



**CITY OF BROKEN BOW
CITY COUNCIL AGENDA
July 9, 2024 @ 6:00 PM
Broken Bow Municipal Building
314 South 10th Ave, 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 July 9th, 2024, which will include the following:

- a. Approval of Minutes of June 25th, 2024, Council Meeting
- b. Approval of Bills as Posted
- c. Approval of Broken Bow Volunteer Fire Department Official Roster
- d. Approval of Broken Bow Ambulance Service Official Roster

F. New Business:

- a. **Police Officer Appointment-** Council will have the consideration of approving the appointment of Joshua Townsend as a Broken Bow Police Officer.
- b. **Joshua Townsend-** Police Officer Oath.
- c. **Resolution 2024-06, Sale of Surplus Real Property valued at over \$5,000-** Council will have the consideration of approving the Sale of Real Property – Lot Six (6), and the North Half (N½), of Lot Seven (7), in Block Twelve (12), of Jewett & Lilly's Addition to Broken Bow, Custer County, Nebraska valued at over \$5,000.
- d. **Eagle Crest Subdivision Change Order No. 1-** Consideration of approving Change Order No. 1 for the Eagle Crest Subdivision in the amount of \$65,357.00.



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- e. Conditional Use Permit Public Hearing, 843 Hillcrest Drive-** Consideration of opening a public hearing to discuss the prospect of granting a Conditional Use Permit at 843 Hillcrest Drive Broken Bow, Nebraska, allowing the sale of Cottage Bakery goods from an agricultural district.
- f. Conditional Use Permit, 843 Hillcrest Drive-** Consideration of approving the Conditional Use Permit at 843 Hillcrest Drive Broken Bow, Nebraska, allowing the sale of Cottage Bakery goods from an agricultural district.
- g. Conditional Use Permit Public Hearing, 44100 Memorial Drive-** Consideration of opening a public hearing to discuss the prospect of granting a Conditional Use Permit at 44100 Memorial Drive Broken Bow, Nebraska, allowing Industrial Tower West to build a cell phone tower.
- h. Conditional Use Permit, 44100 Memorial Drive-** Consideration of approving the Conditional Use Permit at 44100 Memorial Drive Broken Bow, Nebraska, allowing Industrial Tower West to build a cell phone tower.

G. Mayor and Council Comments

H. Adjournment

***The Next City Council Meeting Will Be on Tuesday, July 23rd, 2024
at 6:00 pm in the Broken Bow Municipal Building***

Upcoming Events:

- ❖ **July 9th** – Board of Public Works @ 12:30 pm in the Broken Bow Municipal Building
- ❖ **July 13th** – Custer County Historical Society Car Show Fundraiser

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.

Broken Bow City Council
Meeting Minutes June 25th, 2024

The Broken Bow City Council met in regular session on Tuesday, June 25th, 2024, in the Broken Bow Municipal Auditorium. Notice of the meeting was given in advance as required by Nebraska statutes. 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 pm, with the following Councilmembers present: Russ Smith, Luke Wassom, Chris Myers, and Paul Holland. Absent: None. Mayor Sonnichsen announced the availability of the open meetings law, followed by reciting the Pledge of Allegiance.

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

Moved by Smith, seconded by Holland to approve the consent agenda for June 25, 2024. Said motion includes approval of the Minutes of the June 11, 2024, Council Meeting and Bills to Date. Roll call vote: Voting aye: Smith, Wassom, Myers, and Holland. Nays: None. Motion carried.

Aflac \$458.39, \$157.00, Barco Products \$198.02, Beaver Bearing Co Albion \$64.40, Black Hills Energy \$256.83, Bound Tree Medical \$480.77, \$199.33, Broken Bow Airport Authority \$1,083.33, Broken Bow Fire Department \$810.00, Broken Bow Police Department \$534.75, Card Services 0591 \$1,167.31, Central Ne Economic Dev District \$5,609.60, Central Nebraska Bobcat \$317.99, Century Link \$561.35, City Flex Benefit Plan \$225.00, City of Broken Bow - Health Insurance \$3,816.11, City of Broken Bow Pension Fund \$2,278.07, \$9,977.46, \$1,110.04, Colonial Insurance \$538.72, \$389.90, \$323.28, Consumer Reports \$35.00, Cooking Light \$26.76, Custer County Chief \$351.00, Custer County Chief \$704.42, Custer Public Power \$51.78, Custer Transfer Station \$18.00, EFTPS Online Payment \$3,548.14, \$8,921.66, \$15,171.16, EZ IT Solutions \$22.79, \$249.57, \$2,765.00, Eakes Office Solutions \$58.99, Family Handyman \$20.00, Family Heritage \$25.50, Great Plains Communications \$185.00, History Nebraska \$35.00, Hometown Leasing \$116.65, \$291.12, Ingram Library Services \$1,869.41, JEO \$5,500.00, \$2,267.50, Kirkpatrick Cleaning Solutions \$1,043.00, \$226.74, \$250.43, \$79.08, Matheson Tri-Gas Inc \$706.82, Mead Lumber \$3,762.82, Motorola Solutions Inc. \$250.00, Myers Iron Salvage \$2,498.85, Nebraska Child Support Payment Center \$899.09, Nebraska Pasture Door \$48.00, Nebraska State Bank \$36,772.65, OBrien's Hardware \$31.21, Over Drive \$1,000.00, PANHANDLE EMS EDUCATION \$3,905.00, People Magazine \$80.00, Presto X Company \$72.49, Register of Deeds \$20.00, Sandhills Custom Creations \$65.75, Schaper and White Law Firm \$3,042.00, Smithsonian \$14.99, State Income Tax WH NE Online Payment \$4,226.09, Statewide Collection LLC \$2.77, Steve Scott \$59.01, TROTTER SERVICE \$108.72, TX Child Support SDU \$161.54, The Christian Century \$74.95, The Garden Center \$2,000.00, The New Yorker \$179.99, Travel + Leisure \$12.00, Trotter Fertilizer \$25.47, Trotter Service \$756.43, Trotter Service \$2,852.31, Trotter Service \$481.66, Trotter Whoa & Go West BB \$249.16, Trotter's Whoa & Go West BB \$76.24, Trotter's Whoa & Go West BB \$509.29, Trotter's Whoa & Go West BB \$403.08, Verizon Wireless \$248.84, Weathercraft \$3,020.00, Wenquist Inc. \$22.74, \$28.47, \$15.98, \$51.97, \$74.99, Bi-Weekly Payroll (6/18/24) \$89,919.58, Total \$253,532.30

Under new business, moved by Myers, seconded by Smith to approve the appointment of Paul Proctor to the Broken Bow Airport Authority Board for a term ending in December 2029.

Roll Call Vote: Voting aye: Smith, Wassom, Myers and Holland. Nays: None. Motion carried.

Moved by Wassom, seconded by Smith to approve the appointment of Steven Fricke to the Broken Bow Park Board for a term ending in February 2026. Roll Call Vote: Voting aye: Smith, Wassom, Myers and Holland. Nays: None. Motion carried

Moved by Holland, seconded by Wassom to extend temporary authority, from now until Sept 1st, 2024, to County Supervisor Dwain Bryner to close parking spaces on the east side of the Custer County Courthouse, between South D Street and South E Street, on an “as needed” basis, to protect the public from construction hazards and to safely facilitate the stair replacement project. Roll Call Vote: Voting aye: Smith, Wassom, Myers and Holland. Nays: None. Motion carried.

Moved by Smith, seconded by Holland to approve the temporarily closing of South D Street from South 8th Avenue to South 9th Avenue on July 26th, 2024, from approximately 4:00-11:59 pm. for the Broken Bow Youth Sports Club Ball Drop Fundraiser and beer garden. Roll Call Vote: Voting aye: Smith, Wassom, Myers and Holland. Nays: None. Motion carried.

In the Mayor and Council Comments, Mayor Sonnichsen thanked the DYO for all the work they do for the local youth and Councilmember Smith also applauded their efforts by saying that it means the world to the local youth in our community. Councilmember Holland also thanked the City Streets Department and the DYO for how nice the parks and fields looked during the softball tournament the previous week.

Moved by Wassom, seconded by Myers, to adjourn the City Council meeting at 6:07 PM. Roll Call vote: Voting aye: Smith, Wassom, Myers and Holland. Nays: None. Motion Carried.

Rodney W. Sonnichsen, Mayor

ATTEST:

Jennifer Waterhouse, City Clerk

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>
STREETS	AKRS Equipment									
35828	7/9/2024 7/9/2024	1,029.60	ACCT 99507	7/2/2024						Posted
	09-3310.00		Mower repairs						1,029.60	0.00
PARKS	AKRS Equipment-Parks									
35827	7/9/2024 7/9/2024	260.10	ACCT 50208	7/2/2024						Posted
	09-3310.00		Mower repairs						260.10	0.00
	Aflac									
35843	7/3/2024 7/3/2024	458.39								Posted
	01-1501.00		PRE TAX AFLAC						458.39	0.00
35844	7/3/2024 7/3/2024	157.00								Posted
	01-1501.00		AFLAC POST TAX						157.00	0.00
35866	7/9/2024 7/9/2024	67.02	358633 June 2024	7/1/2024						Posted
	01-1501.00		Dave Aflac						67.02	0.00
	Bound Tree Medical									
35829	7/9/2024 7/9/2024	971.61	85385913-4 85384							Posted
	05-3338.00		EMT Supplies						971.61	0.00
	Broken Bow Airport Authority									
35831	7/9/2024 7/9/2024	1,083.33	JULY 2024							Posted
	01-3409.00		Airport Interlocal Agreement						1,083.33	0.00
	Broken Bow Chamber of Commerce									
35830	7/9/2024 7/9/2024	3,355.00	JUNE 2024							Posted
	05-3334.00		Ambulance incentive						3,355.00	0.00
	Broken Bow Municipal Utilities									
35825	7/9/2024 7/9/2024	6,519.47								Posted
	01-3213.00		General - Radio/Weather Station Tower						35.68	0.00
	02-3220.00		Pub Bldg - Utilities/Trash						703.73	0.00
	04-3220.00		Police - Utilities/Trash Removal						389.34	0.00
	04-3315.00		Police -Dog Pound Utilities						40.89	0.00
	07-3220.00		Library - Utilities/Trash Removal						843.13	0.00
	08-3220.00		Street - Utilities/Trash						407.05	0.00
	09-3220.00		Parks - Utilities/Trash Removal						1,625.26	0.00
	09-3220.00		Parks - Shop Utilities/Trash Removal						174.08	0.00
	10-3220.00		Swim Pool - Utilities/Trash Removal						2,255.32	0.00
	11-3220.00		Tree Dump - Utilities						44.99	0.00
									6,519.47	0.00
	Broken Bow Rural Fire Board									
35862	7/9/2024 7/9/2024	2,598.97	96	6/28/2024						Posted
	05-3338.00		EMS Supplies						392.57	0.00
	06-3313.00		Fire school rooms/milage						398.98	0.00
	06-3310.00		SCBA Testing						120.00	0.00
	06-3311.00		Bamford - Oct 2022						125.00	0.00
	06-3311.00		Weathercraft - Oct 2022						375.00	0.00
	06-3220.00		Gas/Electric June 24 Aug 23 Oct 22						468.12	0.00
	05-3220.00		Gas/Electric June 24 Aug 23 Oct 22						468.12	0.00
	06-3221.00		Phone/Internet June 24 Aug 23 Oct 22						125.59	0.00
	05-3221.00		Phone/Internet June 24 Aug 23 Oct 22						125.59	0.00
									2,598.97	0.00
	City Flex Benefit Plan									
35845	7/3/2024 7/3/2024	225.00								Posted
	01-1501.00		SELECT FLEX-UNREIMBURSED M/D/V						225.00	0.00
	City of Broken Bow - Health Insurance									
35856	7/3/2024 7/3/2024	3,661.81								Posted
	01-1501.00		HEALTH INSURANCE						3,661.81	0.00
	City of Broken Bow Pension Fund									
35846	7/3/2024 7/3/2024	2,278.07								Posted
	01-1513.00		RETIREMENT LOAN PAYMENT						2,278.07	0.00
35847	7/3/2024 7/3/2024	9,329.02								Posted
	01-1502.00		414H RETIREMENT						9,329.02	0.00
35848	7/3/2024 7/3/2024	1,121.41								Posted
	01-1502.00		457 RETIREMENT						1,121.41	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>Debit</u>	<u>Credit</u>
	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>						
Colonial Insurance (continued)										
35841	7/3/2024	7/3/2024	410.31					Posted		
	01-1501.00			COLONIAL LIFE PRE TAX			410.31		0.00	
35842	7/3/2024	7/3/2024	327.75					Posted		
	01-1501.00			COLONIAL LIFE POST TAX			327.75		0.00	
Credit Management Services										
35855	7/3/2024	7/3/2024	346.41					Posted		
	01-1504.00			WAGE GARNISHMENT - Plaintiff			346.41		0.00	
Custer County Treasurer										
35824	6/26/2024	6/26/2024	17,822.97	JUNE 2024	6/26/2024			Ck# 3627 Printed		
	01-3217.00			Communications Interlocal Agreement			17,822.97		0.00	
35832	7/9/2024	7/9/2024	17,822.97	JULY 2024	7/2/2024			Posted		
	01-3217.00			Communications Interlocal Agreement			17,822.97		0.00	
Custer Public Power										
35833	7/9/2024	7/9/2024	51.52	Meter #85269101				Posted		
	11-3220.00			CD Cell Power			51.52		0.00	
EFTPS Online Payment										
35851	7/3/2024	7/3/2024	3,122.86					Posted		
	01-1500.00			MEDICARE			3,122.86		0.00	
35852	7/3/2024	7/3/2024	7,683.32					Posted		
	01-1500.00			FEDERAL MARRIED			3,854.17		0.00	
	01-1500.00			FEDERAL SINGLE			2,830.57		0.00	
	01-1500.00			Federal Head of Household			409.84		0.00	
	01-1500.00			2020 Federal Single			257.85		0.00	
	01-1500.00			2020 Federal Married			330.89		0.00	
							7,683.32		0.00	
35853	7/3/2024	7/3/2024	13,353.08					Posted		
	01-1500.00			SOCIAL SECURITY			13,353.08		0.00	
EZ IT Solutions										
35864	7/9/2024	7/9/2024	51.43	7484	6/6/2024			Posted		
	01-3438.00			IT Services - LeeAnn ID Card			2.50		0.00	
	07-3438.00			IT Services - Library Cable			48.93		0.00	
							51.43		0.00	
35865	7/9/2024	7/9/2024	2,765.00	7502	7/1/2024			Posted		
	01-3438.00			IT Services			460.83		0.00	
	04-3438.00			IT Services			460.83		0.00	
	05-3438.00			IT Services			230.43		0.00	
	06-3438.00			IT Services			230.42		0.00	
	07-3438.00			IT Services			460.83		0.00	
	08-3438.00			IT Services			460.83		0.00	
	09-3438.00			IT Services			460.83		0.00	
							2,765.00		0.00	
Family Heritage										
35849	7/3/2024	7/3/2024	25.50					Posted		
	01-1501.00			FAMILY HERITAGE			25.50		0.00	
Gateway Motors Inc										
35834	7/9/2024	7/9/2024	115.64	88180	7/2/2024			Posted		
	06-3310.00			2019 Tahoe oil change			115.64		0.00	
Great Plains Communications										
35863	7/9/2024	7/9/2024	155.51	ACCT# 119895	7/1/2024			Posted		
	07-3221.00			Internet - Library			155.51		0.00	
Grocery Kart										
35835	7/9/2024	7/9/2024	73.81	6291 6222				Posted		
	05-3223.01			Rug Doctor rental with cleaner			73.81		0.00	
Hometown Leasing										
35859	7/9/2024	7/9/2024	73.57	ACCT# 001279968	7/3/2024			Posted		
	07-3216.00			copier lease - Library			73.57		0.00	
Kirkpatrick Cleaning Solutions										
35836	7/9/2024	7/9/2024	1,043.00	13417	7/2/2024			Posted		
	02-3419.01			July 2024 Janitorial			1,043.00		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>
	Kirkpatrick Cleaning Solutions (continued)									
35867	7/9/2024	7/9/2024	185.00	13435	7/1/2024					Posted
	02-3419.01			Event cleaning					185.00	0.00
1	Nebraska Child Support Payment Center									
35850	7/3/2024	7/3/2024	899.09							Posted
	01-1503.00			CHILD SUPPORT-NE					899.09	0.00
	Nebraska Pasture Door									
35837	7/9/2024	7/9/2024	134.94	11757	7/2/2024					Posted
	01-3212.00			Office Clothing - LT					134.94	0.00
	OCLC Inc.									
35868	7/9/2024	7/9/2024	627.68	1000383604						Posted
	07-3340.00			inter library loan services					627.68	0.00
	Paper Tiger Shredding									
35838	7/9/2024	7/9/2024	90.00	201364	7/3/2024					Posted
	01-3222.00			paper shredding					90.00	0.00
Ambulance	RT Ace, LLC									
35840	7/9/2024	7/9/2024	14.99	24898	7/3/2024					Posted
	05-3223.01			Mop head					14.99	0.00
35861	7/9/2024	7/9/2024	85.68	20283 26029 ACC	7/3/2024					Posted
	06-3223.00			Supplies					85.68	0.00
	Ranchland Ford									
35839	7/9/2024	7/9/2024	678.02	57789						Posted
	05-3310.00			2006 Ford red/white 97-1 oil pressure repa					678.02	0.00
	Sara J. Hulinsky									
35860	7/9/2024	7/9/2024	837.00	JUNE 2024	7/2/2024					Posted
	07-3419.01			cleaning service - Library June					837.00	0.00
	Schaper and White Law Firm									
35826	7/9/2024	7/9/2024	3,016.00	2178	7/2/2024					Posted
	01-3214.00			legal fees					3,000.00	0.00
	01-3223.20			filing fees					16.00	0.00
									3,016.00	0.00
	State Income Tax WH NE Online Payment									
35854	7/3/2024	7/3/2024	3,805.97							Posted
	01-1500.00			STATE MARRIED					2,233.11	0.00
	01-1500.00			STATE SINGLE					1,572.86	0.00
									3,805.97	0.00
	Statewide Collection LLC									
35858	7/3/2024	7/3/2024	2.77							Posted
	01-1504.00			Wage Garnishment-Plaintiff					2.77	0.00
	TX Child Support SDU									
35857	7/3/2024	7/3/2024	401.00							Posted
	01-1503.00			CHILD SUPPORT-TX					401.00	0.00
			109,138.59	45 Non-voided payables listed.						

Report Setup

AP - Accounts Payable Listing : Vendor Name

Filter Options

Starting: 6/26/2024

Ending: 7/9/2024

Banks: All

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

All Vendors Selected

Bi-weekly Payroll 7/3/24 \$77,760.91

Check Approval List - GL Account

7/5/2024 2:53:23 PM

City of Broken Bow

Page 1 of 2

<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	458.39
Aflac		AFLAC POST TAX	Health/Life/Acc Insuranc	157.00
Aflac	358633	June Insurance - Dave	Health/Life/Acc Insuranc	67.02
Broken Bow Airport Authority	JULY 202	Airport Interlocal Agreement	Airport Payment	1,083.33
Broken Bow Municipal Utilities			Weather Station Expens	35.68
City Flex Benefit Plan		SELECT FLEX-UNREIMBURSED M/D/V	Health/Life/Acc Insuranc	225.00
City of Broken Bow - Health Insurance		HEALTH INS	Health/Life/Acc Insuranc	3,661.81
City of Broken Bow Pension Fund		414H RETIREMENT	Pension	9,329.02
City of Broken Bow Pension Fund		457 RETIREMENT	Pension	1,121.41
City of Broken Bow Pension Fund		RETIREMENT LOAN PAYMENT	Loan Payment	2,278.07
Colonial Insurance		COLONIAL LIFE PRE TAX	Health/Life/Acc Insuranc	410.31
Colonial Insurance		COLONIAL LIFE POST TAX	Health/Life/Acc Insuranc	327.75
Credit Management Services		WAGE GARNISHMENT - Plaintiff	Wage Garnishment	346.41
Custer County Treasurer	JULY 202	Communications Interlocal Agreement	Radio Communications	17,822.97
Custer County Treasurer	JUNE 202	Communications Interlocal Agreement	Radio Communications	17,822.97
EFTPS Online Payment		MEDICARE	Payroll Taxes	3,122.86
EFTPS Online Payment		FEDERAL	Payroll Taxes	3,854.17
EFTPS Online Payment		FEDERAL	Payroll Taxes	2,830.57
EFTPS Online Payment		FEDERAL	Payroll Taxes	409.84
EFTPS Online Payment		FEDERAL	Payroll Taxes	257.85
EFTPS Online Payment		FEDERAL	Payroll Taxes	330.89
EFTPS Online Payment		FICA	Payroll Taxes	13,353.08
EZ IT Solutions	7484	IT Services	IT Expense	2.50
EZ IT Solutions	7502	IT Services	IT Expense	460.83
Family Heritage		FAMILY HERITAGE	Health/Life/Acc Insuranc	25.50
Nebraska Child Support Payment Center		CHILD SUPPORT-NE	Child Support	899.09
Nebraska Pasture Door	11757	Office Clothing - LT	City Promotions	134.94
Paper Tiger Shredding	201364	paper shredding	Miscellaneous Expense	90.00
Schaper and White Law Firm	2178		Legal Fees	3,000.00
Schaper and White Law Firm	2178		Filing Fees	16.00
State Income Tax WH NE Online Paymer		STATE	Payroll Taxes	2,233.11
State Income Tax WH NE Online Paymer		STATE	Payroll Taxes	1,572.86
Statewide Collection LLC		Wage Garnishment-Plaintiff	Wage Garnishment	2.77
TX Child Support SDU		CHILD SUPPORT-TX	Child Support	401.00
Total General				\$88,145.00
Municipal Building				
Broken Bow Municipal Utilities			Utilities	703.73
Kirkpatrick Cleaning Solutions	13417	JULY 2024 Janitorial	Contracted Services	1,043.00
Kirkpatrick Cleaning Solutions	13435	Event cleaning	Contracted Services	185.00
Total Municipal Building				\$1,931.73
Police				
Broken Bow Municipal Utilities			Utilities	389.34
Broken Bow Municipal Utilities			Dog Care	40.89
EZ IT Solutions	7502	IT Services	IT Expense	460.83
Total Police				\$891.06
Rescue Unit				
Bound Tree Medical	85385913	EMT Supplies	Ambulance Supplies	971.61
Broken Bow Chamber of Commerce	JUNE 202	Ambulance incentive	Ambulance Driver Incent	3,355.00
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Utilities	468.12
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Telephone/Internet	125.59
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Ambulance Supplies	392.57
EZ IT Solutions	7502	IT Services	IT Expense	230.43
Grocery Kart	6291 6222	Rug Doctor rental with cleaner	Building Cleaning Suppli	73.81
RT Ace, LLC	24898	Mop head	Building Cleaning Suppli	14.99
Ranchland Ford	57789	2006 Ford red/white 97-1 oil pressure repair	Maint/Repair Equipment	678.02
Total Rescue Unit				\$6,310.14
Fire				

