

AGENDA: CITY OF PLAINVIEW
COUNCIL MEETING, SEPTEMBER 9, 2025
6:30 O'CLOCK P.M.
***As of 9/2/2025**

OPEN MEETING LAW POSTED IN COUNCIL CHAMBERS

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

Manor

Police Chief

Economic Development Report

City Superintendent Report

City Attorney

- 5 Discussion/Action- Resolution #733- Closure of Streets for Downtown Trick or Treat October 31, 5:00-6:30 PM
- 6 Discussion/Action- Resolution #734- Local Hazard Mitigation Plan Update
- 7 Discussion/Action - Approval of Keystone Bar LLC - City of Plainview Keno outlet
- 8 Discussion/Action - Approval of LB840 Recommendation Sign Grant
*Northeast Nebraska Diesel Service \$648.89
- 9 Discussion/Action- Approval of Application for Payment #2
*Project No. 351-AI-004 Lincoln Avenue and Pine Street \$283,618.09
- 10 Discussion/Action- Approval of Securitas WanderGuard additional costs
*\$752.85 from Manor Sales Tax Account
- 11 Discussion/Action- Approval of Interim Administrator Contract Plainview Manor & Assisted Living
- 12 **Public Hearing 7:00 PM Lot Split 33 28 4 Plainview College Add Out Lot A T.L. 31**
- 13 Discussion/ Approval of Lot Split 33 28 4 Plainview College Add Out Lot A T.L. 31
- 14 Discussion/Action- approval of demolition & content disposal estimates and asbestos removal costs for PCSI building
- 15 Discussion- Budget FY 2025-2026
- 16 Council Comments
- 17 Public Comments



**REGULAR MEETING OF THE CITY COUNCIL
TUESDAY, AUGUST 12, 2025**

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

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

The Pledge of Allegiance was then recited.

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

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

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

Sanne moved to approve the regular meeting minutes from July 8th. Janovec seconded the motion. Motion carried 4-0.

Janovec moved to approve claims and payroll. Doty seconded the motion. Motion carried 4-0.

No Manor report was given.

Police Chief Hallock reported that the department has been busy with traffic stops and they have several court cases coming up in the following weeks.

City Clerk Retzlaff reported that as a requirement for the NAHTF Housing Grant, a land use covenant must be filed with Pierce County for the 2 duplexes that were constructed on north 4th Street. Retzlaff is working with NENEDD, MRS Ventures and City Attorney Petersen to complete the document. Other items for economic development will be discussed later in the meeting.

City Attorney Petersen stated that following the 60 days required for notice of the unsafe/nuisance property at 414 W Locust Avenue, a Resolution to approve the costs for demolition of the structure must be passed by the council.

Tracy Sporleder, NENEDD Community Planner, gave an overview of the services that NENEDD provides for communities and counties. The City of Plainview is a member of NENEDD and has utilized their services in the past for the administration of the DTR and NAHTF Grants.

Discussion on procedures for unlicensed and inoperable vehicles was held with City Attorney Petersen stating the code section covers everything that the City should follow. A location to store any vehicles that are towed will be researched and information presented at the next council meeting.

City Clerk Retzlaff presented two loans for the council to approve for the new building of Cool Beanz LLC. Retzlaff explained that the City had revolving loan funds available to use from the IRP and RBDG programs. Jamie and Sam Alexander were present to discuss their plans for the business which includes both indoor and outdoor seating areas, a kitchen for Brick Oven & Bakery and the addition of an ice cream machine. The business will still remain a drive through concept for both Cool Beanz and Brick Oven & Bakery.

The first loan would be from the IRP Revolving funds in the amount of \$20,000 for 10 years at 4.5% interest to purchase equipment for the building. The second loan would be from the RBDG Revolving funds in the amount of \$50,000 for 20 years at 4.5% interest for the construction of the building. Both loans would have payments deferred for 3 months after funding was issued. Retzlaff stated that the City no longer has a match required for the loans, but the LB840 Board did meet and recommended both loans.

Janovec moved to approve both loans as presented. Doty seconded the motion. Motion carried 4-0.

Discussion on weekend open dates for the C&D and Transfer Station was held. City Administrator Tarr stated that either September 20th or 27th are the 2 dates that will be considered. The date and hours will be advertised once they are set. Sanne moved to approve having the C&D and Transfer Station open. Doty seconded the motion. Motion carried 4-0.

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

RESOLUTION #729

WHEREAS: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards; and

WHEREAS: State of Nebraska Statute, section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

BE IT RESOLVED that the Mayor of Plainview is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

Council member Janovec seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Born, Janovec, Sanne and Doty Nay: None. Whereupon the Mayor declared said motion carried and Resolution #729 is passed and adopted.

Application and Certificate for Payment #1 for Project 351-A-004 for Lincoln Avenue and Pine Street Paving was received from NLC, LLC in the amount of \$81,686.34. An updated pay request was received from NLC, LLC prior to the meeting. Janovec moved to amend the agenda item for total cost of \$77,387.06 and approve the payment. Doty seconded the motion. Motion carried 4-0.

At 7:11 PM Sanne moved to go into executive session for the purpose of obtaining legal advice regarding the request for subordination of trust deeds for Mary's Restaurant. Doty seconded the motion. Motion carried 4-0.

Janovec moved to come out of executive session at 7:20 PM. Sanne seconded the motion. Motion carried 4-0.

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

RESOLUTION #730

A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE A SUBORDINATION IN FAVOR OF MADISON COUNTY BANK REGARDING A TRUST DEED EXECUTED BY SCOTT L. BORN AND RECORDED AS INSTRUMENT NO. 202400533 WITH THE PIERCE COUNTY REGISTER OF DEEDS

WHEREAS, the City of Plainview is the beneficiary under a deed of trust (hereinafter the "Mortgage") recorded as Instrument #202400533 on May 28, 2024, with the Pierce County Register of Deeds, and indexed against the following real estate:

Lots 16, 17, 18, Engler's Addition to the City of Plainview, Pierce County, Nebraska, AND a tract of land located in the NE1/4NE1/4 of Section 5, Township 27 North, Range 4 West of the 6th P.M., Pierce County, Nebraska and described as: Commencing at the Southeast Corner of Lot 18 Engler's Addition to Plainview, NE; running thence West parallel to the North line of said Lot 18 distance of 150 feet; thence North parallel to the

East line of said Lot 18 a distance of 94 feet to a point 38 feet South of the Northwest Corner of said Lot 18; thence in a Southeasterly direction along the South line of said Lot 18 to the point of beginning a/k/a Tax Lot 11;

WHEREAS, the real estate legally described above is the location of Mary's Restaurant;

WHEREAS, the Mortgage secures a forgivable loan in the amount of \$19,086.33; and

WHEREAS, Madison County Bank has requested that the City subordinate its Mortgage to make Madison County Bank the senior lienholder.

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

Section 1. The Mayor is authorized to execute a Subordination Agreement attached hereto as "Exhibit A".

Section 2. That all resolutions or parts of resolutions in conflict be and are hereby repealed.

Council member Janovec seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye, Janovec, Sanne and Doty Nay: None. Abstain: Born. Whereupon the Mayor declared said motion carried and Resolution #730 is passed and adopted.

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

RESOLUTION #731

**A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE A SUBORDINATION IN
FAVOR OF MADISON COUNTY BANK REGARDING A TRUST DEED EXECUTED BY
SCOTT L. BORN AND RECORDED AS INSTRUMENT NO. 202100920 WITH THE
PIERCE COUNTY REGISTER OF DEEDS**

WHEREAS, the City of Plainview is the beneficiary under a deed of trust (hereinafter the "Mortgage") recorded as Instrument #202400533 on June 28, 2021, with the Pierce County Register of Deeds, and indexed against the following real estate:

Lots 16, 17, 18, Engler's Addition to the City of Plainview, Pierce County, Nebraska, AND a tract of land located in the NE1/4NE1/4 of Section 5, Township 27 North, Range 4 West of the 6th P.M., Pierce County, Nebraska and described as: Commencing at the Southeast Corner of Lot 18 Engler's Addition to Plainview, NE; running thence West parallel to the North line of said Lot 18 distance of 150 feet; thence North parallel to the East line of said Lot 18 a distance of 94 feet to a point 38 feet South of the Northwest

Corner of said Lot 18; thence in a Southeasterly direction along the South line of said Lot 18 to the point of beginning a/k/a Tax Lot 11;

WHEREAS, the real estate legally described above is the location of Mary's Restaurant;

WHEREAS, the Mortgage secures a loan in the original principal amount of \$62,524.00;
and

WHEREAS, Madison County Bank has requested that the City subordinate its Mortgage to make Madison County Bank the senior lienholder.

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

Section 1. The Mayor is authorized to execute a Subordination Agreement attached hereto as "Exhibit A".

Section 2. That all resolutions or parts of resolutions in conflict be and are hereby repealed.

Council member Janovec seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Janovec, Sanne and Doty Nay: None. Abstain: Born. Whereupon the Mayor declared said motion carried and Resolution #731 is passed and adopted.

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

RESOLUTION #732

A RESOLUTION TO AUTHORIZE THE SALE OF REAL ESTATE OWNED BY THE CITY OF PLAINVIEW LOCATED AT 517 W. LOCUST AVENUE IN PLAINVIEW TO JAMES ASCHOFF IN CONSIDERATION OF RESCISSION OF ORDINANCE #750 AND AGREEMENT TO CONSTRUCT NEW BUILDING WITH MATCHING FAÇADE

WHEREAS, the City of Plainview is the owner of real estate located at 517 W. Locust Avenue in Plainview and legally described as follows (hereinafter the "City Real Estate"):

Lots 13 and 14, Block 2, Original Town of Plainview, Pierce County, Nebraska.

WHEREAS, Neb. Rev. Stat. § 17-503 provides that the sale of real property owned by the City shall be exercised by resolution directing the sale of such property.

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

Section 1. The City of Plainview hereby directs the sale of the City Real Estate, specifically to sell the same to James Aschoff. In consideration of this conveyance, James

Aschoff shall execute a writing: (a) agreeing to a rescission of Ordinance #750; (b) releasing any and all claims to the real estate legally described therein and against the City of Plainview regarding or arising out of Ordinance #750; and agreeing to construct a new building that has a partial brick façade to match the downtown district within two years of closing.

Section 2. That notice of the proposed sale of property described above and the terms thereof shall be published once each week for three consecutive weeks in The Plainview News.

Section 3. That if within thirty days after the third publication of the notice a remonstrance petition against the sale of the City Real Estate is signed by registered voters of the City of Plainview equal in number to thirty percent of the registered voters of the City voting at the last regular municipal election held in the City and is filed with the City Clerk, the City Real Estate shall not then, nor within one year thereafter, be sold.

Section 4. That all resolutions or parts of resolutions in conflict be and are hereby repealed.

Council member Janovec seconded the foregoing motion and on roll call on the passage and adoption of said resolution, the following voted Aye; Born, Janovec, Sanne and Doty Nay: None. Whereupon the Mayor declared said motion carried and Resolution #732 is passed and adopted.

Discussion was held on the creation of parking area and entrance on the west side of the Legion ballfield. The land to the west of the ballfields was purchased in 2021 for the proposed purpose of creating a community center with funding from the Plainview Brunswick Community Fund. City Administrator Tarr stated that discussion on the creation of the parking area and entrance was held at the recent PBCF meeting. It was also stated that the parking will be on grass and no paving or gravel will be added to the area at this time. Sanne moved to approve the parking area and entrance on the west side of the ballfield. Doty seconded the motion. Motion carried 4-0.

City Administrator Tarr stated that the Plainview Ballbackers had expressed interest in creating a separate t-ball field. The field would not include any permanent structures and the space would be held until needed. Sanne moved to approve the space for the t-ball field. Janovec seconded the motion. Motion carried 4-0.

Plainview Public Schools had expressed interest in creating a permanent football practice field as well as rebuilding the shot put and discus areas on property owned by the City of Plainview. The City allows the school to use the ballfields for practices in season. Currently the school was practicing on the outfield of the Legion field for football. The paving of Lincoln Avenue also resulted in the shot and discus areas to be relocated. The creation of the new practice field would result in closing down the east side entrance to the softball fields. Sanne moved to allow Plainview Public Schools to build a football practice field and rebuild the shot put and discus areas. Janovec seconded the motion. Motion carried 4-0.

City Administrator Tarr stated that once valuations from the county were received, in depth conversation of the budget would occur. A budget workshop will be held on Wednesday, September 3 at 6:00 PM at the library.

Public comments were received from several in attendance.

Annette Evans requested to look into grants for paving of streets and also permission for citizens to maintain the gravel roads by their properties.

Jim Krause stated that the creation of the parking area and entrance to the west of the ballfields cannot begin until the PBCF approves it at their next monthly meeting.

Melissa Doerr requested to speak with the Mayor, council member Sanne and Police Chief Hallock following the meeting.

Police Chief Hallock addressed budget items for the police department including a new vehicle and repairs to the new office due to water leaking inside.

Annette Evans stated that everyone needs to work as a team and a reminder to be transparent with the public when the City is conducting business.

City Administrator Tarr apologized to the pool manager and assistant manager for an incident that occurred in July at the pool. The pool policies are to be followed by everyone and the pool staff was doing their job by ensuring that they were enforced. Melissa Hoffart, a member of the Advisory Board for the Parks and Pools, supported the staff at the pool and thanked them for everything they do to keep the pool operating during the summer.

Kevin Weber had questions on the access to the soccer fields with the paving project still being completed and concerns about the new bathrooms that were purchased by the City for baseball and softball season.

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

TIME: 8:01 P.M.

