completed in December. Our USDA IRP program requires a Tier 1 Environmental Review for the project which takes a minimum of 30 days. That process has started. Madison County Bank is the other lender involved in the project. They reached out in late December requesting that we allow their loan process to be completed and filed (security agreements with the SEC, liens, and promissory notes) before our loan process begins. They are concerned that they will lose the first security position if our loan is completed before theirs or at the same time.

JOB GROWTH-

Thought I would share some positive news with you regarding rural job growth/employment in Pierce County.

Pierce County has experienced **1.9% job growth since 2019**. Impressive when you consider for 2+ years we were impacted by Covid and continued to grow with small businesses, business transitions, and business expansions.

I compared Pierce County to the five main counties we compete with and we were the highest in job growth:

York County 1.5%
Seward County .07%
Wayne County -3.2%
Madison County -0.2%
Phelps County 1.6%

This is how the counties closest to us stack up:

Cedar County: 0.9%
Knox County : 0.4%
Antelope County: -0.4%
Holt County: -2.2%

Go to this link  and a county name to see.

https://www.datawrapper.de/_/NB64k/

My philosophy for economic development is to create entrepreneurial ecosystems that focus on entrepreneurship, placemaking, and community building activities. Successful entrepreneurial ecosystems become talent magnets and incubators. Ecosystem building requires attracting, retaining, and cultivating talented people, including entrepreneurs, but also potential employers and other supporting partners. Placemaking activities help with people retention and attraction and make a community desirable to its residents.

1.9% job growth across the country is a strong indicator that the ecosystems are working. Over the last seven years Pierce County has welcomed 55 new business owners, transitioned 7 businesses to new owners, and experienced six business expansions. 210 new jobs have been created in the county and 15 jobs have been retained. This is significant considering the challenges that rural communities already face coupled with the economic effects of the Covid pandemic.

98% of our growth has been brick and mortar businesses so there is an added advantage of real estate sales, building improvements, and leases. Over the last ten years Pierce County has also grown in population. Of the 91 counties in Nebraska only 21 grew in the last decade.

The ability to retain our existing population, attract alumni and new residents is also a strong indicator of our health. By creating entrepreneurial ecosystems, fostering placemaking and community development activities, and partnering with organizations focused on rural development we have been able to reverse population and business decline trends experienced by most rural communities.

Plainview has captured most of the county growth. With the advantage of having a local developer and grant writer for the last 7 years, along with LB840, RBDG and IRP lending Programs the city has achieved control over new business development and has been able to leverage participation with our local banks.

Plainview has welcomed 32 new business owners that created or retained 144 full and part time jobs. 23 buildings have been sold for business since 2017 and 10 have been leased. Over 17 acres of raw land totaling \$258,000 has also been obtained between 2017 and 2023 for business development. The city has also completed several communities placemaking projects that have improved the quality of life for its residents and help the community retain its existing residents while attracting alumni and new residents.

Each year Plainview Economic Development puts together a 'snapshot' of our economic development growth, projects, and funding.

I have attached the document to this report for your review.

As always if you have any questions about economic development or this report, please contact me directly.

Susan Norris

Email: s.norris@pcedne.org

Phone: 402-302-1879



Pierce County

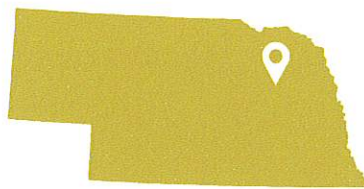
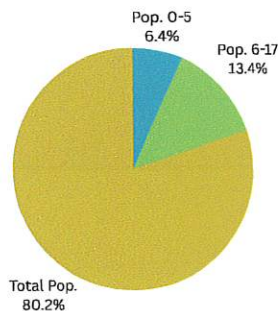
Community Conversation about Early Childhood Programs and Services

The Communities for Kids initiative was created in response to community requests for assistance with shortage of high-quality early care and education programs; shortages that both impact children's optima development and pose a challenge for communities hoping to attract and retain the viable workforce they need to thrive.

Communities for Kids partners with communities' public and private entities to support and coordinate planning for access to high-quality early care and education for all children birth through age five. These partnerships are customized to address each community's unique assets and needs; so each community can grow and prosper well into the future.

