

**CITY OF BROKEN BOW
CITY COUNCIL AGENDA
June 14, 2022 @ 6:00 PM
Municipal Auditorium
314 South 10th 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 June 14, 2022, which will include the following:

- a. Approval of Minutes of May 24, 2022, Council Meeting
- b. Approval of Bills as Posted
- c. Approval of Loud & Proud Fireworks, LLC

F. New Business

- a. **Public Hearing, Blight Study, Proposed Redevelopment Area Number 10 –** Council will have consideration of opening a public hearing on the Blight Study, Proposed Redevelopment Area Number 10.
- b. **Redevelopment Area Number 10 –** Council will have consideration of approving the Redevelopment Plan for Area Number 10.
- c. **Public Hearing, General Redevelopment Plan, Proposed Redevelopment Area Number 10 –** Council will have consideration of opening a public hearing on the General Redevelopment Plan, Proposed Redevelopment Area Number 10.
- d. **General Redevelopment Plan –** Council will have consideration of approving the General Redevelopment Plan for Area Number 10.
- e. **Public Hearing, Blight Study, Proposed Redevelopment Area Number 11 –** Council will have consideration of opening a public hearing on the Blight Study, Proposed Redevelopment Area Number 11.

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



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- f. Redevelopment Area Number 11** – Council will have consideration of approving the Redevelopment Plan for Area Number 11.
- g. Public Hearing, General Redevelopment Plan, Proposed Redevelopment Area Number 11** – Council will have consideration of opening a public hearing on the General Redevelopment Plan, Proposed Redevelopment Area Number 11.
- h. General Redevelopment Plan** – Council will have consideration of approving the General Redevelopment Plan for Area number 11.
- i. Public Hearing, Michael R. Garner and Mary Jane Garner Lot Split Application** – Council will have consideration of opening a public hearing regarding the Lot Split Application located at 1131 North G Street.
- j. Resolution 2022-7, Michael R. Garner and Mary Jane Garner Lot Split** – Council will have consideration of approving the Lot Split for Michael R. Garner and Mary Jane Garner located at 1131 North G Street.

Adjournment

***The next City Council Meeting will be on
Tuesday, June 28, 2022 @ 6:00 pm at the Broken Bow Municipal Auditorium***

Upcoming Events:

- ❖ **June 27** – Board of Public Works at 12:30 pm @ City Council Chambers
- ❖ **June 28** – 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 called. 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
May 24, 2022

The Broken Bow City Council met in regular session on Tuesday, May 24, 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 May 19, 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 Council members present: David Schmidt, Larry Miller, and Chris Myers. Absent: David Baltz. Mayor Sonnichsen announced the availability of the open meetings law, followed by reciting of the Pledge of Allegiance.

Moved by Schmidt, seconded by Miller to approve the absence of Councilmember Baltz. Roll Call vote: Voting aye: Schmidt, Miller, and Myers. Nays: None. Motion carried.

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

Moved by Miller, seconded by Schmidt to approve the consent agenda for May 24, 2022. Said motion includes approval of the Minutes of the May 10, 2022 Council Meeting, Bills as Posted, April Treasurer Report, Approval of Fireworks Application from Troy Wuehler, and Approval of Fireworks Application from the Broken Bow Volunteer Fire Department. Roll Call vote: Voting aye: Miller, Schmidt, and Myers. Nays: None. Motion carried.

Moved by Myers, seconded by Schmidt, to adjourn the City Council Meeting at 6:01 pm. Roll Call vote: Voting aye: Schmidt, Myers, and Miller. Nays: None. Motion carried.

Rod Sonnichsen, Mayor

ATTEST:

Kandi K. Peters, City Clerk

[Return to Agenda](#)

Vend#	Vendor Name									
Pay#	Post Date	Due Date	Amount	Invoice	Date	PO#		Date	Status	
	Account#	Work Order		Description				Debit	Credit	
911 Custom										
32493	6/14/2022	6/14/2022	1,775.23						Posted	
	12-4200.11			Light bar for new patrol explorer				1,775.23		0.00
A to Z Lawn Pro										
32488	6/14/2022	6/14/2022	250.00						Posted	
	09-3352.00			Mower				250.00		0.00
AKRS EQUIPMENT										
32467	6/14/2022	6/14/2022	383.13						Posted	
	08-3310.00			Shredder Blades				208.78		0.00
	09-3310.00			Mower Repair belt and pins				137.30		0.00
	08-3350.00			30" Bar				37.05		0.00
								383.13		0.00
Aflac										
32451	5/25/2022	5/25/2022	245.24						Posted	
	01-1501.00			PRE TAX AFLAC				245.24		0.00
32452	5/25/2022	5/25/2022	102.42						Posted	
	01-1501.00			AFLAC POST TAX				102.42		0.00
American Red Cross										
32494	6/14/2022	6/14/2022	300.00						Posted	
	10-3359.00			Lifegaurd training				300.00		0.00
Arrow Seed										
32464	6/14/2022	6/14/2022	6.80						Posted	
	09-3339.00			Grass Seed				6.80		0.00
Baton Koch										
32515	6/14/2022	6/14/2022	250.00						Posted	
	10-3310.00			Pool Vending Machine Repair				250.00		0.00
Beaver Bearing Co Albion										
32465	6/14/2022	6/14/2022	22.11						Posted	
	08-3310.00			Fuel Filter				22.11		0.00
Black Hills Energy										
32503	6/14/2022	6/14/2022	308.21						Posted	
	06-3220.00			Utilities-Gas				118.03		0.00
	04-3220.00			Utilities-Gas				41.50		0.00
	02-3220.00			Utilities-Gas				148.68		0.00
								308.21		0.00
Bound Tree Medical										
32479	6/14/2022	6/14/2022	619.96						Posted	
	05-3223.00			Splints, Masks, Nasopharyngeal airways				275.97		0.00
	05-3223.00			Omni Pro Infection Control Bag				343.99		0.00
								619.96		0.00
Bow Locksmith										
32468	6/14/2022	6/14/2022	476.15						Posted	
	12-4200.11			Paul Brown-keys and cylinders				476.15		0.00
Broken Bow Airport Authority										
32500	6/8/2022	6/8/2022	1,083.33						Posted	
	01-3409.00			Monthly Payment				1,083.33		0.00
Broken Bow Chamber of Commerce										
32497	6/14/2022	6/14/2022	1,945.00						Posted	
	05-3334.00			ambulance incentive				1,945.00		0.00
Broken Bow Mun Utilities										
32512	6/14/2022	6/14/2022	5,947.16						Posted	
	08-3225.00			fuel				990.63		0.00
	06-3225.00			fuel				166.78		0.00
	04-3225.00			fuel				900.84		0.00
	05-3225.00			fuel				96.65		0.00
	09-3225.00			fuel				1,501.29		0.00
	03-3225.00			fuel				532.92		0.00
	12-4200.11			Paul Brown Reimbursement triplex				1,758.05		0.00
								5,947.16		0.00