Robert Smith, Mayor

(SEAL)

ATTEST:

Courtney Retzlaff, City Clerk/Treasurer

I, the undersigned, City Clerk for the City of Plainview, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on 8/12/2025; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Courtney Retzlaff, City Clerk/Treasurer

(SEAL)

GENERAL ACCOUNT

15989	Midwest Bank	HSA July-Dec	15,000.00
15990	Steinkraus Service	Fuel	2,839.00
15991	City of Plainview	IRP Loan Pmt	359.43
15992	Uline	Su	81.20
15993	Aflac	Emp Ins	286.94
15994	Chad's Tire Service	Svc	37.00
15995	Western Oil, Inc	Fuel	948.45
15996	City of Plainview Plv/Osm Housing	Housing Loan Pmt	50.60
15997	N&B Gas Co	Su	60.00
15998	Mitch's Food Center	Su	1,757.78
15999	Bazile Aggregate Co LLC	Su	58.17
16000	Hansen Brothers Parts & Service LLC	Svc/Su	230.07
16001	Foxster Opco, LLC dba CTS Software	HandiVan Software	11,640.00

16002	CMBA Architects	Svc	2,000.00
16003	NCPPD	Svc	8,996.10
16004	Utility Service Co Inc	Maintenance Contract	14,146.26
16005	Steinkraus Service	Fuel/Flat Repair	2,205.20
16006	Cintas	Su	394.40
16007	Verizon Wireless	Cellphones	469.05
16008	Street Improvement	Assessment Pmts	7,405.59
16009	Plainview News	Ads/Legals/Su	1,165.08
16010	Postmaster	Postage	32.70
16011	City of Plainview	Pool Sales Tax	7,162.12
16012	City of Plainview	Library Sales Tax	4,774.76
16013	City of Plainview	Manor Sales Tax	4,774.76
16014	City of Plainview	Eco Dev Sales Tax	4,774.76
16015	City of Plainview Housing Auth	Housing Loan Pmt	111.00
16016	City of Plainview	IRP Loan Pmt	632.65
16017	MASA	Emp Ins	140.00
16018	Postmaster	Postage	36.95
16019	Midwest Bank	Emp HSA July	881.00
16020	New York Life	Emp Ins	92.20
16021	CHI Health Foundation Plainview	Donation	150.00
26205			
THRU			
26219	City Employees	Payroll 7-15-2025	27,172.30
26220			
THRU			
26235	City Employees	Payroll 7-30-2025	29,888.38
26236	Aflac	Emp Ins	286.94
26237	Akrs Equipment Solutions Inc	Su	75.24
26238	Allo Business	Svc	79.20
26239	Allstar Parts LLC	Su	180.11
26240	Altwine Hardware & Home LLC	Su	328.78
26241	American Legal Publishing Corp	Svc	550.00
26242	Barco	Su	438.00
26243	Bazile Aggregate Co LLC	Su	182.44
26244	Bomgaars	Su	90.81
26245	Bud's Sanitary Service LLC	Svc	5,517.00
26246	Carrot-Top Industries Inc	Su- Flags	1,350.81
26247	Casey's Business MasterCard	Fuel	69.98
26248	City of Plainview	IRP Loan Pmt	359.43
26249	City of Plainview Plv/Osm Housing	Housing Loan Pmt	50.60

26250	Classic Rentals	Su	147.56
26251	Eakes Office Solutions	Copier Contracts	412.01
26252	Eli Quelette	Summer Intern- Library	500.00
26253	Ellie Morgan	Svc- Sub- lifeguard	47.25
26254	Floor Maintenance	Su	79.00
26255	Gary Biggerstaff	Meter Deposit Refund	62.82
26256	Gayle Sellin	Svc	500.00
26257	Hawkins Inc	Su	5,924.29
26258	Hoffart Repair	Svc	84.26
26259	Hometown Leasing	Copier Leases	343.52
26260	Hoofin-It Trucking LLC	Svc- Transfer Station	250.00
26261	IIMC	Membership Dues	220.00
26262	Ingram Library Services	Books/Audiobooks	455.13
26263	Jackson Manufactures Company Inc	Su- Book Return Library	4,295.00
26264	Jarecki Sharp & Petersen PC LLO	Legal Fees	830.00
26265	Johnson Service Co	Svc- Sewers	50,100.00
26266	LP Gill Inc	Svc	9,375.09
26267	Matheson Tri-Gas Inc	Su	112.35
26268	Metering & Technology Solutions	Su	966.54
26269	Miller & Associates Consulting Engineers	Svc	1,990.15
26270	Mitch's Food Center	Su	1,686.97
26271	Municipal Supply Inc of Omaha	Su	4,018.52
26272	NE Public Health Env Lab	Svc	99.00
26273	Nebraska Library Association	Conference Registration	125.00
26274	NCPD	Svc	8,212.40
26275	VOID		
26276	OCI	1095/1096 Filing	403.50
26277	Pierce Broadband Networks	Svc	56.59
26278	Plainview American Legion Aux	Ads	75.00
26279	Plainview News	Legals	6.55
26280	Plainview Telephone Co Inc	Svc	1,204.85
26281	Reardon Lawn & Garden	Su	558.26
26282	Rogers Repair	Svc	515.92
26283	Schaefer Grain Co	Svc	522.00
26284	Stan Houston Equipment Co Inc	Rental Fee	1,590.00
26285	Steinkraus Service	Fuel/Flat Repair	2,912.75
26286	Titan Machinery	Su	235.80
26287	Truck Center Companies	Su	2,136.34

26288	Uline	Su	81.20
26289	United Industries Inc	Su	30.74
26290	USA Bluebook	Su	594.40
26291	Western Oil, Inc	Fuel	1,086.40
ACH	Aflac Inc	Emp Ins	243.32
ACH	Allied Benefit Services	Emp Ins	14,622.45
ACH	Black Hills Energy	Svc	546.63
ACH	Colonial Life Processing Center	Emp Ins	412.58
ACH	Crashplan Pro	Svc	9.99
ACH	EFTPS	Fed W/H Tax	7,661.79
ACH	EFTPS	PCORI Fees	56.67
ACH	EFTPS	Fed W/H Tax	8,536.38
ACH	Empower Retirement	Pension	2,332.24
ACH	Empower Retirement	Pension	2,364.18
ACH	First Data Merchant Svcs	Svc	26.75
ACH	Dearborn Life Ins Co	Emp Ins	60.00
ACH	FP Finance Program	Postage Machine	98.95
ACH	Healthplan Services Inc	Emp Ins	75.90
ACH	Midwest Bank	NSF Return	101.24
ACH	Midwest Bank	Merch Capture Svc	50.00
ACH	NE Dept of Revenue	State W/H Tax	2,172.81
ACH	NE Dept of Revenue	Sales & Use Tax	1,542.22
ACH	NPAIT	Gen Acct Int July	2,579.42
ACH	Office Max	Su	295.78
ACH	Poolweb	Su	354.00
ACH	USPS	Postage	353.80
ACH	Zoom Video Comm Inc	Svc	16.99

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SPECIAL MEETING OF THE CITY COUNCIL

THURSDAY, SEPTEMBER 4, 2025

A meeting of the Mayor and Council of the City of Plainview, Nebraska, was held at the Council Chambers in said City on the 4th day of September at 6:00 o'clock P.M.

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

The Pledge of Allegiance was then recited.

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

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

Jeremy Tarr was present as City Administrator and recorded the minutes for the meeting.

Kristy Hallock was present as Chief of Police

Donna Christiansen was present as Library Director

Tarr began the budget workshop by going over budgeted incomes from utilities, solid waste, and taxes. Discussion moved on to major expenses for the upcoming year and then payments of the City's current debt. Raises for staff were presented. Three percent increase for all fulltime staff with multiple variations for parttime staff due to minimum wage and the duties they carry out. Health insurance will be budgeted to increase and retirement will be budgeted at 7% match for all fulltime staff. A review of the City's income and expense report was held.

No budgeted items were asked to be changed or variations to be brought forward. Tarr will present the budgeted items at the next city council meeting and create the City's budget as proposed.

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

TIME: 7:36 P.M.

Robert Smith, Mayor

(SEAL)

ATTEST:

Courtney Retzlaff, City Clerk/Treasurer

Jeremy Tarr, City Administrator

I, the undersigned, City Clerk for the City of Plainview, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on 9/4/2025; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Courtney Retzlaff, City Clerk/Treasurer

(SEAL)

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u>	<u>Name</u>	<u>Amount</u>
20842	8/29/2025		AFLAC INC	243.32
	2600-513		INV 20250815006345 EMP DENTAL INS	82.28
	2800-513		INV 20250815006345 EMP DENTAL INS	37.01
	3200-513		INV 20250815006345 EMP DENTAL INS	124.03
20843	8/29/2025		ALLIED BENEFIT SERVICES	14,622.45
	2100-513		EMP HEALTH INS INV 0001084289	667.70
	2100-513		EMP HEALTH INS INV 0001084289	2,003.07
	2400-513		EMP HEALTH INS INV 0001084289	667.70
	2600-513		EMP HEALTH INS INV 0001084289	2,537.22
	2800-513		EMP HEALTH INS INV 0001084289	667.70
	2800-513		EMP HEALTH INS INV 0001084289	2,537.22
	3200-513		EMP HEALTH INS INV 0001084289	1,669.22
	3200-513		EMP HEALTH INS INV 0001084289	2,537.22
	3500-513		EMP HEALTH INS INV 0001084289	667.70
	4400-513		EMP HEALTH INS INV 0001084289	667.70
20844	8/29/2025		ALLO BUSINESS	79.20
	1000-532		INV 7140 MICROSOFT OFFICE	79.20
20845	8/29/2025		BLACK HILLS ENERGY	241.71
	1000-526		SVC JULY 2025	60.04
	2100-526		SVC JULY 2025	46.21
	2800-526		SVC JULY 2025	46.21
	4100-526		SVC JULY 2025	89.25
20846	8/29/2025		CINTAS	201.89
	2400-532		INV5280416209 SUPPLIES	75.30
	2400-532		INV5285526408 SUPPLIES	76.39
	4100-532		INV5280416209 SUPPLIES	50.20
20847	8/29/2025		24 CITY OF PLAINVIEW	632.65
	1000-529		IRP LOAN INTEREST PMT 3 BROTHERS	84.45
	1000-529		IRP LOAN INTEREST PMT 3 BROTHERS	282.71
	1000-570		IRP LOAN PRINCIPAL PMT 3 BROTHERS	61.06
	1000-570		IRP LOAN PRINCIPAL PMT 3 BROTHERS	204.43
20848	8/29/2025		24 CITY OF PLAINVIEW	6,648.18
	9500-202		POOL SALES TAX JUNE 2025	6,648.18
20849	8/29/2025		24 CITY OF PLAINVIEW	4,432.11
	9500-202		LIBRARY SALES TAX JUNE 2025	4,432.11
20850	8/29/2025		24 CITY OF PLAINVIEW	4,432.11
	9500-202		MANOR SALES TAX JUNE 2025	4,432.11
20851	8/29/2025		24 CITY OF PLAINVIEW	4,432.11
	9500-202		ECO DEV SALES TAX JUNE 2025	4,432.11
20852	8/29/2025		CITY OF PLV HOUSING AUTHORITY	111.00
	1000-531		HOUSING LOAN PRINCIPAL PMT	89.89
	1000-531		HOUSING LOAN INTEREST PMT	21.11
20853	8/29/2025		CMBA ARCHITECTS	1,000.00
	1200-521		INV 65911 COMMUNITY CENTER	1,000.00
20854	8/29/2025		COLONIAL LIFE PROCESSING CENTER	412.58
	2600-513		INV 61873480813082 EMP INS	167.30
	2800-513		INV 61873480813082 EMP INS	110.82
	3200-513		INV 61873480813082 EMP INS	134.46
20855	8/29/2025		CRASHPLAN PRO	9.99
	1000-532		INV 1831-832100 BACKUP SVC	9.99
20856	8/29/2025		137 ELECTRONIC FEDERAL TAX	7,775.46
	2100-511		PAYROLL TAXES	453.09
	2100-514		PAYROLL TAXES	274.81
	2400-511		PAYROLL TAXES	632.95
	2400-514		PAYROLL TAXES	248.07
	2600-511		PAYROLL TAXES	209.69

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
	2600-514	PAYROLL TAXES	138.17	
	2800-511	PAYROLL TAXES	919.62	
	2800-514	PAYROLL TAXES	498.40	
	3200-511	PAYROLL TAXES	906.36	
	3200-514	PAYROLL TAXES	399.02	
	3400-511	PAYROLL TAXES	62.73	
	3400-514	PAYROLL TAXES	62.73	
	3500-511	PAYROLL TAXES	692.14	
	3500-514	PAYROLL TAXES	313.45	
	4100-511	PAYROLL TAXES	484.33	
	4100-514	PAYROLL TAXES	394.01	
	4200-511	PAYROLL TAXES	210.77	
	4200-514	PAYROLL TAXES	168.33	
	4400-511	PAYROLL TAXES	364.20	
	4400-514	PAYROLL TAXES	217.43	
	3900-511	PAYROLL TAXES	65.77	
	3900-514	PAYROLL TAXES	59.39	
20857	8/29/2025	137 ELECTRONIC FEDERAL TAX		6,600.47
	2100-511	PAYROLL TAXES	445.35	
	2100-514	PAYROLL TAXES	279.07	
	2400-511	PAYROLL TAXES	599.16	
	2400-514	PAYROLL TAXES	239.35	
	2600-511	PAYROLL TAXES	209.69	
	2600-514	PAYROLL TAXES	138.17	
	2800-511	PAYROLL TAXES	919.62	
	2800-514	PAYROLL TAXES	498.40	
	3200-511	PAYROLL TAXES	857.23	
	3200-514	PAYROLL TAXES	379.89	
	3400-511	PAYROLL TAXES	77.41	
	3400-514	PAYROLL TAXES	77.41	
	3500-511	PAYROLL TAXES	748.47	
	3500-514	PAYROLL TAXES	326.79	
	4100-511	PAYROLL TAXES	87.38	
	4100-514	PAYROLL TAXES	87.38	
	4200-511	PAYROLL TAXES	47.22	
	4200-514	PAYROLL TAXES	47.22	
	4400-511	PAYROLL TAXES	273.32	
	4400-514	PAYROLL TAXES	126.55	
	3900-511	PAYROLL TAXES	72.91	
	3900-514	PAYROLL TAXES	62.48	
20858	8/29/2025	EMPOWER RETIREMENT		2,443.06
	2100-511	PENSION	182.96	
	2100-515	PENSION	182.96	
	2400-511	PENSION	131.67	
	2400-515	PENSION	131.67	
	2600-511	PENSION	193.68	
	2600-515	PENSION	99.68	
	2800-511	PENSION	478.81	
	2800-515	PENSION	325.81	
	3200-511	PENSION	114.58	
	3200-515	PENSION	114.58	
	3500-511	PENSION	199.25	
	3500-515	PENSION	124.53	
	4400-511	PENSION	81.44	
	4400-515	PENSION	81.44	
20859	8/29/2025	EMPOWER RETIREMENT		2,426.34
	2100-511	PENSION	174.60	
	2100-515	PENSION	174.60	
	2400-511	PENSION	131.67	
	2400-515	PENSION	131.67	
	2600-511	PENSION	193.68	