Check Approval List - GL Account

7/5/2024 2:53:23 PM

City of Broken Bow

Page 2 of 2

<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
Fire				
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Utilities	468.12
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Telephone/Internet	125.59
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Maint/Repair Equipment	120.00
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Maintenance & Repair B	125.00
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Maintenance & Repair B	375.00
Broken Bow Rural Fire Board	96	June 2024 Aug 2023 Oct 2022	Training	398.98
EZ IT Solutions	7502	IT Services	IT Expense	230.42
Gateway Motors Inc	88180	2019 Tahoe oil change	Maint/Repair Equipment	115.64
RT Ace, LLC	20283 26	Supplies	Supplies & Postage	85.68
			Total Fire	\$2,044.43
Library				
Broken Bow Municipal Utilities			Utilities	843.13
EZ IT Solutions	7484	IT Services	IT Expense	48.93
EZ IT Solutions	7502	IT Services	IT Expense	460.83
Great Plains Communications	ACCT# 11	Internet - Library	Telephone/Internet	155.51
Hometown Leasing	ACCT# 0	copier lease	Copier Maint/Expense	73.57
OCLC Inc.	10003836	inter library loa services	Book Purchases	627.68
Sara J. Hulinsky	JUNE 202	cleaning service - Library	Contracted Services	837.00
			Total Library	\$3,046.65
Street				
Broken Bow Municipal Utilities			Utilities	407.05
EZ IT Solutions	7502	IT Services	IT Expense	460.83
			Total Street	\$867.88
Park				
AKRS Equipment	ACCT 99	Maint Repair Equipment	Maint/Repair Equipment	1,029.60
AKRS Equipment-Parks	ACCT 50	Maint Repair Equipment	Maint/Repair Equipment	260.10
Broken Bow Municipal Utilities			Utilities	1,625.26
Broken Bow Municipal Utilities			Utilities	174.08
EZ IT Solutions	7502	IT Services	IT Expense	460.83
			Total Park	\$3,549.87
Swimming Pool				
Broken Bow Municipal Utilities			Utilities	2,255.32
			Total Swimming Pool	\$2,255.32
Sanitation				
Broken Bow Municipal Utilities			Utilities	44.99
Custer Public Power	Meter #85	CD Cell Power	Utilities	51.52
			Total Sanitation	\$96.51
				<u>\$109,138.59</u>

Report Selection: Check Approval List - GL Account

Date Range Selection: GL Posting Date

Starting Date: 6/26/2024

Ending Date: 7/9/2024

Banks: All

Bank Acct#:

Include Printed Checks: ☒

Bi-weekly Payroll 7/3/24 \$77,760.91



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

Dustin Watson Fire Chief

Official Roster

Effective on July 9, 2024, City

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

New Members in RED



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

David Baltz EMS Chief

Official Roster Effective on July 09, 2024

1. Doyle Woods	EMT	21. Mason Holmes	Paramedic
2. Londa Woods	EMT	22. BreAnna Holmes	Paramedic
3. Andrew C Holland	EMT	23. Brenda Dankert	Paramedic
4. Bobbie Summerford	EMT	24. Chad Hempstead	EMT
5. Lawrence Stump	Paramedic	25. Elizabeth Baumgartner	EMT
6. Kacey Finney	EMT		
7. Jacob Karmazin	EMT		
8. Rebeka Anderson	EMT		
9. Dennis Schiller	EMT		
10. David Baltz	Paramedic		
11. Ahren Finney	EMT		
12. Cody Neville	Non-Healthcare		
13. Mishele Wooters	EMT		
14. Wade Williams	EMT- A		
15. Kelvin Kreitman	EMT- A		
16. Lance Oatman	EMT		
17. Jess Hightower	EMT		
18. Christina Watson	EMT		
19. Troy Mack	EMT		
20. Tyler Edwards	EMT		

EMS Chief

Date: 7-3-2024

Emergency Services Director

Date: 7-3-2024

Medical Director

Date: 7/3/24

RESOLUTION 2024-06

A RESOLUTION DIRECTING THE SALE OF SURPLUS REAL PROPERTY OF THE CITY OF BROKEN BOW, NEBRASKA.

WHEREAS, the City of Broken Bow does have in its possession certain property deemed to be surplus property to the City, with a fair market value of greater than \$5,000, and wishes to dispose of this property; and

WHEREAS, State Statute 17-503 allows for the sale of surplus real property; and

WHEREAS, the sale will be conducted as a sealed bid auction with the following instructions:

- 1) Bids must be submitted in writing to the City Clerk by Friday, August 23, 2024 at 5:00 P.M. at the Municipal Building, 314 South 10th Avenue in Broken Bow.
- 2) Sealed bids will be open at the City Council Meeting held in Broken Bow Municipal Auditorium on August 27, 2024, meeting commencing at 6:00 P.M.
- 3) The high bidder, regardless of city staff's ability to contact such bidder, will have until September 3, 2024 to make full payment. The failure to make such payment will result in either, a) the City accepting the next highest bid, or b) the City rejecting all bids and canceling the sale.
- 4) The City reserved the right to reject all bids for said property.
- 5) Notice of this sale shall appear in the Custer County Chief on July 18, July 25 and August 1, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Broken Bow that the following City property be sold according to the terms listed above, with a minimum bid of \$6,500.

Lot Six (6), and the North Half (N½), of Lot Seven (7), in Block Twelve (12), of Jewett & Lilly's Addition to Broken Bow, Custer County, Nebraska.

PASSED AND APPROVED this 9th day of July, 2024

Rodney W. Sonnichsen, Mayor

Attest:

Jennifer A. Waterhouse, City Clerk



JEO Consulting Group Inc.

Change Order Details

211489.00- Broken Bow 2021 Eagle Crest Subdivision

Description	Water and Sanitary Sewer Extensions with Street Paving.
Prime Contractor	Myers Construction 43671 Ryno Rd, Broken Bow, NE 68822
Change Order	1
Status	Pending
Date Created	06/14/2024
Type	Add New Item
Summary	Change Order No.1
Change Order Description	Changing Culvert Pipe from existing 15" to a 24". extending 18" storm sewer through the ditch with addition of area inlets.
Awarded Project Amount	\$1,541,456.43
Authorized Project Amount	\$1,541,456.43
Change Order Amount	\$65,357.00
Revised Project Amount	\$1,606,813.43

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current Quantity	Current Amount	Change Quantity	Change Amount	Revised Quantity	Revised Amount
Section: 3 - Group C									
0350	4	LF	\$15.000	30.000	\$450.00	69.000	\$1,035.00	99.000	\$1,485.00
Remove CMP Storm Sewer Pipe									
0390	8	CY	\$7.000	30,540.000	\$213,780.00	900.000	\$6,300.00	31,440.000	\$220,080.00
Excavation, Established Quantity									
Reason: This is for the cost of embankment for filling in the ditch									
0410	10	SY	\$69.000	6,960.000	\$480,240.00	173.000	\$11,937.00	7,133.000	\$492,177.00
7" Concrete Pavement									
0420	11	LF	\$50.000	827.000	\$41,350.00	277.000	\$13,850.00	1,104.000	\$55,200.00
18" RCP, Class III									
0430	12	EA	\$1,300.000	3.000	\$3,900.00	-1.000	-\$1,300.00	2.000	\$2,600.00
18" RCP Flared End Section									
0480	17	LF	\$3.000	1,790.000	\$5,370.00	510.000	\$1,530.00	2,300.000	\$6,900.00
Silt Fence, Low Porosity									
Reason: additional silt fence on the development site due to large amounts of moisture along with additional silt fence to protect additional work being completed with the storm sewer pipe extension.									
0500	19	TON	\$55.000	48.000	\$2,640.00	84.000	\$4,620.00	132.000	\$7,260.00
Stabilized Construction Entrance									

Change Order Details:

211489.00- Broken Bow 2021 Eagle Crest Subdivision

07/02/2024


Page 2 of 4


Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
7 items			Totals		\$747,730.00		\$37,972.00		\$785,702.00

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 3 - Group C					
0540	6.4.022	EA	1.000	\$1,990.000	\$1,990.00
24" RCP Flared End Section					
0550	6.4.004	LF	75.000	\$76.000	\$5,700.00
24" RCP, Class III					
0560	12.1.017	SY	173.000	\$15.000	\$2,595.00
Remove Pavement					
0570	18	EA	2.000	\$8,550.000	\$17,100.00
Area Inlet (HDPE)					
4 items					Total: \$27,385.00

When authorized, the contractor agrees to perform the work outlined above in accordance with provisions of the contract documents

Contractor  Date 7/2/24

Engineer  Date 07/02/2024

Owner _____ Date _____



APPLICATION FOR A CONDITIONAL USE PERMIT

Instructions:

1. Fill out application form completely. Please print or type. Use additional sheets if needed.
2. Please provide a layout of the proposed request.
3. Please provide a layout of property layout.
4. Please provide a copy of the deed for the current property.
5. Submit a list of property owners within 300 feet, prepared by a certified abstractor.
6. Filing fee \$150.00. Make check payable to the City of Broken Bow.

1. Applicant's name: Michaela Bissonette
2. Applicant's address: 843 Hillcrest Drive Broken Bow Ne
3. Telephone (business): _____ (Home): 870-2160
4. Present use of the property: residential
5. Desired use of the property: residential/cottage bakery
6. Present Zoning: A-1
7. Legal description of property: HILLCREST SUB LOT 6 BROKEN BOW CITY
8. Under what provisions of the zoning regulations are you seeking this permit?
Similar uses recommended by the planning commission
9. For how many years are you seeking this permit (5 years, 10 years, etc)? duration of ownership
10. Explain in detail what you propose to do:
sell/make baked goods from residence

11. How are adjoining properties used? Indicate both zoning district designations and actual uses.
- | | | | |
|-------|------------------------|-------|------------------------|
| North | <u>A-1 residential</u> | South | <u>A-1 residential</u> |
| East | <u>A-1 Agriculture</u> | West | <u>A-1 Agriculture</u> |

This authorizes the City Zoning Administrator to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation. The Administrator may be accompanied by members of the City Council and/or the Planning Commission.

Michaela Bissonette
Owner's Signature

For Office Use Only:

Application Approved _____

Not Approved _____

Accepted by _____

Date _____

Payment received: mo. _____ day. _____ yr. _____

Cash _____ Check # & Amount _____

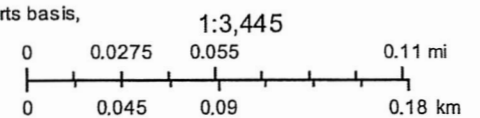


June 18, 2024
12:10 PM

SAR2016

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

- | | | |
|----------------|-------------------------------|---|
| — Turning Zone | -- Transition Zone | — Operation zone |
| -- Runway | -- Runway | -- Turning zone; 3 Mile Visual Approach |
| | — 10 Mile Instrument Approach | |



NEBRASKA DOCUMENTARY
STAMP TAX

MAY - 1 2024

\$1,068.⁷⁵ By CT

STATE OF NEBRASKA
CUSTER COUNTY

This instrument was filed and recorded

5-1-24

at 2:30 PM

Book 24 Page 2279

Christine Bull
S/6 Registrar of Deeds
CT

AFTER RECORDING RETURN TO:

Custer Title & Abstract
345 S 10th Ave
Broken Bow, NE 68822

WARRANTY DEED

Jason J. Sidel and Kelli H. Sidel, husband and wife, GRANTOR, in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys to GRANTEE, Michaela D. Bissonette, the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot 6, Hillcrest Subdivision to the City of Broken Bow, Custer County, Nebraska

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

1. is lawfully seized of such real estate and that it is free from encumbrances, EXCEPT subject to easements, reservations, and restrictions of record;
2. has legal power and lawful authority to convey the same;
3. warrants and will defend title to the real estate against the lawful claims of all persons.