Community Information

Population



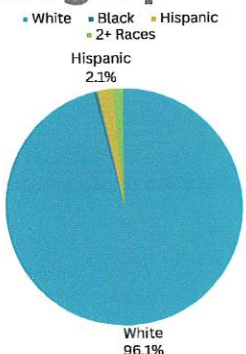
Median Family Income:
\$ 65,603.00

Estimated per capita income: \$ 33,513.00

Pierce County population below poverty level: **9.44%**

Nebraska population below poverty level: **11.2%**

Demographics



Quality Childcare Availability

Public Early Childhood Programs

Public Preschool Capacity	65
Head Start or Early Head Start	0
Sixpence Home-Based Capacity	0

Total Capacity 33

(Minus 50% half-day programming)

Private Early Childhood Programs

Licensed In-home Childcare Providers	18
Licensed Childcare Centers	2
Licensed Preschool Providers	0

Total Capacity 237

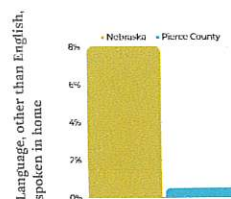
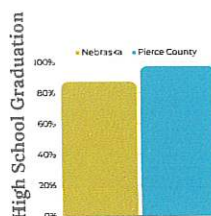
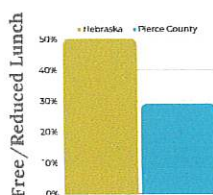
Gap of Available Childcare Options

Number of children under the age of 6 with all available parents working	501
Total number of licensed childcare spots minus	237
Total number of Pre-K/HS/EHS/Sixpence minus	33

Number of children under age 6 not enrolled in a private licensed or public preschool (GAP)

231

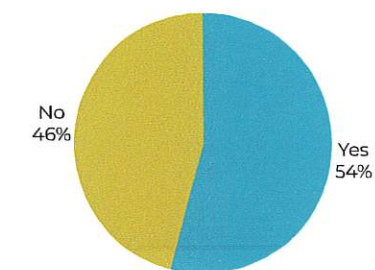
Comparison Rates and Outcomes



Community Assessment Group Information:

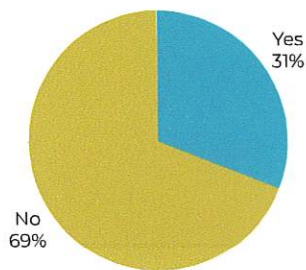
The Pierce County Communities for Kids team worked together to develop a survey to address the current and future needs of early childhood care and learning opportunities in the community. Surveys were provided online via Survey Monkey. A total of 200 surveys were collected; 50% of respondents were Pierce residents, 30% were Osmond residents, 10% were Plainview residents, 3% were Hadar residents and 6% came from surrounding areas, including Creighton, Randolph, Wayne, Bloomfield, Wausa, Hoskins, and Norfolk.

Children and Families



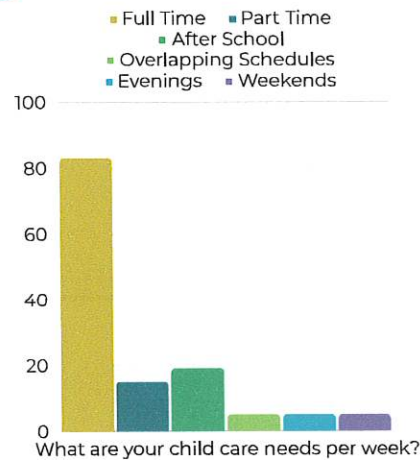
Do you have children ages birth through age five, or plan to within the next five years?

Answered: 176 Skipped: 24



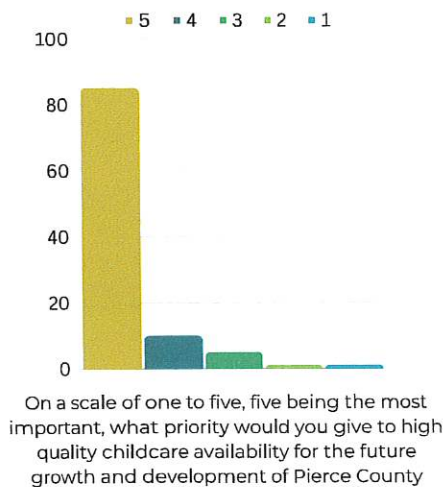
Do you feel the child care offered in the community is affordable and accessible to all children?