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>	<u>Amount</u>
	2600-515	PENSION	99.68
	2800-511	PENSION	478.81
	2800-515	PENSION	325.81
	3200-511	PENSION	114.58
	3200-515	PENSION	114.58
	3500-511	PENSION	199.25
	3500-515	PENSION	124.53
	4400-511	PENSION	81.44
	4400-515	PENSION	81.44
20860	8/29/2025	FIRST DATA MERCHANT SVCS	
	1000-532	CREDIT CARD MACHINE	26.75
20861	8/29/2025	DEARBORN LIFE INSURANCE CO.	60.00
	2100-513	EMPLOYEE LIFE INSURANCE	6.00
	2100-513	EMPLOYEE LIFE INSURANCE	6.00
	2400-513	EMPLOYEE LIFE INSURANCE	6.00
	2600-513	EMPLOYEE LIFE INSURANCE	6.00
	2800-513	EMPLOYEE LIFE INSURANCE	6.00
	2800-513	EMPLOYEE LIFE INSURANCE	6.00
	3200-513	EMPLOYEE LIFE INSURANCE	6.00
	3200-513	EMPLOYEE LIFE INSURANCE	6.00
	3500-513	EMPLOYEE LIFE INSURANCE	6.00
	4400-513	EMPLOYEE LIFE INSURANCE	6.00
20862	8/29/2025	FP FINANCE PROGRAM	
	1000-532	INV 39902466 POSTAGE MACHINE LEASE	98.95
20863	8/29/2025	HEALTHPLAN SERVICES, INC	75.90
	2100-513	EMP VISION INS	17.40
	2600-513	EMP VISION INS	29.40
	2800-513	EMP VISION INS	11.70
	3200-513	EMP VISION INS	17.40
20864	8/29/2025	HEARTLAND VETERINARY	
	3200-532	INV 166835- VACCINATION FEES	86.60
20865	8/29/2025	JOHNSON REPAIR	767.87
	3200-532	REPAIRS- POLICE VEHICLE HALLOCK	767.87
20866	8/29/2025	92 LEAGUE OF NEBR. MUNICIPALITIES	
	1000-528	INV 195166 MEMBERSHIP DUES 25/26	3,396.00
20867	8/29/2025	MASA	140.00
	2100-513	INV 2172261 EMP INS	14.00
	2100-513	INV 2172261 EMP INS	14.00
	2400-513	INV 2172261 EMP INS	14.00
	2600-513	INV 2172261 EMP INS	14.00
	2800-513	INV 2172261 EMP INS	14.00
	2800-513	INV 2172261 EMP INS	14.00
	3200-513	INV 2172261 EMP INS	14.00
	3200-513	INV 2172261 EMP INS	14.00
	3500-513	INV 2172261 EMP INS	14.00
	4400-513	INV 2172261 EMP INS	14.00
20868	8/29/2025	15 MIDWEST BANK	
	9500-202	ENCODING ERROR CK#16012	0.02
20869	8/29/2025	15 MIDWEST BANK	50.00
	1000-532	MERCHANT CAPTURE SVC	50.00
20870	8/29/2025	15 MIDWEST BANK	110.37
	1000-538	NSF RETURN	110.37
20871	8/29/2025	15 MIDWEST BANK	881.00
	2400-511	EMP HSA AUGUST 2025	191.00
	2600-511	EMP HSA AUGUST 2025	50.00
	2800-511	EMP HSA AUGUST 2025	440.00
	3200-511	EMP HSA AUGUST 2025	200.00

Check Register - Detail

City of Plainview

Check #	Date	Acct# Name	Amount
20872	8/29/2025	69 NEBRASKA DEPARTMENT OF REVENUE	2,336.91
	2100-511	STATE W/H TAX JULY 2025	132.25
	2400-511	STATE W/H TAX JULY 2025	257.37
	2600-511	STATE W/H TAX JULY 2025	79.14
	2800-511	STATE W/H TAX JULY 2025	489.76
	3200-511	STATE W/H TAX JULY 2025	406.60
	3400-511	STATE W/H TAX JULY 2025	40.36
	3500-511	STATE W/H TAX JULY 2025	289.76
	4100-511	STATE W/H TAX JULY 2025	284.55
	4200-511	STATE W/H TAX JULY 2025	188.11
	4400-511	STATE W/H TAX JULY 2025	139.45
	3900-511	STATE W/H TAX JULY 2025	29.56
20873	8/29/2025	69 NEBRASKA DEPARTMENT OF REVENUE	1,737.64
	9500-202	SALES & USE TAX JULY 2025	1,737.64
20874	8/29/2025	NEBRASKA PUBLIC AGENCY INVESTMENT TRUST	2,638.05
	1000-121	GEN ACCT INTEREST JULY 2025	2,638.05
20875	8/29/2025	NEBRASKA.GOV	180.25
	3200-528	DOG KENNEL RENEWAL	180.25
20876	8/29/2025	PITZER DIGITAL	90.00
	4400-532	INV 89702 SUBSCRIPTIONS	90.00
20877	8/29/2025	70 POSTMASTER	32.70
	2400-532	POSTAGE WATER SAMPLES	32.70
20878	8/29/2025	401 SCHAEFER GRAIN CO.	38.45
	4100-532	SUPPLIES- POOL	38.45
20879	8/29/2025	SYNCHRONY BANK/AMAZON	85.48
	2100-532	SUPPLIES- STREET SWEEPER	85.48
20880	8/29/2025	SYNCHRONY BANK/AMAZON	50.98
	4100-532	SUPPLIES- POOL FIRST AID BAG	50.98
20881	8/29/2025	139 UNITED STATES POSTAL SERVICE	353.19
	2400-532	POSTAGE UTILITY BILLS	117.73
	2600-532	POSTAGE UTILITY BILLS	117.73
	3500-532	POSTAGE UTILITY BILLS	117.73
20882	8/29/2025	121 UTILITIES SECTION	969.00
	2400-528	INV 7040 MEMBERSHIP DUES 25/26	484.50
	2600-528	INV 7040 MEMBERSHIP DUES 25/26	484.50
20883	8/29/2025	VERIZON WIRELESS	439.31
	2100-522	INV 6119930534 CELLPHONES	39.91
	2100-522	INV 6119930534 CELLPHONES	39.91
	2400-522	INV 6119930534 CELLPHONES	39.91
	2800-522	INV 6119930534 CELLPHONES	39.91
	3200-522	INV 6119930534 CELLPHONES	39.91
	3200-522	INV 6119930534 CELLPHONES	40.01
	3200-522	INV 6119930534 CELLPHONES	80.02
	3200-522	INV 6119930534 CELLPHONES	39.91
	3500-522	INV 6119930534 CELLPHONES	39.91
	3900-522	INV 6119930534 CELLPHONES	39.91
20884	8/29/2025	WAL-MART	145.86
	3200-532	JUMP DRIVE- POLICE SUPPLIES	145.86
20885	8/29/2025	ZOOM VIDEO COMM INC	16.99
	1000-532	INV318926375 MONTHLY SVC	16.99

Check Register - Detail

City of Plainview

Check # **Date** **Acct#** **Name****Amount**

Report Setup

Report selection: Check Register - Detail

Banks: Single

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

Starting Check Number: 20842

Ending Check Number: 20885

Starting Date: 8/29/2025

Total Non-Void Checks

71,552.90

payroll 8-15-2025 27,602.50
payroll 8-29-2025 21,732.78

Claims other than General Account

(3)

Acct	Check #	Vendor	Description	Amount
Economic Development Sales Tax	1037	Brick Oven & Bakery LLC	Loan	36,167.47
IRP Account	1007	Cool Beanz LLC	Loan	20,000.00
RBDG Account	1004	Cool Beanz LLC	Loan	50,000.00
Street Improvement	ACH	DTCC Depository	Interest Pmt	8,215.00
Street Improvement	1023	NLC, LLC	Street Paving	77,387.06
Manor Sales Tax	1019	Plainview Manor	WanderGuard	29,327.91

Check Register - Detail

City of Plainview

Check #	Date	Acct# Name	Amount
26321	9/9/2025	AFLAC	286.94
	2100-513	INV 202354 EMP INS	30.94
	2100-513	INV 202354 EMP INS	65.78
	2800-513	INV 202354 EMP INS	60.46
	3200-513	INV 202354 EMP INS	60.46
	3500-513	INV 202354 EMP INS	30.94
	4400-513	INV 202354 EMP INS	38.36
26322	9/9/2025	AKRS EQUIPMENT SOLUTIONS, INC	368.85
	2100-532	INV 4263217 SUPPLIES	28.41
	2100-532	INV 4258178 SUPPLIES STREET SWEEPE	335.60
	2100-532	INV 4258109 SUPPLEIS STREET SWEEPE	4.84
26323	9/9/2025	ALLISON HARDISTY	40.00
	4100-521	POOL OPERATOR LICENSE REIM	40.00
26324	9/9/2025	ALTWINE HARDWARE & HOME LLC	309.58
	2100-532	SUPPLIES	176.37
	2400-532	SUPPLIES	93.45
	3200-532	SUPPLIES	15.98
	3500-532	SUPPLIES	15.98
	4200-532	SUPPLIES	7.80
26325	9/9/2025	AMERICAN WATER WORKS ASS'N	375.00
	2400-528	INV S0249187 MEMBERSHIP DUES	375.00
26326	9/9/2025	50 AUTO VALUE- NORFOLK	28.19
	2100-532	INV 860051580 SUPPLIES	28.19
26327	9/9/2025	BAILI PREWITT	40.00
	4100-521	POOL OPERATOR LICENSE REIM	40.00
26328	9/9/2025	BAZILE AGGREGATE CO LLC	448.08
	2100-532	INV 5012 21.72 TON GRAVEL	448.08
26329	9/9/2025	BOMGAARS	118.97
	3500-532	SUPPLIES- JOHNSTON	118.97
26330	9/9/2025	BUD'S SANITARY SERVICE, LLC	5,517.00
	3500-532	SVC AUGUST 2025	5,517.00
26331	9/9/2025	CASEY'S BUSINESS MASTERCARD	178.76
	3200-532	ACCT BV956 FUEL	178.76
26332	9/9/2025	24 CITY OF PLAINVIEW	359.43
	1000-529	IRP LOAN INTEREST PMT 3RD & BELL	66.13
	1000-529	IRP LOAN INTEREST PMT 3RD & BELL	98.37
	1000-570	IRP LOAN PRINCIPAL PMT 3RD & BELL	125.60
	1000-570	IRP LOAN PRINCIPAL PMT 3RD & BELL	69.33
26333	9/9/2025	CITY OF PLV OSM/PLV HOUSING	50.60
	1000-531	HOUSING LOAN PRINCIPAL PMT	43.16
	1000-531	HOUSING LOAN INTEREST PMT	7.44
26334	9/9/2025	328 CLASSIC RENTALS	153.53
	1000-532	SUPPLIES	60.00
	2100-532	SUPPLIES	8.00
	2400-532	SUPPLIES	85.53
26335	9/9/2025	379 EAKES OFFICE SOLUTIONS	129.05
	3200-532	INV677445 COPIER CONTRACT POLICE	129.05
26336	9/9/2025	FAIRFIELD INN & SUITES	322.90
	1000-532	INV434C400014019 HOTEL SMITH	161.45
	2800-532	INV434C400014019 HOTEL TARR	161.45
26337	9/9/2025	80 FLOOR MAINTENANCE	177.43
	2100-532	INV WEB-39164 SUPPLIES- TRASH BAGS	177.43
26338	9/9/2025	153 HEARTLAND FIRE PROTECTION INC.	592.50
	1000-532	INV 118348 - FIRE EXTINGUISHER INSPE	148.12

Check Register - Detail

City of Plainview

Check #	Date	Acct# Name		Amount
	2100-532	INV 118348 - FIRE EXTINGUISHER INSPE	148.12	
	3200-532	INV 118348 - FIRE EXTINGUISHER INSPE	148.12	
	3500-532	INV 118348 - FIRE EXTINGUISHER INSPE	148.14	
26339	9/9/2025	HOFFART MACHINE REPAIR		130.00
	4200-532	INV 926085 SUPPLIES PARK	130.00	
26340	9/9/2025	TECH HARBOR DIGITAL		75.00
	1000-532	INV 166345 DOMAIN HOST AUGUST	75.00	
26341	9/9/2025	HOMETOWN LEASING		347.32
	1000-532	COPIER LEASE OFFICE	142.07	
	3200-532	COPIER LEASE POLICE	95.37	
	4400-532	COPIER LEASE LIBRARY	109.88	
26342	9/9/2025	65 INGRAM LIBRARY SERVICES		399.95
	4400-535	INV 89649850 BOOKS/AUDIOBOOKS	317.57	
	4400-535	INV 89685885 BOOKS/AUDIOBOOKS	82.38	
26343	9/9/2025	JARECKI SHARP & PETERSEN P.C. L.L.O.		800.00
	1000-564	LEGAL FEES	800.00	
26344	9/9/2025	KILEY RICHTER		300.00
	4100-521	LIFEGUARD CERTIFICATION REIM	300.00	
26345	9/9/2025	187 L.P. GILL, INC.		11,082.53
	3500-530	INV5580C133 SVC AUGUST 2025	11,082.53	
26346	9/9/2025	LAMMERS TRAILER REPAIR, LLC		3,176.01
	3500-553	INV 2025-2393 TARP 2006 WILKENS	1,919.69	
	3500-553	INV 2025-2368 TARP 2018 WILKENS	1,256.32	
26347	9/9/2025	MAHASKA		81.34
	1000-532	INV 7017053- SUPPLIES	81.34	
26348	9/9/2025	MARK'S		179.11
	2400-532	INV002232420 SUPPLIES	179.11	
26349	9/9/2025	MATHESON TRI-GAS, INC.		112.35
	2100-532	INV 52552980 SVC/SUPPLIES	112.35	
26350	9/9/2025	MENARDS		313.05
	2100-532	INV 78085 SUPPLIES	145.44	
	4200-532	INV 78705 SUPPLIES	59.97	
	4600-532	INV 79033 SUPPLIES	107.64	
26351	9/9/2025	MILLER & ASSOCIATES CONSULTING ENGINEERS		13,377.36
	2100-521	INV 25-0970 2024 LINCOLN AVE PAVING	13,377.36	
26352	9/9/2025	535 MUNICIPAL SUPPLY, INC. OF OMAHA		823.26
	2400-532	INV 0953285-IN SUPPLIES	823.26	
26353	9/9/2025	408 NE. PUBLIC HEALTH ENVIRONMENTAL LAB.		187.00
	2400-532	INV 593976 WATER SAMPLES	187.00	
26354	9/9/2025	NEBRASKA HARVESTORE SYSTEMS, INC.		373.84
	2100-532	INV 26410 SUPPLIES	373.84	
26355	9/9/2025	PIERCE BROADBAND NETWORKS		56.59
	2400-522	INV 10174830 SVC AUGUST 2025	18.86	
	2600-522	INV 10174830 SVC AUGUST 2025	18.86	
	3200-522	INV 10174830 SVC AUGUST 2025	18.87	
26356	9/9/2025	53 PLAINVIEW TELEPHONE CO., INC.		1,156.77
	1000-522	PHONE SVC AUGUST 2025	181.92	
	1000-554	PHONE AND CAMERA LEASE AUGUST 2025	262.91	
	2100-522	PHONE SVC AUGUST 2025	79.51	
	2400-522	PHONE SVC AUGUST 2025	53.28	
	2400-522	PHONE SVC AUGUST 2025	62.93	
	2400-522	PHONE SVC AUGUST 2025	54.88	
	2400-522	PHONE SVC AUGUST 2025	61.67	
	2600-522	PHONE SVC AUGUST 2025	51.24	