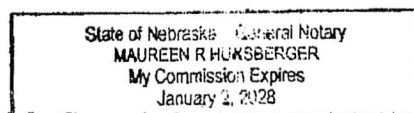
Executed: April 25, 2024.

Jason J. Sidel
Jason J. Sidel

Kelli H. Sidel
Kelli H. Sidel

STATE OF NEBRASKA)
)
COUNTY OF CUSTER)

The foregoing instrument was acknowledged before me this 25 day of
April, 2024, by Jason J. Sidel and Kelli H. Sidel, husband and wife.



Maureen R Hunsberger
Notary Public

My Commission Expires: 1/2/2028

File No. BB24-40-

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:

Lot 6, Hillcrest Subdivision to the City of Broken Bow, Custer County, Nebraska.

Subject to restrictions of record and easements visible on inspection of the premises.

See attached list of addresses that pertain to said certification.

Date: June 19, 2024

By 
Jason S. White, Custer Title & Abstract
Registered Abstractor

Custer Title & Abstract
Certificate of Authority No. 578

BBW2016

Entity	Layer	Color	Linetype	Elevation	LineWt	RefName
LWPolyline	Transition Zone	6	DASHED2	0	25	

County Zoning

Entity	Layer	Color	Linetype	Elevation	LineWt	RefName
LWPolyline	GENERAL AGRICULTURAL DISTRICT	Null	Null	0	0	AG-G
LWPolyline	WELLHEAD PROTECTION	160	Continuous	0	0	AG-WP
LWPolyline	TOWN VILLAGE	10	Continuous	0	25	CITY
LWPolyline	1 mile jurisdiction	210	Continuous	0	0	1 MILE

Parcels

PID	OwnerName	PropertyAddress	OwnerAddress	LegalDesc
000495392	MINNICK, DAVID & CATHERINE (JT)	715 MAPLE DR BROKEN BOW	715 MAPLE DR BROKEN BOW NE 68822	0-0-0 WOODCREST SUB BLOCK 2 LOT 1-2 BROKEN BOW CITY
000495350	ADAMS BROS FARMING LLC C, O WILLIAM R ADAMS		PO BOX 485 BROKEN BOW NE 68822	0-0-0 PARCELS: SEC 28-17-20 PAR IN SE1/4 3.22 ACRES BROKEN BOW CI
000495450	PIRNIE, GEORGE R JR ETAL C, O GERALD PIRNIE		PO BOX 75 BROKEN BOW NE 68822	0-0-0 PARCELS: SEC 28-17-20 PAR IN E/2SW 42.02ACRES BROKEN BOW CITY
000495300	ADAMS BROS FARMING LLC C, O WILLIAM R ADAMS		PO BOX 485 BROKEN BOW NE 68822	28-17-20 SEC 28-17-20 SE1/4 EXC PAR 116.78 ACRES BROKEN BOW TWP
000495400	PIRNIE, GEORGE R JR ETAL C, O GERALD PIRNIE		PO BOX 75 BROKEN BOW NE 68822	28-17-20 SEC 28-17-20 E1/2SW EXC PAR 37.68 ACRES BROKEN BOW TWP
Null				
000495362	ADAMS BROS FARMING LLC C, O WILLIAM R ADAMS	1144 HILLCREST DR BROKEN BOW	PO BOX 485 BROKEN BOW NE 68822	0-0-0 HILLCREST SUB LOT 2 BROKEN BOW CITY
000495364	TOBEY, DARREN & LINDIN (JT)	1051 HILLCREST DR BROKEN BOW	1051 HILLCREST DR BROKEN BOW NE 68822	0-0-0 HILLCREST SUB LOT 4 BROKEN BOW CITY
000495365	MW REAL ESTATE INVESTMENT GROUP LLC C, O CHRISTOPHER A MYERS		720 PAWNEE LN BROKEN BOW NE 68822	0-0-0 HILLCREST SUB LOT 5 BROKEN BOW CITY

PID	OwnerName	PropertyAddress	OwnerAddress	LegalDesc
000495366	BISSONETTE, MICHAELA D	843 HILLCREST DR BROKEN BOW	843 HILLCREST DR BROKEN BOW NE 68822	0-0-0 HILLCREST SUB LOT 6 BROKEN BOW CITY
000495367	CHANCELLOR, TIMOTHY J & MINNIE A	745 HILLCREST DR BROKEN BOW	745 HILLCREST DR BROKEN BOW NE 68822	0-0-0 HILLCREST SUB LOT 7 BROKEN BOW CITY

Sections

T	R	SEC
17	20W	28



**APPLICATION
CONDITIONAL USE PERMIT
TOWER DEVELOPMENT PERMIT**

City of Broken Bow – 314 South 10th Avenue, P.O. Box 504 – Broken Bow, NE 68822

**NON-REFUNDABLE APPLICATION FEE - \$150.00
MUST ACCOMPANY APPLICATION**

Date 5/8/2024

Applicant's Name: Industrial Tower West C/O Teresa Sweigart

Address: 1224 W. Platte Ave., Ft. Morgan, CO 80701

Phone: Cell 970-467-4154 Work/Home _____

Email address: teresa.sweigart@induswest.com

Easement Owner

Lessee's Name: Mountain Tower & Land, LLC

Address: 1224 W. Platte Ave., Ft. Morgan, CO 80701

Phone: Cell 970-467-4154 Work/Home _____

Email address: teresa.sweigart@induswest.com

Others with Ownership Interest

Name: _____

Address: _____

Phone: Cell _____ Work/Home _____

Email address: _____

Name: _____

Address: _____

Phone: Cell _____ Work/Home _____

Email address: _____

Pursuant to the Broken Bow Zoning Ordinance, application is hereby made for the following proposed use of property or structure:

Address of Property 44102 Memorial Drive, Broken Bow, NE 68822

Legal Description of Property: Northeast Quarter of Section 33, Township 17 North, Range 20 West

Lot Size: (Sq. Ft. / Acres) .01 Acres Zoning District Ag-1

Existing use of property:

We currently have a 52' Telecommunication Pole on property.

Land uses that border the site. Describe lot sizes, structures and uses:

North: 6.0 Acres, Multiple Structures, Agricultural Residence

South: 3.33 Acres, Multiple Structures for State of Nebraska, Business use

East: 47.62 Acres, Multiple Building Structures for Custer County Ag., Society, Agricultural use

West: 16.0 Acres, Multiple Structures for Sargent Pipe Co., Inc., Business Industrial use



Names, Addresses and Telephone Numbers of all owners of other towers or useable antenna support structures within a one (1) mile radius of the proposed tower, including publicly and privately owned towers and structures:

1. Structure Reg # 1025467 - Custer Public Power Dist., 625 E. South E st. 10, Broken Bow, NE 68822, Ph #308-872-2451
2. Structure Reg # 1245086 - Custer Public Power Dist., same address and phone number as above.
3. Structure Reg # 1204778 - Custer County of 116 11th St., Broken Bow, NE, 68822, Ph #308-872-6418

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?

Yes

Applicant/Lessee shall provide:

1. An affidavit attesting that the applicant has made diligent but unsuccessful efforts to obtain permission to install or collocate the applicants' telecommunications facilities on a tower or useable antenna support or written technical evidence from an engineer that the applicants telecommunications facilities cannot be installed or collocated on another tower or useable antenna support structure.
2. Written technical evidence from an engineer that the proposed tower will meet the established Building Code and all other applicable construction standards set forth by the Village Board, and federal, state and ANSI standards.
3. Color photo simulations showing the proposed location of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the nearest residentially used and/or zoned property and nearest roadway, street or highway.
4. Descriptions and diagrams of the proposed tower, telecommunications facilities and/or antenna, manufacturers literature, appurtenances such as building, driveways, parking areas, and fences or other security enclosures with significant detail to allow persons reviewing the application to understand the kind and nature of the proposed facility.

Estimated Cost of Structure \$ 102,407.17

Applicant's Signature Teresa Swigart Mailing Address 1224 W. Platte Ave., Ft. Morgan, CO, 80701

CONDITIONAL USE PERMIT APPLICATION PROCEDURES

1. Complete the Conditional Use Permit application and submit with all required attachments
2. If project requires new construction or alterations to an existing structure(s), please provide the following along with the completed application:
 - a. Zoning Permit Application
 - b. Site Plan including, but not limited to, location and dimensions of the following:
 - 1) All proposed site improvements
 - 2) Proposed structures
 - 3) Drive aisles and parking with dimensions
 - 4) Proposed changes to parcel/property lines (including lease lines)
3. Project Narrative: Submit a narrative statement demonstrating in what ways the request conforms or does not conform to the following standards:
 - a. Will not be hazardous or disturbing to existing neighboring uses.
 - b. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reasons of traffic, noise, smoke, fumes, glare or odors.
 - c. Will not create excessive additional requirements at public cost for public services and utilities.
 - d. Will not be detrimental to the economic welfare of the community.
 - e. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
 - f. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or applicable sections of the City Code.
 - g. Will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
 - h. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public roads.
 - i. Will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service or utility.
 - j. Will constitute a conditional use as established on the official schedule of regulations for the zoning district involved.



SITE NAME:
BROKEN BOW
FAIRGROUNDS

SITE ADDRESS: 44102 MEMORIAL DRIVE
CITY, STATE, ZIP: BROKEN BOW, NE 68822
COUNTY: CUSTER

APPROVALS

DEPARTMENT	NAME / SIGNATURE	DATE
SITE ACQUISITION SPECIALIST		
SITE ACQUISITION DIRECTOR		
TOWER CM		
VIAERO RF		
PROPERTY OWNER		

LEGAL ADDRESS (E911): 44102 MEMORIAL DRIVE
BROKEN BOW, NE 68822

LATITUDE (NAD83): N 41° 24' 17.86179"
LONGITUDE (NAD83): W 99° 37' 33.79731"

GROUND ELEVATION (NAVD88): 2466' (AMSL)

ZONING JURISDICTION: CUSTER COUNTY, NE

ZONING DISTRICT: RESIDENTIAL

PARCEL / MAP NUMBER: UNKNOWN

PROPERTY OWNER: MOUNTAIN TOWER & LAND, LLC

PROPOSED STRUCTURE TYPE: STEEL POLE TOWER

PROPOSED STRUCTURE HEIGHT: 65'

EXISTING STRUCTURE TYPE: WOOD POLE

EXISTING STRUCTURE HEIGHT: 52'

POWER PROVIDER: BROKEN BOW MUNICIPAL UTILITIES
(308) 872-6884



LOCATION MAP

SITE LOCATION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 17 NORTH,
RANGE 20 WEST, BROKEN BOW, NEBRASKA.