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>Description</u>			<u>Debit</u>	<u>Credit</u>
Broken Bow Municipal Utilities (continued)										
32513	6/14/2022	6/14/2022			7,763.58					Posted
	01-3213.00					General - Radio/Weather Station Tower			25.67	0.00
	02-3220.00					Pub Bldg - Utilities/Trash			481.68	0.00
	04-3220.00					Police - Utilities/Trash Removal			374.60	0.00
	04-3315.00					Police -Dog Pound Utilities			53.61	0.00
	07-3220.00					Library - Utilities/Trash Removal			776.14	0.00
	08-3220.00					Street - Utilities/Trash			616.73	0.00
	08-3422.01					Street - Street Lights			2,539.06	0.00
	09-3220.00					Parks - Utilities/Trash Removal			1,844.73	0.00
	09-3220.00					Parks - Shop Utilities/Trash Removal			264.30	0.00
	10-3220.00					Swim Pool - Utilities/Trash Removal			749.37	0.00
	11-3360.00					Tree Dump - Utilities			37.69	0.00
									<u>7,763.58</u>	<u>0.00</u>
Capital One										
32492	6/14/2022	6/14/2022			402.45					Posted
	04-3205.00					Meals 401 Conference			63.74	0.00
	04-3411.00					Web Cam Renewal			200.49	0.00
	04-3312.00					Name Patch			9.62	0.00
	04-3223.00					Name Plate			12.83	0.00
	04-3312.00					Sgt stripes and chevron			19.77	0.00
	04-3205.00					room 404 training			96.00	0.00
									<u>402.45</u>	<u>0.00</u>
Card Services										
32476	6/14/2022	6/14/2022			7,955.36					Posted
	09-3339.00					Sprayer/Switch			59.58	0.00
	10-3311.00					Acid Pump/Bpwer Motor			462.69	0.00
	12-4200.11					Paul Brown-Fan, Bolts, drain pipe			668.38	0.00
	01-3223.00					admin portfolio, document frames			51.82	0.00
	02-3223.00					ice bags			19.99	0.00
	02-3223.01					cleaning supplies, vacuum			489.33	0.00
	01-3223.00					certified letter			2.76	0.00
	01-3221.00					zoning hot spot			25.00	0.00
	08-3348.10					flags			143.75	0.00
	12-4200.11					LED Strobes and rocker. wiring			1,319.70	0.00
	12-4200.11					paul brown bathroom equipment			4,583.56	0.00
	02-3410.00					new roaster			128.80	0.00
									<u>7,955.36</u>	<u>0.00</u>
Carquest of Broken Bow										
32474	6/14/2022	6/14/2022			18.90					Posted
	08-3310.00					Water Truck Brake Lines			18.90	0.00
Carrot Top Industries										
32516	6/14/2022	6/14/2022			84.41					Posted
	08-3348.10					2 Nylon Flags			84.41	0.00
Century Link										
32496	6/14/2022	6/14/2022			870.32					Posted
	04-3221.00					Police - Basic & Long Distance			295.62	0.00
	10-3221.00					Swim Pool - Basic & Credit Card			147.83	0.00
	09-3221.00					Park - Basic & Long Distance			91.70	0.00
	03-3221.00					Handi Bus - Basic & Long Distance			78.27	0.00
	01-3221.00					General -Basic & Long Distance Radio			78.49	0.00
	01-3221.00					General -Basic & Long Distance Office			178.41	0.00
									<u>870.32</u>	<u>0.00</u>
City Flex Benefit Plan										
32453	5/25/2022	5/25/2022			110.00					Posted
	01-1501.00					SELECT FLEX-UNREIMBURSED M/D/V			110.00	0.00
City of Broken Bow - Health Insurance										
32462	5/25/2022	5/25/2022			2,341.26					Posted
	01-1501.00					HEALTH INSURANCE			2,341.26	0.00
City of Broken Bow Pension Fund										
32454	5/25/2022	5/25/2022			1,803.20					Posted
	01-1513.00					RETIREMENT LOAN PAYMENT			1,803.20	0.00

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	<u>Account#</u>				<u>Work Order</u>	<u>Description</u>			<u>Debit</u>	<u>Credit</u>
	City of Broken Bow Pension Fund (continued)									
32455	5/25/2022	5/25/2022			7,601.70					Posted
	01-1502.00					414H RETIREMENT			7,601.70	0.00
32456	5/25/2022	5/25/2022			567.93					Posted
	01-1502.00					457 RETIREMENT			567.93	0.00
	Colonial Insurance									
32449	5/25/2022	5/25/2022			443.18					Posted
	01-1501.00					COLONIAL LIFE PRE TAX			443.18	0.00
32450	5/25/2022	5/25/2022			118.72					Posted
	01-1501.00					COLONIAL LIFE POST TAX			118.72	0.00
	Custer County Treasurer									
32499	6/8/2022	6/8/2022			12,916.67					Posted
	01-3217.00					Communications Interlocal Payment			12,916.67	0.00
	Custer Public Power									
32504	6/14/2022	6/14/2022			70.18					Posted
	11-3220.00					CD Cell Power			70.18	0.00
	Custer Transfer Station									
32517	6/14/2022	6/14/2022			156.00					Posted
	08-3222.00					Trash Cleanup			156.00	0.00
	Dave Dunkel									
32475	6/14/2022	6/14/2022			181.89					Posted
	08-3410.01					New Boots			181.89	0.00
	Deterdings									
32484	6/14/2022	6/14/2022			13,761.83					Posted
	10-3432.00					Chlorine, Acid, Test Strips			13,761.83	0.00
	EFTPS Online Payment									
32458	5/25/2022	5/25/2022			2,189.22					Posted
	01-1500.00					MEDICARE			2,189.22	0.00
32459	5/25/2022	5/25/2022			6,099.84					Posted
	01-1500.00					FEDERAL MARRIED			2,877.25	0.00
	01-1500.00					FEDERAL SINGLE			2,690.56	0.00
	01-1500.00					Federal Head of Household			179.16	0.00
	01-1500.00					2020 Federal Single			218.69	0.00
	01-1500.00					2020 Federal Married			134.18	0.00
									6,099.84	0.00
32460	5/25/2022	5/25/2022			9,360.92					Posted
	01-1500.00					SOCIAL SECURITY			9,360.92	0.00
	EZ IT Solutions									
32509	6/14/2022	6/14/2022			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
	Eakes Office Products									
32495	6/14/2022	6/14/2022			184.83					Posted
	01-3216.00					paper, binder clips, stamp			153.78	0.00
	05-3223.00					business cards-andy			15.53	0.00

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	<u>Account#</u>					<u>Description</u>			<u>Debit</u>	<u>Credit</u>
	Grocery Kart (continued)									
32470	6/14/2022	6/14/2022		75.82						Posted
	09-3339.00			Cleaning Supplies					18.61	0.00
	10-3339.00			Cleaning Supplies					57.21	0.00
									75.82	0.00
	Holmes Plumbing & Heating									
32507	6/14/2022	6/14/2022		26.23						Posted
	12-4200.11			Paul Brown copper adapter					26.23	0.00
	Hometown Leasing									
32501	6/14/2022	6/14/2022		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
	Island Supply Welding Co.									
32480	6/14/2022	6/14/2022		55.00						Posted
	05-3338.00			Oxygen					55.00	0.00
	Jessica LeAnn Knoell									
32505	6/14/2022	6/14/2022		400.00						Posted
	02-3419.01			Cleaning Services					400.00	0.00
	John Deere Financial									
32471	6/14/2022	6/14/2022		435.19						Posted
	09-3410.00			Mower Lease					435.19	0.00
	Kearney Crete and Block									
32477	6/14/2022	6/14/2022		9,339.61						Posted
	12-4200.11			Paul Brown-block					9,339.61	0.00
	Kirkpatrick Cleaning Solutions									
32482	6/14/2022	6/14/2022		52.28						Posted
	05-3223.01			black trash bags					52.28	0.00
	Laurie French									
32483	6/14/2022	6/14/2022		46.84						Posted
	10-3209.00			Printer Ink					46.84	0.00
	Matheson Tri-Gas Inc									
32485	6/14/2022	6/14/2022		140.49						Posted
	08-3310.00			Welding Gas					140.49	0.00
	Mead Lumber									
32472	6/14/2022	6/14/2022		8,258.06						Posted
	12-4200.11			WSPF #2, anchor plates, screws,ridge anc					8,248.27	0.00
	08-3350.00			317 knee pad					9.79	0.00
									8,258.06	0.00
	OBrien's Hardware									
32519	6/14/2022	6/14/2022		2.94						Posted
	08-3222.00			1x3 nipple					2.94	0.00
	Platte Valley Communications									
32489	6/14/2022	6/14/2022		274.80						Posted
	04-3413.00			Radio Repair 405					274.80	0.00
	Quill Corporation									
32491	6/14/2022	6/14/2022		175.95						Posted
	04-3223.00			paper towels, envelopes, business cards					175.95	0.00
	RT Ace									
32518	6/14/2022	6/14/2022		1,243.49						Posted
	04-3223.00			Duplicate Key					4.00	0.00
	10-3310.00			bushings and cables for equipment					63.27	0.00
	08-3310.00			ball for pickup/File Mill					97.34	0.00
	12-4200.11			Paul Brown conduit and pvc					239.15	0.00
	09-3339.00			Repairs					161.54	0.00
	12-4200.11			Paul Brown materials					606.19	0.00
	06-3311.00			Amine 4D					19.99	0.00
	05-3223.01			oxy clean carpet shampoo					24.99	0.00
	06-3310.00			battery thread rods					27.02	0.00
									1,243.49	0.00