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u>	<u>Name</u>	<u>Amount</u>
	3200-522		PHONE SVC AUGUST 2025	220.23
	4400-522		PHONE SVC AUGUST 2025	68.32
	3900-522		PHONE SVC AUGUST 2025	59.88
26357	9/9/2025		REARDON LAWN & GARDEN	511.31
	4200-532		INV 17854 SUPPLIES	158.11
	4200-532		INV 17659 SUPPLIES	353.20
26358	9/9/2025		TRUCK CENTER COMPANIES	2,623.07
	3500-532		XA101155781:01 SUPPLIES	53.55
	3500-532		XA101157578:01 SUPPLIES	(115.60)
	3500-532		RA101013279:01 SUPPLIES/REPAIRS	2,360.49
	3500-532		XA101157690:01 SUPPLIES	(53.55)
	3500-532		XA101158813:01 SUPPLIES	47.36
	3500-532		XA101158847:01 SUPPLIES	330.82
26359	9/9/2025		USA BLUEBOOK	55.74
	2400-532		INV0803464 SUPPLIES	55.74
26360	9/9/2025		WEST HODSON LUMBER	875.50
	2100-532		SUPPLIES- CONCRETE 8/2025 STATEMEI	875.50

Report Setup

Report selection: Check Register - Detail
 Banks: Single
 Bank Acct#: 150541 - Midwest Bank (City Acct.)
 Starting Check Number: 26321
 Ending Check Number: 26360
 Starting Date: 9/9/2025

Total Non-Void Checks

46,533.91

AUGUST 2025 ACCOUNT BALANCES

Accounts

<u>HOUSING AUTHORITY</u> XX0509	Available balance \$143,892.81	RECENT ▼
<u>GENERAL CHECKING</u> XX0541	Available balance \$1,173,831.42	RECENT ▼
<u>WATER TOWER</u> XX1009	Available balance \$41,927.70	RECENT ▼
<u>ELECTRICAL SINKING FUND</u> XX0321	Available balance \$141,481.64	RECENT ▼
<u>C&D CLOSURE/POST</u> XXXX3357	Available balance \$80,826.46	RECENT ▼
<u>PLV/OSMOND HOUSING</u> XXXX5161	Available balance \$29,577.77	RECENT ▼
<u>POOL SALES TAX</u> XXXX8263	Available balance \$303,056.58	RECENT ▼
<u>KENO ACCOUNT</u> XXXX9616	Available balance \$44,137.72	RECENT ▼
<u>MANOR SALES TAX</u> XXXX7492	Available balance \$126,427.24	RECENT ▼
<u>BOND RESERVE FUND</u> XX8633	Current balance \$85,556.45	RECENT ▼
<u>C&D SITE SINKING FUND</u> XXXX1067	Available balance \$162,041.79	RECENT ▼
<u>COMMERCIAL/C&D</u> XXX2509		RECENT ▼
<u>ECONOMIC DEVELOPMENT SALES TAX</u> XXXX7514	Available balance \$50,290.84	RECENT ▼
<u>LIBRARY GRANT FUND</u> XXXX0099	Available balance \$39,747.84	RECENT ▼
<u>LIBRARY IMPROVEMENTS</u> XX8630	Current balance \$13,442.36	RECENT ▼
<u>LIBRARY SALES TAX</u> XXXX7503	Available balance \$270,970.58	RECENT ▼

STREET IMPROVEMENT FUND

XX8621

Available balance**\$44,529.46**

RECENT ▼

STREET IMPROVEMENT FUND

XXXX0286

Available balance**\$448,168.25**

RECENT ▼

WATER TOWER COD

XX8620

RECENT ▼

2018 FORD POLICE INTERCEPTOR

XXX2927

RECENT ▼

WILKENS INDUSTRIES TRAILER

XXX2984

RECENT ▼

DTR GRANT FUNDS

XXXX7590

Available balance**\$0.00**

RECENT ▼

IRP FUNDS

XXXX3773

Available balance**\$36,371.36**

RECENT ▼

IRP LOAN RESERVE LOSS FUND

XXXX5379

Available balance**\$30,097.59**

RECENT ▼

NAHTF GRANT FUNDS

XXXX8448

Available balance**\$0.00**

RECENT ▼

RBDG FUNDS

XXXX3784

Available balance**\$63,246.90**

RECENT ▼

CLERK/TREASURER'S REPORT FOR AUGUST 2025

LIGHTS	-
SEWER	22,166.50
WATER	41,871.32
SALES TAX	1,703.17

GENERAL:	
*Midwest Bank- Interest on Account	2,443.39
*Housing Loan Payments	161.60
*General Bond	11,636.09
*NSF	211.61
*IRP Loan Pmt	992.08
*Void Ck#26288	54.12
*Building Permit	25.00
SALES TAX TOTAL:	
*Library	4,432.11
*Manor	4,432.11
*Economic Development	4,432.11
*Pool	6,648.18
*Street	8,488.04
STREET:	
*Highway Allocation	19,019.61
WATER:	
*Meter Deposits	600.00
*Water Meter Payment	200.00
SEWER:	
PARK:	
*Donation	50.00
POOL:	
*Pool Pass/Entries/Snacks	721.00
*Pool Party	100.00
*Swimming Lessons	170.00
*Void Ck#26288	27.08
PLANT:	
*NCPD Lease Payment	21,699.25

CLERK/TREASURER'S REPORT FOR AUGUST 2025

POLICE:	
*Dog Tags	25.00
*Kennel Fee	25.00
*Peddler License	50.00
*Void Ck#26009	24.69
ECONOMIC DEVELOPMENT:	
SOLID WASTE: Billings & Fees:	25,261.84
*C&D Site	1,586.65
*Concrete	54.55
HANDIVAN:	
*Fees	637.00
*Grant Payments	1,769.00
LIBRARY:	
*Fines/Fees	32.18
*Copies	40.00
*Void Ck#25781	28.00
FIRE:	
SUMMER REC:	
DEBT SERVICE:	
*Bond Payment County Treasurer	1,948.63

TOTAL REVENUE AUGUST 2025

\$ 183,766.91



NPAIT Monthly Statement
City of Plainview

Please Note:
THE FUND WILL BE CLOSED OCTOBER 13TH IN OBSERVANCE OF THE
COLUMBUS DAY HOLIDAY
Your account number has changed.
This statement is for legacy account number NE-01-0034-0001.

Activity Summary (NE01-00034-0001) General Fund

8/1/2025 - 8/31/2025

Investment Pool Summary		Trust
Beginning Market Balance		\$68,839.53
Dividends		\$256.72
Purchases		\$2,638.05
Redemptions		\$0.00
Ending Market Balance		\$71,734.30
Average Monthly Rate		4.244%
NAV / Share Price		\$1.000
Total		\$71,734.30
Total Fixed Income		\$0.00
Account Total		\$71,734.30

City of Plainview
PO Box 757
Plainview, NE 68769



PTMA

PTMA Financial Solutions
2135 CityGate Lane, 7th Floor
Naperville, IL 60563

Your Representative(s)

Adam McCauley
(855) 395-3954
Adam.McCauley@publictrustadvisors.com
Representatives are associated with PMA Securities, LLC



NPAIT Monthly Statement
City of Plainview

Transaction Activity (NE01-00034-0001) General Fund

Trust 8/1/2025 - 8/31/2025

Transaction	Trade Date	Settle Date	Description	Redemption	Purchase	NAV / Share Price	Shares this Transaction
11467160	08/04/2025	08/04/2025	Online ACH Purchase, General Account Interest July 2025	\$0.00	\$2,638.05	\$1.000	2,638.050
	08/31/2025	08/31/2025	Total Dividend Reinvestment	\$0.00	\$256.72	\$1.000	256.720
				\$0.00	\$2,894.77		2,894.770

Beginning Market Value: \$68,839.53 | Ending Market Value: \$71,734.30



NPAIT Monthly Statement
City of Plainview

Current Portfolio

8/31/2025

Type	Code	Holding Id	Trade Date	Settle Date	Maturity Date	Description	Cost	Rate	NAV / Share Price	Face/Par	Market Value
Trust				08/31/2025		Trust Account Balance	\$71,734.30	4.244%	\$1.000	\$71,734.30	\$71,734.30
							\$71,734.30			\$71,734.30	\$71,734.30

Time and Dollar Weighted Average Portfolio Yield: n/a

Weighted Average Portfolio Maturity: n/a

Note: Weighted Yield & Weighted Average Portfolio Maturity are calculated using "Market Value" and are only based on the fixed rate investments.

Portfolio Summary

Type	Allocation (%)	Allocation (\$)	Description
Trust	100.000%	\$71,734.30	Trust Account

Index

Cost is comprised of the total amount you paid for the investment (including any fees and commissions) plus any reinvested dividends.

Rate is the average monthly yield for pool investments or the rate on the last business day of the month for SDA investments or the yield to maturity or yield to worst for fixed term investments.

Face/Par is the amount received at maturity for fixed rate investments or the balance at statement date for pool investments.

Market Value reflects the market value as reported by an independent third-party pricing service. Certificates of Deposit and other assets for which market pricing is not readily available from a third-party pricing service are listed at "Cost" for fixed term investments or the balance at statement date for pool investments.

NPAIT MONTHLY STATEMENT DISCLAIMER

Securities and municipal advisory brokerage services (investments purchased with proceeds from a municipal securities issuance), and investments cleared through our clearing firm, Pershing LLC, are offered through PMA Securities, LLC, a broker-dealer and municipal advisor registered with the SEC and MSRB, and a member of FINRA and SIPC. All other products and brokerage services are generally provided by PMA Financial Network, LLC. Thus, certificates of deposit ("CD") and savings deposit accounts ("SDA") may be executed through either PMA entity, as applicable, depending on whether the investment was purchased with proceeds derived from municipal securities. PMA Securities, LLC and PMA Financial Network, LLC are operated under common ownership and are affiliated with PMA Asset Management, LLC.

NPAIT Activity Summary

This section shows all of the activity in the NPAIT Trust. The Average Monthly Rate represents the average net interest rate over the previous month which is then annualized.

Information regarding the NPAIT investment objectives, risks, charges and expenses can be found in the NPAIT information statement, which can be obtained at www.npait.com or by calling PMA at the phone number listed below. An investment in the Trust is not a bank deposit and it is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other governmental or private agency. Although the Trust seeks to maintain a stable value of \$1.00 per share, it is possible to lose money by investing in the Trust Series.

Fixed Income Investment Program Activity

This section shows all of the fixed term investments purchased and sold, maturities, interest received, and activity. This will include all CD, SDA, and government securities purchased through PMA Financial Network, LLC or PMA Securities, LLC as applicable. It also shows the approximate market value of each security whose price is obtained from an independent source believed to be reliable. However, PMA cannot guarantee their accuracy. This data is provided for informational purposes only. Listed values should not be interpreted as an offer to buy or sell at a specific price. CDs are listed at their original cost. Redemption of a CD prior to maturity will likely result in early withdrawal penalties. Market values are based on the last day of the month for which this report date range is ending. If the run date of this report is prior to the end of the current month, the market values are listed as equivalent to the cost values.

All funds, and/or securities are located and safe kept in an account under the client's name at their custodial bank. Any CDs listed are located in the client's name at the respective bank. It is recommended that any oral communications be re-confirmed in writing to further protect your rights, including rights under the Securities Investor Protection Act.

Additional Disclosures

The performance data featured represents past performance, which is no guarantee of future results. Investment returns will fluctuate. Current performance may be higher or lower than the performance data quoted. Please call PMA for the most recent performance figures.

Minutes of the Plainview Library Board

Tuesday, September 2, 2025 5:15pm

- I. Members Present: Valerie Tarr, Jody Viterna, Bernice Yilk, Donna Christiansen, Library Director, Kayle Getzschman, Children's Librarian
- II. Welcome Visitors: None.
- III. Open Meeting Act was acknowledged.
- IV. Minutes: Bernice motioned to approve the minutes as presented. Motion seconded and carried.
- V. Bills: Donna presented the bills. Jody motioned to pay the bills as presented. Motion seconded and carried.
- VI. Librarian's Reports:
 - a. Donna reported on the receipts and statistics. City will install the book return as time allows.
 - b. Kayle gave her Children's Librarian report. She will be starting after school programs next week. She reported on her programs. Kayle will be applying for the Cooper grant for coding supplies. Discussed making a sportsyou group for the youth programming.
- VII. Old Business:
 - a. No new ideas for candlemaking or sourdough classes. Discussed the cake painting class again. Also discussed some ideas for the holidays. One of the ideas is an ornament making event with hot chocolate during hometown holidays. Could bring in 4H kids & youth advisory board to help with this event. Will discuss more next month.
- VIII. New Business:
 - a. Donna will be applying for the Nebraska Library Commission grants for next year - Internship, Youth Grant for Excellence, and Library Improvement. These are due November 14th.
- IX. Announcements: None.
- X. Date for the next meeting: Monday, October 6th, 2025 at 5:15pm at the library
- XI. Jody motioned to close. Motion seconded and carried.

Jody Viterna, Secretary

**PLAINVIEW MANOR
BOARD OF DIRECTORS MEETING**

August 5, 2025

(4)

A special meeting of the Board of Directors of Plainview Manor was on Tuesday, August 5, 2025, at the Plainview Manor Day Room convening at 2:00 p.m. for the Open Session. Notice of the meeting was given in advance by publication posted at Plainview News and given simultaneously to all Board members with the agenda communicated in advance notice. All proceedings hereinafter documented were undertaken while the meeting was in open session for the attendance of the public.

- I. Attendance –Kim Wolken, Melissa Hoffart, Wayne Rasmussen-Board Members; Juleen Johnson, Administrator, City- Bob Smith, Employees- None. Public: None, Absent: Melissa Tarr, Joan Alexandar

Open Session was called to order by President-Hoffart at 2:03 p.m. The Open Meetings Act was announced by Hoffart, with the Open Meetings Act posted according to the policy of the State of Nebraska.

- II. Discussion was held regarding information received from Commercial Laundry of Norfolk regarding any needs that might come in the future. Other discussions on current personnel and job duties were discussed. At 3:28 p.m. a motion was made by Wolken to go into executive session for personnel, seconded by Rasmussen. At 3:51 p.m. the board came out of executive session to proceed with option of a Interim Administrator, Administrator Assistant and Leave of Absence.

President Hoffart adjourned the meeting at 4:04 p.m.

Plainview Manor Board Secretary

Plainview Manor Board President

PLAINVIEW MANOR
BOARD OF DIRECTORS' MEETING
August 19, 2025

A special meeting of the board was held on Tuesday, August 19, 2025, after a 2pm employee meeting regarding state survey results and corrective actions. Juleen ended the meeting with providing information regarding her taking FMLA due to some medical issues. At that time the employee meeting ended, and present board members moved to the multipurpose room for a brief meeting.