SITE INFORMATION

APPLICANT: INDUSTRIAL TOWER WEST
2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

SITE MANAGER: INDUSTRIAL TOWER WEST
2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

SITE INFORMATION

DIRECTIONS

CALL FOR UNDERGROUND
UTILITIES PRIOR TO DIGGING

NEBRASKA
(800) 331-5666 OR 811

COLORADO
(800) 622-1587 OR 811

KANSAS
(888) 344-7233 OR 811

WYOMING
(800) 649-2475 OR 811

EMERGENCY:

CALL 911



LEGAL DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND
INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF
THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING
AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED
TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS
OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2018 EDITION)
2. INTERNATIONAL CODE COUNCIL
3. ANSI/TIA/EIA-222-G
4. NATIONAL ELECTRIC CODE (2017 EDITION)
5. CITY/COUNTY ORD.
6. COUNTY REGIONAL

CODE COMPLIANCE

SHEET DESCRIPTION

T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	COMPOUND LAYOUT
A-4	TOWER EAST ELEVATION
A-5	CABINET DIMENSIONS
E-1	GROUND RING
E-2	GROUNDING TABLE
E-3	ELECTRICAL WIRING DIAGRAM
S-1	CABINET FOUNDATION

INDEX OF SHEETS

- THIS PROJECT CONSISTS OF:
- PROPERTY IS EXISTING SUBCARRIER SITE IN THE STATE OF NE.
 - INSTALLATION OF NEW 65' STEEL POLE TOWER
 - STRUCTURE WITH CO-LOCATABLE SPACE.
 - INSTALLATION OF - (1) DISH
 - INSTALLATION OF - (6) ANTENNA
 - INSTALLATION OF - (6) MOUNTED RADIOS
 - INSTALLATION OF - (2) EQUIPMENT CABINET
 - CONNECTION TO NEAR BY POWER AND TELEPHONE UTILITIES.
 - VARIOUS CONDUIT RUNS TO CONNECT UTILITIES TO EQUIPMENT.
 - REMOVAL OF - (1) 52 WOOD POLE TOWER
 - REMOVAL OF - (1) DISH
 - REMOVAL OF - (6) ANTENNA
 - REMOVAL OF (6) MOUNTED RADIOS
 - REMOVAL OF (1) EQUIPMENT CABINET

SCOPE OF WORK



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

SITE ACQUISITION AND ZONING
KYLE DENARDO
2825 E. BEAVER AVE.
FORT MORGAN, CO 80701
(970) 467-7878
KYLE.DENARDO@INDUSWEST.COM

PRESIDENT OF INDUSTRIAL TOWER WEST
JON J. BECKER
2825 E. BEAVER AVE.
FORT MORGAN, CO 80701
(970) 467-3199
JON.BECKER@INDUSWEST.COM

DIRECTOR OF CONSTRUCTION
JOHN ROBISON
2825 E. BEAVER AVE.
FORT MORGAN, CO 80701
(970) 467-1800
JOHN.ROBISON@INDUSWEST.COM

SITE/FACILITIES MAINTENANCE PROGRAM MANAGER
JOE DILKS
2825 E. BEAVER AVE.
FORT MORGAN, CO 80701
(970) 467-3744
JOE.DILKS@INDUSWEST.COM

CONSTRUCTION MANAGER FOUNDATIONS
MIKE GARCIA
2825 E. BEAVER AVE.
FORT MORGAN, CO 80701
(308) 220-8539
MIKE.GARCIA@INDUSWEST.COM

CONTACTS

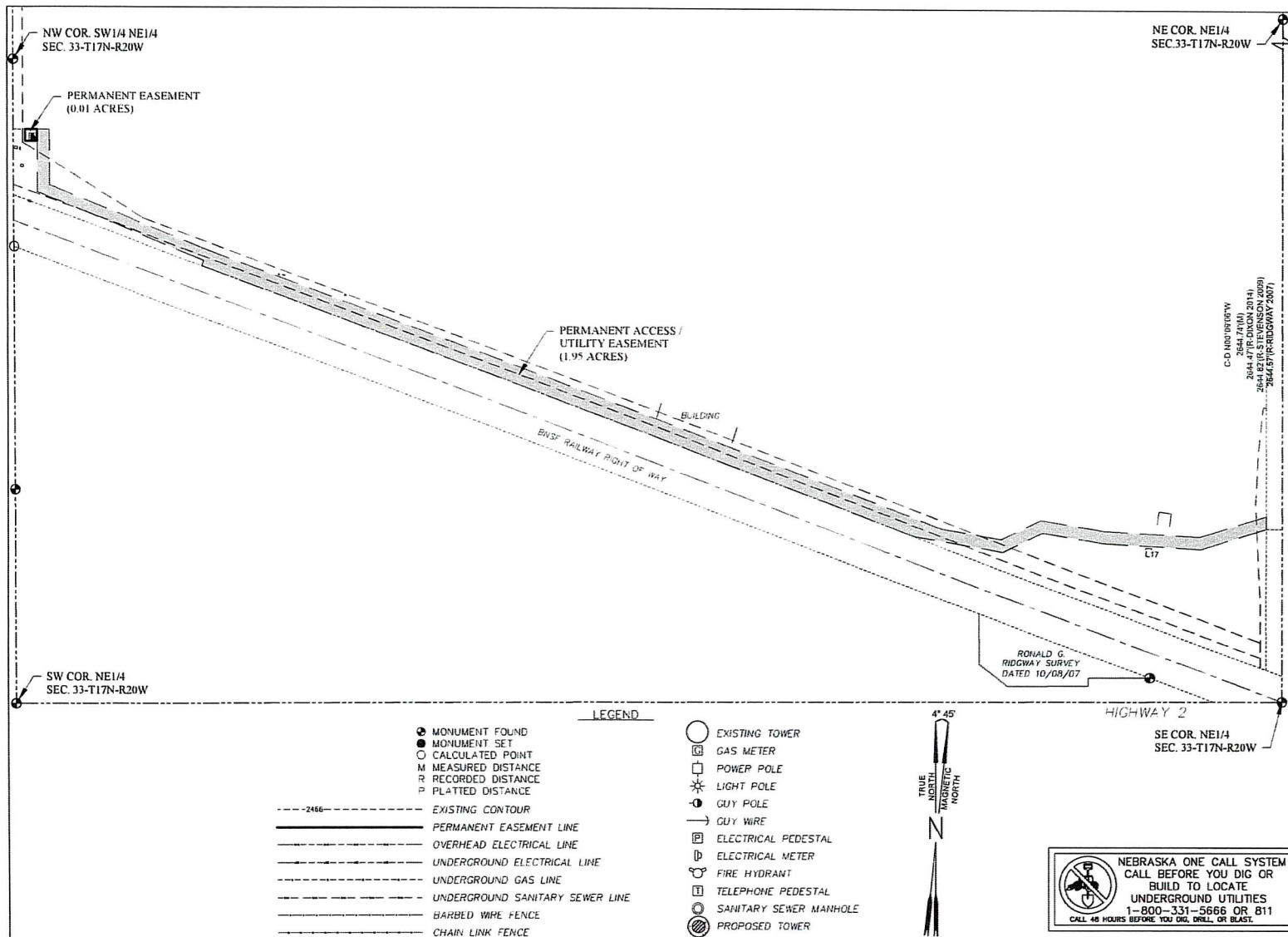
REV	DATE	ISSUED FOR:
E	4/29/24	REVISED COMPOUND
D	4/25/24	REVISED COMPOUND
C	11/4/22	REMOVED TOWER/EQUIPMENT REMOVAL NOTE
B	11/1/22	REVISED SHEET A-4

DRAWN BY: CHECKED BY:

SEAL:

SHEET NUMBER: REVISION:

T-1



SITE PLAN DETAIL:
SCALE: 1"=200'



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV	DATE	ISSUED FOR

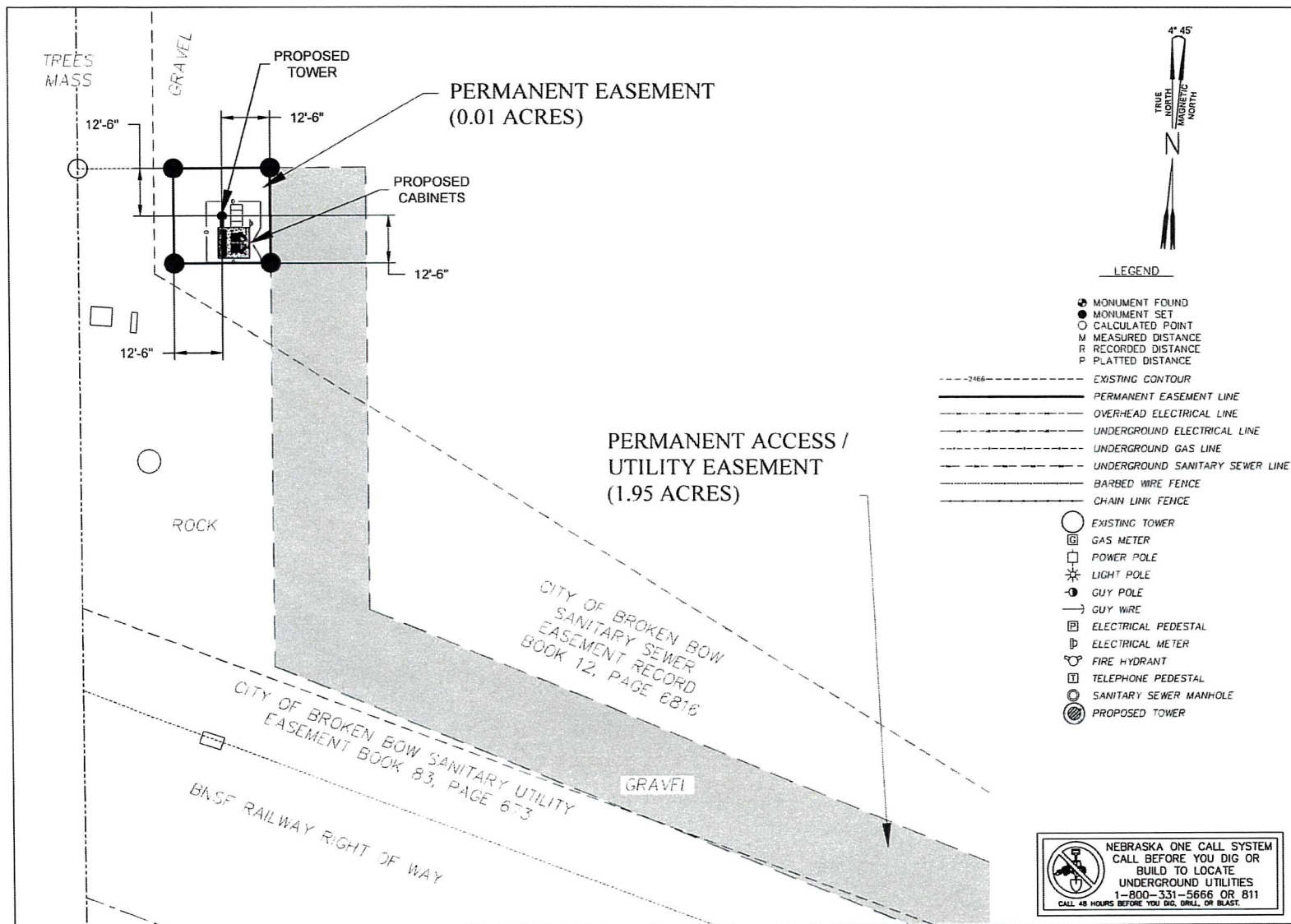
DRAWN BY: **CHECKED BY:**

SHEET TITLE:

**SITE
PLAN**

SHEET NUMBER: **REVISION:**

A-1



SITE PLAN DETAIL:

SCALE: 1"=25'



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV DATE ISSUED FOR:

DRAWN BY: CHECKED BY:

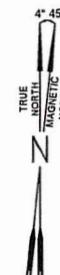
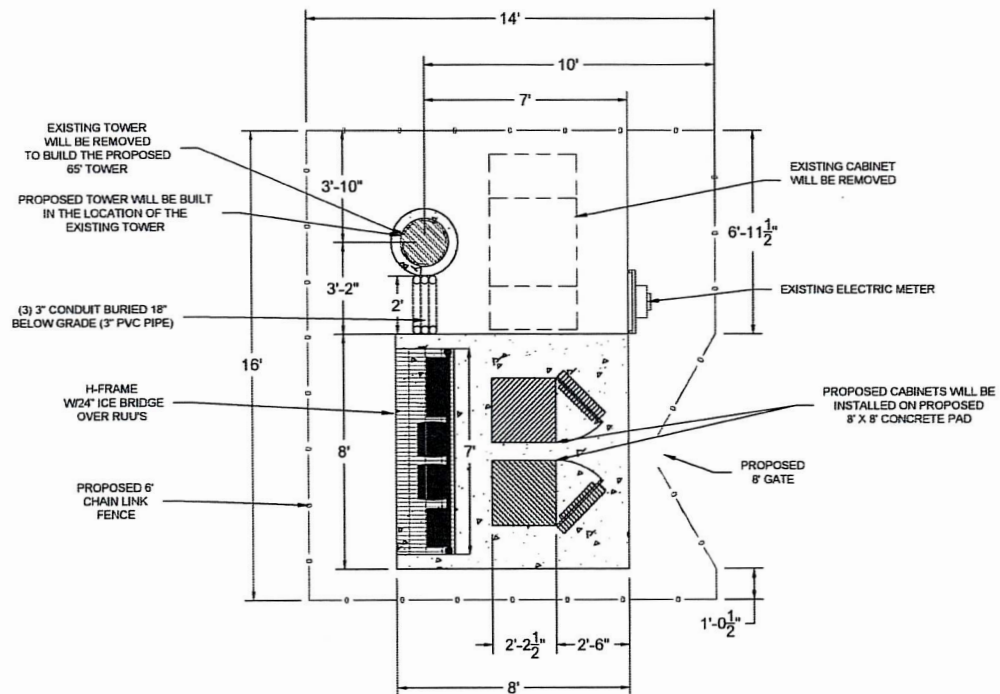
SHEET TITLE:

**ENLARGED
SITE PLAN**

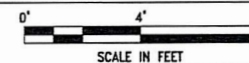
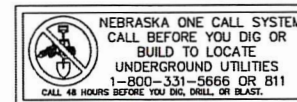
SHEET NUMBER:

REVISION:

A-2



- NOTES:
1. EXISTING TOWER WILL BE REMOVED PRIOR TO CONSTRUCTION OF THE PROPOSED TOWER
 2. EXISTING CABINET WILL BE REMOVED PRIOR TO CONSTRUCTION OF THE PROPOSED CABINET
 3. EXISTING ANTENNAS, RADIOS AND MICROWAVE WILL BE REMOVED PRIOR TO CONSTRUCTION OF THE NEW EQUIPMENT



COMPOUND LAYOUT DETAIL:
SCALE: 1"=4'



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV	DATE	ISSUED FOR:

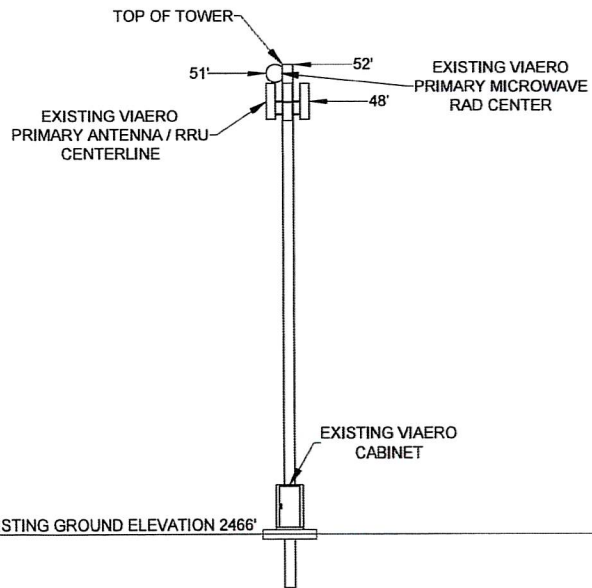
DRAWN BY: CHECKED BY:

SHEET TITLE:

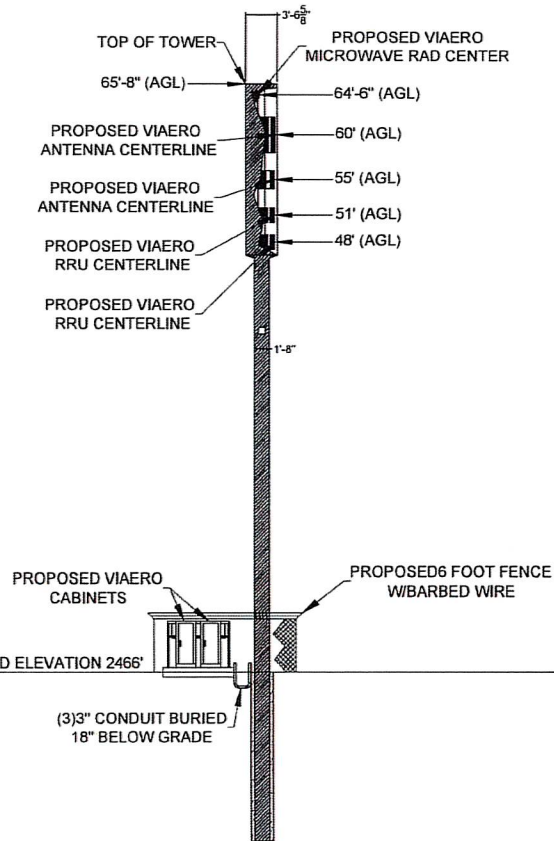
COMPOUND
LAYOUT

SHEET NUMBER: REVISION:

A-3



EXISTING
EAST ELEVATION



PROPOSED
EAST ELEVATION



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV	DATE	ISSUED FOR:

DRAWN BY: CHECKED BY:

SHEET TITLE:

TOWER ELEVATION
EAST

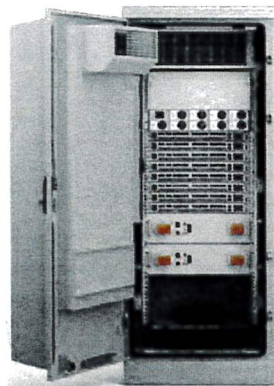
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A-4

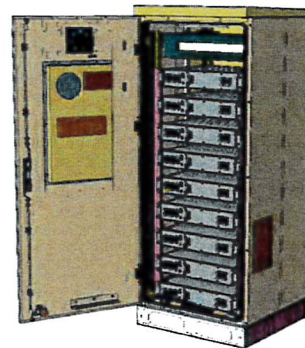
REVISION:

TOWER ELEVATION EAST DETAIL:

SCALE: N.T.S.



SITE SUPPORT CABINET SPECIFICATIONS	
MODEL #	6160
MANUF.	ERICSSON
HEIGHT	63"
WIDTH	25.6"
DEPTH	25.6"
WEIGHT	



BATTERY CABINET SPECIFICATIONS	
MODEL #	B160
MANUF.	ERICSSON
HEIGHT	63"
WIDTH	26"
DEPTH	26"
WEIGHT	



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV	DATE	ISSUED FOR:

DRAWN BY: _____ CHECKED BY: _____

SHEET TITLE:

CABINET
DIMENSIONS

SHEET NUMBER:	REVISION:
A-5	

CABINET DIMENSIONS DETAIL:

SCALE: N.T.S.



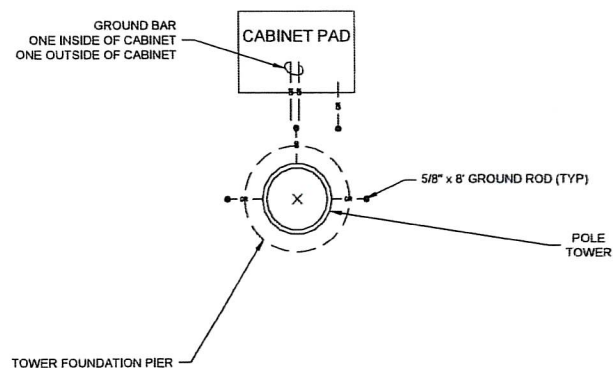
2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

GROUNDING NOTES

1. GROUND RODS ARE TO BE DRIVEN 2' BELOW GRADE.
2. THREE GROUND RODS ON OPPOSITE ENDS OF THE TOWER.
3. ONE GROUND ROD NEAR THE CABINET PAD.
4. THREE GROUND WIRES SHALL TIE THE TOWER TO THE GROUND RODS.
5. ONE GROUND WIRE TO GO TO THE CABINET PAD.



GROUND RING DETAIL:

SCALE: N.T.S.

SEAL:

REV	DATE	ISSUED FOR:

DRAWN BY: _____ CHECKED BY: _____

SHEET TITLE:

GROUND RING

SHEET NUMBER: _____ REVISION: _____

E-1



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV DATE ISSUED FOR:

DRAWN BY: CHECKED BY:

SHEET TITLE:

GROUNDING
TABLE

SHEET NUMBER: REVISION:

E-2

**TABLE 1
POLE
GROUNDING CONNECTIONS**

FROM	TO	CONNECTION TYPE
GROUND RING CADWELED	BASE	CADWELD
GROUND RING CADWELED	BASE	CADWELD
GROUND RING CADWELED	BASE	CADWELD
GROUND RING CADWELED	GENERATOR GROUND LUG	2 HOLE LUG
GROUND RING CADWELED	AC BUILDING ENTRY	CADWELD
GROUND RING CADWELED	OUTSIDE COAX GROUND BUS BAR	CADWELD
GROUND RING CADWELED	INSIDE MASTER GROUND BAR	2 HOLE LUG
GROUND RING CADWELED	ICE BRIDGE	CADWELD

GROUNDING TABLE DETAIL:

SCALE: N.T.S.



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV	DATE	ISSUED FOR:

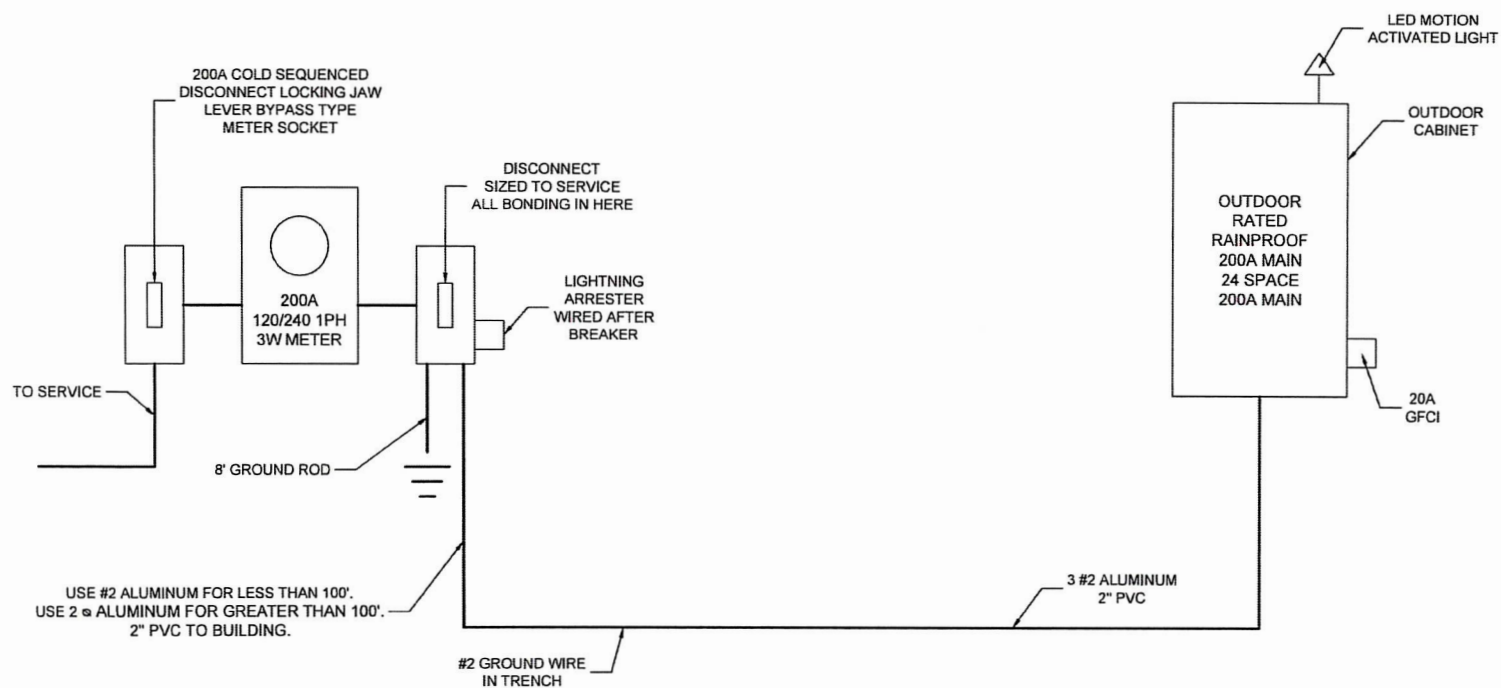
DRAWN BY: CHECKED BY:

SHEET TITLE:

ELECTRICAL WIRING
DIAGRAM

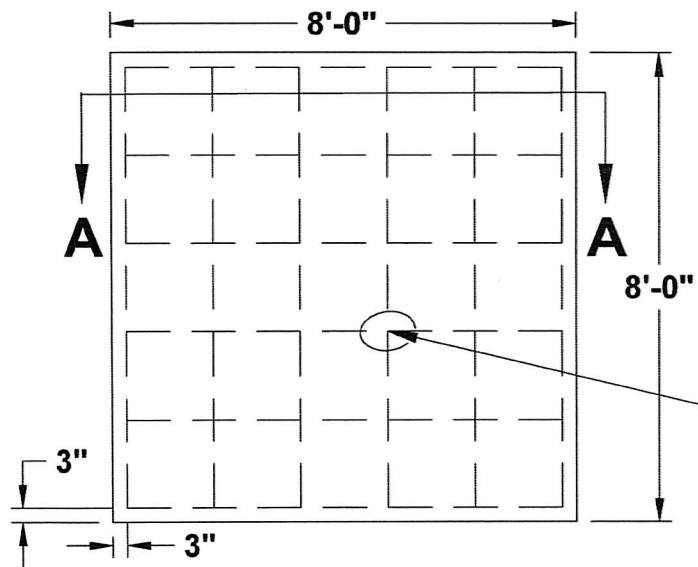
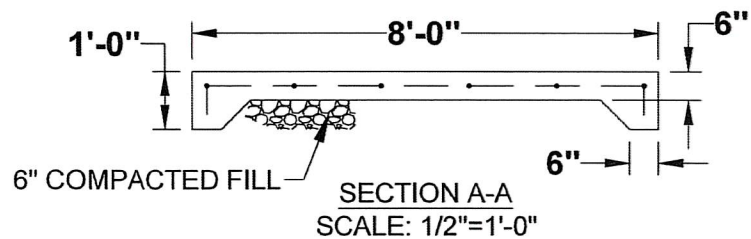
SHEET NUMBER: REVISION:

E-3



ELECTRICAL WIRING DIAGRAM DETAIL:

SCALE: N.T.S.



CABINET PAD PLAN
SCALE: 1/2"=1'-0"

CONCRETE MIX TO BE 47 B***/4000 PSI UNLESS
FOUNDATION NOTES STATE OTHERWISE.

MAINTAIN POSITIVE SLOPE OF 1/4" PER FOOT (MIN.)
DURING CONSTRUCTION TO MINIMIZE WATER
INFILTRATION.

SURFACE OF SLABS SHALL BE BROOM FINISHED
AND ALL SIDES EDGED WITH 3/4" CHAMFER.

#3 GATORBAR @ 18" EACH
WAY TO MEET TEMPERATURE
AND SHRINKAGE REQUIREMENTS



2825 E. BEAVER AVENUE
FORT MORGAN, CO 80701

PROJECT INFORMATION:

SITE NAME:
BROKEN BOW FAIRGROUNDS
BROKEN BOW, NE
(CUSTER COUNTY)

SEAL:

REV	DATE	ISSUED FOR:

DRAWN BY: CHECKED BY:

SHEET TITLE:

CABINET
FOUNDATION

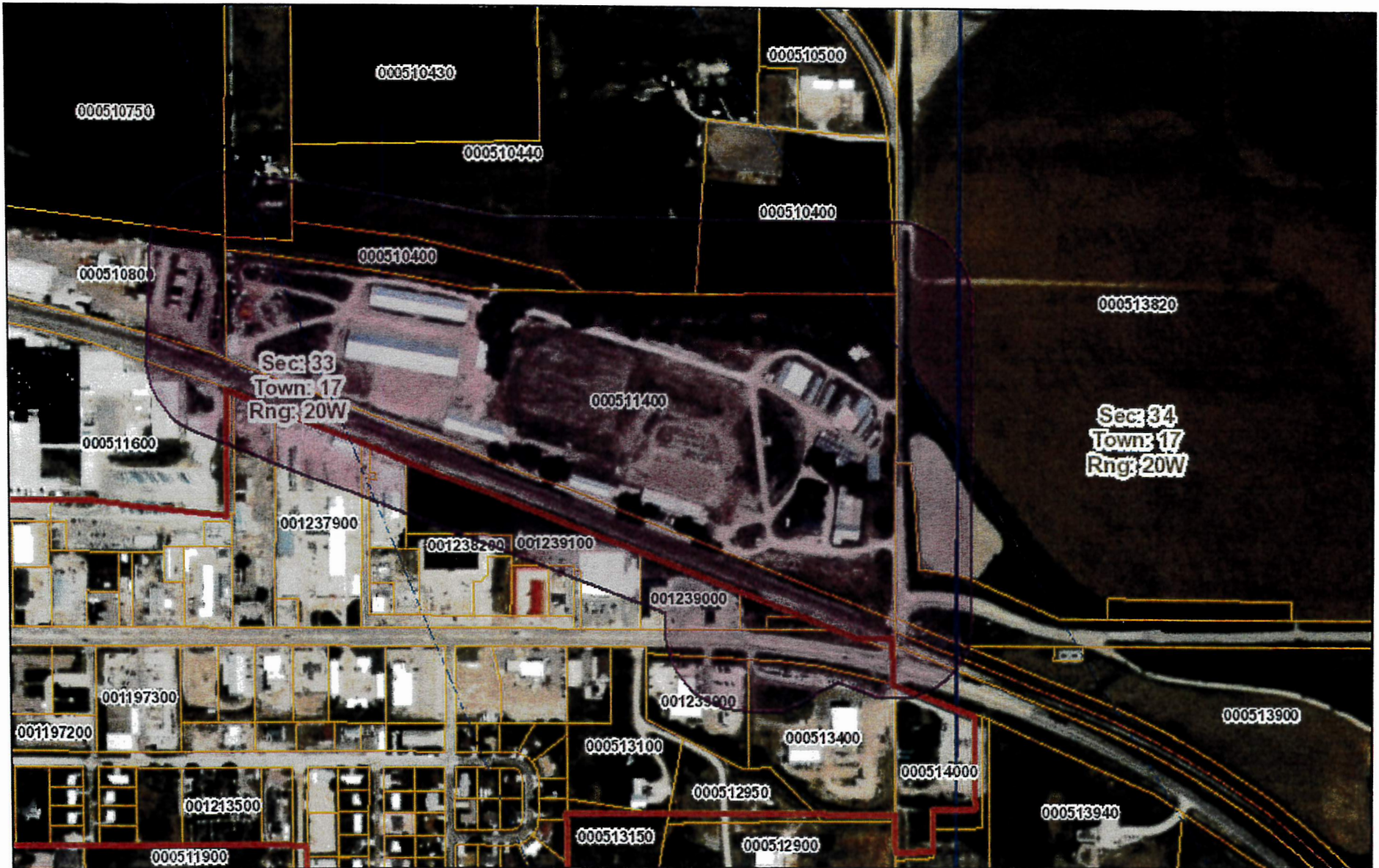
SHEET NUMBER: REVISION:

S-1

CABINET FOUNDATION DETAIL:
SCALE: N.T.S.







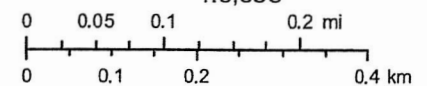
June 18, 2024
12:27 PM

SAR2016

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

1:8,555

- | | |
|--------------------|---|
| -- Transition Zone | — Operation zone |
| -- Runway | -- Turning zone; 3 Mile Visual Approach |
| -- Runway | — 10 Mile Instrument Approach |



Lodi Printing Co., Wahoo, Nebraska

SPECIAL WARRANTY DEED

Nebraska Hereford Improvement Association
to
Custer County Agricultural Society

Filed February 23rd 1950 @ 9:30 A. M.

Idr J. Porter, Register of Deeds

KNOW ALL MEN BY THESE PRESENTS: That NEBRASKA HEREFORD IMPROVEMENT ASSOCIATION, a corporation, of Custer County, Nebraska, for and in consideration of the sum of Twenty Thousand Dollars (\$20,000.00) in money and the restrictive covenant hereinafter set out, does hereby grant, bargain, sell, convey and confirm unto CUSTER COUNTY AGRICULTURAL SOCIETY, a corporation, of the County of Custer, State of Nebraska, SUBJECT at all times to the restrictive covenant hereinafter set out, the following described real estate, to-wit:

A tract of land in the South Half of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Seventeen (17), North, Range Twenty (20), West of the 6th P.M., in Custer County, Nebraska, described as follows, to-wit: Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 33, in Township 17 Range 20, thence North along the section line between section 33 and 34 (Va. 120 48' E) a distance of 19.93 chains to the northeast corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 33; thence West 19 chains 77 $\frac{1}{2}$ links to the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said section 33; thence West (Va. 120 11' E) 4 chains and 42 links; thence South (Va. 120 25' E) 10 chains and 63 links to the North and East boundary of the Grand Island and Wyoming Central Railroad right-of-way; thence South 81° 30' E) along the north and east boundary of said right-of-way 15 chains and 64 links; thence south 4 chains and 21 links to a point on the half section line running east and west through the center of said section 33, said point being 9 chains and 38 $\frac{1}{2}$ links West of the southeast corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of said Section 33, Township 17, Range 20; thence East along said half section line 9 chains 38 $\frac{1}{2}$ links to the point of beginning, said tract containing 37.10 acres, minus 1.08 acres deeded to the Grand Island Wyoming Railroad Company for right of way,

TO HAVE AND TO HOLD the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging, unto the said CUSTER COUNTY AGRICULTURAL SOCIETY, and to its successors and assigns forever, PROVIDED, HOWEVER, and this conveyance is made specifically subject to the following restrictive covenant, to-wit:

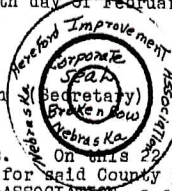
For the term of ninety-nine (99) years from this date, the premises above described will at all times be made available for use by the registered purebred livestock industry for the purpose of holding purebred livestock sales and/or shows. Nothing herein shall be construed that would interfere or conflict with the annual exposition of the Custer County Fair. Compensation must be paid for the use of said premises by those using the same, which compensation shall be \$100.00 for each event, it being understood that those using said premises will leave said premises upon completing their use thereof in as good condition as when they undertook the use thereof, leaving the same clean, and that those using said premises will pay their own light bill, water connection expense and any other expenses incidental to their use thereof. The term "event" shall mean any purebred livestock sale, any purebred livestock show, or any purebred livestock show and sale combined, and it is understood that the length of time required for the carrying out of the event may vary, but that the length of time of any event is not a material consideration as said grounds are to be made available for such period of time as said users may feel necessary and proper to enable them to put over a successful event. The parties have particular reference to the show and sale of the Cornhusker Futurity, the show and sale of the Central Nebraska Hereford Association, and the show and sale of the Angus Association, but use shall not be limited to these events alone, as the spirit and purpose of this covenant and provision in this conveyance is to guarantee unto those engaged in the purebred livestock industry in general a suitable place where they may hold their sales and shows, and it is distinctly understood that this provision is for the benefit of all those who raise purebred cattle of all breeds, purebred hogs, purebred horses, and purebred sheep. In the event this covenant is not kept, title to said premises shall revert to grantor, its successors and assigns.