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	<u>Account#</u>					<u>Description</u>			<u>Debit</u>	<u>Credit</u>
	Reams Sprinkler Supply (continued)									
32466	6/14/2022	6/14/2022		428.18						Posted
	09-3427.00			Sprinklers					428.18	0.00
	S&L Sanitary Service									
32508	6/14/2022	6/14/2022		49.30						Posted
	09-3219.00			trash around the square					49.30	0.00
	Sandhills Motors									
32514	6/14/2022	6/14/2022		8,500.15						Posted
	12-4200.11			2013 Chevy Pickup engine and transmissi					8,500.15	0.00
	Sara J. Hulinsky									
32506	6/14/2022	6/14/2022		837.00						Posted
	07-3419.01			cleaning service					837.00	0.00
	Schaper and White Law Firm									
32520	6/14/2022	6/14/2022		690.83						Posted
	01-3214.00			legal fees					690.83	0.00
	Scott Ripp Construction									
32473	6/14/2022	6/14/2022		178.42						Posted
	08-3311.00			Garage Door Repair 1/3					178.42	0.00
	Site One Landscape Supply									
32469	6/14/2022	6/14/2022		164.46						Posted
	09-3339.00			Spray Gun Nozzle					164.46	0.00
	State Income Tax WH NE Online Payment									
32461	5/25/2022	5/25/2022		2,854.77						Posted
	01-1500.00			STATE MARRIED					1,472.95	0.00
	01-1500.00			STATE SINGLE					1,381.82	0.00
									<u>2,854.77</u>	<u>0.00</u>
	Steve Scott									
32490	6/14/2022	6/14/2022		65.48						Posted
	04-3223.00			Stamps					58.00	0.00
	04-3311.00			Bug Spray					7.48	0.00
									<u>65.48</u>	<u>0.00</u>
	TX Child Support SDU									
32463	5/25/2022	5/25/2022		69.23						Posted
	01-1503.00			CHILD SUPPORT-TX					69.23	0.00
	Trotter's Whoa & Go									
32478	6/14/2022	6/14/2022		321.76						Posted
	06-3225.00			Fuel					224.82	0.00
	05-3225.00			Fuel					96.94	0.00
									<u>321.76</u>	<u>0.00</u>
	V-Bar Sales & Service									
32486	6/14/2022	6/14/2022		75.87						Posted
	12-4200.11			Paul Brown steel for doors					75.87	0.00
	Verizon Wireless									
32510	6/14/2022	6/14/2022		280.07						Posted
	04-3221.00			Police Internet for Ipad					280.07	0.00
	Village Uniform									
32502	6/14/2022	6/14/2022		79.50						Posted
	02-3223.01			rugs					79.50	0.00
	Wenquist Inc.									
32487	6/14/2022	6/14/2022		52.55						Posted
	08-3310.00			fuel filters drill bits					52.55	0.00
	Winchester Trim Shop									
32511	6/14/2022	6/14/2022		345.00						Posted
	04-3310.00			Repair to cushion cover 2013 silverado					345.00	0.00

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>	
			126,352.03	71	Non-voided payables listed.					

Report Setup

AP - Accounts Payable Listing : Vendor Name

Filter Options

Starting: 5/25/2022

Ending: 6/14/2022

Banks: All

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

All Vendors Selected

Check Approval List - GL Account

6/8/2022 2:54:50 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>
General				
Aflac		PRE TAX AFLAC	Health/Life/Acc Insuranc	245.24
Aflac		AFLAC POST TAX	Health/Life/Acc Insuranc	102.42
Broken Bow Airport Authority		Monthly Payment	Airport Monthly Payment	1,083.33
Broken Bow Municipal Utilities			Weather Station Expens	25.67
Card Services		Paul Brown/Equipment	Telephone/Internet	25.00
Card Services		Paul Brown/Equipment	Supplies & Postage	51.82
Card Services		Paul Brown/Equipment	Supplies & Postage	2.76
Century Link		Telephone	Telephone/Internet	78.49
Century Link		Telephone	Telephone/Internet	178.41
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	2,341.26
City of Broken Bow Pension Fund		414H RETIREMENT	Pension	7,601.70
City of Broken Bow Pension Fund		457 RETIREMENT	Pension	567.93
City of Broken Bow Pension Fund		RETIREMENT LOAN PAYMENT	Loan Payment	1,803.20
Colonial Insurance		COLONIAL LIFE PRE TAX	Health/Life/Acc Insuranc	443.18
Colonial Insurance		COLONIAL LIFE POST TAX	Health/Life/Acc Insuranc	118.72
Custer County Treasurer		communications interlocal	Radio Communications	12,916.67
EFTPS Online Payment		MEDICARE	Payroll Taxes	2,189.22
EFTPS Online Payment		FEDERAL	Payroll Taxes	2,877.25
EFTPS Online Payment		FEDERAL	Payroll Taxes	2,690.56
EFTPS Online Payment		FEDERAL	Payroll Taxes	179.16
EFTPS Online Payment		FEDERAL	Payroll Taxes	218.69
EFTPS Online Payment		FEDERAL	Payroll Taxes	134.18
EFTPS Online Payment		FICA	Payroll Taxes	9,360.92
EZ IT Solutions		IT Services	IT Expense	310.00
Eakes Office Products		Supplies	Copier Maint/Expense	153.78
Family Heritage		FAMILY HERITAGE	Health/Life/Acc Insuranc	25.50
Schaper and White Law Firm		Legal Fees	Legal Fees	690.83
State Income Tax WH NE Online Payme		STATE	Payroll Taxes	1,472.95
State Income Tax WH NE Online Payme		STATE	Payroll Taxes	1,381.82
TX Child Support SDU		CHILD SUPPORT-TX	Child Support	69.23
			Total General	\$49,449.89
Municipal Building				
Black Hills Energy		Utilities-Gas	Utilities	148.68
Broken Bow Municipal Utilities			Utilities	481.68
Card Services		Paul Brown/Equipment	Supplies & Postage	19.99
Card Services		Paul Brown/Equipment	Building Cleaning Suppli	489.33
Card Services		Paul Brown/Equipment	Equipment Purchases	128.80
Jessica LeAnn Knoell		Cleaning Services	Contracted Services	400.00
Village Uniform			Building Cleaning Suppli	79.50
			Total Municipal Building	\$1,747.98
Handi Bus				
Broken Bow Mun Utilities		Fuel	Gas and Oil	532.92
Century Link		Telephone	Telephone/Internet	78.27
			Total Handi Bus	\$611.19
Police				
Black Hills Energy		Utilities-Gas	Utilities	41.50
Broken Bow Mun Utilities		Fuel	Gas and Oil	900.84
Broken Bow Municipal Utilities			Utilities	374.60
Broken Bow Municipal Utilities			Dog Care	53.61
Capital One		Supplies	Training & Meeting Expe	63.74
Capital One		Supplies	Training & Meeting Expe	96.00
Capital One		Supplies	Supplies & Postage	12.83
Capital One		Supplies	Uniforms	9.62
Capital One		Supplies	Uniforms	19.77
Capital One		Supplies	Computers	200.49
Century Link		Telephone	Telephone/Internet	295.62
Hometown Leasing		copier lease	Copier Maint/Expense	92.66
Platte Valley Communications		Radio Repair	Radios	274.80
Quill Corporation		Supplies	Supplies & Postage	175.95
RT Ace		Supplies	Supplies & Postage	4.00
Steve Scott		Stamps and Bug Spray	Supplies & Postage	58.00
Steve Scott		Stamps and Bug Spray	Maintenance & Repair B	7.48
Verizon Wireless		telephone	Telephone/Internet	280.07
Winchester Trim Shop		Equipment Repair	Maint/Repair Equipment	345.00