- I. Attendance- Melissa Hoffart, Kim Wolken, Joan Alexander, Wayne Rasmussen and Mayor Smith. Employees-None; Public-None; Absent: Melissa Tarr.
- II. Open Session was called to order at 2:45pm by President Hoffart. The Open Meetings Act was announced by Hoffart with the Open Meetings Act posted according to the policy of the State of Nebraska.
- III. Mayor Smith has been consulting Kyle Petersen, City Attorney, regarding options for Juleen Johnson's leave. In a previous motion, the board had approved a Leave of Absence with pay for up to 3 months for Johnson. It was determined that this was not a viable option and suggested that Johnson take FMLA instead.
 - a. Kim Wolken made a motion to rescind the previous motion of paid Leave of Absence. Wayne Rasmussen Second. All were in favor. Absent: Tarr
 - b. Hoffart asked for a motion to approve FMLA for Johnson, due to a medical issue for up to 12 weeks and according to Policy 7.1. Wolken made the motion with Alexander second. All were in favor. Absent: Tarr
- IV. Mayor Smith and Hoffart will reach out to the agencies provided by Johnson as well as other suggested professional agencies. Mayor Smith, Corrine Janovec-City Council, Board President Hoffart, Kandi Rahn-DON, Cheryl McCabe-Office Manager will be asked to sit in on interviews. A second option would be to appoint an employee and pursue a Provisional License through the state. More discussion will be needed if that route is chosen.

President Hoffart adjourned the meeting at 3:32pm.

Plainview Manor Board Secretary

Plainview Manor Board President

TO: Plainview Manor Board of Directors
FROM: Juleen Johnson, Administrators

SUBJECT: Board of Director's Meeting

The regularly scheduled meeting of the Plainview Manor Board of Director's will be held on August 26, 2025 at the **Plainview MANOR** convening at 11:30 a.m. Minutes due by: 9-5-25

Notion: Next meeting to be held on September , 2025 at a.m.

Open meeting law: Posted in the multipurpose meeting room on the back side of door.

- I. Call to Order and Roll Call
- II. Approval of the agenda: financials, payable and statistics
- III. Approval of Minutes from the last Board meeting held 7-29-25. 8-5-25, 8-12-25
- IV. Department Heads Quarterly Update:

V. MANOR UNFINISHED BUSINESS

- 1. Staffing Needs: CNA- PRN, LPN/RN Days -PT/FT
- 2. By-Laws & Board Training Update/Changes Discussion- Tabled
- 3. Clark & Enersen Update
- 4. Street Paving Payment Option

VI. MANOR NEW BUSINESS

- 1. PTO Policy
- 2. Employee Health Insurance
- 3. Facility Property, Liability, Auto, WC Insurance
- 4. Interim Administrator
- 5. Meeting Times and Dates
- 6. Hsk/Laundry Supervisor Task/Assignments

VII. CITY MAYOR COMMENTS- Regarding Manor Business

VIII. Public Comments: You must state your name in full and limited to 5 minutes

IX. EXECUTIVE SESSION: Must State reason why and motion made to go into closed session, motion back to open session, motion if any items were voted on for approval or direction
-Johnson request for personnel

X. ADJOURNMENT TIME

Meeting Dates: 2025- Sept 24, Oct 29, Nov 26, Dec 30

Plainview Manor Board of Directors Meeting

July 29th, 2025

The Plainview Manor Board of Directors met Tuesday, July 29th, 2025, at 11:30 a.m. in the gathering room pursuant to the public notice. President Hoffart called the meeting to order at 11:34 a.m. with the following board members present: Melissa Tarr, Joan Alexander, Kim Wolken and Wayne Rasmussen. Also present were Mayor Smith and administrator Juleen Johnson.

Motion made by Tarr to approve the agenda, financials, payables and statistics second by Wolken. Roll call vote: Aye, All; Nay, none.

Motion made by Alexander to approve the minutes from the last board meeting, second Wolken. Roll call vote: Aye, All; Nay, none.

During the department head update interim DON Jackie McPeck came and introduced herself and explained a little of her background. She expressed how she enjoyed working at the Plainview Manor and Whispering Pines.

Discussion was held on staffing needs. Administrator Johnson updated the board on how the facility is still needing an LPN/RN for nights- Part and Fulltime, CNA- as needed, DON-Fulltime, LPN-RN Days-Fulltime, and housekeeping/ laundry supervisor.

By-Laws and board training updates were tabled until the next board meeting.

Administrator Johnson gave an update on Clark & Enersen who will be doing the addition for the facility.

The drug policy that was tabled from the last couple meetings was discussed and tabled until a future date.

The annual election of officers was next on the agenda. Motion was made by Wolken and seconded by Tarr to have Joan Alexander as Vice President. Roll call vote: Aye, All; Nay, none. Motion was also made by Wolken to have Melissa Tarr continue as Secretary/ Treasurer and seconded by Alexander. Roll call vote: Aye, All; Nay, none.

Under new business we welcomed new board member Wayne Rasmussen.

PTO-time was discussed with new changes coming October 1st. The board decided to table until a later date.

Motion was made by Alexander and seconded by Tarr to approve Resolution Number 16 for the bank signature cards having all member boards and the city mayor as signers. Roll call vote: Aye, All; Nay, none.

The street paving payment was discussed, and administrator Johnson was going to reach out to the city for more details on the cost and the topic will be brought back to the board.

Motion made by Hoffart to enter into a closed session at 12:45 p.m. for the purpose of discussing personnel, second by Alexander. Roll call vote: Aye, all; Nay, none. Those in attendance of the closed session were members of the board, City Mayor and Administrator Johnson with board member Tarr leaving early. Motion made by Alexander to come out of closed session, second by Hoffart. Roll call vote:

Aye, all; Nay, none, Absent Tarr. At 1:30 p.m. President Hoffart reconvened the regular meeting with no action taken.

With no further business, President Hoffart adjourned the meeting at 1:35 p.m.

Attest: _____

Melissa Tarr

Secretary of Manor Board

Attest: _____

Melissa Hoffart

President of Manor Board

Plainview Manor Board of Directors Special Meeting

August 12th, 2025

The Plainview Manor Board of Directors met Tuesday, August 12th, 2025, at 11:30 a.m. in the gathering room pursuant to the public notice. President Hoffart called the meeting to order at 11:30 a.m. with the following board members present: Melissa Hoffart, Melissa Tarr, Joan Alexander and Kim Wolken. Also present were Mayor Smith and Administrator Juleen Johnson. Board member Rasmussen later showed up.

Motion made by Wolken to enter into a closed session at 11:32 a.m. for the purpose of discussing personnel, second by Alexander. Roll call vote: Aye, all; Nay, none. Absent Rasmussen. Those in attendance of the closed session were members of the board, City Mayor and Administrator Johnson. Board member Rasmussen showing up during closed session.

Motion made by Wolken to come out of closed session, second by Rasmussen. Roll call vote: Aye, all; Nay, none. At 12:20 p.m. President Hoffart reconvened the regular meeting with no action taken during that time.

After further personnel discussion in open meeting a motion was made by Tarr and seconded by Wolken to approve a 3-month paid leave of absence for Administrator Johnson, in which during that time the facility would have an interim administrator for the facility step in.

With no further business, President Hoffart adjourned the meeting at 12:32 p.m.

Attest: _____

Melissa Tarr

Secretary of Manor Board

Attest: _____

Kim Wolken

President of Manor Board

Plainview Manor
Balance Sheet
July 31, 2025

ASSETS

Current Assets		
Cash	\$	506,839.89
Cash - Tax Transfer		443.80
Cash - Petty Cash		200.00
Cash - Savings		2,219,481.02
Resident Petty Cash		1,786.94
Cash - Foundation		16,596.36
Cash - CD		1,350,634.36
Account Receivable/Med		93,705.10
Account Receivable/Pri		(1,804.00)
Accounts Rec - Medicare Adv		16,300.00
Accounts Rec. - Hospice		6,589.72
Accounts Rec. - A/L Private		146.66
Account Rec - A/L Medicaid		10,778.92
Acct. Rec. - Medicare A		11,100.00
Allowance for Doubtful Accts		(2,700.00)
Prepaid Insurance		13,012.41
Accrued Interest Receivable		3,247.68
		<hr/>
Total Current Assets		4,246,358.86
Property and Equipment		
Land		25,000.00
Building		1,799,908.74
Accu. Depr. Building		(1,272,390.97)
Assisted Living Addition		881,307.18
Accum Depr. - A/L		(579,288.32)
Equipment		830,033.33
Accum Depr. Equipment		(654,062.54)
Vehicles		57,350.53
Accum Depr. Vehicles		(43,250.33)
Construction in Progress		14,572.45
		<hr/>
Total Property and Equipment		1,059,180.07
		<hr/>
Total Assets	\$	<u><u>5,305,538.93</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	52,737.40
Federal & FICA Taxes Payable		5,985.27
State Taxes Payable		6,023.09
Unemployment Taxes Payable		40.10
Accrued Wages		80,017.95
Accrued Provider Tax		9,342.00
Accrued Vacation		89,224.54
Resident Petty Cash		1,786.94
Employee's Deductions		(1,959.14)
Room Deposits A/L		3,500.00
		<hr/>
Total Current Liabilities		246,698.15
		<hr/>

Plainview Manor
Balance Sheet
July 31, 2025

Total Liabilities		246,698.15
Capital		
Retained Earnings	4,702,384.09	
Net Income	<u>356,456.69</u>	
Total Capital		<u>5,058,840.78</u>
Total Liabilities & Capital	\$	<u><u>5,305,538.93</u></u>

Income Statement
For the Ten Months Ending July 31, 2025
Plainview Manor

	Current Month		Year to Date	
Revenues				
Routine Care - Pri	\$ 135,447.00	42.30	\$ 1,296,690.00	40.60
Other - Private	200.00	0.06	1,115.00	0.03
Routine Care - Medicaid	98,843.29	30.87	1,147,001.59	35.91
Other - Medicaid	0.00	0.00	10.00	0.00
Medicaid-Pri Room	465.00	0.15	4,560.00	0.14
Hospice Care	8,311.72	2.60	169,078.51	5.29
Assisted Living - Private	28,424.00	8.88	298,356.00	9.34
Other - A/L Private	42.66	0.01	671.29	0.02
Assisted Living - Med	14,073.26	4.39	81,129.26	2.54
Medicare A	11,100.00	3.47	36,811.34	1.15
Medicare Advantage	13,150.00	4.11	16,300.00	0.51
Medicare B	0.00	0.00	5,074.97	0.16
Total Revenues	310,056.93	96.83	3,056,797.96	95.70
Gross Profit	310,056.93	96.83	3,056,797.96	95.70
Expenses				
Administrator Labor	13,983.89	4.37	116,657.98	3.65
Office Labor	7,128.03	2.23	53,952.60	1.69
Office Supplies	89.35	0.03	2,416.12	0.08
Advertising & Promotion	3,542.74	1.11	11,134.22	0.35
Seminars & Education	0.00	0.00	680.00	0.02
Printing & Postage	751.48	0.23	1,031.85	0.03
Telephone	500.38	0.16	5,151.30	0.16
Licenses & Dues	0.00	0.00	6,392.32	0.20
Legal & Accounting	434.75	0.14	18,768.00	0.59
General Liability Insurance	1,900.00	0.59	19,000.00	0.59
Payroll Taxes - Unemployment	40.10	0.01	1,010.42	0.03
Payroll Taxes - FICA	14,516.41	4.53	137,001.10	4.29
Employee Benefits	23,613.93	7.37	213,452.60	6.68
NE Sales Tax	0.00	0.00	701.81	0.02
Workman's Comp Insurance	1,600.00	0.50	17,162.00	0.54
Dietary Labor	18,978.78	5.93	194,263.98	6.08
Food	11,725.79	3.66	102,782.54	3.22
Dietary Supplies	659.69	0.21	10,385.01	0.33
Dietary Equipment	0.00	0.00	1,472.00	0.05
Seminars, Educ., Staffing	0.00	0.00	20.50	0.00
Dietary Consultant	0.00	0.00	1,476.75	0.05
Dietary Leased Equipment	90.00	0.03	900.00	0.03
Housekeeping Labor	2,174.10	0.68	25,762.25	0.81
Housekeeping Supplies	254.22	0.08	10,240.42	0.32
Seminars, Educ, Staffing	0.00	0.00	82.00	0.00
Laundry labor	3,543.05	1.11	29,124.28	0.91
Linens	18.60	0.01	997.58	0.03
Laundry Supplies	45.04	0.01	5,609.42	0.18
Laundry Equipment	0.00	0.00	962.99	0.03
Seminars, Educ, Staffing	0.00	0.00	20.50	0.00
Director of Nursing - Wages	9,823.76	3.07	85,326.34	2.67
Asst. Director of Nursing-Wage	6,591.66	2.06	28,094.18	0.88
Prof. Nursing Labor	43,426.54	13.56	432,783.30	13.55
Nursing Assistant wages	53,032.23	16.56	514,159.01	16.10
Medical Records Labor	5,553.35	1.73	49,525.13	1.55
Nursing Supplies	10,110.74	3.16	66,847.14	2.09
Seminars, Educ, Staffing	54.50	0.02	1,114.50	0.03
Temporary Staffing	16,212.51	5.06	114,265.61	3.58

