



**CITY OF BROKEN BOW  
CITY COUNCIL AGENDA  
March 8, 2022 @ 6:00 PM  
Municipal Auditorium  
314 South 10<sup>th</sup> Avenue, Broken Bow, NE**

**Meeting Procedure**

*The Public may address specific agenda items at the pleasure of the Mayor. Please come to the podium, state your name and address, and limit your remarks to five minutes or less. Out of respect to City employees, we request that any complaints or criticisms of employees not be aired in a public meeting. Concerns about employees should be brought to the attention of the City Administrator or Mayor. An individual in violation will be declared out of order. Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items.*

**A. Call to Order**

**B. Open Meetings Act:** A current copy of the Open Meetings Act is available and is posted for review by all citizens.

**C. Roll Call**

**D. Pledge of Allegiance**

**E. Consent Agenda:** Council will have consideration of approving the consent agenda items for March 8, 2022, which will include the following:

- a. Approval of Minutes of February 22, 2022, Council Meeting
- b. Approval of Bills as Posted
- c. Approval of Broken Bow Volunteer Ambulance Service Roster
- d. Approval of Broken Bow Volunteer Fire Department Service Roster
- e. Approval of Broken Bow Volunteer Fire Department Officers
- f. Approval of Ka-Boomers Enterprises, Inc. Fireworks Application

**F. New Business:**

- a. **Memorial Drive Bid Approval** – Council will have the consideration of approving the Bid for the 2022 Memorial Drive Paving and Storm Sewer Improvements.
- b. **Amendment to Owner-Engineer Agreement** – Council will have the consideration of approving the Amendment to Owner-Engineer Agreement with JEO Consulting Group, Inc.
- c. **Public Hearing, Ordinance 1253, Landkamer Addition Subdivision** – Council will have the consideration of opening a public hearing on Ordinance 1253, Landkamer Addition Subdivision.
- d. **Waive Three Readings of Ordinance 1253, Landkamer Addition Subdivision** – Council will have consideration of waving the three readings of Ordinance 1253.

**\*\*Please click on the letter next to the agenda item to see the information associated with that item.**



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e. **Ordinance 1253** – Council will have consideration of approving Ordinance 1253.

g. **Adjournment**

***The next City Council Meeting will be on Tuesday, March 22, 2022 @ 6:00 pm.***

**Upcoming Events:**

- ❖ **March 21** – Board of Public Works at 12:30 pm @ City Council Chambers
- ❖ **March 22** – City Council Meeting at 6:00 pm @ Municipal Auditorium
- ❖ **April 4** – Park Board Meeting at 5:10 pm @ City Council Chambers
- ❖ **April 11** – Board of Public Works at 12:30 pm @ City Council Chambers
- ❖ **April 12** – City Council Meeting at 6:00 pm @ Municipal Auditorium
- ❖ **April 25** – Board of Public Works at 12:30 pm @ City Council Chambers
- ❖ **April 26** – City Council Meeting at 6:00 pm @ Municipal Auditorium

The Council will review the above matters and take such action as they deem appropriate. The Council may enter into closed session to discuss any matter on this agenda when it is determined by the Council that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of any individual and if such individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was classed. If the motion to close passes, immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.

**\*\*Please click on the letter next to the agenda item to see the information associated with that item.**

**Broken Bow City Council  
Meeting Minutes  
February 22, 2022**

The Broken Bow City Council met in regular session on Tuesday, February 22, 2022, in the Broken Bow Municipal Auditorium. Notice of the meeting was given in advance thereof as required by publication in the Custer County Chief on February 17, 2022. Availability of the agenda and related materials was communicated in the advanced notice to the Mayor and all members of the Council, as well as, shared with various media outlets. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Rod Sonnichsen called the meeting to order at 6:00 P.M., with the following Councilmembers present: David Schmidt, Larry Miller, and David Baltz. Absent: Chris Myers. Mayor Sonnichsen announced the availability of the open meetings law, followed by reciting of the Pledge of Allegiance.

Mayor Sonnichsen read the format for submitting requests for future agenda items.

Moved by Schmidt, seconded by Miller to approve the consent agenda for February 22, 2022. Said motion includes approval of the Minutes of the February 8, 2022, Council Meeting, City Bills to Date, and January Treasurer Report. Roll call vote: Voting aye: Schmidt, Miller, and Baltz. Nays: None. Motion carried.

4 County Heating & Air, LLC, \$1,817.05; AKRS EQUIPMENT, \$169.49; Aflac, \$326.16; \$398.06; \$111.96; Bloomberg Businessweek, \$105.94; Bob's Truck Repair, \$3,331.26; Bow Locksmith, \$127.95; Carquest of Broken Bow, \$372.08; Central Community College, \$1,712.00; Century Link, \$752.55; City Flex Benefit Plan, \$110.00; City of Broken Bow Health Insurance, \$2,538.62; City of Broken Bow Pension Fund, \$1,659.88; \$8,237.92; \$675.88; Colonial Insurance, \$415.08; \$118.72; Credit Management Services, \$238.36; Custer County Chief, \$333.26; Danko Emergency Equipment Co, \$249.43; Darren Marten, \$72.38; Demco, \$130.74; Dollar General-Regions, \$38.60; EFTPS Online Payment, \$2,273.80; \$6,935.31; \$9,722.56; EZ IT Solutions, \$2,370.18; Eakes Office Products, \$257.27; Family Heritage, \$25.50; Garrett Tires & Treads, \$72.14; Gary's Super Foods, \$28.63; Gateway Motors Inc, \$69.91; Good Housekeeping, \$26.99; Great Plains Communications, \$950.95; Holmes Plumbing & Heating, \$289.75; Ingram Library Services, \$1,171.51; Island Supply Welding Co., \$48.86; Jacob Holcomb, \$60.98; James Zlomke, \$225.00; John Deere Financial, \$216.51; KCNI/KBBN, \$122.00; Kiesler Police Supply, \$1,542.00; Library Journal, \$99.00; Melham Medical Center, \$1,363.99; Mid Plains Community College, \$2,280.00; Nebraska Library Association, \$140.00; Nebraska Pasture Door, \$70.00; OBrien's Hardware, \$15.48; Pristine Cleaning, LLC, \$375.00; RT Ace, \$447.92; Ranchland Ford, \$490.46; Rolling Stone, \$99.95; S&L Sanitary Service, \$49.30; Schaper and White Law Firm, \$966.67; State Income Tax WH NE Online Payment, \$3,088.32; Steve Scott, \$113.06; TX Child Support SDU, \$69.23; Trotter Service, \$1,205.93; Trotter's Whoa & Go, \$275.23; Verizon Wireless, \$354.69; Wenquist Inc., \$339.06; Bi-Weekly Payroll, \$55,393.32; Total: \$117,689.83.

Library Director Megan Svoboda presented the Annual Library Report.



Moved by Miller, seconded by Baltz to approve adding Council President David Schmidt and Deputy Clerk Megan Linn as authorized signers for all City bank accounts held at Bruning Bank and Nebraska State Bank. Also removing former Council President Jacob Holcomb from all City bank accounts. Roll Call vote: Voting Aye: Miller, Baltz, and Schmidt. Nays: None. Motion carried.

Moved by Schmidt, seconded by Miller to approve the Interlocal agreement with the Broken Bow Township for shared services for 1 year. Roll Call vote: Voting Aye: Schmidt, Miller, and Baltz. Nays: None. Motion carried.

City Administrator Dan Knoell informed the Council that the City would be issuing the TIF Bond for MW Real Estate Investment Group, LLC and Bruning Bank would be the holder of the bond. Knoell discussed the local banks interest rates that ranged from 3%-5.5%. Knoell's recommendation to the Council was to set the interest rate at 2.75%. Moved by Miller, seconded by Baltz to approve the TIF Bond interest rate of 2.75% for MW Real Estate Investment Group, LLC. Roll Call vote: Voting Aye: Miller, Baltz, and Schmidt. Nays: None. Motion carried.

Moved by Schmidt, seconded by Miller to enter into Closed Session at 6:12 pm to protect the public interest with a strategy session with respect to real estate purchases to include the Mayor and City Council, City Administrator Dan Knoell, City Attorney Jason White, City Clerk Kandi Peters, and Deputy Clerk Megan Linn. Roll Call Vote: Voting aye: Schmidt, Miller, and Baltz. Nays: None. Motion carried.

Moved by Miller, seconded by Baltz to exit Closed Session at 7:07 pm for the purpose of protecting the public interest with a strategy session with respect to real estate purchases. Roll Call vote: Voting aye: Miller, Baltz, and Schmidt. Nays: None. Motion carried.

Moved by Miller, seconded by Schmidt, to adjourn the City Council Meeting at 7:07 pm. Roll Call vote: Voting aye: Miller, Schmidt, and Baltz. Nays: None. Motion carried.