And grantor does hereby covenant with the said grantee and with its successors and assigns that it is lawfully seized of said premises; that they are free from encumbrance; that it has good right and lawful authority to sell the same; and it does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

SIGNED this 20th day of February, A.D., 1950.

Attest:

L. G. Sullivan

NEBRASKA HEREFORD IMPROVEMENT ASSOCIATION,
A corporation,

F. A. Bates

(President)

State of Nebraska)

Custer County) ss.

On this 20 day of February, 1950, before me, the undersigned, a Notary Public in and for said County personally came F. A. Bates, President of NEBRASKA HEREFORD IMPROVEMENT ASSOCIATION, a corporation, to me personally known to be the President and identical person whose name is affixed to the within and foregoing conveyance and acknowledged the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of the said NEBRASKA HEREFORD IMPROVEMENT ASSOCIATION, a corporation.

WITNESS my hand and Notarial Seal at Broken Bow in said County the day and year last above written.

George W Wiebusch

Notary Public

My commission expires: August 23, 1951.



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:

A tract of land in the South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$) of Section Thirty-three (33), Township Seventeen (17), North, Range Twenty (20), West of the 6th P.M., in Custer County, Nebraska, described as follows, to-wit: Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) of said Section 33, in Township 17 Range 20, thence North along the section line between section 33 and 34 (Va. $12^{\circ} 48' E$) a distance of 19.93 chains to the northeast corner of the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) of said section 33; thence West 19 chains 77½ links to the Northwest Corner of the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) of said section 33; thence West (Va. $12^{\circ} 11' E$) 4 chains and 42 links; thence South (Va. $12^{\circ} 25' E$) 10 chains and 63 links to the North and East boundary of the Grand Island and Wyoming Central Railroad right-of-way: thence South $81^{\circ} 30' E$ along the north and east boundary of said right-of-way 15 chains and 64 links; thence south 4 chains and 21 links to a point on the half section line running east and west through the center of said section 33, said point of being 9 chains and 38¼ links West of the southeast corner of the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) of said Section 33, Township 17, Range 20; thence East along said half section line 9 chains 38¼ links to the point of beginning, said tract containing 37.10 acres, minus 1.08 acres deeded to the Grand Island Wyoming Railroad Company for right-of-way.

Subject to restrictions of record and easements visible on inspection of the premises.

See attached list of addresses that pertain to said certification.

Date: June 19th, 2024

By 
Jason S. White, Custer Title & Abstract
Registered Abstractor

Custer Title & Abstract
Certificate of Authority No. 578

6/18/2024

Custer County

BBW2016

Entity	Layer	Color	Linetype	Elevation	LineWt	RefName
LWPolyline	Centerline	5	CENTER	0	25	
LWPolyline	APPROACH	5	DASHED2	0	25	

County Zoning

Entity	Layer	Color	Linetype	Elevation	LineWt	RefName
LWPolyline	GENERAL AGRICULTURAL DISTRICT	Null	Null	0	0	AG-G
LWPolyline	WELLHEAD PROTECTION	160	Continuous	0	0	AG-WP
LWPolyline	TOWN VILLAGE	10	Continuous	0	25	CITY
LWPolyline	1 mile jurisdiction	210	Continuous	0	0	1 MILE

WHPA

FID	FID_	Entity	Layer	Color	Linetype	Elevation	LineWt	RefName
18	0	LWPolyline	Z-WELLHEAD PROTECTION	160	Continuous	0	25	

Parcels

PID	OwnerName	PropertyAddress	OwnerAddress	LegalDesc
000513820	ADAMS BROS FARMING LLC C, O WILLIAM R ADAMS	44149 HWY 70 BROKEN BOW	PO BOX 485 BROKEN BOW NE 68822	34-17-20 SEC 34-17-20 N1/2 LESS PAR 218.78 ACRES BROKEN BOW TWP
001237405	BECTON DICKINSON INFUSION THERAPY C, O ADVANTAX INC		2500 WESTFIELD DR STE 202 ELGIN IL 60124	33-17-20 PARCELS: SEC 33-17-20 .23A SWNE (VACATED STREET) BROKEN BOW CITY
Null				
Null				
000513900	MARTEN, DARREN W & PAMELA J	44123 HWY 70 BROKEN BOW	44123 HWY 70 BROKEN BOW NE 68822	34-17-20 SEC 34-17-20 SW1/4, PT SE1/4 EX PARCELS; 47.74 ACRES BROKEN BOW TWP
Null				
000510800	SARGENT PIPE CO INC	114 N 1ST AVE BROKEN BOW	PO BOX 627 BROKEN BOW NE 68822	33-17-20 SEC 33-17-20 E1/2NW & PAR NWNW 15.54 ACRES BROKEN BOW TWP

PID	OwnerName	PropertyAddress	OwnerAddress	LegalDesc
001237700	STATE OF NEBRASKA		PO BOX 94759 LINCOLN NE 68509-4759	33-17-20 PARCELS: SEC. 33-17-20, 3.21 A. SWNE (160'X844.2'X171.6'X908.2') BROKEN BOW CITY
001237900	CUSTER PUBLIC POWER DISTRICT 625 S E ST		PO BOX 10 BROKEN BOW NE 68822	33-17-20 PARCELS: SEC 33-17-20 SWNE 5.71 ACRES BROKEN BOW CITY
001238200	CHYTKA, RONALD D & CHERYL R	817 E S E ST BROKEN BOW	PO BOX 465 BROKEN BOW NE 68822	33-17-20 PARCELS: SEC 33-17-20 SWNE 1.98 ACRES BROKEN BOW CITY
001238300	BRAMMANI LLC	853 E S E ST BROKEN BOW	853 E S E ST BROKEN BOW NE 68822	33-17-20 PARCELS: SEC 33-17-20 SWNE .63 ACRE BROKEN BOW CITY
001238400	SYS INC C, O JERRY SNURR	901 E S E ST BROKEN BOW	540 S 10TH AVE BROKEN BOW NE 68822	33-17-20 PARCELS: SEC. 33-17-20 SWNE (100' X 192') .44 ACRE BROKEN BOW CITY
001238110	CUSTER PUBLIC POWER DISTRICT 625 S E ST		PO BOX 10 BROKEN BOW NE 68822	33-17-20 PARCELS: SEC. 33-17-20 SWNE, 1.21 AC B.B. CITY
001239200	SYS INC C, O JERRY SNURR		540 S 10TH AVE BROKEN BOW NE 68822	33-17-20 PARCELS: SEC. 33-17-20 SENE (24' X 223') .10 ACRE BROKEN BOW CITY
001239100	SYS INC C, O JERRY SNURR	937 E S E ST BROKEN BOW	540 S 10TH AVE BROKEN BOW NE 68822	33-17-20 PARCELS: SEC 33-17-20 SENE & SWNE 4.88 ACRES BROKEN BOW CITY
000513400	GREEN IRON HOLDING CO	44098 HWY 2 BROKEN BOW	905 PARK AVE STE 102 ORANGE PARK FL 32073	33-17-20 PARCELS: SEC 33-17-20 NESE 6.12 A BROKENBOW CITY
Null Hwy				
001239000	BOSSelman INC	1037 E S E ST BROKEN BOW	PO BOX 4905 GRAND ISLAND NE 68802-4905	33-17-20 PARCELS: SEC. 33-17-20 SENE; 1.87 ACRES BROKEN BOW CITY
001238900	STATE OF NEBRASKA		PO BOX 94759 LINCOLN NE 68509-4759	33-17-20 PARCELS: SEC. 33-17-20 SENE, 1 ACRE BROKEN BOW CITY
Null Hwy				
001239900	LS INVESTMENTS LLC C, O JUSTIN WITTRY	1024 E S E ST BROKEN BOW	1024 E S E ST BROKEN BOW NE 68822	33-17-20 PARCELS: SEC 33-17-20 NESE 2.69 ACRES BROKEN BOW CITY
Null Hwy				
Null Hwy				
000514000	GREEN IRON HOLDING CO		905 PARK AVE STE 102 ORANGE PARK FL 32073	34-17-20 PARCELS: SEC 34-17-20 NWSW 3.52 A BROKENBOW CITY

PID	OwnerName	PropertyAddress	OwnerAddress	LegalDesc
000510750	PIRNIE, GERALD		PO BOX 75 BROKEN BOW NE 68822	33-17-20 SEC 33-17-20 NENW EXC PAR 27.70 ACRES BROKEN BOW TWP
000510440	MCCASLIN, MICHAEL	44106 MEMORIAL DR BROKEN BOW	44106 MEMORIAL DR BROKEN BOW NE 68822	33-17-20 SEC 33-17-20 PAR IN NE1/4 30.60 ACRES BROKEN BOW TWP
001238500	KINDER MORGAN INTERSTATE GAS TRANSMISSIO ATTN: WALKER KNIGHT		500 DALLAS ST STE 1000 HOUSTON TX 77002	33-17-20 PARCELS: SEC. 33-17-20 SWNE (15' X 20') .01 ACRE BROKEN BOW CITY
001239800	BROKEN BOW CITY 314 S 10TH AVE		PO BOX 504 BROKEN BOW NE 68822	33-17-20 PARCELS: SEC. 33-17-20 SWNE, 1.50 ACRES BROKEN BOW CITY
000511600	BECTON DICKINSON INFUSION THERAPY C, O ADVANTAX INC		2500 WESTFIELD DR STE 202 ELGIN IL 60124	33-17-20 SEC 33-17-20 SENW 18.97 ACRES BROKEN BOW TWP
000511400	CUSTER COUNTY AGRICULTURAL SOCIETY	44100 MEMORIAL DR BROKEN BOW	PO BOX 142 BROKEN BOW NE 68822	33-17-20 SEC 33-17-20 PAR IN SWNE & SENE 47.82 ACRES BROKEN BOW TWP
000511300	SPICKELMIER, DOUGLAS E		BOX 412 BROKEN BOW NE 68822	33-17-20 SEC 33-17-20 PAR IN NWNE 6.65 ACRES BROKEN BOW TWP
000510400	MCCASLIN, MICHAEL		44106 MEMORIAL DR BROKEN BOW NE 68822	33-17-20 SEC 33-17-20 PARCELS IN N1/2NE 17.67 ACRES BROKEN BOW TWP

Sections

T	R	SEC
17	20W	33
17	20W	34