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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>
Police				
			Total Police	\$3,306.58
Rescue Unit				
Bound Tree Medical		Supplies	Supplies & Postage	275.97
Bound Tree Medical		Supplies	Supplies & Postage	343.99
Broken Bow Chamber of Commerce		ambulance incentive	Ambulance Driver Incen	1,945.00
Broken Bow Mun Utilities		Fuel	Gas and Oil	96.65
EZ IT Solutions		IT Services	IT Expense	155.00
Eakes Office Products		Supplies	Supplies & Postage	15.53
Island Supply Welding Co.		Oxygen	Ambulance Supplies	55.00
Kirkpatrick Cleaning Solutions		Trash Liners	Building Cleaning Suppli	52.28
RT Ace		Supplies	Building Cleaning Suppli	24.99
Trotter's Whoa & Go		fuel	Gas and Oil	96.94
			Total Rescue Unit	\$3,061.35
Fire				
Black Hills Energy		Utilities-Gas	Utilities	118.03
Broken Bow Mun Utilities		Fuel	Gas and Oil	166.78
EZ IT Solutions		IT Services	IT Expense	155.00
Eakes Office Products		Supplies	Supplies & Postage	15.52
RT Ace		Supplies	Maint/Repair Equipment	27.02
RT Ace		Supplies	Maintenance & Repair B	19.99
Trotter's Whoa & Go		fuel	Gas and Oil	224.82
			Total Fire	\$727.16
Library				
Broken Bow Municipal Utilities			Utilities	776.14
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	\$1,989.66
Street				
AKRS EQUIPMENT		Equipment and Repairs	Maint/Repair Equipment	208.78
AKRS EQUIPMENT		Equipment and Repairs	Shop Tools	37.05
Beaver Bearing Co Albion		Truck Repair	Maint/Repair Equipment	22.11
Broken Bow Mun Utilities		Fuel	Gas and Oil	990.63
Broken Bow Municipal Utilities			Utilities	616.73
Broken Bow Municipal Utilities			Street Lighting	2,539.06
Card Services		Paul Brown/Equipment	Flags	143.75
Carquest of Broken Bow		Water Truck	Maint/Repair Equipment	18.90
Carrot Top Industries		Flags	Flags	84.41
Custer Transfer Station		Trash Cleanup	Programming	156.00
Dave Dunkel		Boots	Safety Equipment	181.89
EZ IT Solutions		IT Services	IT Expense	310.00
Great Plains Communications		Internet	Telephone/Internet	35.48
Matheson Tri-Gas Inc		Welding Gas	Maint/Repair Equipment	140.49
Mead Lumber		Paul Brown	Shop Tools	9.79
OBrien's Hardware			Programming	2.94
RT Ace		Supplies	Maint/Repair Equipment	97.34
Scott Ripp Construction		Garage Door Repair	Maintenance & Repair B	178.42
Wenquist Inc.		Repair Equipment	Maint/Repair Equipment	52.55
			Total Street	\$5,826.32
Park				

Check Approval List - GL Account

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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>
Park				
A to Z Lawn Pro		Mower	Tools/Shop Equipment	250.00
AKRS EQUIPMENT		Equipment and Repairs	Maint/Repair Equipment	137.30
Arrow Seed		Maintenance	Maintenance/Repair Grc	6.80
Broken Bow Mun Utilities		Fuel	Gas and Oil	1,501.29
Broken Bow Municipal Utilities			Utilities	1,844.73
Broken Bow Municipal Utilities			Utilities	264.30
Card Services		Paul Brown/Equipment	Maintenance/Repair Grc	59.58
Century Link		Telephone	Telephone/Internet	91.70
EZ IT Solutions		IT Services	IT Expense	310.00
Great Plains Communications		Internet	Telephone/Internet	35.47
Grocery Kart		Cleaning Supplies	Maintenance/Repair Grc	18.61
John Deere Financial		Mower Lease	Equipment Purchases	435.19
RT Ace		Supplies	Maintenance/Repair Grc	161.54
Reams Sprinkler Supply		Underground Sprinklers	Underground Sprinklers	428.18
S&L Sanitary Service		Trash Services	Trash Removal	49.30
Site One Landscape Supply		Herbicides	Maintenance/Repair Grc	164.46
			Total Park	\$5,758.45
Swimming Pool				
American Red Cross		Lifeguard training	Red Cross Training	300.00
Baton Koch		Pool Vending Machine Repair	Maint/Repair Equipment	250.00
Broken Bow Municipal Utilities			Utilities	749.37
Card Services		Paul Brown/Equipment	Maintenance & Repair B	462.69
Century Link		Telephone	Telephone/Internet	147.83
Deterdings		Chemicals	Pool Chemicals	13,761.83
Grocery Kart		Cleaning Supplies	Maintenance/Repair Grc	57.21
Laurie French		Printer Ink	Printing & Publication	46.84
RT Ace		Supplies	Maint/Repair Equipment	63.27
			Total Swimming Pool	\$15,839.04
Sanitation				
Broken Bow Municipal Utilities			Sanitation Contract	37.69
Custer Public Power		CD Cell Power	Utilities	70.18
EZ IT Solutions		IT Services	IT Expense	310.00
			Total Sanitation	\$417.87
ST Infra/Capital				
911 Custom		Light Bar	ARPA	1,775.23
Bow Locksmith		Paul Brown	ARPA	476.15
Broken Bow Mun Utilities		Fuel	ARPA	1,758.05
Card Services		Paul Brown/Equipment	ARPA	668.38
Card Services		Paul Brown/Equipment	ARPA	1,319.70
Card Services		Paul Brown/Equipment	ARPA	4,583.56
Holmes Plumbing & Heating		Paul Brown	ARPA	26.23
Kearney Crete and Block		Block	ARPA	9,339.61
Mead Lumber		Paul Brown	ARPA	8,248.27
RT Ace		Supplies	ARPA	239.15
RT Ace		Supplies	ARPA	606.19
Sandhills Motors		2013 Chevy Pickup	ARPA	8,500.15
V-Bar Sales & Service		Paul Brown	ARPA	75.87
			Total ST Infra/Capital	\$37,616.54
				\$126,352.03

Report Selection: Check Approval List - GL Account
Date Range Selection: GL Posting Date
Starting Date: 5/25/2022
Ending Date: 6/14/2022

Return to Agenda



City of Broken Bow, Nebraska
Application to Sell Fireworks

Name of Applicant/Organization Loud & Proud Fireworks, LLC

Permanent Address of Applicant or Organization Jeff Cole / Torey McMullen
905 Memorial Dr
Broken Bow, NE 68822

Daytime/Evening Phone 308-643-9008

Contact Person Torey McMullen

Address of Contact Person 42529 Pioneer Rd
Anselmo, NE 68813

Phone Numbers for Contact Person 308-643-9008

Street Address or Legal Description of Premises for Firework Stand:

224 E S E St, Broken Bow, NE 68822
Southeast Corner of HWY 2 & Rest Haven Dr

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

Metal Van Trailer in Vacant Lot

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

Trailer will be locked

Where will the fireworks inventory be stored?

518 E Memorial Dr, Broken Bow, NE 68822

When will your inventory arrive? 6-15-22

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

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 by [Signature]

Police Chief Comments:

[Signature]
Police Chief

6/9/22
Date

Fire Chief Comments:

[Signature]
Fire Chief

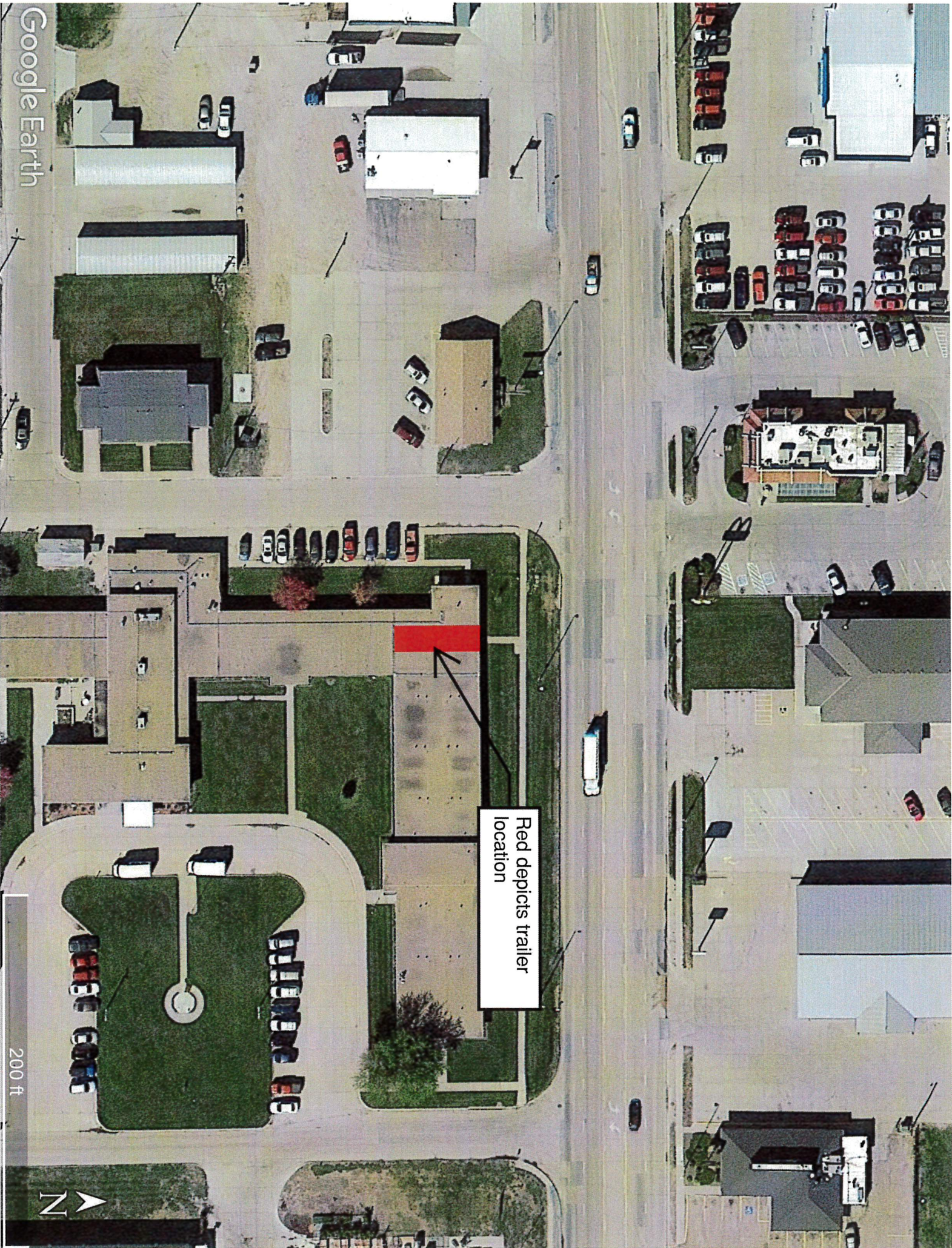
6/9/22
Date

Returned to City Clerk on June 9, 20 22

Brought before the Broken Bow City Council on June 14, 20 22

Fee Paid: Date 5/31/2022 \$ _____ Cash _____ Check # 1004 \$10⁰⁰
1005 \$1000⁰⁰

City Council: ☐ Approve ☐ Deny Date _____



Red depicts trailer
location

Google Earth

200 ft

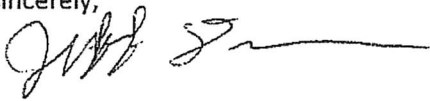


May 26, 2022

To Whom It May Concern:

I authorize Loud and Proud Fireworks, owned and operated by Torey McMullen and Jeff Cole, to set up a fireworks stand on the property located at 224 East S East St for the 2022 Firework Season. Said property is on the southeast corner of Highway 2 and Rest Haven Dr.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Cole", with a long horizontal flourish extending to the right.

Midtown CC Rentals, LLC

A handwritten signature in black ink, appearing to read "Jeff Cole", with a long horizontal flourish extending to the right.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/31/2022

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 have ADDITIONAL INSURED provisions or 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 McGriff Insurance Services, Inc. P.O. Box 10265 Birmingham, AL 35202	CONTACT NAME: Heather Van Houten	
	PHONE (A/C, No, Ext): 800-476-2211	FAX (A/C, No):
	E-MAIL ADDRESS: hvhouten@mcgriff.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A :James River Insurance Company	12203
INSURED Spirit of 76, LLC 6401 Hwy 40 West Columbia, MO 65202	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:**SRT67XQZ **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		X	000472711	03/06/2022	03/06/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY 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				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ \$ \$ \$ \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder and Torey McMullen, 42529 Pioneer Road, Anselmo, NE 68813 are Additional Insured under General Liability as required by written contract.

Re: Physical Location of Pyrotechnic Station: 224 E SE Street, Broken Bow, NE 68822.
June 1, 2022 - July 15, 2022

CERTIFICATE HOLDER

Jeff Cole
905 Memorial Drive
Broken Bow, NE 68822

CANCELLATION

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSUREDS – PREMISES LIABILITY FOR PYROTECHNIC STANDS

This endorsement modifies insurance provided by the Coverage Part(s) checked below:

- ☐ All Coverage Parts or
☒ Only the following checked Coverage Part(s)

- ☒ COVERAGE PART A - COMMERCIAL GENERAL LIABILITY
N/A COVERAGE PART B - CONTRACTOR'S POLLUTION LIABILITY
N/A COVERAGE PART C - PROFESSIONAL LIABILITY
N/A COVERAGE PART D - SITE ENVIRONMENTAL LIABILITY
N/A COVERAGE PART E - PRODUCTS POLLUTION LIABILITY
N/A COVERAGE PART F - OTHER

Solely with respect to coverage afforded by the Coverage Part(s) checked above:

SECTION II – Who Is An Insured is amended to include as an additional insured any person or organization you are required to include as an additional insured on this Policy by written contract or written agreement in effect during this "policy period", and executed prior to the "occurrence" of any "bodily injury" or "property damage" but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by:

1. The acts or omissions of the additional insured, or
2. The acts or omissions of those acting on behalf of the additional insured,

provided that the additional insured is the owner, occupier or operator of the "owned stand" and carries the Named Insured's pyrotechnic products.

The insurance provided to the additional insured(s) under this endorsement is limited as follows:

1. The person or organization is only an additional insured:
 - a. with respect to contractual liability for "bodily injury" or "property damage" resulting from the presence of the Named Insured's pyrotechnic products; and
 - b. with respect to "occurrences" that take place at the additional insured's "owned stand"; and
 - c. if prior to the "occurrence":
 - i. they obtain a certificate of insurance from a retail insurance agent, and
 - ii. whose certificate of insurance is on file with us; and
 - d. for such "owned stands" designated in, and for the time period specified in, such certificate of insurance.

As used in this endorsement, "owned stand" means any premises, site or location, including temporary structures, which is owned, occupied by, or operated by the additional insured, and is used for the retail sale of the Named Insured's pyrotechnic products.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.

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:

May 13, 2022 11:21 AM

TYPE OF LICENSE AND FEE:

Retail Permit (July) - \$25.00

LOCATION OF OUTLET FOR RETAIL SALE OF FIREWORKS:

224 E S E ST
Broken Bow
Trailer in vacant lot

COUNTY:

Custer

STORAGE LOCATION:

DISTRIBUTOR(S)/JOBBER(S):

Spirit of 76 Fireworks (2022-RP-67665616-10)
Twisted Thunder Fireworks (2022-RP-67755252-16)
Jakes Fireworks (2022-RP-67993040-22)
Winco Fireworks International, LLC (2022-RP-67621922-4)
Pyrogasm Fireworks, LLC (2022-RP-70232680-40)

SALES TAX NUMBER:

14826992

DATE ISSUED:

May 13, 2022 08:05 AM



STATE FIRE MARSHAL

LICENSE HOLDER:

Loud & Proud Fireworks, LLC

LICENSE NUMBER:

2022-RP-70629686-285-01

May 26, 2022

City of Broken Bow
Attn: Daniel Knoell, City Administrator
Broken Bow, NE 68822

To The City of Broken Bow:

Pursuant to the Nebraska Community Redevelopment Act (Nebraska Revised Statutes 18-2115) public notice is hereby given that a public hearing of the Broken Bow Planning Commission and a public hearing of the Broken Bow City Council will be held on the following date/times:

Broken Bow Planning Commission:

Blight Study, Proposed Redevelopment Area #10: Tuesday, June 14th, at 12:00 p.m. at the Broken Bow City Council Chambers, located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to declare an area within and adjacent to the City of Broken Bow as blighted & substandard.

General Redevelopment Plan, Proposed Redevelopment Area #10: Tuesday, June 14th, at 12:00 p.m. at the Broken Bow City Council Chambers, located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to approve a General Redevelopment Plan for Proposed Redevelopment Area #10, an area within and adjacent to the City of Broken Bow.