Rod Sonnichsen, Mayor

ATTEST:



Kandi K. Peters, City Clerk





## Accounts Payable Detail Listing

City of Broken Bow

**Vend# Vendor Name**

<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
<b>911 Custom</b>								
32146	3/8/2022	3/8/2022	3,326.23					Posted
	04-3410.00			K9 Transport System			3,326.23	0.00
<b>Aflac</b>								
32116	3/2/2022	3/2/2022	402.25					Posted
	01-1501.00			PRE TAX AFLAC			402.25	0.00
32117	3/2/2022	3/2/2022	143.46					Posted
	01-1501.00			AFLAC POST TAX			143.46	0.00
<b>Black Hills Energy</b>								
32137	3/8/2022	3/8/2022	1,062.97					Posted
	04-3220.00			Utilities-Gas			442.71	0.00
	02-3220.00			Utilities-Gas			620.26	0.00
							<u>1,062.97</u>	<u>0.00</u>
<b>Bound Tree Medical</b>								
32153	3/8/2022	3/8/2022	455.52					Posted
	05-3338.00			EMS supplies			455.52	0.00
<b>Broken Bow Airport Authority</b>								
32159	3/8/2022	3/8/2022	1,083.33					Posted
	01-3409.00			Monthly Payment			1,083.33	0.00
<b>Broken Bow Chamber of Commerce</b>								
32152	3/8/2022	3/8/2022	1,360.00					Posted
	05-3334.00			ambulance incentive			1,360.00	0.00
<b>Broken Bow Municipal Utilities</b>								
32154	3/8/2022	3/8/2022	11,507.45					Posted
	01-3213.00			General - Radio/Weather Station Tower			25.95	0.00
	02-3220.00			Pub Bldg - Utilities/Trash			567.99	0.00
	04-3220.00			Police - Utilities/Trash Removal			435.21	0.00
	04-3315.00			Police -Dog Pound Utilities			195.58	0.00
	07-3220.00			Library - Utilities/Trash Removal			1,621.89	0.00
	08-3220.00			Street - Utilities/Trash			2,068.67	0.00
	08-3422.01			Street - Street Lights			3,430.92	0.00
	09-3220.00			Parks - Utilities/Trash Removal			1,996.87	0.00
	09-3220.00			Parks - Shop Utilities/Trash Removal			886.58	0.00
	10-3220.00			Swim Pool - Utilities/Trash Removal			241.98	0.00
	11-3360.00			Tree Dump - Utilities			35.81	0.00
							<u>11,507.45</u>	<u>0.00</u>
<b>City of Broken Bow</b>								
32162	3/8/2022	3/8/2022	2,910.00					Posted
	01-1303.10			CD Cell Closure			2,910.00	0.00
<b>Capitol One Bank</b>								
32140	3/8/2022	3/8/2022	2,154.31					Posted
	04-3312.00			uniforms			304.86	0.00
	04-3410.00			vinyl			1,148.26	0.00
	04-3414.00			training class			250.00	0.00
	04-3312.00			uniforms			248.19	0.00
	04-3314.00			meals/fuel			47.66	0.00
	04-3312.00			uniforms			0.00	31.77
	04-3312.00			uniforms			187.11	0.00
							<u>2,186.08</u>	<u>31.77</u>

Card Services

## Accounts Payable Detail Listing

City of Broken Bow

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>			<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
<b>Card Services (continued)</b>										
32155	3/8/2022	3/8/2022			3,826.86					Posted
	03-3223.00					Supplies/Postage			22.99	0.00
	09-3410.01					Safety			128.40	0.00
	09-3223.00					Supplies/Postage			8.55	0.00
	08-3222.00					Training			480.00	0.00
	01-3223.00					Supplies/Postage			25.66	0.00
	02-3311.00					Dans Office			620.59	0.00
	02-3311.00					Council Flag			260.17	0.00
	02-3311.00					Dans Office			95.14	0.00
	02-3311.00					Office Equipment			213.99	0.00
	02-3311.00					Microphone Mount			27.77	0.00
	02-3311.00					Furniture			35.09	0.00
	01-3223.00					Stamps/Certified Mail			240.66	0.00
	01-3223.00					Office Supplies			62.05	0.00
	01-3216.10					Subscriptions			13.90	0.00
	01-3202.00					Clerk School			443.00	0.00
	01-3202.00					Clerk School			0.00	50.00
	01-3202.00					League Conference			387.50	0.00
	01-3202.00					League Conference			728.00	0.00
	01-3216.00					Subscription			83.40	0.00
									3,876.86	50.00
<b>Central Ne Medical Clinic</b>										
32135	3/8/2022	3/8/2022			55.00					Posted
	03-3222.00					drug testing			55.00	0.00
<b>Chris Henderson</b>										
32143	3/8/2022	3/8/2022			113.69					Posted
	04-3314.00					meals			113.69	0.00
<b>City Flex Benefit Plan</b>										
32118	3/2/2022	3/2/2022			110.00					Posted
	01-1501.00					SELECT FLEX-UNREIMBURSED M/D/V			110.00	0.00
<b>City of Broken Bow - Health Insurance</b>										
32128	3/2/2022	3/2/2022			2,626.23					Posted
	01-1501.00					HEALTH INSURANCE			2,626.23	0.00
32161	3/8/2022	3/8/2022			9,396.38					Posted
	01-3104.00					Health Insurance			687.54	0.00
	08-3104.00					Health Insurance			1,604.26	0.00
	06-3104.00					Health Insurance			229.18	0.00
	04-3104.00					Health Insurance			3,666.88	0.00
	05-3104.00					Health Insurance			229.18	0.00
	09-3104.00					Health Insurance			1,604.26	0.00
	07-3104.00					Health Insurance			916.72	0.00
	03-3104.00					Health Insurance			458.36	0.00
									9,396.38	0.00
<b>City of Broken Bow Pension Fund</b>										
32119	3/2/2022	3/2/2022			1,673.36					Posted
	01-1513.00					RETIREMENT LOAN PAYMENT			1,673.36	0.00
32120	3/2/2022	3/2/2022			7,864.22					Posted
	01-1502.00					414H RETIREMENT			7,864.22	0.00
32121	3/2/2022	3/2/2022			679.15					Posted
	01-1502.00					457 RETIREMENT			679.15	0.00
<b>Colonial Insurance</b>										
32114	3/2/2022	3/2/2022			415.08					Posted
	01-1501.00					COLONIAL LIFE PRE TAX			415.08	0.00
32115	3/2/2022	3/2/2022			118.72					Posted
	01-1501.00					COLONIAL LIFE POST TAX			118.72	0.00
<b>Credit Management Services</b>										
32127	3/2/2022	3/2/2022			238.36					Posted
	01-1504.00					WAGE GARNISHMENT - Plaintiff			238.36	0.00
<b>Custer County Treasurer</b>										
32158	3/8/2022	3/8/2022			12,916.67					Posted
	01-3217.00					Communications Interlocal Payment			12,916.67	0.00

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Status</u>
	<b>Custer Public Power (continued)</b>										
32134	3/8/2022 3/8/2022	106.65									Posted
	11-3220.00	CD Cell Power			106.65					0.00	
	<b>Custom Cage Inc.</b>										
32147	3/8/2022 3/8/2022	1,050.00									Posted
	04-3410.00	prisoner cage			1,050.00					0.00	
	<b>Dana F. Cole &amp; Company, LLP</b>										
32136	3/8/2022 3/8/2022	19,400.00									Posted
	01-3208.00	audit expense			19,400.00					0.00	
	<b>EFTPS Online Payment</b>										
32123	3/2/2022 3/2/2022	2,249.84									Posted
	01-1500.00	MEDICARE			2,249.84					0.00	
32124	3/2/2022 3/2/2022	6,578.29									Posted
	01-1500.00	FEDERAL MARRIED			2,995.42					0.00	
	01-1500.00	FEDERAL SINGLE			3,572.26					0.00	
	01-1500.00	Federal Head of Household			10.61					0.00	
					6,578.29					0.00	
32125	3/2/2022 3/2/2022	9,619.96									Posted
	01-1500.00	SOCIAL SECURITY			9,619.96					0.00	
	<b>EZ IT Solutions</b>										
32130	3/8/2022 3/8/2022	1,860.00									Posted
	01-3438.00	IT Services			310.00					0.00	
	05-3438.00	IT Services			155.00					0.00	
	06-3438.00	IT Services			155.00					0.00	
	07-3438.00	IT Services			310.00					0.00	
	08-3438.00	IT Services			310.00					0.00	
	09-3438.00	IT Services			310.00					0.00	
	11-3438.00	IT Services			310.00					0.00	
					1,860.00					0.00	
	<b>Family Heritage</b>										
32122	3/2/2022 3/2/2022	25.50									Posted
	01-1501.00	FAMILY HERITAGE			25.50					0.00	
	<b>Frontier Family Pharmacy</b>										
32150	3/8/2022 3/8/2022	27.35									Posted
	05-3338.00	EMS supplies			27.35					0.00	
	<b>Fyr-Tek</b>										
32149	3/8/2022 3/8/2022	115.10									Posted
	06-3310.00	pump testing			115.10					0.00	
	<b>Gateway Motors Inc</b>										
32141	3/8/2022 3/8/2022	39.00									Posted
	04-3310.00	repair			39.00					0.00	
	<b>Hometown Leasing</b>										
32160	3/8/2022 3/8/2022	159.18									Posted
	04-3216.00	Copier Lease			92.66					0.00	
	07-3216.00	Copier Lease			66.52					0.00	
					159.18					0.00	
	<b>Island Supply Company</b>										
32151	3/8/2022 3/8/2022	48.86									Posted
	05-3338.00	oxygen			48.86					0.00	
	<b>JEO</b>										
32163	3/8/2022 3/8/2022	40,025.25									Posted
	12-4200.00	Engineering			40,025.25					0.00	
	<b>John Deere Financial</b>										
32156	3/8/2022 3/8/2022	218.68									Posted
	08-3410.00	Mower Lease			218.68					0.00	
	<b>Mead Lumber</b>										
32166	3/8/2022 3/8/2022	338.64									Posted
	02-3311.00	Maintenance/Supplies			100.99					0.00	
	09-3310.00	Maintenance/Supplies			237.65					0.00	
					338.64					0.00	