Income Statement
For the Ten Months Ending July 31, 2025
Plainview Manor

Page: 2

	Current Month		Year to Date	
Pharmacist Consultant	0.00	0.00	4,500.00	0.14
Restorative Therapy	500.00	0.16	5,000.00	0.16
Physical Therapy	2,560.78	0.80	9,018.72	0.28
OT Consultant	1,004.30	0.31	4,734.53	0.15
Computer Expenses	3,326.77	1.04	15,801.60	0.49
Medicare - Pharmacy	1,388.24	0.43	3,366.61	0.11
Medicare - Ancillary	111.62	0.03	1,154.54	0.04
Maintenance Labor	3,088.26	0.96	30,148.65	0.94
Maintenance Supplies	258.81	0.08	5,104.26	0.16
Utilities	3,018.22	0.94	33,981.26	1.06
Routine Repairs Exp	2,853.77	0.89	11,234.50	0.35
Equipment Repairs	3,696.11	1.15	8,976.32	0.28
Leased Equipment	388.49	0.12	1,621.05	0.05
Service Contracts	159.00	0.05	3,788.00	0.12
Auto Expense	99.10	0.03	1,528.50	0.05
Property/Auto Insurance	3,400.00	1.06	34,000.00	1.06
Activities labor	3,679.69	1.15	36,570.29	1.14
Social Services Labor	3,475.03	1.09	29,346.22	0.92
Recreational & Craft Sup.	193.32	0.06	1,452.20	0.05
Act/S.S. Expense	0.00	0.00	117.97	0.00
Seminars, Educ, Staffing	20.50	0.01	20.50	0.00
Resident Benefits	17.08	0.01	740.79	0.02
Depreciation Expense	7,298.00	2.28	72,980.00	2.28
Donation Expense	50.00	0.02	50.00	0.00
Cable TV	903.39	0.28	8,249.77	0.26
A/L Office Labor	1,712.98	0.53	15,993.55	0.50
A/L Office Supplies	20.99	0.01	444.60	0.01
A/L Licenses & Dues	0.00	0.00	771.01	0.02
A/L Dietary Labor	4,146.67	1.29	38,412.48	1.20
A/L Dietary Supplies	0.00	0.00	7.66	0.00
A/L Dietary Equipment	0.00	0.00	848.70	0.03
A/L Housekeeping Labor	390.08	0.12	4,049.43	0.13
A/L Laundry Labor	707.39	0.22	10,834.31	0.34
A/L Linen	201.39	0.06	201.39	0.01
A/L Professional Nursing	791.75	0.25	10,118.90	0.32
A/L Medication Aide	10,034.44	3.13	100,590.25	3.15
A/L Nursing Supplies	0.00	0.00	727.98	0.02
A/L Computer Expenses	180.62	0.06	1,962.42	0.06
A/L Maintenance Labor	987.92	0.31	8,915.09	0.28
A/L Maintenance Supplies	0.00	0.00	344.64	0.01
A/L Utilities	1,006.08	0.31	11,327.11	0.35
A/L Equipment Repairs	0.00	0.00	2,066.56	0.06
A/L Social Services Labor	820.76	0.26	7,953.60	0.25
A/L Resident Benefits	3.00	0.00	3.00	0.00
A/L Depreciation Exp	1,774.00	0.55	17,740.00	0.56
Total Expenses	314,664.17	98.26	2,837,526.71	88.84
Net Operating Income	(4,607.24)	(1.44)	219,271.25	6.87
Other Income				
Miscellaneous Sales	0.00	0.00	469.10	0.01
Refunds	0.00	0.00	440.72	0.01
Interest Income	9,248.18	2.89	92,213.29	2.89
Donations	0.00	0.00	7,064.00	0.22
Guest Meals	120.00	0.04	2,218.00	0.07

Income Statement
For the Ten Months Ending July 31, 2025
Plainview Manor

	Current Month		Year to Date	
Employee Meals	795.00	0.25	7,007.00	0.22
Healthcare Aid for AL	0.00	0.00	26,608.33	0.83
Gain/Loss on Sale	0.00	0.00	1,165.00	0.04
	<hr/>		<hr/>	
Total Other Income	10,163.18	3.17	137,185.44	4.30
	<hr/>		<hr/>	
Net Income	\$ 5,555.94	1.74	\$ 356,456.69	11.16
	<hr/>		<hr/>	

Plainview Manor

Check Register

For the Period From Aug 1, 2025 to Aug 31, 2025

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

Check #	Date	Payee	Amount
AUTO PAY	8/8/25	US FOODS	3,546.94 Food & Supplies
AUTO PAY1	8/8/25	MARTIN BROS.	8,437.56 Food & Supplies
55877	8/8/25	AFLAC	2,999.22 Insurance
55878	8/8/25	ALTWINE HARDWARE & HOME LLC	267.36 Maintenace Supplies
55879	8/8/25	AMERI-TECH INDUSTRIAL , INC	1,360.67 Equipment Repairs
55880	8/8/25	BRYANT HOME COMFORT, LLC	2,335.44 Equipment Repairs
55881	8/8/25	CARHART LUMBER	73.98 Maintenace Supplies
55882	8/8/25	CITY OF PLAINVIEW	658.36 Utilities
55883	8/8/25	COMPU-FACT RESEARCH, INC.	22.00 Background checks
55884	8/8/25	DIRECT SUPPLY, INC.	1,165.84 Supplies
55885	8/8/25	FLOOR MAINTENANCE	59.88 Supplies
55886	8/8/25	HEALTH CARE INFORMATION	195.62 Medicare Billing
55887	8/8/25	HILAND DAIRY	843.28 Food
55889	8/8/25	JULEEN JOHNSON	100.00 Cell Phone
55890	8/8/25	KUSTOM PEST CONTROL	75.00 Exterminator
55891	8/8/25	MCKESSON MEDICAL	5,389.89 Nursing Supplies
55893	8/8/25	MEDLINE INDUSTRIES, INC.	2,384.88 Nursing Supplies
55894	8/8/25	MITCH FOOD STORE	313.02 Food
55895	8/8/25	MSM ENTERPRISES LLC	1,004.30 Therapy
55896	8/8/25	O'NEILL SHOPPER	825.74 Advertising
55897	8/8/25	OVERLAND REHAB LLC	3,060.78 Therapy
55898	8/8/25	PENNER PATIENT CARE INC	276.00 Nursing Supplies
55899	8/8/25	PITZER DIGITAL LLC	1,332.00 Advertising
55900	8/8/25	PLAINVIEW FAMILY PHARMACY	1,388.24 Nursing Supplies
55901	8/8/25	PLAINVIEW NEWS	149.00 Advertising
55902	8/8/25	PLAINVIEW SPORTS BOOSTERS	50.00 Donation
55903	8/8/25	PLAINVIEW TELEPHONE	400.38 Phone
55904	8/8/25	POINTCLICKCARE TECHNOLOGIES INC	976.29 Nursing
55905	8/8/25	PRIME TIME HEALTHCARE LLC	8,878.75 Contract Staff
55906	8/8/25	PROTEX CENTRAL	707.79 Maintenace Supplies
55907	8/8/25	PYE-BARKER FIRE SAFETY	1,506.00 Equipment Repairs
55908	8/8/25	TOM SMITH	56.89 Maintenace Supplies
55909	8/8/25	STEINKRAUS SERVICE	99.10 Gas
55910	8/8/25	TANGEMAN PLUMBING	290.00 Plumber
55911	8/8/25	TIME MANAGEMENT SYSTEMS	271.20 Time Clock
55912	8/8/25	WAYNE HERALD	1,236.00 Advertising
Total			52,737.40

May

Clipboard Health	\$259.36	Contract Labor
Dearborn	\$137.01	Insurance
NE Central Registry	\$5.00	Background Checks
NE State Patrol	\$15.50	Background Checks
Quill	\$159.98	Office Supplies
Family Dollar	\$70.00	Dietary/Laundry
Fly by Night Fireworks	\$136.01	Activities
Clipboard Health	\$524.00	Contract Labor
Securitas	\$9.50	Maintenance
Quill	\$23.99	Laundry
AUL	\$3,607.96	Retirement
LVNV	\$207.22	Garnishment
NE Child Support	\$169.85	Garnishment
Velocity	\$85.27	Garnishment
US Post Office	\$730.00	Stamps
Amazon	\$201.39	AL Supplies
Amazon	\$129.12	Housekeeping Supplies
Envview Security	\$1,312.50	IT
Medica	\$24,873.57	Insurance
Dish	\$778.39	Cable TV
Envview Security	\$468.99	IT
Black Hills Energy	\$559.12	Utilities
DHHS	\$27,018.00	QA Assessment
NCPD	\$2,806.82	Utilities
Clipboard Health	\$527.84	Contract Labor
NE State Patrol	\$15.50	Background Checks
NE Central Registry	\$5.00	Background Checks
Estate of E Christiansen	\$841.79	Refund
NE Central Registry	\$4.00	Background Checks
Dish	\$125.00	Cable TV
Amazon	\$79.98	Dietary
NE Unemployment	\$197.63	Taxes
Dept of Revenue	\$6,071.10	Taxes
Marco	\$388.49	Copier Exp
Amazon	\$72.44	Office/Nursing Supplies
AUL	\$3,621.76	Retirement
LVNV	\$268.95	Garnishment
NE Child Support	\$169.85	Garnishment
Velocity	\$61.51	Garnishment
Aflac	\$543.66	Insurance
Clipboard Health	\$266.56	Contract Labor
Amazon	\$92.00	Nursing Supplies
Quill	\$63.64	Office
US Treasury	\$65.93	Insurance Taxes
Primetime	\$5,756.00	Contract Labor
Verizon	\$103.41	Computer Exp
Petty Cash	\$92.03	Replenish
Amazon	\$189.90	Nursing Supplies
Amazon	\$31.99	Nursing Supplies
Envview Security	\$375.00	IT
OCI	\$434.75	Insurance Exp
NE Central Registry	\$8.00	Background Checks

Plainview Manor

Line of Business	Renewal	Renewal	Difference	Renewal	Difference
Renewal Date	9/1/2024-25	9/1/2025-26		9/1/2025-26	
Property Premium (Nationwide)					
Nursing Home Building	\$27,099.00	\$26,916.00			
Nursing Home BPP	\$5,517,099.00	\$5,517,099.00			
Storage Shed - Building	\$667,100.00	\$686,500.00			
Builds Electrical for Generator	\$30,500.00	\$30,500.00			
Generator	\$121,100.00	\$121,100.00			
BI w/ EE	\$327,000.00	\$336,500.00			
	\$1,300,000.00	\$1,300,000.00			
	80% Coinsurance	80% Coinsurance			
	\$10,000 Ded with a 2% (\$110,342 Bldg & \$11,342 BPP) Wind/Hail Ded On Main Building All Other Buildings have a \$10,000 Ded w/ \$10,000Wind/Hail Ded	\$10,000 Ded with a 5% (\$275,855 Bldg & \$34,325 BPP) Wind/Hail Ded On Main Building All Other Buildings have a \$10,000 Ded w/ \$10,000Wind/Hail Ded			
Wind/Hail Buyback (Lloyds)					
	Deductibles				
	From				
	\$8,336.36	\$12,531.88			
	2% to \$10,000	5% to \$10,000			
Liability (Health Cap)					
	\$18,574.18	\$18,611.10			
	Includes Covid	Includes Covid			
Automobile (Nationwide)					
	\$4,034.00	\$5,014.00			
	4 Vehicles all have \$1,000 Comp/Collision Ded Except for the 1994 GMC Pickup - which has no Physical Damage	4 Vehicles all have \$1,000 Comp/Collision Ded Except for the 1994 GMC Pickup - which has no Physical Damage			
Inland Marine (Nationwide)					
	\$1,306.00	\$1,266.00			
	Skid Loader & Generator/Chiller	Skid Loader & Generator/Chiller			
Umbrella (Health Cap)					
	\$4,936.52	\$4,637.52			

Work Comp (Argent - QFI's Exclusive Program)						
8810	\$19,271.00	\$19,344.00	\$73.00	\$19,344.00	\$73.00	\$73.00
8824	\$474,436.00	\$488,669.00		\$488,669.00		
8826	\$1,223,687.00	\$1,157,398.00		\$1,157,398.00		
	\$441,771.00	\$455,024.00		\$455,024.00		
Payrolls	\$2,139,894.00	\$2,101,091.00	Down \$38,803 - Audit + 3%	\$2,101,091.00	Down \$38,803 - Audit + 3%	
Experience Mod	1.05	1.05	Exp Mod Flat	1.05	Exp Mod Flat	
Totals	\$83,557.06	\$88,320.50	\$4,763.44	\$86,683.38		\$3,126.32

The summary of coverages above are for reference purposes only. Please refer to your policy for specific information or call your agent

Plainview Manor & Whispering Pines Package Loss Analysis

Total For All Lines										
Policy Year	Carrier	Policy #	# Of Open Claims	# Of Closed Claims	Premium	Paid	Reserves	Total Incurred Losses	Loss Ratio	
9/1/2024-9/1/2025			0	0	\$61,409	\$0	\$0	\$0	0%	
9/1/2023-9/1/2024			0	0	\$67,528	\$0	\$0	\$0	0%	
9/1/2022-9/1/2023			0	0	\$65,756	\$0	\$0	\$0	0%	
9/1/2021-9/1/2022			0	0	\$55,130	\$0	\$0	\$0	0%	
9/1/2020-9/1/2021			0	0	\$55,130	\$0	\$0	\$0	0%	
9/1/2019-9/1/2020			0	0	\$31,235	\$0	\$0	\$0	0%	
9/1/2018-9/1/2019			0	0	\$29,580	\$0	\$0	\$0	0%	
9/1/2017-9/1/2018			0	0	\$24,093	\$0	\$0	\$0	0%	
9/1/2016-9/1/2017			0	0	\$23,221	\$0	\$0	\$0	0%	
9/1/2015-9/1/2016			0	1	\$24,710	\$15,890	\$0	\$15,890	64%	
9/1/2014-9/1/2015			0	3	\$21,431	\$11,449	\$0	\$11,449	53%	
9/1/2013-9/1/2014			0	1	\$19,319	\$30,273	\$0	\$30,273	157%	
9/1/2012-9/1/2013			0	1	\$17,506	\$14,023	\$0	\$14,023	80%	
			0	6	\$434,639	\$71,635	\$0	\$71,635	16%	

Plainview Manor & Whispering Pines Package Loss Analysis

Property & Inland Marine

Policy Year	Carrier	Policy #	# Of Open Claims	# Of Closed Claims	Premium	Paid	Reserves	Total Incurred Losses	Loss Ratio	Claim Detail	Deductible
9/1/2024-9/1/2025	Nationwide	ACP CPAA 3037769945	0	0	\$26,998	\$0	\$0	\$0	0%		\$10,000 with a 2% wind/hail deductible
9/1/2023-9/1/2024	Nationwide	ACP CPAA 3037769945	0	0	\$28,319	\$0	\$0	\$0	0%		\$10K Ded - with 2% W/H Main Bldg \$5,000 Ded - with \$10K W/H on other bldgs
9/1/2022-9/1/2023	Nationwide	ACP CPAA 3027769945	0	0	\$34,452	\$0	\$0	\$0	0%		\$10K Ded - with 2% W/H Main Bldg \$5,000 Ded - with \$10K W/H on other bldgs
9/1/2021-9/1/2022	Nationwide	ACP CPAA 3017769945	0	0	\$28,003	\$0	\$0	\$0	0%		\$10K Ded - with 2% W/H Main Bldg \$5,000 Ded - with \$10K W/H on other bldgs
9/1/2020-9/1/2021	Nationwide	ACP CPAA 3007769945	0	0	\$25,571	\$0	\$0	\$0	0%		\$10K Ded - with 2% W/H Main Bldg \$5,000 Ded - with \$10K W/H on other bldgs
9/1/2019-9/1/2020	Guide One	1430-947	0	0	\$14,399	\$0	\$0	\$0	0%		\$5,000 Ded -1% W/H & W/H
9/1/2018-9/1/2019	Guide One	1430-947	0	0	\$14,202	\$0	\$0	\$0	0%		\$5,000 Ded -1% W/H & W/H
9/1/2017-9/1/2018	Guide One	1430-947	0	0	\$13,019	\$0	\$0	\$0	0%		\$5,000 Ded
9/1/2016-9/1/2017	Guide One	1430-947	0	0	\$11,958	\$0	\$0	\$0	0%		\$5,000 Ded
9/1/2015-9/1/2016	Guide One	1430-947	0	1	\$12,517	\$15,890	\$0	\$15,890	127%	8/2/16 - Closed - PD \$15,890 - City was working on the generator for the town and there was a power surge. The next day they went to use the AC and it would not work and then they continued to find other things that were also not working - water softener and so on	
9/1/2014-9/1/2015	Hartford	91UUNJD0855	0	1	\$9,480	\$6,163	\$0	\$6,163	65%	7/13/15 - Closed - Pd \$6,163 - Computer Virus/hacker	
9/1/2013-9/1/2014	Hartford	91UUNJD0855	0	1	\$8,786	\$30,273	\$0	\$30,273	345%	4/27/14 - Closed - PD \$30,273 - Hail Damage	
9/1/2012-9/1/2013	Hartford	91UUNJD0855	0	1	\$7,432	\$14,023	\$0	\$14,023	189%	6/22/2013 - Closed - PD \$14,023 - Wind Damage	
			0	4	\$235,136	\$66,349	\$0	\$66,349	28%		