Blight Study, Proposed Redevelopment Area #11: Tuesday, June 14th, at 12:00 p.m. at the Broken Bow City Council Chambers, located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to declare an area within the City of Broken Bow as blighted & substandard.

General Redevelopment Plan, Proposed Redevelopment Area #11: Tuesday, June 14th, at 12:00 p.m. at the Broken Bow City Council Chambers, located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to approve a General Redevelopment Plan for Proposed Redevelopment Area #11, an area within the City of Broken Bow.

Broken Bow City Council:

Blight Study, Proposed Redevelopment Area #10: Tuesday, June 14th, at 6:05 p.m. at the Broken Bow City Municipal Auditorium located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to declare an area within and adjacent to the City of Broken Bow as blighted & substandard.

General Redevelopment Plan, Proposed Redevelopment Area #10: Tuesday, June 14th, at 6:05 p.m. at the Broken Bow City Municipal Auditorium located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to approve a General Redevelopment Plan for Proposed Redevelopment Area #10, an area within and adjacent to the City of Broken Bow.

Blight Study, Proposed Redevelopment Area #11: Tuesday, June 14th, at 6:05 p.m. at the Broken Bow City Municipal Auditorium located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to declare an area within the City of Broken Bow as blighted & substandard.

General Redevelopment Plan, Proposed Redevelopment Area #11: Tuesday, June 14th, at 6:05 p.m. at the Broken Bow City Municipal Auditorium located at 314 South 10th Avenue, Broken Bow, NE 68822.

The purpose of the hearing is to consider recommendations to approve a General Redevelopment Plan for Proposed Redevelopment Area #11, an area within the City of Broken Bow.

Copies of the blight and substandard study and map of the area in question may be obtained by contacting the Broken Bow City Clerk at (308) 872-5831 or by visiting the Broken Bow City Office during normal business hours.

A map and description of Proposed Redevelopment Area #10 and Proposed Redevelopment Area #11 have been enclosed with this letter.

Should you have any questions about the blight studies or proposed general redevelopment plans, please contact Bobbi Pettit, at (308) 455-3528 or bobbi@fiveruleplanning.com.

Sincerely,



Jess Vanden Berge
Program Manager
FIVE RULE Rural Planning

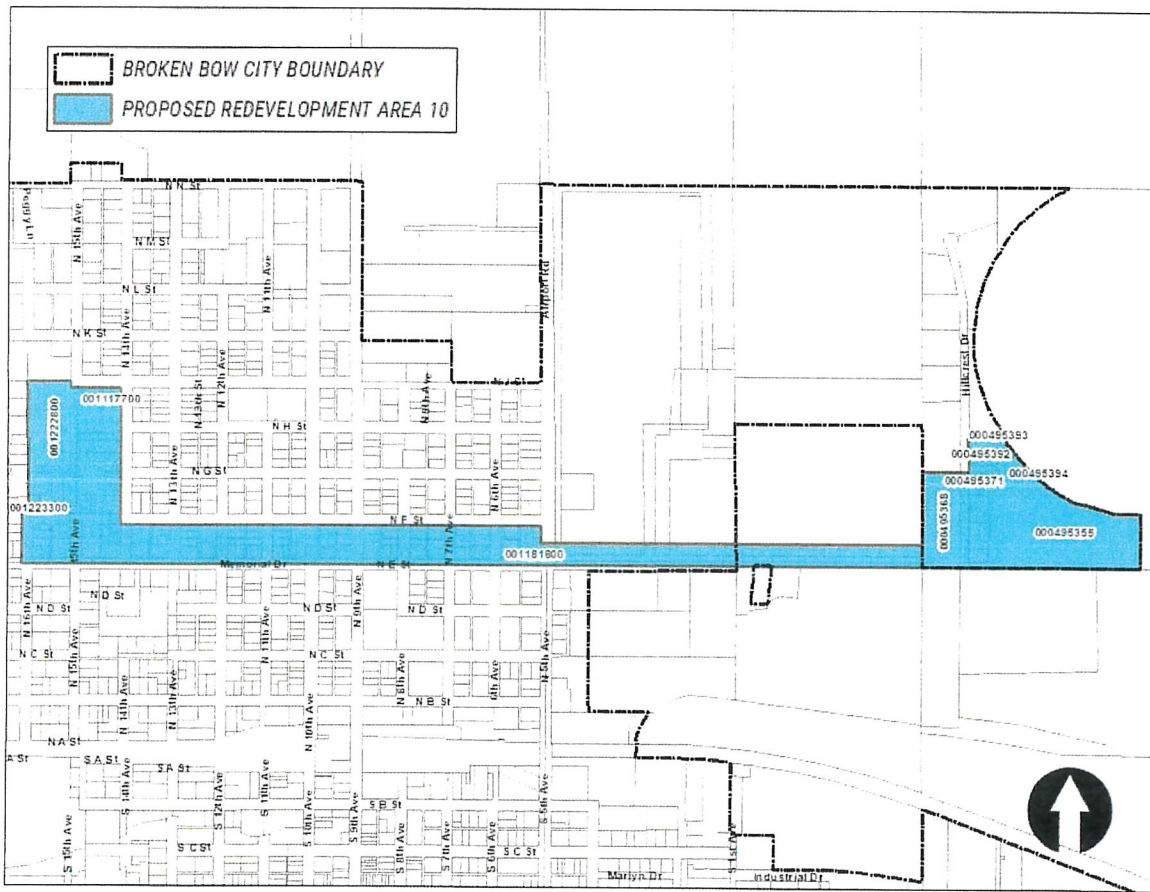
Encl:

Proposed Redevelopment Area #10 Map and Description
Proposed Redevelopment Area #11 Map and Description

DESCRIPTION OF PROPOSED REDEVELOPMENT AREA #10

An area that encompasses 68 acres and is described as follows:

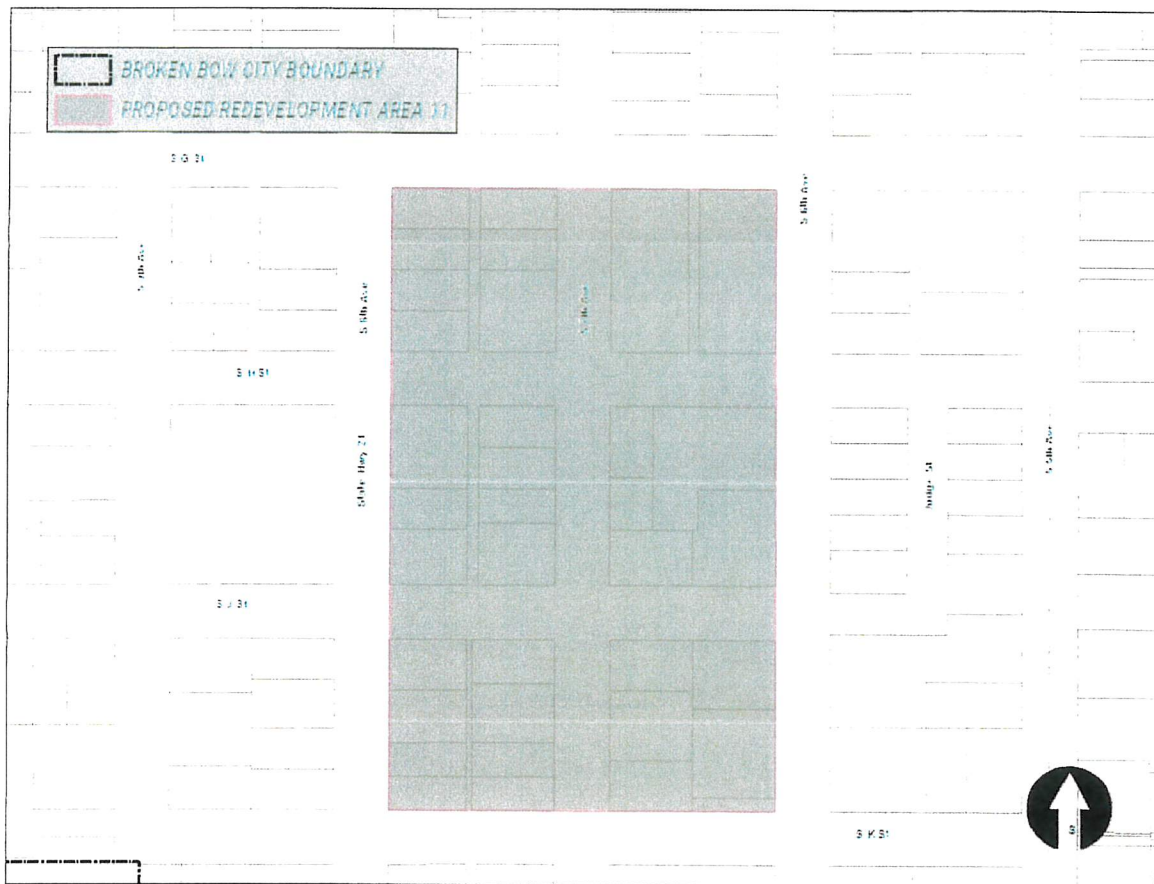
Beginning at the northwest corner of Parcel ID Number (PID#) 001222800 then moving east and then south and then east along the property boundary line of that parcel until reaching the northwest corner of PID# 001118000 then moving east in a straight line until reaching the northeast corner of PID# 001117700, then moving south in a straight line along the west Right-Of-Way (ROW) line of N. 14th Ave. until reaching the southwest corner of the intersection of N. 14th Ave. and N. F St., then moving east along the south ROW line of N. F St. until reaching the southwest corner of the intersection of N. F St. and N. 5th Ave, then moving south in a straight line until reaching the northeast corner of PID# 001181800, then moving east in a straight line until reaching the west property boundary line of PID# 000495368, then moving north and then east along that parcel property boundary line until reaching the northwest corner of PID# 000495371, then moving north in a straight line until reaching the northwest corner of PID# 000495392, then moving east in a straight line until reaching the northeast corner of PID# 000495393, then moving southeast along the east boundary lines of PID# 000495393, 000495394, and 000495355 until reaching the northeast corner of PID# 000495355, then moving south in a straight line along the east property boundary line of that parcel until reaching the north ROW line of Memorial Dr., then moving west along the north ROW line of Memorial Drive until reaching the northwest corner of the intersection of Memorial Dr. and N. 16th Ave., then moving north along the west ROW line of N. 16th Ave. until reaching the north ROW line of N. F St., then moving east along that ROW line until reaching the southwest corner of PID# 001223300, then moving north in a straight line until reaching the beginning point at the northwest corner of PID# 001222800.