Vend#		Vendor Name		Pay#	Post Date	Due Date	Amount	Invoice	Date	PO#	Date	Status
		Account#	Work Order					Description			Debit	Credit
Paper Tiger Shredding (continued)												
32131	3/8/2022	3/8/2022	40.00									Posted
	01-3222.00				paper shredding						40.00	0.00
Pristine Cleaning, LLC												
32133	3/8/2022	3/8/2022	325.00									Posted
	02-3419.01				Cleaning Service						325.00	0.00
Quill Corporation												
32142	3/8/2022	3/8/2022	69.24									Posted
	04-3223.00				office supplies						69.24	0.00
RT Ace												
32164	3/8/2022	3/8/2022	255.74									Posted
	08-3425.00				Street construction						14.71	0.00
	08-3311.00				Maintenace						22.98	0.00
	09-3310.00				Maint/Repair Equipment						8.99	0.00
	09-3339.00				Maint/Repair Grounds						209.06	0.00
											255.74	0.00
Rod's Body & Paint, Inc												
32139	3/8/2022	3/8/2022	1,847.68									Posted
	03-3310.00				Repair						1,847.68	0.00
Sara J. Hulinsky												
32148	3/8/2022	3/8/2022	837.00									Posted
	07-3419.01				cleaning service						837.00	0.00
Schaper and White Law Firm												
32132	3/8/2022	3/8/2022	1,583.34									Posted
	01-3214.00				legal fees						1,583.34	0.00
State Income Tax WH NE Online Payment												
32126	3/2/2022	3/2/2022	3,039.64									Posted
	01-1500.00				STATE MARRIED						1,475.28	0.00
	01-1500.00				STATE SINGLE						1,564.36	0.00
											3,039.64	0.00
Steve Scott												
32144	3/8/2022	3/8/2022	92.92									Posted
	04-3314.00				meals/fuel						19.59	0.00
	04-3314.00				meals/fuel						9.29	0.00
	04-3314.00				meals/fuel						64.04	0.00
											92.92	0.00
Strobes N More												
32145	3/8/2022	3/8/2022	798.04									Posted
	04-3410.00				lights						798.04	0.00
TX Child Support SDU												
32129	3/2/2022	3/2/2022	69.23									Posted
	01-1503.00				CHILD SUPPORT-TX						69.23	0.00
Tracker Systems												
32157	3/8/2022	3/8/2022	16.99									Posted
	03-3438.00				Tracking System						16.99	0.00
Village Uniform												
32138	3/8/2022	3/8/2022	134.40									Posted
	02-3223.01				rugs						134.40	0.00
Wenquist Inc.												
32165	3/8/2022	3/8/2022	90.31									Posted
	09-3310.00				Shift Indicator						16.99	0.00
	03-3310.00				oil change						40.69	0.00
	08-3310.00				dump truck repair						32.63	0.00
											90.31	0.00

# Accounts Payable Detail Listing

City of Broken Bow

**Vend# Vendor Name**

<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>	<u>Work Order</u>			<u>Description</u>		<u>Debit</u>	<u>Credit</u>

155,501.07 53 Non-voided payables listed.

Report Setup

AP - Accounts Payable Listing : Vendor Name

Filter Options

Starting: 2/23/2022

Ending: 3/8/2022

Banks: All

Payable Status: Posted, Printed, ACH, Recorded, Voided

All Vendors Selected

Bi-Weekly Payroll \$55,172.92

# Check Approval List - GL Account

3/3/2022 2:16:40 PM

City of Broken Bow

Page 1 of 3

<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
<b>General</b>				
Aflac		PRE TAX AFLAC	Health/Life/Acc Insuranc	402.25
Aflac		AFLAC POST TAX	Health/Life/Acc Insuranc	143.46
Broken Bow Airport Authority			Airport Monthly Payment	1,083.33
Broken Bow Municipal Utilities		Utilities	Weather Station Expens	25.95
City of Broken Bow		CD Cell Closure	CD Cell Financial Assist	2,910.00
Card Services		Safety/Office Supplies	Education and Training	443.00
Card Services		Safety/Office Supplies	Education and Training	(50.00)
Card Services		Safety/Office Supplies	Education and Training	387.50
Card Services		Safety/Office Supplies	Education and Training	728.00
Card Services		Safety/Office Supplies	Copier Maint/Expense	83.40
Card Services		Safety/Office Supplies	Software Fees	13.90
Card Services		Safety/Office Supplies	Supplies & Postage	25.66
Card Services		Safety/Office Supplies	Supplies & Postage	240.66
Card Services		Safety/Office Supplies	Supplies & Postage	62.05
City Flex Benefit Plan		SELECT FLEX-UNREIMBURSED M/D/V	Health/Life/Acc Insuranc	110.00
City of Broken Bow - Health Insurance		HEALTH INS	Health/Life/Acc Insuranc	2,626.23
City of Broken Bow - Health Insurance		health insurance	Health Insurance	687.54
City of Broken Bow Pension Fund		414H RETIREMENT	Pension	7,864.22
City of Broken Bow Pension Fund		457 RETIREMENT	Pension	679.15
City of Broken Bow Pension Fund		RETIREMENT LOAN PAYMENT	Loan Payment	1,673.36
Colonial Insurance		COLONIAL LIFE POST TAX	Health/Life/Acc Insuranc	118.72
Colonial Insurance		COLONIAL LIFE PRE TAX	Health/Life/Acc Insuranc	415.08
Credit Management Services		WAGE GARNISHMENT - Plaintiff	Wage Garnishment	238.36
Custer County Treasurer		communications interlocal	Radio Communications	12,916.67
Dana F. Cole & Company, LLP		audit expense	Audit Expense	19,400.00
EFTPS Online Payment		MEDICARE	Payroll Taxes	2,249.84
EFTPS Online Payment		FEDERAL	Payroll Taxes	2,995.42
EFTPS Online Payment		FEDERAL	Payroll Taxes	3,572.26
EFTPS Online Payment		FEDERAL	Payroll Taxes	10.61
EFTPS Online Payment		FICA	Payroll Taxes	9,619.96
EZ IT Solutions		IT Services	IT Expense	310.00
Family Heritage		FAMILY HERITAGE	Health/Life/Acc Insuranc	25.50
Paper Tiger Shredding		paper shredding	Miscellaneous Expense	40.00
Schaper and White Law Firm		legal fees	Legal Fees	1,583.34
State Income Tax WH NE Online Payment		STATE	Payroll Taxes	1,475.28
State Income Tax WH NE Online Payment		STATE	Payroll Taxes	1,564.36
TX Child Support SDU		CHILD SUPPORT-TX	Child Support	69.23
			<b>Total General</b>	<b>\$76,744.29</b>
<b>Municipal Building</b>				
Black Hills Energy		Utilities-gas	Utilities	620.26
Broken Bow Municipal Utilities		Utilities	Utilities	567.99
Card Services		Safety/Office Supplies	Maintenance & Repair B	620.59
Card Services		Safety/Office Supplies	Maintenance & Repair B	260.17
Card Services		Safety/Office Supplies	Maintenance & Repair B	95.14
Card Services		Safety/Office Supplies	Maintenance & Repair B	213.99
Card Services		Safety/Office Supplies	Maintenance & Repair B	27.77
Card Services		Safety/Office Supplies	Maintenance & Repair B	35.09
Mead Lumber		Maintenance/Supplies	Maintenance & Repair B	100.99
Pristine Cleaning, LLC		cleaning service	Contracted Services	325.00
Village Uniform		rugs	Building Cleaning Suppli	134.40
			<b>Total Municipal Building</b>	<b>\$3,001.39</b>
<b>Handi Bus</b>				
Card Services		Safety/Office Supplies	Supplies & Postage	22.99
Central Ne Medical Clinic		drug testing	Miscellaneous Expense	55.00
City of Broken Bow - Health Insurance		health insurance	Health Insurance	458.36
Rod's Body & Paint, Inc		Repair	Maint/Repair Equipment	1,847.68
Tracker Systems		Tracking System	IT Expense	16.99
Wenquist Inc.		Parts	Maint/Repair Equipment	40.69
			<b>Total Handi Bus</b>	<b>\$2,441.71</b>