Answered: 185 Skipped: 15



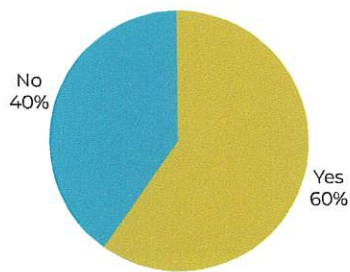
Answered: 84 Skipped: 116
Note: Respondents were able to select more than one option

Community and Impact on Business



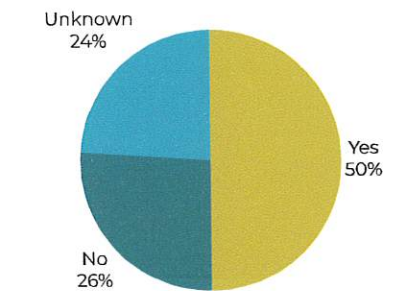
On a scale of one to five, five being the most important, what priority would you give to high quality childcare availability for the future growth and development of Pierce County

Answered: 187 Skipped: 13



Do you feel that there are enough child care options in your community??

Answered: 173 Skipped: 27



In the last 12 months, has a lack of child care caused you to miss work, be tardy, or cause a distraction at work?

Answered: 94 Skipped: 106

Pierce County is focused on the following three priorities through their C4K work.

Through the support and combined efforts, the Pierce County Community for Kids team is working to address the following priorities. We encourage community members to reach out to the team to provide your knowledge, skills, and experience in supporting these priorities.

1. Quality affordable childcare that is accessible for families.

2. Enhanced economic growth through quality child care capacity expansion.

3. Support systems for all licensed child care providers.

*The information developed and contained in this document, including the creative approach and content are considered by Communities for Kids to be of proprietary nature. In this respect, please honor our proprietary rights to the content and refrain from producing without approval from Communities for Kids.

Cleaned up VanHooten place on West St

Read Meters

Changing out ERTs

Locates

Monthly and Quarterly Water Samples

Took Lagoon Samples to Norfolk

Worked on Road @ N 7th and Lincoln.

Potting Curb Stops (LSLI)

Jetting Sewer Mains

Maintenance and Cleaning of Equipment

Pulled Trees at Lagoon

Changed Floats at Liftstation

Dug up and Repaired Curb Stop at 103 S Maple

Repaired Vac/ Vent on School Well

Had Inspection at C&D and Transfer Station (NDEE)

Plowed Snow 12/25- 12/26

DECEMBER ACCOUNT BALANCES

Accounts

<u>HOUSING AUTHORITY</u> XX0509	Available balance \$84,247.76	RECENT ▼
<u>GENERAL CHECKING</u> XX0541	Available balance \$1,292,158.98	RECENT ▼
<u>WATER TOWER</u> XX1009	Available balance \$41,487.34	RECENT ▼
<u>ELECTRICAL SINKING FUND</u> XX0321	Available balance \$134,602.08	RECENT ▼
<u>C&D CLOSURE/POST</u> XXXX3357	Available balance \$79,977.59	RECENT ▼
<u>PLV/OSMOND HOUSING</u> XXXX5161	Available balance \$28,186.91	RECENT ▼
<u>POOL SALES TAX</u> XXXX8263	Available balance \$222,357.39	RECENT ▼
<u>KENO ACCOUNT</u> XXXX9616	Available balance \$73,130.97	RECENT ▼
<u>MANOR SALES TAX</u> XXXX7492	Available balance \$196,122.47	RECENT ▼
<u>BOND RESERVE FUND</u> XX8633	Current balance \$83,296.01	RECENT ▼
<u>C&D SITE SINKING FUND</u> XXXX1067	Available balance \$136,392.77	RECENT ▼
<u>COMMERCIAL/C&D</u> XXX2509		RECENT ▼
<u>ECONOMIC DEVELOPMENT SALES TAX</u> XXXX7514	Available balance \$62,104.06	RECENT ▼
<u>LIBRARY GRANT FUND</u> XXXX0099	Available balance \$39,747.84	RECENT ▼
<u>LIBRARY IMPROVEMENTS</u> XX8630	Current balance \$13,108.41	RECENT ▼
<u>LIBRARY SALES TAX</u> XXXX7503	Available balance \$245,921.64	RECENT ▼