Plainview Manor & Whispering Pines Package Loss Analysis

Wind/Hail Buyback

Policy Year	Carrier	Policy #	# Of Open Claims	# Of Closed Claims	Premium	Total Incurred Losses	Reserves	Total Paid	Loss Ratio	Description of Loss	Deductible
9/1/2024-9/1/2025	Peachtree/L	24N39797AA0P99	0	0	\$7,632	\$0	\$0	\$0	0%		Buyback to \$10K
9/1/2023-9/1/2024	Peachtree/L	22N39797AA0P129	0	0	\$8,514	\$0	\$0	\$0	0%		Buyback to \$10K
9/1/2022-9/1/2023	Peachtree/L	22N39797AA0P133	0	0	\$10,259	\$0	\$0	\$0	0%		Buyback to \$10K
9/1/2021-9/1/2022	Peachtree/L	21N3495600051	0	0	\$7,478	\$0	\$0	\$0	0%		Buyback to \$10K
9/1/2020-9/1/2021	Peachtree/L	20N3495600089	0	0	\$7,043	\$0	\$0	\$0	0%		Buyback to \$10K
9/1/2019-9/1/2020	Peachtree/L	19N3495600065	0	0	\$3,063	\$0	\$0	\$0	0%		Buyback to \$10K
9/1/2018-9/1/2019	Peachtree/L	18N3495600018	0	0	\$3,575	\$0	\$0	\$0	0%		Buyback to \$10K
			0	0	\$47,564	\$0	\$0	\$0	0%		

General Liability / Professional

Policy Year	Carrier	Policy #	# Of Open Claims	# Of Closed Claims	Premium	Paid	Reserves	Total Incurred Losses	Loss Ratio	Claim Detail	Deductible
9/1/2024-9/1/2025	Health Cap	HRG-NE01-0139-OC-10	0	0	\$18,264	\$0	\$0	\$0	0%		No Deductible
9/1/2023-9/1/2024	Health Cap	HRG-NE01-0139-OC-09	0	0	\$21,222	\$0	\$0	\$0	0%		No Deductible
9/1/2022-9/1/2023	Health Cap	HRG-NE01-0139-OC-08	0	0	\$21,492	\$0	\$0	\$0	0%		No Deductible
9/1/2021-9/1/2022	Health Cap	HRG-NE01-0139-OC-07	0	0	\$20,267	\$0	\$0	\$0	0%		No Deductible
9/1/2020-9/1/2021	Health Cap	HRG-NE01-0139-OC-06	0	0	\$13,914	\$0	\$0	\$0	0%		No Deductible
9/1/2019-9/1/2020	Health Cap	HRG-NE01-0139-OC-04	0	0	\$7,451	\$0	\$0	\$0	0%		No Deductible
9/1/2018-9/1/2019	Health Cap	HRG-NE01-0139-OC-04	0	0	\$5,483	\$0	\$0	\$0	0%		No Deductible
9/1/2017-9/1/2018	Health Cap	HRG-NE01-0139-OC-01	0	0	\$5,236	\$0	\$0	\$0	0%		No Deductible
9/1/2016-9/1/2017	Health Cap	HRG-NE01-0139-OC-01	0	0	\$5,236	\$0	\$0	\$0	0%		No Deductible
9/1/2015-9/1/2016	Health Cap	HRG-NE01-0139-OC-01	0	0	\$5,236	\$0	\$0	\$0	0%		No Deductible
9/1/2014-9/1/2015	MMIC	MFP000314	0	1	\$5,346	\$2,587	\$0	\$2,587	48%	7/13/15 - Closed PD \$2,587 - Computer Hack	No Deductible
9/1/2013-9/1/2014	MMIC	MFP000314	0	0	\$5,026	\$0	\$0	\$0	0%		No Deductible
9/1/2012-9/1/2013	MMIC	MFP000314	0	0	\$5,026	\$0	\$0	\$0	0%		No Deductible
			0	1	\$139,199	\$2,587	\$0	\$2,587	2%		

Plainview Manor & Whispering Pines Package Loss Analysis

Auto

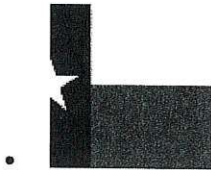
Policy Year	Carrier	Policy #	# Of Open Claims	# Of Closed Claims	Premium	Paid	Reserves	Total Incurred Losses	Loss Ratio	Claim Detail	Deductible
9/1/2024-9/1/2025	Nationwide	ACP BAA 3037769945	0	0	\$4,111	\$0	\$0	\$0	0%		\$1,000 Comp/Collision
9/1/2023-9/1/2024	Nationwide	ACP BAA 3037769945	0	0	\$3,552	\$0	\$0	\$0	0%		\$1,000 Comp/Collision
9/1/2022-9/1/2023	Nationwide	ACP BA 3027769945	0	0	\$3,766	\$0	\$0	\$0	0%		\$1,000 Comp/Collision
9/1/2021-9/1/2022	Nationwide	ACP BA 3017769945	0	0	\$3,909	\$0	\$0	\$0	0%		\$1,000 Comp/Collision
9/1/2020-9/1/2021	Nationwide	ACP BA 3007769945	0	0	\$3,602	\$0	\$0	\$0	0%		\$1,000 Comp/Collision
9/1/2019-9/1/2020	Guide One	1780-894	0	0	\$2,935	\$0	\$0	\$0	0%		\$1,000 Comp/Collision
9/1/2018-9/1/2019	Guide One	1780-894	0	0	\$2,933	\$0	\$0	\$0	0%		\$100 Comp/\$250 Collision
9/1/2017-9/1/2018	Guide One	1780-894	0	0	\$2,959	\$0	\$0	\$0	0%		\$100 Comp/\$250 Collision
9/1/2016-9/1/2017	Guide One	1780-894	0	0	\$3,007	\$0	\$0	\$0	0%		\$100 Comp/\$250 Collision
9/1/2015-9/1/2016	Guide One	1780-894	0	0	\$3,445	\$0	\$0	\$0	0%		\$100 Comp/\$250 Collision
9/1/2014-9/1/2015	Hartford	91UUNID0855	0	1	\$4,105	\$2,699	\$0	\$2,699	66%	12/16/14 - Closed - PD \$2,699 - Insured struck other vehicle while backing	\$100 Comp/\$250 Collision
9/1/2013-9/1/2014	Hartford	91UUNID0855	0	0	\$3,007	\$0	\$0	\$0	0%		\$100 Comp/\$250 Collision
9/1/2012-9/1/2013	Hartford	91UUNID0855	0	0	\$2,548	\$0	\$0	\$0	0%		\$100 Comp/\$250 Collision
			0	1	\$43,879	\$2,699	\$0	\$2,699	6%		

UMBRELLA

Policy Year	Carrier	Policy #	# Of Open Claims	# Of Closed Claims	Premium	Paid	Reserves	Total Incurred Losses	Loss Ratio	Claim Detail	Deductible
9/1/2024-9/1/2025	Health Cap	HRG-NE01-0139-FF-10	0	0	\$4,404	\$0	\$0	\$0	0%		No Deductible
9/1/2023-9/1/2024	Health Cap	HRG-NE01-0139-FF-09	0	0	\$5,921	\$0	\$0	\$0	0%		No Deductible
9/1/2022-9/1/2023	Health Cap	HRG-NE01-0139-FF-08	0	0	\$6,316	\$0	\$0	\$0	0%		No Deductible
9/1/2021-9/1/2022	Health Cap	HRG-NE01-0139-FF-07	0	0	\$6,099	\$0	\$0	\$0	0%		No Deductible
9/1/2020-9/1/2021	Health Cap	HRG-NE01-0139-FF-06	0	0	\$5,000	\$0	\$0	\$0	0%		No Deductible
9/1/2019-9/1/2020	Health Cap	HRG-NE01-0139-FF-04	0	0	\$3,387	\$0	\$0	\$0	0%		No Deductible
9/1/2018-9/1/2019	Health Cap	HRG-NE01-0139-FF-04	0	0	\$3,387	\$0	\$0	\$0	0%		No Deductible
9/1/2017-9/1/2018	Health Cap	HRG-NE01-0139-FF-01	0	0	\$2,879	\$0	\$0	\$0	0%		No Deductible
9/1/2016-9/1/2017	Health Cap	HRG-NE01-0139-FF-01	0	0	\$3,020	\$0	\$0	\$0	0%		No Deductible
9/1/2015-9/1/2016	Health Cap	HRG-NE01-0139-FF-01	0	0	\$3,512	\$0	\$0	\$0	0%		No Deductible
9/1/2014-9/1/2015	MMIC	MFP000314	0	0	\$2,500	\$0	\$0	\$0	0%		No Deductible
9/1/2013-9/1/2014	MMIC	MFP000314	0	0	\$2,500	\$0	\$0	\$0	0%		No Deductible
9/1/2012-9/1/2013	MMIC	MFP000314	0	0	\$2,500	\$0	\$0	\$0	0%		No Deductible
			0	0	\$51,425	\$0	\$0	\$0	0%		

In 2024, the top states with the most hail storms were Texas, Kansas, Missouri, and Nebraska.

States with the most hail storms in 2024



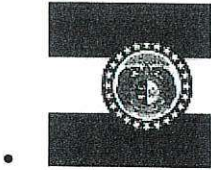
Texas

878 hail events, with Dallas being the most at-risk city



Kansas

495 hail events, with Wichita being the most at-risk city



Missouri

437 hail events, with St. Louis being the most at-risk city



Nebraska

372 hail events

Other states with increased hail storms

- **Illinois:** 216 hail events, with Aurora being the most at-risk city
- **Indiana:** 91 hail events, with Muncie being the most at-risk city
- **Pennsylvania:** 81 hail events, with Reading being the most at-risk city
- **Iowa:** 258 hail events, with Iowa City being the most at-risk city

- **Louisiana:** 78 hail events, with New Orleans being the most at-risk city
- **Colorado:** 195 hail events, with Aurora being the most at-risk city

The central United States, from Wyoming to Texas, is known as "hail alley" and experiences the most hail storms. The most vulnerable counties for hail damage include Dallas County, Texas, and Arapahoe County, Colorado.

- Facts + Statistics: Hail | III - Insurance Information Institute



Insurance Information Institute

- 10 States With the Sharpest 3-Year Increase in Severe Hail | Insurify

Feb 10, 2025 — These states had the highest increases in major hailstorms over the past three years. * Missouri. Increase in major h...



FOX 28 Spokane

- Severe Weather 101: Hail Basics

What areas have the most hail? Although Florida has the most thunderstorms, Nebraska, Colorado, and Wyoming usually have the most ...



NOAA National Severe Storms Laboratory (.gov)

- Show all

Generative AI is experimental.

Featured snippet from the web

Top Five States By Number Of Major Hail Events, 2024 (1)

Rank	State	Number of hail events
1	Texas	878
2	Kansas	495
3	Missouri	437

renewal quotes 2025-2026

From: Kathy Mock (kathy_mock@ajg.com)

To: plvmanorwp@yahoo.com

Cc: nikki_lloyd@ajg.com

Date: Thursday, August 21, 2025 at 04:05 PM CDT

Hey Juleen!

Ok, I have attached 2 spreadsheets for you and the Board for review, as well as some articles on the weather which is driving the pricing here in Nebraska...the first one is the Premium Differences Summary, and the other is the Loss Analysis that we do for you by line, by year in an easy to read format...

So, let's start with the Premium Differences/renewal quotes...

When you open this up, there are 2 tabs at the bottom, one says comm at 5% and the other says full commission....so a few years ago when the premiums started increasing at ridiculous rates, I decided to help our Facilities by reducing my commission...I don't believe that just because your premiums were going up so much, that I should "gain" from that...so I have been reducing my commissions but not necessarily telling you because it wasn't important and I wasn't looking to make a big deal about it....well, this year the costs continue to rise, so I thought that maybe the Board should know that even though I don't set the rates in Nebraska, the only way I can help you guys is to do this...so just thought I'd share...it has been heart breaking delivering these increases to you all....you know how much you mean to me, and how hard that I work to find Carriers with the best pricing/products available.....but it just won't stop hailing in Nebraska...we have been the #1 State in the country for hail claims for the past 3 years! I'm attaching a few articles, but you all know our weather history, so I'm sure that doesn't come as a surprise.....in any event...here we go:

Let's review the comm at 5% as that is what I would like you to show the Board...bottom line increase is \$4k - when it would have been \$8k at full commission....so not a ton, of savings, but it's most all of the commission available...we get 15% and I have given you back 10%....

So if you look through this, the green is the current term, the yellow is the renewal using the same wind/hail buyback to \$10k - and then the blue is an option if you wanted to increase your wind/hail deductible to \$25k...there's not a lot of savings there but wanted to show this to you....you can go up to \$50k, \$100k, etc...so if you want, we can get those quotes to show you...

The reason for the increase is in the wind/hail buyback - because Nationwide increased your 2% wind/hail deductible to 5% this year....so the wind/hail buyback company is taking more risk now...instead of 2% of your building value, which was a \$110,341 deductible, it's now 5% making it \$275,854 - so that's why the wind/hail carrier increased their costs....they would pay the first \$275,854 of any wind or hail claim you have...less the \$10,000 deductible, or \$25k if you wanted to increase that...

Otherwise, everything else looks good! So, if it wasn't for this, your renewal would be going down! Nationwide remains one of the only package Companies in the marketplace today, meaning they write all of the coverages in one package policy (except the Work Comp) and you can pay monthly installments....most other Companies want it all paid up front, so we have to do finance contracts and that just adds on extra dollars there as well!