Police



# Check Approval List - GL Account

3/3/2022 2:16:40 PM

City of Broken Bow

Page 2 of 3

<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
<b>Police</b>				
911 Custom		K9 Transport System	Equipment Purchases	3,326.23
Black Hills Energy		Utilities-gas	Utilities	442.71
Broken Bow Municipal Utilities		Utilities	Utilities	435.21
Broken Bow Municipal Utilities		Utilities	Dog Care	195.58
Capitol One Bank		uniforms/training	Uniforms	304.86
Capitol One Bank		uniforms/training	Uniforms	248.19
Capitol One Bank		uniforms/training	Uniforms	(31.77)
Capitol One Bank		uniforms/training	Uniforms	187.11
Capitol One Bank		uniforms/training	Police Officer Expense	47.66
Capitol One Bank		uniforms/training	Equipment Purchases	1,148.26
Capitol One Bank		uniforms/training	Guns	250.00
Chris Henderson		meals	Police Officer Expense	113.69
City of Broken Bow - Health Insurance		health insurance	Health Insurance	3,666.88
Custom Cage Inc.		prisoner cage	Equipment Purchases	1,050.00
Gateway Motors Inc		repair	Maint/Repair Equipment	39.00
Hometown Leasing		copier lease	Copier Maint/Expense	92.66
Quill Corporation		office supplies	Supplies & Postage	69.24
Steve Scott		meals/fuel	Police Officer Expense	19.59
Steve Scott		meals/fuel	Police Officer Expense	9.29
Steve Scott		meals/fuel	Police Officer Expense	64.04
Strobes N More		lights	Equipment Purchases	798.04
			Total Police	\$12,476.47
<b>Rescue Unit</b>				
Bound Tree Medical		EMS supplies	Ambulance Supplies	455.52
Broken Bow Chamber of Commerce		ambulance incentive	Ambulance Driver Incent	1,360.00
City of Broken Bow - Health Insurance		health insurance	Health Insurance	229.18
EZ IT Solutions		IT Services	IT Expense	155.00
Frontier Family Pharmacy		EMS supplies	Ambulance Supplies	27.35
Island Supply Company		oxygen	Ambulance Supplies	48.86
			Total Rescue Unit	\$2,275.91
<b>Fire</b>				
City of Broken Bow - Health Insurance		health insurance	Health Insurance	229.18
EZ IT Solutions		IT Services	IT Expense	155.00
Fyr-Tek		pump testing	Maint/Repair Equipment	115.10
			Total Fire	\$499.28
<b>Library</b>				
Broken Bow Municipal Utilities		Utilities	Utilities	1,621.89
City of Broken Bow - Health Insurance		health insurance	Health Insurance	916.72
EZ IT Solutions		IT Services	IT Expense	310.00
Hometown Leasing		copier lease	Copier Maint/Expense	66.52
Sara J. Hulinsky		cleaning service	Contracted Services	837.00
			Total Library	\$3,752.13
<b>Street</b>				
Broken Bow Municipal Utilities		Utilities	Utilities	2,068.67
Broken Bow Municipal Utilities		Utilities	Street Lighting	3,430.92
Card Services		Safety/Office Supplies	Miscellaneous Expense	480.00
City of Broken Bow - Health Insurance		health insurance	Health Insurance	1,604.26
EZ IT Solutions		IT Services	IT Expense	310.00
John Deere Financial		Mower Lease	Equipment Purchases	218.68
RT Ace		Grounds, Streets, Equipment	Maintenance & Repair B	22.98
RT Ace		Grounds, Streets, Equipment	Street Construction	14.71
Wenquist Inc.		Parts	Maint/Repair Equipment	32.63
			Total Street	\$8,182.85
<b>Park</b>				
Broken Bow Municipal Utilities		Utilities	Utilities	1,996.87
Broken Bow Municipal Utilities		Utilities	Utilities	886.58
Card Services		Safety/Office Supplies	Supplies & Postage	8.55
Card Services		Safety/Office Supplies	Safety Equipment	128.40
City of Broken Bow - Health Insurance		health insurance	Health Insurance	1,604.26
EZ IT Solutions		IT Services	IT Expense	310.00
Mead Lumber		Maintenance/Supplies	Maint/Repair Equipment	237.65
RT Ace		Grounds, Streets, Equipment	Maint/Repair Equipment	8.99
RT Ace		Grounds, Streets, Equipment	Maintenance/Repair Grc	209.06
Wenquist Inc.		Parts	Maint/Repair Equipment	16.99
			Total Park	\$5,407.35

# Check Approval List - GL Account

3/3/2022 2:16:40 PM

City of Broken Bow

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<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
<b>Swimming Pool</b>				
Broken Bow Municipal Utilities		Utilities	Utilities	241.98
			Total Swimming Pool	\$241.98
<b>Sanitation</b>				
Broken Bow Municipal Utilities		Utilities	Sanitation Contract	35.81
Custer Public Power		CD Cell Power	Utilities	106.65
EZ IT Solutions		IT Services	IT Expense	310.00
			Total Sanitation	\$452.46
<b>ST Infra/Capital</b>				
JEO		Engineering	Sales Tax Infra Projects	40,025.25
			Total ST Infra/Capital	\$40,025.25
				<u>\$155,501.07</u>

Report Selection: Check Approval List - GL Account  
 Date Range Selection: GL Posting Date  
 Starting Date: 2/23/2022  
 Ending Date: 3/8/2022

Bi-Weekly Payroll \$55,172.92



## Broken Bow Ambulance Service

1848 South G Street, Broken Bow, NE 68822

Phone: 308-872-1253 □ Fax: 308-767-2651

*Andy Holland, Emergency Service Director/EMS Chief*

### Official Roster Effective on March 08, 2022

1. Doyle Woods	EMT
2. Londa Woods	EMT
3. Rick Larson	EMT
4. Andrew C Holland	EMR
5. Kim Clay	EMT
6. Bobbie Summerford	EMT
7. Renee Sommer	EMT
8. Shane Fiorelli	EMT
9. Elizabeth Lashley	EMT
10. Lawrence Stump	EMT
11. Kacey Finney	EMT
12. Lacey Fiorelli	EMT
13. Chandra Bitterman	EMT
14. Jacob Karmazin	EMT
15. Brandi Hulburt	EMT
16. Rebeka Anderson	EMR
17. Dennis Schiller	EMT
18. David Baltz	EMT
19. Adam Lashley	EMR
20. Ahren Finney	Non-Healthcare
21. Cody Neville	Non-Healthcare
22. Joanna Keyser	EMT
23. Mishele Wooters	EMT





# Broken Bow Volunteer Fire Department

1848 South G Street., Broken Bow, NE 68822

Phone: 308-872-1253 • Fax: 308-767-2651

*Andy Holland, Emergency Service Director*

*Jason Baum Fire Chief*

## Official Roster

Effective on March 08, 2022 City

- |                    |                    |                     |
|--------------------|--------------------|---------------------|
| 1. Gene Chapin     | 2. Ron Price       | 3. Kem Oatman       |
| 4. Paul Holland    | 5. Dave Linn       | 6. Doug Staab       |
| 7. Andy Holland    | 8. Ryan Anderson   | 9. Jason Baum       |
| 10. Jess Taylor    | 11. Kris Evans     | 12. Dustin Watson   |
| 13. Nick Coble     | 14. Jeff Pflaster  | 15. Lance Oatman    |
| 16. Joe Franssen   | 17. Zeke Atchison  | 18. Andy Taylor     |
| 19. Pat Zulkoski   | 20. Troy Mack      | 21. Kelvin Kreitman |
| 22. Cody Neville   | 23. Bill Hendricks | 24. David Baltz     |
| 25. JD White       | 26. Reed Schaefer  | 27. Billy Doles     |
| 28. Josh Page      | 29. Chad Hempstead | 30. Chris Henderson |
| 31. Nicholas Gaddy | 32. Chris Anderson | 33.                 |
| 34.                | 35.                | 36.                 |

New Members in RED



# Broken Bow Volunteer Fire Department

1848 South G Street., Broken Bow, NE 68822

Phone: 308-872-1253 • Fax: 308-767-2651

*Andy Holland, Emergency Service Director*

Jason Baum Fire Chief

Fire Department Officers for coming year

Starting April 5<sup>th</sup>, 2022

Fire Chief Jason Baum

1 Asst. Chief Kem Oatman

2 Asst. Chief Dustin Watson

## Fire Captains

Lance Oatman     Joe Franssen

Jeff Pflaster     Kelvin Kreitman

## Fire Captains

Lance Oatman

Joe Franssen

Jeff Pflaster

Kelvin Kreitman

President: Andy Taylor

Vice President: Jess Taylor

Secretary: Cody Neville

Treasurer: JD White

## Board Members

2022 Three-year term Zeke Atchison

2021 Three-year term Bill Hendricks

2020 Three-year term Ryan Anderson

Broken Bow

# Ka-Boomers Enterprises, Inc

P.O. Box 86  
Wahoo, NE 68066  
(402) 443-4593 Phone  
(402) 443-4614 Fax

## 2022 Property Lease Agreement

The following license agreement is for a short term license only for the purpose of operating a retail fireworks stand owned and managed by Ka-Boomers Enterprises, Inc., on privately owned property.

Ka-Boomers Enterprises, Inc. agrees to the following terms of contract with the current property owners(s)

Name Broken Bow Entertainment

Address 723 East South E Street, Broken Bow, NE 68822

Phone \_\_\_\_\_ Cell: 308-870-3064 Email: \_\_\_\_\_

( Make any changes in the area provided )

1. To pay lease fee in the amount of ██████ on the property located at 723 East South E St., Broken Bow, NE. Rent payable to said owner per approval of said premises by City Council or County Board. Ka-Boomer's will be given first option the following year upon performance satisfaction in current selling year as witnessed by landowner. If said City Council, County Board, or State in which you are located decides to Ban the sale of Fireworks due to weather/dry conditions and making it unable for Ka-Boomer's to make use of said property, 100% of lease amount would be returned to Ka-Boomer's, Inc. If a ban should occur during said period of lease then a pro-rated lease amount will be returned to Ka-Boomer's based on the amount of days not used by Ka-Boomer's, Inc. In the event Ka-Boomers is unable to fill the management position to operate this location prior to the dates of the lease, the lease is void.
2. The date of lease will be from June 25<sup>th</sup> through and including July 4<sup>th</sup>, 2022. We will start setting up area 2-3 days in advance. Trailers will be removed as soon as possible or as agreed upon at the time of the lease. Landowner will supply electrical outlet when possible. Rental fee and insurance will be received by land owner no later than two weeks prior to setting up fireworks stand. Gift certificates for free fireworks will be sent to owner with payment.
3. These premises will be left in similar condition as prior to beginning retail operations. Ka-Boomers will repair promptly any damage resulting to the premises as a result of Ka-Boomers activities. All trash will be picked up and removed from the property upon or before departure.
4. Ka-Boomers Enterprises, Inc. will provide to owner of property a premise liability insurance policy in the amount of \$ 5,000,000 in case of any injury occurring on property two weeks prior to date of Lease.
5. Ka-Boomers Enterprises Inc., will protect and maintain said property through and including dates of this license agreement. The location will be supervised by an adult. Fireworks will not be allowed to be discharged on property. Signs will also be posted as not to allow the lighting of fireworks on property.
6. Waiver. To the extent permitted by law, Licensor (land owner), its agents and employees, shall not be liable for, and licensee waives all claims for damage or loss to persons or property sustained by licensee or any persons claiming through Licensee resulting from any accident or occurrence in or upon the Licensee Area.
7. Indemnification. Licensee shall indemnify Licensor, its agents and employees, from and against any and all liability, liens, claims, damages, expenses, fines, penalties, suits, proceedings, action and causes of action arising or related in any way to Licensee's use of the Licensed Area and adjacent area, Licensee's activities in the Area, or any damage, loss or theft of any property of Licensee.
8. Contract void if before mentioned property is sold/leased providing Ka-Boomer's with a 60 day notice prior to lease date.