<u>PLANT IMPROVEMENT COD</u> XX8621	Current balance \$43,196.32	RECENT ▼
<u>STREET IMPROVEMENT FUND</u> XXXX0286	Available balance \$62,315.48	RECENT ▼
<u>WATER TOWER COD</u> XX8620		RECENT ▼
<u>2018 FORD POLICE INTERCEPTOR</u> XXX2927		RECENT ▼
<u>WILKENS INDUSTRIES TRAILER</u> XXX2984		RECENT ▼
<u>DTR GRANT FUNDS</u> XXXX7590	Available balance \$20,000.00	RECENT ▼
<u>IRP FUNDS</u> XXXX3773	Available balance \$20,905.39	RECENT ▼
<u>IRP LOAN RESERVE LOSS FUND</u> XXXX5379	Available balance \$3,404.17	RECENT ▼
<u>NAHTF GRANT FUNDS</u> XXXX8448	Available balance \$0.00	RECENT ▼
<u>RBDG FUNDS</u> XXXX3784	Available balance \$38,918.74	RECENT ▼

CLERK/TREASURER'S REPORT FOR DECEMBER 2023

LIGHTS	-
SEWER	19,916.90
WATER	26,537.91
SALES TAX	1,348.80

GENERAL:	
*Midwest Bank- Interest on Account	3,668.09
*Housing Grant Payments	202.11
*LB840 Grant Pmts	191.49
*General Bond	2,197.59
*Building Permit	25.00
*Faxes	4.00
*Tobacco License	40.00
*RBDG Loan Pmt	654.34
*IRP Loan Pmt	381.07
*Copies	1.00
*Municipal Equalization	22,320.71
*DTR Grant Pmt Reimbursement	0.30
Void Check #24873	367.35
SALES TAX TOTAL:	
*Library	5,088.95
*Manor	5,088.95
*Economic Development	5,088.95
*Pool	7,633.43
*Street	4,856.08
STREET:	
*Highway Allocation	18,749.29
*Stop Sign Replacement	140.28
WATER:	
*Meter Deposits	750.00
*Curb Stop	205.96
*LIWHAP Pmt	50.00
*Water Meter/ERT	695.49
SEWER:	
PARK:	
*Donation	50.00

CLERK/TREASURER'S REPORT FOR DECEMBER 2023

POOL:	
*Pool Passes	245.00
PLANT:	
*NCPPD Lease Payment	18,090.93
*NMPP Board Reimbursement	212.88
POLICE:	
*Dog License	75.00
*Gun Permit	5.00
*Dog at Large	200.00
SOLID WASTE: Billings & Fees:	19,000.66
*C&D Site	348.80
HANDIVAN:	
*Fees	493.50
*Grant Pmt	4,329.00
LIBRARY:	
*Fines and Fees	82.33
*Room Rental	50.00
*Copies	16.90
*Faxes	
ECONOMIC DEVELOPMENT:	
SUMMER REC:	
DEBT SERVICE:	
*Bond Payment County Treasurer	70.47

TOTAL REVENUE DECEMBER 2023

\$ 169,474.51

Billing Statistics Report

Rate Summary - All Routes

<u>Service</u>	<u>Rate# - Description</u>	<u>Bills</u>	<u>Usage</u>	<u>Charge</u>	<u>State Tax</u>	<u>Total</u>
Sewer	3 - Sewer - Winter Usage	556	0	15,742.18	1,097.89	16,840.07
	4 - Commercial Sewer - Winter Usage	13	0	1,125.73	15.91	1,141.64
	18 - Sewer - Commercial (7, 7)	59	0	2,054.81	122.26	2,177.07
	26 - Rural Sewer	3	0	104.44	7.31	111.75
	Sewer Total	631	0	19,027.16	1,243.37	20,270.53
Water	16 - Water Residential (6, 6)	572	2084330	22,472.67		22,472.67
	17 - Commercial Water (7, 7)	77	546844	3,557.68	163.74	3,721.42
	22 - Rural Water (10, 10)	2	2670	69.34	4.85	74.19
	30 - City Water	5	151800	0.00		0.00
	Water Total	656	2785644	26,099.69	168.59	26,268.28
Trash	7 - Residential Trash - Flat Charge	539	0	9,473.00		9,473.00
	8 - Commercial Trash - Flat Charge	71	0	2,834.50		2,834.50
Trash Total		610	0	12,307.50		12,307.50
Grand Total		1897	2785644	57,434.35	1,411.96	58,846.31