DESCRIPTION OF PROPOSED REDEVELOPMENT AREA #11

An Area that encompasses 12 acres and is described as follows:

Beginning at the southeast corner of the intersection of S. 8th Ave./State Highway 21 and S. G St., then moving east along the south Right-Of-Way (ROW) line of S. G St. until reaching the southwest corner of the intersection of S. G St. and S. 6th Ave., then moving south along the west ROW line of S. 6th Ave. until reaching the northwest corner of the intersection of S. K St. and S. 6th Ave., then moving west along the north ROW line of S. K St. until reaching the northeast corner of the intersection of S. K St. and S. 8th Ave./State Highway 21, then moving north along the east ROW line of S. 8th Ave./State Highway 21 until reaching the beginning point located at the southeast corner of the intersection of S. 8th Ave./State Highway 21 and S. G St.



NOTICE OF PUBLIC
HEARING
(REDEVELOPMENT AREA
10-BLIGHT STUDY-CITY
COUNCIL)

Pursuant to the Nebraska Community Redevelopment Act (Nebraska Revised Statutes 18-2115) public notice is hereby given that the City of Broken Bow City Council, will hold a public hearing at 6:05 p.m. on Tuesday, June 14th at the Broken Bow City Municipal Auditorium located at 314 South 10th Avenue.

The purpose of the hearing is to consider recommendations to declare an area within and adjacent to the City of Broken Bow as blighted & substandard.

A map of the area and copies of the blight and substandard study may be obtained by contacting Bobbi Pettit, AICP of FIVE RULE Rural Planning at 308.455.3528 or bobbi@fiveruleplanning.com

Proposed Redevelopment Area 10 encompasses 68 acres and is described as follows: Beginning at the northwest corner of Parcel ID Number (PID#) 001222800 then moving east and then south and then east along the property boundary line of that parcel until reaching the northwest corner of PID# 001118000 then moving east in a straight line until reaching the northeast corner of PID# 001117700, then moving south in a straight line along the west Right-Of-Way (ROW) line of N. 14th Ave. until reaching the southwest corner of the intersection of N. 14th Ave. and N. F St., then moving east along the south ROW line of N. F St. until reaching the southwest corner of the intersection of N. F St. and N. 5th Ave, then moving south in a straight line until reaching the northeast corner of PID# 001181800, then moving east in a straight line until reaching the west property boundary line of PID# 000495368, then moving north and then east along that parcel property boundary line until reaching the northwest corner of PID# 000495371, then moving north in a straight line until reaching the northwest corner of PID# 000495392, then moving east in a straight line until reaching the northeast corner of PID# 000495393, then moving southeast along the east boundary lines of PID# 000495393, 000495394, and 000495355 until reaching the northeast corner of PID# 000495355, then moving south in a straight line along the east property boundary line of that parcel until reaching the north ROW line of Memorial Dr., then moving west along the north ROW line of Memorial Drive until reaching the northwest corner of the intersection of Memorial Dr. and N. 16th Ave., then moving north along the west ROW line of N. 16th Ave. until reaching the north ROW line of N. F St., then moving east along that ROW line until reaching the southwest corner of PID# 001223300, then moving north in a straight line until reaching the beginning point at the northwest corner of PID# 001222800.

NOTICE OF PUBLIC
HEARING
(REDEVELOPMENT AREA
10-BLIGHT STUDY-PLAN-
NING COMMISSION)

Pursuant to the Nebraska Community Redevelopment Act (Nebraska Revised Statutes 18-2115) public notice is hereby given that the City of Broken Bow Planning Commission, will hold a public hearing at 12:00 p.m. on Tuesday, June 14th at the Broken Bow City Council Chambers located at 314 South 10th Avenue.

The purpose of the hearing is to consider recommendations to declare an area within and adjacent to the City of Broken Bow as blighted & substandard.

A map of the area and copies of the blight and substandard study may be obtained by contacting Bobbi Pettit, AICP of FIVE RULE Rural Planning at 308.455.3528 or bobbi@fiveruleplanning.com

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NOTICE OF PUBLIC
HEARING
(REDEVELOPMENT AREA
11-BLIGHT STUDY-CITY
COUNCIL)

Pursuant to the Nebraska Community Redevelopment Act (Nebraska Revised Statutes 18-2115) public notice is hereby given that the City of Broken Bow City Council, will hold a public hearing at 6:05 p.m. on Tuesday, June 14th at the Broken Bow City Municipal Auditorium located at 314 South 10th Avenue.

The purpose of the hearing is to consider recommendations to declare an area within the City of Broken Bow as blighted & substandard.

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Proposed Redevelopment Area 11 encompasses 12 acres and is described as follows: Beginning at the southeast corner of the intersection of S. 8th Ave./State Highway 21 and S. G St., then moving east along the south Right-Of-Way (ROW) line of S. G St. until reaching the southwest corner of the intersection of S. G St. and S. 6th Ave., then moving south along the west ROW line of S. 6th Ave. until reaching the northwest corner of the intersection of S. K St. and S. 6th Ave., then moving west along the north ROW line of S. K St. until reaching the northeast corner of the intersection of S. K St. and S. 8th Ave./State Highway 21, then moving north along the east ROW line of S. 8th Ave./State Highway 21 until reaching the beginning point located at the southeast corner of the intersection of S. 8th Ave./State Highway 21 and S. G St.

Pub: May 26, June 2, 2022
ZNEZ

NOTICE OF PUBLIC
HEARING
(REDEVELOPMENT AREA
10-GENERAL REDEVELOPMENT
PLAN-CITY
COUNCIL)

Pursuant to the Nebraska Community Redevelopment Act (Nebraska Revised Statutes 18-2115) public notice is hereby given that the City of Broken Bow City Council, will hold a public hearing at 6:05 p.m. on Tuesday, June 14th at the Broken Bow City Municipal Auditorium located at 314 South 10th Avenue.

The purpose of the hearing is to consider recommendations for the General Redevelopment Plan for Redevelopment Area 10.