\* \* \* \* \*

I, Rich Ludvik, agent for Ka-Boomers Enterprises, Inc. do hereby agree to these terms

Signed Rich Ludvik Date 11-11-21

I, current land owner (representative for land owner), do hereby agree to these terms. (Please print legibly for payment)

Signed David Gladky Date 12-5-21

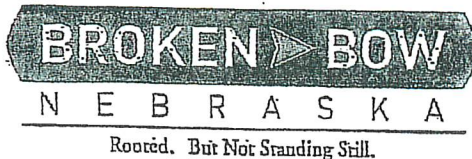
Print Name David Gladky

Rent payment will be made to: Broken Bow Entertainment LLC If Individual: Social Security # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

If Payable to Business; FED. ID # 86-3830354 AND Type of Business (S-corp, LLC, Etc.) \_\_\_\_\_

PLEASE PRINT LEGIBLE





**City of Broken Bow, Nebraska**  
**Application to Sell Fireworks**

Name of Applicant/Organization Ka-Boomer's Enterprises, Inc.

Permanent Address of Applicant or Organization PO Box 86  
847 Highway 77  
Wahoo, NE 68066

Daytime/Evening Phone 402-443-4593

Contact Person Richard Ludvik

Address of Contact Person PO Box 86  
Wahoo, NE 68066

Phone Numbers for Contact Person 402-443-4593

Street Address or Legal Description of Premises for Firework Stand:

723 East South "E" Street

Pleasure Lanes Bowling Alley

Description of Proposed Firework Stand (ie: tent, building, trailer, etc.)

Semi-Trailer with 2 Entry and exits

How will the fireworks be secured during hours stand is not open for business?

Trailer will be locked at night.

Where will the fireworks inventory be stored?

Inside the trailer.

When will your inventory arrive? June 22nd or 23rd

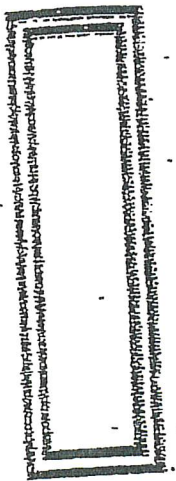
Please attach the following to the application:

- ✓ 1. Map or sketch showing the location of the fireworks stand in relation to the boundaries of the premises and any other building on the premises.
2. Letter of permission from the owner of the property on which proposed fireworks stand will be located.
- ✓ 3. Copy of the Certificate of Insurance
- ✓ 4. Copy of State of Nebraska License for Sale of Fireworks
- N/A 5. Copy of Certificate of Flame Resistance for tent stands

Trailer will be located  
on NE corner of parking lot

Pleasure Lanes  
Bowling Alley

Trailer



723 East South "E" Street

South "E" Street

# NEBRASKA STATE FIRE MARSHAL

246 South 14th Street  
Lincoln, NE 68508-1804

## LICENSE FOR SALE OF FIREWORKS

Permissible fireworks may be sold at retail commencing 12:01 AM June 25 and ending 11:59 PM July 4 OR 12:01 AM December 29 and ending 11:59 PM December 31 and must be purchased from a licensed distributor or jobber. A jobber may not sell retail. Invoice copies for all fireworks must be kept available for inspection and must show the license number of the distributor or jobber. Fireworks may not be sold outside the city limits of an incorporated town or village. Violations of State Fire Marshal regulations may result in immediate revocation of this license.

### LICENSE GOOD ONLY FOR CALENDAR YEAR IN WHICH ISSUED

This copy signed, dated and numbered by the STATE FIRE MARSHAL constitutes issuance of a LICENSE pursuant to the provisions of Nebraska Revised Statute 28-1246 (1994 Supp.). Such license shall be displayed at licensee's place of business.

**DATE RECEIVED:**

January 20, 2022 03:09 PM

**TYPE OF LICENSE AND FEE:**

Retail Permit (July) - \$25.00

**LOCATION OF OUTLET FOR RETAIL SALE OF FIREWORKS:**

723 East South E St  
Broken Bow  
Trailer in parking lot

**COUNTY:**

Custer

**STORAGE LOCATION:****DISTRIBUTOR(S)/JOBBER(S):**

Ka-Boomers Enterprises, Inc. (2022-RP-67651856-7)

**SALES TAX NUMBER:**

15671981

**DATE ISSUED:**

January 20, 2022 02:46 PM



STATE FIRE MARSHAL

**LICENSE HOLDER:**

Ka-Boomers Enterprises, Inc.

**LICENSE NUMBER:**

2022-RP-67990284-37-05

The undersigned hereby agrees to conduct the sale of fireworks within the City of Broken Bow strictly in accordance with all laws of the State of Nebraska and Ordinances of the City of Broken Bow.

Signature of Applicant Richard Ludock

Police Chief Comments:

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

[Signature]  
Police Chief

3/3/2022  
Date

Fire Chief Comments:

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

[Signature]  
Fire Chief

3/3/22  
Date

Returned to City Clerk on \_\_\_\_\_, 20\_\_\_\_

Brought before the Broken Bow City Council on \_\_\_\_\_, 20\_\_\_\_

Fee Paid: Date \_\_\_\_\_ \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_

City Council: ☐ Approve ☐ Deny Date \_\_\_\_\_





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**  
Ryder Rosacker McCue & Huston (MGD by Hull & Compa  
509 W Koenig St  
Grand Island NE 68802

**CONTACT NAME:** Kristy Wolfe**PHONE**  
(A/C, No, Ext): 308-382-2330**FAX**  
(A/C, No): 308-382-7109**E-MAIL**  
ADDRESS: kwolfe@ryderinsurance.com**INSURER(S) AFFORDING COVERAGE****NAIC #****INSURER A:** SCOTTSDALE INS CO

41297

**INSURER B:** Kinsale Insurance Company

38920

**INSURER C:****INSURER D:****INSURER E:****INSURER F:**

**INSURED**  
Ka-Boomers Enterprises, Inc.  
dba Ka-Boomers Fireworks  
PO Box 86  
Wahoo NE 68066

**COVERAGES****CERTIFICATE NUMBER:** 1110560396**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			CPS3385341	3/15/2021	3/15/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			0100048470-4	3/15/2021	3/15/2022	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

Waiver of Subrogation applies to the entities listed below per attached form CG 24 04 when required by written agreement.

City of Broken Bow, Lisa Russell, Broken Bow Lions Club, Russell Entertainment, Inc

Location of Stand: 723 East South E. Street, Broken Bow, NE 68822

**CERTIFICATE HOLDER****CANCELLATION**

Russell Entertainment LLC, Lisa Russell  
723 East South E. Street  
Broken Bow NE 68822

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**AUTHORIZED REPRESENTATIVE**

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March 3, 2022

Rod Sonnichsen, Mayor  
PO Box 504  
314 S. 10<sup>th</sup> Avenue  
Broken Bow, Nebraska 68822

RE: Memorial Drive Paving and Drainage Improvements  
JEO Project # 151572.00

Dear Mr. Sonnichsen:

JEO has conducted a review of the bids that were received on March 2, 2022 for the Memorial Drive Paving and Drainage Improvements project. The City received two bids. The bids received are recorded on the attached bid tabulation form.

Based on our review of the bids for the project, Myers Construction, Inc. of Broken Bow, NE is the low bidder with a base bid for Total Groups "A" & "B" in the amount of \$1,088,911.90 with a start date of July 1, 2022. JEO's opinion of construction costs for the Total Groups "A" & "B" was approximately \$950,000. Myers Construction, Inc. is a reputable contractor.

Based on this information, JEO recommends awarding the 2022 Memorial Drive Paving and Storm Sewer Improvements Group "A" & "B" to Myers Construction, Inc.

If this meets with the City Council's approval, the Board should pass a motion to award Total of Groups "A" & "B" of the Memorial Drive Paving and Drainage Improvements project to Myers Construction, Inc. Once the City has awarded the project, JEO will commence work on the contract documents.

Let me know if you have any questions or comments.