Report Setup Information:

Report Design	Billing Statistics Summary
Output Type	Graphics
Start Date	12/22/2023
End Date	1/2/2024

WORK WRITE-UP
Level C – Deferred Loan

(6)

Applicant Number:	PLV-HR-20	Level:	C
House Square Footage:	1716	Property Points:	43
Cost of Repairs:	\$33,900	Income/Grant Impact Points:	80
Cost Per Square Foot:	\$19.75	Total Points:	123

Housing Rehabilitation Specialist: The home under consideration for the City of Plainview Housing Rehabilitation Program WILL NOT meet the Nebraska Department of Economic Development's (NDED) minimum rehabilitation standards upon completion of all repair items designated below as **MRS**, which stands for minimum rehab standard. It is estimated that, at a minimum, all MRS items CANNOT be completed with the loan amount to be provided for this project by the City of Plainview Housing Rehabilitation Program. Thus, it should be determined to be economically infeasible.

A lead-based paint inspection has not been completed on this home, but all areas of deteriorated paint found during the inspection are noted below with an asterisk. Stabilizing any surfaces with deteriorated lead-based paint may add to the costs of the total repairs for this home.

Contractors must reference the Contractor Work Specifications document that has been provided to the homeowner prior to bid submission to ensure compliance with Program requirements.

Repairs:

1. *Repair the Wrap Around Porch on walls 1 and 2, to include the rim joist, bad deck boards, and wet-scrape deteriorated paint and repaint all painted surfaces, including the brick and wood columns* **(MRS)**
2. *Wet-scrape areas of deteriorated paint and repaint all exterior walls of the home* **(MRS)** OR if funds available *install complete siding package
3. *Wet-scrape deteriorated paint and repaint all exterior window and door trim, including the window sills and door thresholds* **(MRS)**
4. *Wet-scrape deteriorated paint and repaint Living Room window A on wall 1 and window A on wall 2; Kitchen windows A and B on wall 4; Dining Room windows A, B and C on wall 4; Second Floor Bathroom window A on wall 2; Second Floor Staircase window A on wall 4; Second Floor Southeast Bedroom window A on wall 1 and window A on wall 2; Second Floor Southwest Bedroom window A on wall 2 and window A on wall 3; Second Floor Northwest Bedroom window A on wall 4; Second Floor North Center Bedroom window window A on wall 4, and Second Floor North Center Bedroom window A on wall 4* **(MRS)** OR if funds available *replace windows with Thermopane window inserts*
5. *Replace Front Entry window A on wall 1 and Family Room windows A, B and C on wall 2 and windows A and B on wall 3* with Thermopane window inserts* **(Priority)**
6. *Wet-scrape deteriorated paint and repaint inside and outside of Enclosed/Back Porch windows A and B on wall 2 and windows A, B, C and D on wall 3* AND replace the cracked/broken glass in window A on wall 2 and windows A and B on wall 3 **(MRS)**
7. *Wet-scrape deteriorated paint and repaint Enclosed/Back Porch walls 2 and 3* **(MRS)**
8. *Repair and wet-scrape and repaint Enclosed/Back Porch door on wall 2* **(MRS)**
9. *Wet-scrape deteriorated paint and repaint exterior side of Family Room door on wall 2* **(MRS)**

Continued...

Work Write-Up

Applicant Number: PLV-HR-20

Page Two...