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NOTICE OF PUBLIC
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10-GENERAL REDEVELOPMENT
PLAN-PLANNING COMMISSION)

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NOTICE OF PUBLIC
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(REDEVELOPMENT AREA
11-BLIGHT STUDY-PLAN-
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Pub: May 26, June 2, 2022
ZNEZ

NOTICE OF PUBLIC
HEARING
(REDEVELOPMENT AREA
11-GENERAL REDEVELOPMENT
PLAN-CITY
COUNCIL)

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Pub: May 26, June 2, 2022
ZNEZ

NOTICE OF PUBLIC
HEARING
(REDEVELOPMENT AREA
11-GENERAL REDEVELOPMENT
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Pub: May 26, June 2, 2022
ZNEZ

RESOLUTION 2022-7

RESOLUTION APPROVING MICHAEL R. GARNER AND MARY JANE GARNER LOT SPLIT

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

WHEREAS, the owner of the real estate, described on the plat attached hereto, has petitioned for a split of said real estate into parcels; and,

WHEREAS, said real estate lies within the city's zoning jurisdiction of the City of Broken Bow, Custer County, Nebraska; and,

WHEREAS, the division and sale of a portion of said real estate as described on the attached plat, exhibit A, should be allowed without the necessity of a subdivision of the real estate.

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

That the lot split of the above described premises is hereby approved.

PASSED AND APPROVED this 14th day of June, 2022.

Rod Sonnichsen, Mayor

ATTEST:

Kandi K Peters, City Clerk



Lot Split Application
Broken Bow, Nebraska

Complete this form and submit it to the City of Broken Bow Planning and Zoning Office with the following attachments:

- A detailed drawing/map of the property involved, showing the current structures and the proposed new property lines. A survey is highly recommended, however, the City is not by this application certifying or verifying the actual lot lines, survey lines or pin locations. The applicant is responsible for the legal description herein.
- A certified list of all the property owners within 300 feet of the boundary of the proposed lot to be split. This list must be prepared by a registered abstractor.
- Filing fee - \$50.00

Property Owner/Applicant Michael R. Garner & Mary Jane Garner

Property Address 1131 North G Street Legal Description North 10' of East 48' of Lot 7, Block 46, Railroad Addition

What is the intended use for the property after the lot split is granted? Residential

Is a new street or alley needed if this lot split is granted? Yes ☐ No ☒

Is a vacation of streets, alleys, setback lines, access control or easements required for this particular lot split? Yes ☐ No ☒

Will this lot split require an increase in service requirements by the City of Broken Bow? (utilities, traffic control, streets) Yes ☐ No ☒

Will this lot split interfere with maintaining existing services? Yes ☐ No ☒

Does the granting of this lot split lessen the right-of-way by the City of Broken Bow? Yes ☐ No ☒

Does this lot split result in a substandard sized lot or parcel? Yes ☐ No ☒

Will this lot have direct access to a street? Yes ☒ No ☐

Has this lot been previously split in accordance with current zoning regulations? Yes ☐ No ☒

Jay D. Gormley, Nebraska Land Surveying, LLC

May 16, 2022

872-6609

Applicant

Date

Phone

For Office Use Only

Application Approved ☐ Not Approved ☐

Accepted by Date

Payment received: mo. day. yr.
Cash ☐ Check ☐

CERTIFICATE

I hereby certify that the following is a list of the names of the owners of record of real estate within 300 feet of the real estate described below:

The North 10.0 feet of the East 48.0 feet of Lot Seven (7), Block Forty-six (46), Railroad Addition to Broken Bow, Custer County, Nebraska.

Tax ID#001122700; Tax ID#001

Current Owner: ERICKSON, WILLIAM J
Address: PO BOX 327
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001122600

Current Owner: KNOELL FAMILY REV TRUST
Address: 1037 N F ST
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001122800

Current Owner: KLEEB, LAURINDA
Address: 635 N 11TH AVE
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001122900; Tax ID#001123000

Current Owner: KLEEB, JULIA A
Address: 609 N 11TH AVE
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001123200

Current Owner: KENNEDY, EARL D & MARLENE J
Address: LE ETAL
642 N 12TH AVE
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001123100

Current Owner: KAHNK, ROBERT R & JANEEN A FAM TR
Address: TRE: ROBERT R & JANEEN A KAHNK
612 N 12TH AVE
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001123300

Current Owner: SHINN, ANDREW
Address: 41233 HWY 2
City, State: DUNNING NE
Zipcode: 68833

Tax ID#001123400

Current Owner: JACOBSON, LINDA L
Address: 945 S 11TH AVE
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001123500

Current Owner: MARIN, ROSA E
Address: 729 N 6TH AVE
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001124000

Current Owner: BUNTEMAYER, MILDRED M
Address: 1244 N G ST
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001115640; Tax ID#001115700; Tax ID#001116100

Current Owner: SCHOOL DISTRICT 25
Address: 323 N 7TH AVE
City, State: BROKEN BOW NE
Zipcode: 68822

Tax ID#001121100

Current Owner:
Address:
City, State:
Zipcode:

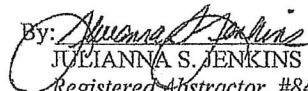
CONNELY, FRANKLIN E & EDITH J
730 N 11TH AVE
BROKEN BOW NE
68822

Tax ID#001121000

Current Owner:
Address:
City, State:
Zipcode:

FOSS, ANGELA S
720 N 11TH AVE
BROKEN BOW NE
68822

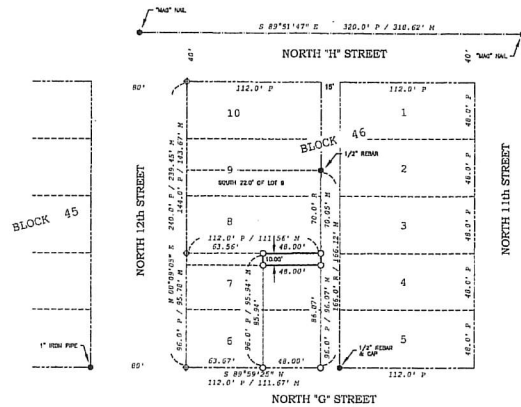
Dated this 18th day of May, 2022.

By: 
JULIANNA S. JENKINS
Registered Abstractor, #842

*Russell Title & Escrow Co.
Certificate of Authority No. 654*

F:\LotSplit\0057-V

THE N10.0' OF THE E48.0' OF LOT 7, BLOCK 46, RAILROAD ADDITION TO BROKEN BOW, CUSTER COUNTY, NEBRASKA.



LEGAL DESCRIPTION

The North 10.0 feet of the East 48.0 feet of Lot Seven (7), Block Forty-six (46), Railroad Addition to Broken Bow, Custer County, Nebraska.

SURVEYOR'S CERTIFICATE

I, Jay D. Gornley, 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 4th day of May, 2022.

(SEAL)

Nebraska Land Surveying, LLC

Jay D. Gornley, Manager
Nebraska Registered Land Surveyor No. 717
Date _____

ACKNOWLEDGMENTS

The foregoing Administrative Lot Split being the North 10.0 feet of the East 48.0 feet of Lot 7, Block 46, Railroad Addition to Broken Bow, Custer County, Nebraska as shown on the above plat is created with the free consent and in accordance with the desires of Michael R. Garner and Mary Jane Garner, husband and wife, who are the sole owners and proprietors of the land included therein.

Dated this ____ day of _____, 2022.

Michael R. Garner, husband

Mary Jane Garner, wife

State of Nebraska

County of Custer

Before me, the undersigned Notary Public within and for this County and State, personally appeared Michael R. Garner, 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

State of Nebraska

County of Custer

Before me, the undersigned Notary Public within and for this County and State, personally appeared Mary Jane Garner, 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

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 Administrative Lot Split was submitted to the Broken Bow Planning Commission on the ____ day of _____, 2022, and was approved on that date by a majority of 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 Administrative Lot Split 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.

Rod Sonnichsen, Mayor

State of Nebraska

County of Custer

Before me, the undersigned Notary Public within and for this County and State, personally appeared Rod Sonnichsen, Mayor of the City of Broken Bow, Nebraska, to me personally known, who, being by me sworn did say that the foregoing instrument was acknowledged by him.

Signed and acknowledged on the ____ day of _____, 2022.

(SEAL)

Notary Public, Nebraska

CUSTER COUNTY, NEBRASKA, REGISTER OF DEEDS

This is to certify that the foregoing Administrative Lot Split 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