Sincerely,

Ryan C. Kavan, PE  
Project Manager  
Enclosure: Bid Tabulation





## Tab Sheet

PROJECT | 2022 Memorial Drive Paving and Storm Sewer Improvements

JEO PROJECT NO. | 151572.00

LOCATION | Broken Bow, NE

				Myers Construction		Beaumont Enterprise	
GROUP A - BROKEN BOW MEMORIAL DRIVE							
Item	Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS		\$5,000.00		\$15,000.00
2	Bonding and Insurance	1	LS		\$38,149.33		\$26,000.00
3	Remove Pavement	1,134	SY	\$5.85	\$6,633.90	\$6.00	\$6,804.00
4	4" Cold Milling	3,040	SY	\$11.63	\$35,355.20	\$13.00	\$39,520.00
5	Remove Concrete Sidewalk	5,271	SF	\$1.25	\$6,588.75	\$2.00	\$10,542.00
6	Remove Curb and Gutter	650	LF	\$8.78	\$5,707.00	\$10.00	\$6,500.00
7	Remove Storm Sewer Pipe	111	LF	\$24.00	\$2,664.00	\$30.00	\$3,330.00
8	Remove Storm Sewer Structure	1	EA	\$1,496.35	\$1,496.35	\$2,500.00	\$2,500.00
9	Remove driveway	726	SY	\$6.00	\$4,356.00	\$7.00	\$5,082.00
10	Remove Concrete Flume	1	EA	\$2,478.33	\$2,478.33	\$2,800.00	\$2,800.00
11	Remove Foundations and Salvage Pedestrian Beacons and Signage	3	EA	\$545.00	\$1,635.00	\$1,500.00	\$4,500.00
12	Remove Pull Box	1	EA	\$500.00	\$500.00	\$500.00	\$500.00
13	Remove and Reset Sign and Post	6	EA	\$500.00	\$3,000.00	\$1,500.00	\$9,000.00
14	Remove Concrete Headwall	1	EA	\$3,500.00	\$3,500.00	\$4,500.00	\$4,500.00
15	Remove Concrete Steps	1	LS		\$1,169.22		\$1,500.00
16	Earthwork Measured in Embankment (Established Quantity)	2,600	CY	\$25.00	\$65,000.00	\$35.00	\$91,000.00
17	8" Concrete Pavement	1,395	SY	\$78.58	\$109,619.10	\$80.00	\$111,600.00
18	Subgrade Preparation	1,828	SY	\$6.50	\$11,882.00	\$6.00	\$10,968.00
19	6" Concrete Overlay	4,444	SY	\$76.93	\$341,876.92	\$75.00	\$333,300.00
20	6" Concrete Driveway	433	SY	\$78.45	\$33,968.85	\$80.00	\$34,640.00
21	4" Crushed Rock Driveway	6	TON	\$225.00	\$1,350.00	\$105.00	\$630.00
22	5" Concrete Sidewalk 47B-3500	5,015	SF	\$11.00	\$55,165.00	\$10.00	\$50,150.00
23	15" RCP, Class III	99	LF	\$70.98	\$7,027.02	\$85.00	\$8,415.00
24	18" RCP, Class III	323	LF	\$81.26	\$26,246.98	\$95.00	\$30,685.00
25	24" RCP, Class III	122	LF	\$120.34	\$14,681.48	\$105.00	\$12,810.00
26	60" RCP, Class III	115	LF	\$333.40	\$38,341.00	\$350.00	\$40,250.00
27	Curb Inlet	6	EA	\$13,458.00	\$80,748.00	\$15,000.00	\$90,000.00
28	Storm Sewer Manhole (4'x4')	1	EA	\$19,925.30	\$19,925.30	\$21,000.00	\$21,000.00
29	Build Concrete Flume	212	SF	\$27.00	\$5,724.00	\$6.00	\$1,272.00
30	Build Concrete Steps	1	LS		\$10,625.00		\$15,000.00
31	Build Concrete Headwall	1	EA	\$11,340.00	\$11,340.00	\$7,500.00	\$7,500.00
32	60" RCP Flared End Section	1	EA	\$5,498.60	\$5,498.60	\$7,500.00	\$7,500.00
33	Adjust Manhole to Grade	1	EA	\$500.00	\$500.00	\$500.00	\$500.00
34	Detectable Warning Panels	32	SF	\$112.00	\$3,584.00	\$150.00	\$4,800.00
35	Seeding, Fertilizer and Mulch	1	ACRE	\$3,600.00	\$3,600.00	\$4,800.00	\$4,800.00
36	4" Yellow Permanent Pavement Marking Paint	788	LF	\$5.00	\$3,940.00	\$3.00	\$2,364.00
37	24" White Preformed Pavement Marking, Type 4, Grooved	140	LF	\$37.50	\$5,250.00	\$55.00	\$7,700.00

				Myers Construction		Beaumont Enterprise	
38	4" Temporary Access Surfacing	100	TON	\$102.50	\$10,250.00	\$150.00	\$15,000.00
39	Temporary Traffic Control Measures	1	LS		\$21,783.22		\$15,000.00
40	Remove Fence	425	LF	\$3.00	\$1,275.00	\$6.00	\$2,550.00
41	Install Fence	425	LF	\$5.50	\$2,337.50	\$15.00	\$6,375.00
<b>TOTAL GROUP A</b>					\$1,009,772.05		<b>\$1,063,887.00</b>

<b>GROUP B - TRAFFIC SIGNAL</b>							
Item	Description	Qty.	Unit	Unit Price	Total	Unit Price	Total
1	Pedestal Pole, Type PP-12 (foundation subsidiary to ped pole)	9	EA	\$1,843.33	\$16,589.97	\$1,900.00	\$17,100.00
2	Pull Box, Type PB-1	3	EA	\$1,575.00	\$4,725.00	\$1,600.00	\$4,800.00
3	Conduit, 2", Bored	77	LF	\$32.50	\$2,502.50	\$40.00	\$3,080.00
4	Conduit, 3", Bored	49	LF	\$38.50	\$1,886.50	\$70.00	\$3,430.00
5	Conduit, 2", Trenched	37	LF	\$31.50	\$1,165.50	\$80.00	\$2,960.00
6	Conduit, 3", Trenched	66	LF	\$31.50	\$2,079.00	\$80.00	\$5,280.00
7	RRFB Cable	279	LF	\$16.94	\$4,726.26	\$20.00	\$5,580.00
8	3C Cable	284	LF	\$15.90	\$4,515.60	\$16.00	\$4,544.00
9	Circuit Ground No. 8	229	LF	\$17.88	\$4,094.52	\$18.00	\$4,122.00
10	Pedestrian Push Button, Type PPB	4	EA	\$787.50	\$3,150.00	\$800.00	\$3,200.00
11	Rectangular Rapid Flashing Beacon (includes controller, 8 strobe bars, 8 ped crossing signs, 8 diagonal down arrow signs)	1	LS		\$28,875.00		\$30,000.00
12	Pedestrian Crossing Sign and Post	2	EA	\$2,415.00	\$4,830.00	\$2,400.00	\$4,800.00
<b>TOTAL GROUP B</b>					\$79,139.85		\$88,896.00

<b>TOTAL GROUPS A &amp; B</b>					\$1,088,911.90		<b>\$1,152,783.00</b>
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\* Error in calculating total, corrected amount in yellow



**AMENDMENT TO OWNER-ENGINEER AGREEMENT**  
**Amendment No. 2**

1. *Background Data:*

- a. Effective Date of Owner-Engineer Agreement: October 27, 2020
- b. Owner: City of Broken Bow, Nebraska
- c. Engineer: JEO Consulting Group, Inc.
- d. Project: Memorial Drive Paving and Storm Sewer Improvements, Nebraska

2. *Description of Modifications:*

- a. Engineer shall perform or furnish the following Additional Services:

**Project:** For the construction of paving; drainage; curb and gutter; and sidewalk along Memorial Drive. This agreement is based on an anticipated construction duration of eighteen (18) weeks from July 1 to October 31. Any assistance to the City as a result of a Contractor extension may be negotiated at a later date. JEO is to provide:

**Construction Administration Phase:**

- A. Prepare agenda, host, and prepare notes for a Preconstruction Meeting.
- B. Prepare up to five (5) Pay Request Applications
- C. Prepare up to three (3) Change Order Requests
- D. Attend up to Three (3) City Council meetings (July – November).
- E. Verify shop drawings and submittals meet plans and specifications.
- F. Prepare agenda, host, and prepare notes for up to nine (9) on-site biweekly Progress Meetings.
- G. Attend final walk-through and prepare a punch list of items needing completion/correction.
- H. Prepare up to three (3) exhibits for publication and sharing with the public indicating access and road closures to the Hospital and parks during construction.
- I. Storm Water Pollution Prevention Plan creation including submittal of Notice of Intent (NOI), and Notice of Termination (NOT)
- J. Record Drawings
- K. Provide Construction Staking to include:
  - Horizontal and Vertical alignment of roadway every 25 feet
  - Storm Sewer alignments
  - Inlet locations

**Construction Resident Project Representative (RPR) Phase:**

- A. Project Representative to be present on-site periodically throughout the project on a part-time basis when the City requests to verify the contractor is meeting the standards of the plans and specifications. Up to 450 total hours, (18 weeks x 25 hrs/week) total hours of RPR are anticipated.
- B. Answer questions and interpret plans and specifications.
- C. Concrete Sampling
- D. Prepare construction onsite reporting.
- E. Material Testing:
  - Provide subgrade and trench density tests per specifications.
  - Provide proctor of soil samples for use in evaluating of subgrade.
  - Provide concrete cylinder breaks.
  - Includes testing firm services as a sub-consultant under this agreement for construction-related materials testing.

**Additional Services (not included, negotiated as needed).**

- A. Wetland Delineation or Environmental Reviews
- B. Right-of-Way services including negotiations, plats or easement descriptions.
- C. Attending additional meetings other than those listed above.
- D. Additional Construction Observation (RPR) Time
- E. Additional Material Testing
- F. SWPPP Inspections

- b. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation:

JEO's fees for the services outlined above shall be:

Construction Administration	\$ 41,700 (Lump Sum)
Construction RPR	\$ 51,800(Hourly)

*Total Additional Amount*                      \$ 93,500

3. Agreement Summary (Reference only)

a. Original Agreement including prior amendments:	\$ 90,300.00
c. This amendment amount:	\$ 93,500.00
d. Adjusted Agreement amount:	\$ <u>183,800.00</u>

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is March 8<sup>th</sup>, 2022.

OWNER:

ENGINEER:

\_\_\_\_\_

\_\_\_\_\_ 

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

By: Andrew Wilshusen

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

Title: Project Manager

Date  
Signed: \_\_\_\_\_

Date Signed: 3/2/2022  
\_\_\_\_\_

**CITY OF BROKEN BOW, NEBRASKA  
ORDINANCE NO. 1253**

**AN ORDINANCE OF THE CITY OF BROKEN BOW, NEBRASKA APPROVING THE  
LANDKAMER ADDITION SUBDIVISION, AUTHORIZING THE MAYOR TO SIGN ALL  
DOCUMENTS APPROVING THE SAME, PROVIDING FOR PUBLICATION AND  
EFFECTIVE DATE.**

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

Section 1. The owners of Landkamer Addition Subdivision have requested that the City approve said Subdivision and Re-Plat.