10. *Wet-scrape deteriorated paint and repaint Main Floor Half Bathroom interior side of sash on window A on wall 4 and all exterior wooden surfaces* **(MRS)** OR if funds available replace window*
11. *Wet-scrape peeling paint and repaint Second Floor Bathroom ceiling AND walls 3 and 4* **(MRS)**
12. *Wet-scrape peeling paint and repaint Second Floor Southeast Bedroom ceiling* **(MRS)**
13. Install 5 battery-operated smoke detectors with 1 inside each Second Floor Bedroom and 1 in the Hallway between the Second Floor Southwest and Northwest Bedrooms **(MRS)**. The detectors located inside the Bedrooms should be located on the ceiling, 12-15 inches in from the privacy door opening.
14. *Wet-scrape peeling paint and repaint wall 2 in Second Floor Northwest Bedroom Closet * **(MRS)**
15. Install junction boxes and covers to wire splices in Attic, install cover to outlet on wall 2 and plate to light switch on wall 2 **(MRS)**
16. Install handrail in Attic Staircase **(MRS)**
17. *Wet-scrape deteriorated paint and repaint Basement L-Shaped Room window A on wall 1 and window A on wall 2* **(Priority)** OR if funds available replace windows
18. Install 3 combination smoke / carbon monoxide detectors with 1 on the Main Floor, 1 in the Basement L-Shaped Room, and 1 on the Second Floor in the Hallway outside the Southeast Bedroom **(MRS)**
19. Replace light in Small Room that leads to the Attic Staircase **(MRS)**
20. *Wet-scrape deteriorated paint and repaint Small Room that leads to the Attic Staircase window A on wall 1* **(MRS)** OR if funds available replace window*
21. *Wet-scrape peeling paint and repaint ceiling in Small Room that leads to the Attic Staircase* **(MRS)**
22. Install junction boxes and covers to wire splices in the Basement Furnace Room **(MRS)**
23. *Wet-scrape deteriorated paint and repaint Basement Furnace Room windows A and B on wall 4* **(MRS)** OR if funds available replace windows*
24. Install house numbers on the front of the home, to be visible from the street, minimum 4-inch high by 1/2-inch wide **(MRS)**
25. Any areas of deteriorated (interior/exterior) lead-based paint will be addressed as funds allow, and any paint chips on the ground will be addressed as needed. **(MRS)**

***Requires contractor with Lead-Safe Work Practices (LSWP) Training*.**

House Wall Identification Guide: The exterior wall that faces the street for the home's address is labeled as Wall 1 of the house. Proceeding clockwise around the house, the remaining walls 2, 3, and 4, are labeled respectively. The interior room walls correspond to the exterior walls.

Component Location: If there is more than one of the same component type on a wall (for example, two windows), the components are considered alphabetically from left to right. So, if there are two windows on one wall, the window on the left is window A and the one on the right is window B.

Homeowner's Signature

Date

Housing Specialist

Date

Your signature(s) on this document indicates your acknowledgment of the need of the repairs listed above, and that you are aware that funds for you are limited to the amount stated above, regardless of whether or not all listed repairs can be paid for with this amount.



Invoice ⁷

Date	Invoice #
1/9/24	Reuse Admin 54

Bill To:

City of Plainview
P.O. Box 757
Plainview, NE 68769

Randy and Leigh Alexander

53506 - 862 Rd
Plainview, NE 68769-2118
Phone / Fax: (402) 582-3580
E-mail: info@cdsne.com

Description	Amount
Housing Administration Services for Plainview Housing Rehabilitation Program Projects funded in full with Reuse Funds from 4/12/23 through 1/9/24: <ul style="list-style-type: none">• Managing Waiting List• Income Determination• Initial Home Inspection• Work Write-up Preparation• Annual Income Worksheet• Homeowner Follow-up Calls• Claim Processing• Reports & Supplies Homeowner: PLVW-HR-20: \$200.00 (Income Determination) PLVW-HR-20: \$500.00 (Home Inspection)	\$700.00

Submitted by **Leigh Alexander**

TOTAL \$700.00

Leigh Alexander



Invoice

Date	Invoice #
1/9/24	Reuse-Lead 21

Bill To:

City of Plainview
P.O. Box 757
Plainview, NE 68769

Randy and Leigh Alexander

53506 - 862 Rd
Plainview, NE 68769-2118
Phone / Fax: (402) 582-3580
E-mail: info@cdsne.com

Description	Amount
<p>Lead-Based Paint Specialized Services for Plainview Housing Rehabilitation Program Projects funded in full with Program Income Funds.</p> <ul style="list-style-type: none">Lead-Based Paint Clearance Inspection @ \$500 per home for App # PLVW-HR-15 performed 4/8/2019 <p>Lead-Based Paint Specialized Services Provided By:</p> <p>Randy Alexander Lead Abatement Risk Assessor Nebraska Certification #60</p>	<p>\$500.00</p>

Submitted by **Leigh Alexander**

TOTAL \$500.00

Leigh Alexander