Section 2. The Re-Plat of Landkamer Addition Subdivision has been presented to the Planning Commission for consideration, and the Planning Commission has recommended approval of the same with contingences of previous vacation of alley of Lot 6 within Ordinance 45.

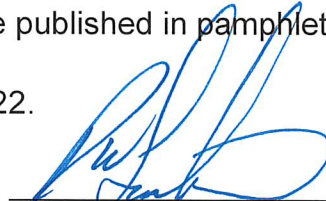
Section 3. The Re-Plat of Landkamer Addition Subdivision duly made out, acknowledged and certified, be and the same is approved and accepted and is ordered filed in the office of the Register of Deeds and Assessor.

Section 4. Further, the Mayor and Council find, pursuant to section 19-916 of the Nebraska Revised Statutes, that said Subdivision adjoins or is contiguous to the corporate limits, and with the approval of said Re-Plat, said land described in said Re-Plat shall be included within the corporate limits of Broken Bow and become a part of the City for all purposes whatsoever.

Section 5. The Mayor is authorized to sign any and all documents necessary to carry out the purposes of this Ordinance.

Section 6. This ordinance shall be in full force and take effect from and after its passage and approval as required by law and shall be published in pamphlet form.

Passed and approved this 8<sup>th</sup> day of March 2022.

  
\_\_\_\_\_  
Rod Sonnichsen, Mayor

ATTEST:

  
\_\_\_\_\_  
Kandi K. Peters, City Clerk







**SUBDIVISION APPLICATION**  
CITY OF BROKEN BOW, NEBRASKA

Items 1 through 14 must be filled out completely before acceptance of this application for processing.

1. Subdivision name: Landkamer Addition
2. Owner's name: Christine Hanley - Bishop, CA
3. Owner's home address: 148 South Fulton Street Zip: 93514
4. Telephone number (home: 760-920-7804) (business: )
5. Developer's name: \_\_\_\_\_
6. Developer's address: \_\_\_\_\_ Zip: \_\_\_\_\_
7. Engineer's name: \_\_\_\_\_
8. Engineer's address: \_\_\_\_\_ Zip: \_\_\_\_\_
9. Present use of subject property: Commercial / Residential
10. Desired use of subject property: Commercial / Residential
11. Present zoning: I - Industrial
12. Legal description of property: A portion of Block 102, Railroad Ad
13. Area of subject property (square feet and/or acres): 24,522 sq.ft.
14. Please describe and enumerate exhibits (e.g., a plat or site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.): \_\_\_\_\_

**Final Plat / Survey of existing conditions**

Signature of owner: NEAR LAND SURVEYING  
(or)  
Signature of authorized agent: [Signature]

Date submitted: \_\_\_\_\_  
Filing fee (\$): \_\_\_\_\_  
Preliminary plat approved (date): \_\_\_\_\_

**Final plat:**

Planning Commission recommendation:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
Council action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____
School Board:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	Date: _____

**Signatures:**

\_\_\_\_\_  
Board of Public Works Chair

\_\_\_\_\_  
Planning Commission Chair

\_\_\_\_\_  
Mayor

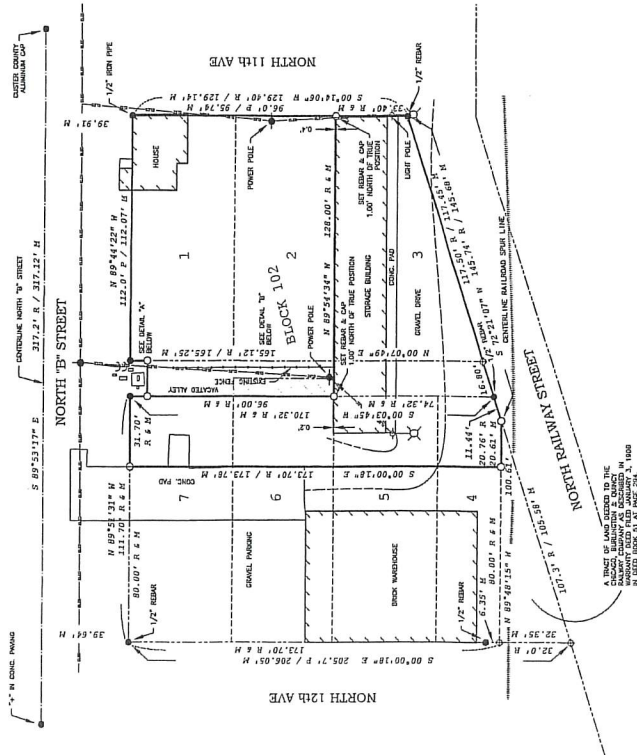
\_\_\_\_\_  
School Board President

### LEGAL DESCRIPTION

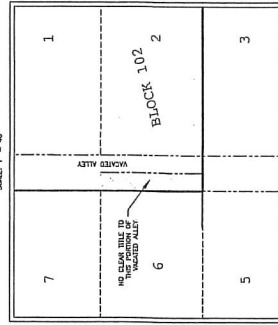
A tract of land being all of Lots One (1) thru Three (3) and part of Lots Four (4) thru Seven (7) and part of the vacated alley all located in Block One hundred Two (102), Railroad Addition to Broken Bow, Custer County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Lot 1 and assuming the East line of Block 102 as bearing S 00°14'06" W and all bearings contained herein are relative thereto; thence S 00°14'06" W a distance of 129.14 feet to the Southeast corner of said Lot 3; thence S 72°21'07" W, on the South line of said Lot 3 and Lot 4, a distance of 145.68 feet; thence leaving the South line of said Lot 4, N 89°48'15" W a distance of 20.61 feet; thence N 00°00'18" W, parallel to the West line of said Block 102, a distance of 173.78 feet to a point on the North line of said Lot 7; thence S 89°51'31" E a distance of 31.70 feet to the Northeast corner of said Lot 7; thence S 00°03'45" W a distance of 8.00 feet; thence N 89°50'51" E a distance of 16.19 feet; thence N 00°07'49" E a distance of 8.00 feet to the Northwest corner of said Lot 1; thence S 89°44'22" E a distance of 112.07 feet to the place of beginning.

ALL OF LOTS 1 THRU 3 AND A PORTION OF LOTS 4 THRU 7 AND PART OF THE VACATED ALLEY LL.

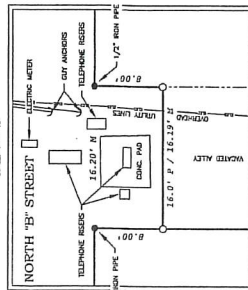
BLOCK 102, RAILROAD ADDITION TO BROKEN BOW, CUSTER COUNTY, NEBRASKA



DETAIL 8" SCALE 1" = 40'



DETAIL 1" SCALE 1" = 10'



**LEGAL DESCRIPTION OF RECORD FOR THE WEST & SOUTH TRACT**  
(Warranty Deed filed September 11, 1991 in Deed Book 198 at page 125)

A tract of land being all of Lot Three (3) and a portion of Lots Four (4), Five (5), Six (6) and Seven (7) and a portion of alley, all in Block One Hundred Two (102), Railroad Addition to the City of Broken Bow, Custer County Nebraska, being more particularly described as follows: Commencing at the Northeast Corner of said Lot Seven (7), said point also being the True Point of Beginning; thence southerly along the east line of said Lots 6 and 7, 96.00 feet to the Southeast Corner of said Lot 6; thence easterly on the extended north line of Lot 3, 16.00 feet to the Northwest Corner of said Lot 3; thence continuing easterly along the said north line 112.00 feet to the Northeast Corner of said Lot 3; thence continuing southerly along the east line of said Lot 3, 112.00 feet to the north right-of-way line of North Railroad Street and the south line of Lot 3; thence continuing southerly along said line 117.50 feet to the Southwest Corner of said Lot 3, 16.80 feet to the Southeast Corner of Lot 4; thence continuing southerly along the South line of said Lot 4 and the north right-of-way of North Railroad Street 11.44 feet to a point; thence leaving said line and continuing westerly along a line parallel to the north line of said Lot 7, 20.76 feet to a point; thence northerly along a line parallel to the east line of Lots 4, 5, 6 & 7, 173.70 feet to a point on the north line of said Lot 7; thence continuing easterly along said line 31.70 feet to a point, said point being the True Point of Beginning.

**LEGAL DESCRIPTION OF RECORD FOR THE NORTHEAST TRACT**  
(Warranty Deed filed June 19, 1991 in Deed Book 197 at page 735)

Lots One (1) and Two (2) and on half (1/2) of the vacated alley West of Lot 2, in Block One Hundred Two (102), of Railroad Addition to Broken Bow, (sic)

**NOTES**

The alley located in Block 102 of Railroad Addition to Broken Bow, Custer County, Nebraska, lying South of the North lines of Lots 2 and 6 being vacated by City Ordinance No. 45 filed August 15, 1904.

The South 40' of the alley located in Block 102 of Railroad Addition to Broken Bow, Custer County, Nebraska, lying between Lots 1 and 7 being vacated by City Ordinance No. 825A filed September 29, 1993.

**SURVEYOR'S CERTIFICATE**

I, Jay D. Gormley, a duly Registered Land Surveyor in the State of Nebraska, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey. Survey completed on the 16th day of December, 2021.

(SEAL)

Nebraska Land Surveying, LLC



Jay D. Gormley, Manager  
Nebraska Registered Land Surveyor No. 717  
Dated 01/10/22

- = FOUND SECTION CORNER
- = FOUND QUARTER SECTION CORNER
- = SET 5/8" x 24" REBAR W/ 10 COP STAMPED "GORMLEY HERE IS 717"
- = FOUND CORNER MONUMENT AS INDICATED
- = CALCULATED POINT
- P = PLATTED DISTANCE
- R = RECORD DISTANCE
- M = MEASURED DISTANCE
- O = ORIGINAL LAND OFFICE

**NEBRASKA**  
**LAND SURVEYING, LLC**  
SERVING CENTRAL NEBRASKA  
OFFICE: 534-872-6609 CELL: 409-250-9690

BEING A REPLAT OF A PORTION OF BLOCK 102, RAILROAD ADDITION TO BROKEN BOW, CUSTER COUNTY, NEBRASKA.

LANDKAMER ADDITION TO BROKEN BOW,

SURVEYOR'S CERTIFICATE

I, Jay D. Gormley, a duly Registered Land Surveyor in the State of Nebraska, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards of Accuracy for Land Surveys in effect at the time of this survey. Survey completed on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Nebraska Land Surveying, LLC

(SEAL)

Jay D. Gormley, Manager  
Nebraska Registered Land Surveyor No. 717  
Date: \_\_\_\_\_

OWNERS' CERTIFICATE

Know all men by these presents, that Gary Gottschalk and Christine Hanley being the owners of record of the land shown on this plat and described in the legal description herein, have caused the same to be surveyed, subdivided, platted and designated as Landkammer Addition, being a part of Block 102, Railroad Addition to Broken Bow, Custer County, Nebraska, and that said surveying, subdividing, plating and designating was done with the free consent and in accordance with the desires and wishes of the undersigned owners.

ACKNOWLEDGEMENTS

Gary Gottschalk  
State of Nebraska  
County of Custer

Before me, the undersigned Notary Public within and for this County and State, personally appeared Gary Gottschalk, to me personally known, who, being by me sworn did say that the Owner's Certificate on this plat was signed by him to acknowledge this instrument to be the free act and deed of said owner.  
Signed and acknowledged on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

(SEAL)

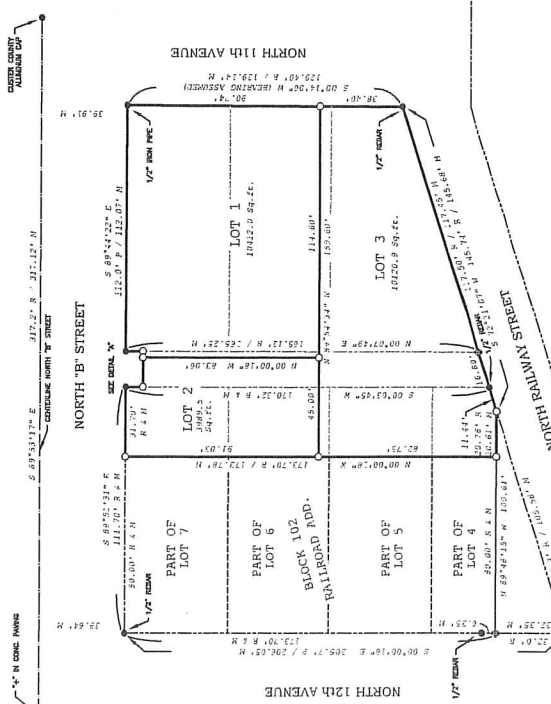
Notary Public, Nebraska

Christine Hanley  
State of California  
County of \_\_\_\_\_

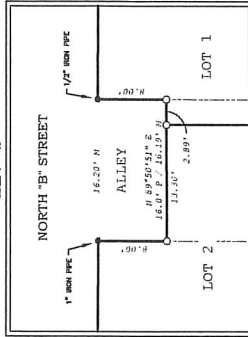
Before me, the undersigned Notary Public within and for this County and State, personally appeared Christine Hanley, to me personally known, who, being by me sworn did say that the Owner's Certificate on this plat was signed by her to acknowledge this instrument to be the free act and deed of said owner.  
Signed and acknowledged on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

(SEAL)

Notary Public, California



DETAIL A  
SCALE: 1" = 10'



LEGAL DESCRIPTION

A tract of land being all of Lots One (1) thru Three (3) and part of Lots Four (4) thru Seven (7) and part of the vacated alley all located in Block One Hundred Two (102), Railroad Addition to Broken Bow, Custer County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said Block 102, the East line of Block 102 as bearing S 00°14'06" W and all bearings contained herein are relative thereto; thence S 00°14'06" W a distance of 129.14 feet to the Southeast corner of said Lot 3; thence S 72°21'07" W, on the South line of said Lot 3 and Lot 4, a distance of 145.66 feet; thence leaving the South line of said Lot 4, N 89°48'15" W a distance of 20.61 feet; thence N 00°00'18" W, parallel to the West line of said Block 102, a distance of 173.78 feet to a point on the North line of said Lot 7; thence S 89°51'31" E a distance of 31.70 feet to the Northeast corner of said Lot 7; thence S 00°03'45" W a distance of 8.00 feet; thence N 89°50'51" E a distance of 16.19 feet; thence N 00°07'49" E a distance of 8.00 feet to the Northwest corner of said Lot 1; thence S 89°44'22" E a distance of 112.07 feet to the place of beginning.

APPROVAL OF THE BROKEN BOW, NEBRASKA, PLANNING COMMISSION

The undersigned Chairperson or Member of the Broken Bow, Nebraska, Planning Commission does hereby certify that the foregoing Landkammer Addition was submitted to the Broken Bow Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and was approved on that date by the members of said planning commission.

Chairperson or Member

Printed Name and Title

APPROVAL OF THE BROKEN BOW, NEBRASKA, CITY COUNCIL

The undersigned, Rod Sonnichsen, Mayor of the City of Broken Bow, Nebraska, does hereby certify that the foregoing Landkammer Addition was submitted to the Broken Bow City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and was approved on that date by a majority vote of the members of said city council.

State of Nebraska  
County of Custer

Rod Sonnichsen, Mayor

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Rod Sonnichsen, Mayor of the City of Broken Bow, Nebraska.

(SEAL)

Notary Public

CUSTER COUNTY, NEBRASKA, REGISTER OF DEEDS

This is to certify that Hanley's First Addition has been accepted and filed for record in the Office of the Custer County Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2022, in Book \_\_\_\_\_ on page \_\_\_\_\_ (Slide No. \_\_\_\_\_).

Christie Trumbull  
Custer County Register of Deeds



- FUND SECTION CORNER
- FUND QUARTER SECTION CORNER
- O = SET 5/8" x 24" REBAR W/ LD COP
- FUND CORNER MONUMENT AS NOTED
- CALCULATED POINT
- P = PLATTED DISTANCE
- R = RECORD DISTANCE
- M = MEASURED DISTANCE
- C = GENERAL LAND OFFICE



1 PROJECTS 11/21/11 11/21/11 11/21/11 11/21/11 11/21/11 11/21/11 11/21/11 11/21/11 11/21/11 11/21/11



conveyed by said deed and effected by this action, are situated in said  
 Gustus County, Nebraska and described as follows to wit: All sec.  
 33. T<sup>h</sup> 14. R<sup>g</sup> 23 and all sec. 4 & all sec 9 & 10 all in T<sup>h</sup> 19 R<sup>g</sup> 23.

Said plaintiff is the legal owner of said premises and of a deed  
 placed in escrow for said premises by Defendants and purloined by them.  
 Dated this 13 day of Aug. 1904.

Albert Enyard and

Logan Enyard

By R. E. Biega their atty.

City of Broken Bow

Keep City Ordinance

Filed Aug 15 - 1904 - 2:50pm

60 Lind Reg.

Public

Ordinance No 45

J. D. Wood Deputy

An ordinance to vacate a part of the alley in Block 102 of the Railroad Addition  
 to the town of Broken Bow Nebraska, and to provide for ascertainment and  
 payment for damages and security for same and for expenses of this pro-  
 ceeding:

Whereas all the property owners of block 102 from and including all that  
 part of said block which is south of the north line of lots 2 and 6 of  
 the Railroad Addition to the town of Broken Bow Nebraska, have petitioned  
 the City Council of the City of Broken Bow to vacate the above described part  
 of said alley in said Block

Therefore be it ordained by the Mayor and City Council of the City of Broken  
 Bow:

Section 1. That all that part of the alley running through Block 102 of the  
 Railroad Addition to the town of Broken Bow which is south of the north  
 line of lots 2 and 6 of said Block 102, be and the same is hereby  
 vacated and the same shall revert to the owners of the adjacent real  
 estate, one half on each side thereof

Provided: That any person who may be damaged by the vacation of said  
 Alley shall file with the City Clerk within six days from the passage  
 hereof, his claim for damages, and provided further that the amount of said  
 damages shall be ascertained by three disinterested free holders of the City  
 to be appointed by the Mayor and Council, who shall under oath  
 appraise the said damages; and provided further that the owners of that  
 part of said Block herein vacated shall pay all damages that may be  
 sustained by such person or persons by reason of the vacation of said  
 Alley

Section 2. The claims for damages, if any, so found as aforesaid by the  
 said appraisers, shall be and they hereby are declared to be a lien  
 upon that part of said Block wherein said Alley is vacated, for their  
 payment

Section 3. This ordinance shall be in full force and effect, as soon  
 as passed, adapted, approved and published according to law  
 Passed adapted and approved and ordered published this 27<sup>th</sup> day of  
 Aug. 1904

(Signed)

G. W. Apple Mayor

R. D. Pickett Clerk

Seal

Office of the City Clerk of the City of Broken Bow Nebraska.

The State of Nebraska

Gustus County

that, the above and foregoing Ordinance numbered 45 is a true and correct

S. J. Ross D. Pickett, City Clerk of said City hereby certifies