On the Work Comp - the Experience Modification remains at a 1.05 again this year, which doesn't happen very often, but it does happen! For 2025, they don't use the 2024 year, they use 2023, 2022, 2021 - the years you see highlighted in yellow...so we dropped a 23% loss ratio year with 2020 and picked up a 12% loss ratio year with 2023....so the 2022 term will stay on for a while yet and is causing the higher than normal experience modification you typically have...

Also - and this is huge, in 2017 I put together a Work Comp Dividend Program for the Facilities in the State to have a way for you guys to be able to earn Dividends like the large accounts do!! Since that time, Plainview has received \$11,089 back in Work Comp Dividend dollars! To date we have given back over \$530,000 to the member facilities and that makes my heart happy!!!

I'll stop rambling on here but do want you to know that I am happy to come to the Board meeting if you like! Just let me know and I'll be there!

Thank you for your long-time loyalty to us, it means so much to me Juleen!! If you have some time, look through the premiums that you paid for WC back in 2014 and prior years....it's crazy how time has changed things! We write 80 facilities in this program alone, so we like to think that the hard work you guys do with training your employees and the help of the Risk Management also provided to you, has A LOT to do with with the class code rates! So, I'm super happy that we've been able to send YOU checks for a change! The past few years have been really rough for claims, so the 2022 and 2023 terms did not pay Dividends, so that's a bummer as we had 5 years straight of Dividend refunds!! So hopefully this will turn back around, and we can get back to sending you checks!!

If you need anything at all, please do not hesitate to let me know! You know we are always here for you, anytime night or day!!

Thanks again Juleen!

PLAINVIEW MANOR INC

MEDICAL SUMMARY

Effective: 11/1/2025



Proposal Type	CURRENT	RENEWAL
Carrier	MEDICA	MEDICA
Note		
Plan Name	\$2,750.50%	\$2,750.50%
Option Type	Gold	Gold
Network	In Network	In Network
Deductible - EE	\$2,750	\$2,750
Deductible - Family	\$5,500	\$5,500
Coinsurance	50%	50%
Out of Pocket Max	\$6,000	\$6,000
Out of Pocket Max - Family	\$12,000	\$12,000
Physician/Specialist Copay	\$30/\$70	\$30/\$60
Copay Note		
Standard Telehealth Copay	\$0	\$0
Urgent Care Copay	\$30	\$30
Emergency Room Copay	Ded then 50%	Ded then 50%
X-Ray/Lab	Ded then 50%	Ded then 50%
Major Diagnostic (MRI, CT, etc.)	Ded then 50%	Ded then 50%
Prescriptions(Rx)	\$10/\$50/\$100*	\$10/\$50/\$100*
Specialty Rx	\$350/\$450*	\$350/\$450*
Rx Notes	Preventive Drug Benefit	Preventive Drug Benefit
Provider Network	Medica Choice National	Medica Choice National
Employee	13	13
Employee + Spouse	1	1
Employee + Child(ren)	3	3
Employee + Family	1	1
Employee Total	\$20,241.04	\$21,216.58
Dependent Total	\$6,072.31	\$6,364.98
Combined Monthly Total	\$26,313.35	\$27,581.56
% Variance		4.82%

Employee \$152
Employee/Spouse \$2605
Employee/Child \$211
Family \$373

\$160.
\$278.
\$221
\$391

Rates and benefits are illustrative only and represent only a brief summary of the plan highlights. Final rates will be determined from effective date, actual enrollment and/or health conditions.

*Please refer to the benefit summary for more specific details regarding this benefit.

^Please refer to the carrier proposal and/or benefit summary for more specific details.

Prepared by: Todd Drapal

Statistical report for Month ended July 2025

	July	% OF CHANGE	June
NH 'MEDICAID RESIDENT DAYS	411	0.00%	411
NH PRIVATE RESIDENT DAYS	501	2.04%	491
MEDICARE SKILLED DAYS	53	657.14%	7
ADULT DAY CARE DAYS/WC	0	#DIV/0!	0
NH Med HOSPICE DAYS	31	-40.38%	52
TOTAL NH RESIDENT DAYS	996	3.64%	961
AVERAGE DAILY CENSUS	32	0.00%	32
PERCENTAGE OF RESIDENT OCCUPANCY	82%	0.00%	82%
PERCENTAGE OF BEDS PAID	85%	-2.30%	87%
AL MEDICAID RESIDENT DAYS	124	-16.22%	148
AL PRIVATE RESIDENT DAYS	286	19.17%	240
TOTAL AL RESIDENT DAYS	410	5.67%	388
AVERAGE DAILY CENSUS	13	0.00%	13
PERCENTAGE OF RESIDENT OCCUPANCY	94%	2.17%	92%
PERCENTAGE OF BEDS PAID	78%	2.63%	76%
MEALS	4296	6.57%	4031
TODAY'S CENSUS	35/39 NH 37 beds pd for 10/17 AL- 14 rooms		
SPECIAL SAVINGS	\$2,219,481.02		
CHECKING ACCOUNT	\$501,326.85		

Proposed Budget 2025-2026

	Current YTD Projected		Proposed Budget		
	12 Months 2025		12 Months Sept 2026		Explanation
INCOME					
Routine Care- Private	\$	1,557,000.00	\$	1,569,000.00	
Routine Care- Medicaid	\$	1,337,000.00	\$	1,349,000.00	
Private Insurance/Medicare Adv	\$	20,000.00	\$	26,000.00	
Hospice	\$	185,000.00	\$	202,000.00	
Assisted- Private	\$	354,000.00	\$	361,000.00	
Assisted- Medicaid	\$	107,000.00	\$	110,000.00	
Medicare A	\$	44,000.00	\$	53,000.00	
Medicare B	\$	7,500.00	\$	8,000.00	
Medicaid- Private Room	\$	5,000.00	\$	2,500.00	
Private Other	\$	1,115.00	\$	750.00	
AL Other Private	\$	700.00	\$	600.00	
Net Sales	\$	3,618,315.00	\$	3,681,850.00	
EXPENSES					
Administration Labor	\$	144,000.00	\$	149,000.00	
Office Labor	\$	68,000.00	\$	71,000.00	
Office Supplies	\$	2,750.00	\$	2,500.00	
Advertising & Promotion	\$	19,000.00	\$	15,000.00	
Seminars & Educ.	\$	1,000.00	\$	1,000.00	
Printing & Postage	\$	1,200.00	\$	1,300.00	
Telephone	\$	6,100.00	\$	6,200.00	
Licenses & Dues	\$	6,400.00	\$	6,600.00	
Bank Charges	\$	-	\$	-	
Legal & Accounting	\$	20,000.00	\$	21,000.00	
General Liability Insurance	\$	22,800.00	\$	23,000.00	
Payroll Taxes- Unemployment	\$	1,100.00	\$	1,200.00	
Payroll Taxes- FICA	\$	185,000.00	\$	192,000.00	
Employee Benefits	\$	261,000.00	\$	271,000.00	
NE Sales Tax	\$	700.00	\$	750.00	
Workman's Comp	\$	20,200.00	\$	21,000.00	
Dietary Labor	\$	232,000.00	\$	241,000.00	
Food	\$	126,000.00	\$	133,500.00	
Dietary Supplies	\$	11,750.00	\$	12,000.00	
Dietary Equipment	\$	1,500.00	\$	2,000.00	
Seminars, Edu, Staff	\$	20.00	\$	500.00	
Dietary Consultant	\$	1,800.00	\$	1,900.00	
Other Dietary Equipment	\$	-	\$	-	
Dietary Lease	\$	1,080.00	\$	1,100.00	
Housekeeping Labor	\$	29,000.00	\$	33,000.00	
Housekeeping Supplies	\$	10,800.00	\$	11,000.00	
Housekeeping Seminars, Edu	\$	80.00	\$	100.00	
Laundry Labor	\$	36,000.00	\$	34,000.00	
Linen	\$	1,000.00	\$	1,200.00	
Laundry Supplies	\$	5,700.00	\$	5,800.00	
Laundry Equipment	\$	1,000.00	\$	1,500.00	
ADON Wages	\$	40,000.00	\$	86,000.00	
D.O.N Wages	\$	105,000.00	\$	104,000.00	
Temp Staffing	\$	124,000.00	\$	112,000.00	
Prof Nursing Labor	\$	520,000.00	\$	548,000.00	
Nurse Aide Labor	\$	620,000.00	\$	648,000.00	

Medical Records Labor	\$	60,000.00	\$	80,000.00
Nursing Supplies	\$	86,000.00	\$	89,000.00
Seminars, Edu, Staff	\$	1,500.00	\$	2,500.00
Pharmacist Consultant	\$	6,000.00	\$	6,250.00
Restorative	\$	6,000.00	\$	6,000.00
Physical Therapy	\$	14,000.00	\$	18,000.00
Speech Therapy	\$	3,000.00	\$	3,000.00
Occupational Therapy	\$	7,000.00	\$	8,500.00
Computer Expenses	\$	32,000.00	\$	22,000.00
Medicare- Pharmacy	\$	6,000.00	\$	6,500.00
Medicare- Ancillary	\$	1,400.00	\$	1,600.00
Maintenance Labor	\$	36,000.00	\$	37,500.00
Maintenance Supplies	\$	5,500.00	\$	6,500.00
Utilities	\$	40,000.00	\$	42,000.00
Routine Repairs	\$	16,000.00	\$	18,000.00
Equipment Repairs	\$	12,000.00	\$	15,000.00
Service Contracts	\$	4,000.00	\$	4,200.00
Property/Auto Insurance	\$	40,000.00	\$	42,000.00
Auto Expense	\$	1,600.00	\$	1,400.00
Activities Labor	\$	42,000.00	\$	43,500.00
Social Services Labor	\$	36,000.00	\$	38,000.00
Recreational & Crafts	\$	1,800.00	\$	2,000.00
Activities/Social Services	\$	125.00	\$	500.00
Seminars, Edu	\$	20.00	\$	1,000.00
Resident Benefits	\$	800.00	\$	1,000.00
Depreciation Exp	\$	87,000.00	\$	90,000.00
Lease Equipment	\$	-	\$	-
Donation Expense	\$	50.00	\$	-
Amortization	\$	-	\$	-
Cable TV	\$	10,000.00	\$	10,400.00
Inventory Removal	\$	-	\$	-
AL Office Labor	\$	19,400.00	\$	20,000.00
AL Office Supplies	\$	500.00	\$	500.00
AL Adv & Promo	\$	-	\$	-
AL License & Dues	\$	800.00	\$	1,000.00
AL Dietary Labor	\$	46,000.00	\$	47,800.00
AL Dietary Equipment/Supplies	\$	850.00	\$	500.00
AL Housekeeping Labor	\$	4,800.00	\$	5,000.00
AL Housekeeping Supplies	\$	-	\$	500.00
AL Laundry Labor	\$	12,200.00	\$	12,600.00
AL Linen	\$	200.00	\$	500.00
AL Professional Nursing	\$	11,850.00	\$	14,000.00
AL Med Aide	\$	120,000.00	\$	125,000.00
AL Nursing Supplies	\$	800.00	\$	1,200.00
AL Computer Exp	\$	2,400.00	\$	2,000.00
AL Seminar, Edu	\$	-	\$	-
AL Maintenance Labor	\$	10,900.00	\$	11,500.00
AL Maintenance Supplies	\$	350.00	\$	200.00
AL Utilities	\$	13,500.00	\$	14,200.00
AL Routine Repair	\$	-	\$	1,000.00
AL Equipment Repairs	\$	2,000.00	\$	1,000.00
AL SS Labor	\$	9,500.00	\$	10,000.00
AL Crafts & Recreation	\$	-	\$	-
AL Resident Benefits	\$	10.00	\$	150.00
AL Depreciation	\$	19,700.00	\$	22,000.00
Total Expenses	\$	3,457,535.00	\$	3,646,150.00

Net Operating Income	\$	160,780.00	\$	35,700.00
OTHER INCOME				
Vending Income	\$	-	\$	-
Medicare Temporary Allowance	\$	-	\$	-
Guest Meals	\$	2,400.00	\$	1,500.00
Employee Meals	\$	8,500.00	\$	8,600.00
Misc. Sales	\$	500.00	\$	1,200.00
Interest Income	\$	110,000.00	\$	112,000.00
Refunds	\$	450.00	\$	500.00
Donations	\$	7,000.00	\$	5,500.00
Inter Trans Gov Agreement			\$	-
Helath Aide For NF	\$	26,000.00	\$	-
AL LB1214 Grant	\$	-	\$	-
TOTAL OTHER INCOME	\$	154,850.00	\$	129,300.00
 Net Income	 \$	 315,630.00	 \$	 165,000.00

Proposed Budget 2024-2025
Explanations

NH= 13 private & 17 Med., AL= 8 Priv & 4 Med Waiver

* This years budget is based on: census of 32 for the Nursing Home (39 license) and 11 for Assisted Living (17 lic.)

Medicare skilled will budget for 10 days every other month

**Average employee wages will be an increase of 4%.

1.Private Increase- NH- 4% and AL- 3%

2. Medicaid Private Room - will average one half year

3. Employee Benefits - continue to rise

4. Social Services, Housekeeping and Laundry change in hours and personal

5. Professional Nursing Labor- Wage increases

6. Medical Records Labor- increase hours and wages

7. Temp Staff- will continue to use in the workforce

8. Depreciation- Building Project unknowns

9. Computer upgrade in 2024-2025 budget so less in 2025-2026

10. ADON - changes to full time position

Cash Flow 2025-2026 Projected

Beginning Cash Balance est. 9-30-25 \$4,075,600.00

"Add Ons"

+ Depreciation \$112,000.00
Amortization \$0.00

+ Profit & Loss \$165,000.00
Total "Add On" \$4,352,600.00

Deductions From Cash

Less Capital Purchases
Capital Equipment

Dish Room Table \$5,000.00
AC/Heat Unit \$18,000.00
Carpet AL Room \$4,000.00
Carpet- NH front \$15,000.00
Total Capital Purchases \$42,000.00

Principal Paid \$0.00

Ending Cash Balance \$4,310,600.00

Capital Equipment Projected

1 Year

2-5 Years

AC/Heat Unit	\$18,000.00
Carpet NH front	\$15,000.00
Carpet AL Rooms	\$4,000.00
Dish Room Table	\$5,000.00

Remodeling Project	\$6,000,000.00
Window AL	\$12,000.00
New AC/Heat Unit	\$18,000.00

RESOLUTION #733

WHEREAS, the Mayor and City of Plainview deem it necessary that Locust Avenue and Main Street are closed to thru traffic from 5:00 PM to 6:30 PM on October 31, 2025 for Downtown Trick or Treating hosted by the Chamber of Commerce;

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

1. Locust Avenue will be closed from King Street to Elm Street;
2. Main Street will be closed from Locust Avenue to Highway 20

Passed and approved this _____ day of September, 2025.

Mayor

ATTEST:

City Clerk

(Seal)

6

RESOLUTION NO. 734

A RESOLUTION TO ADOPT THE LOCAL HAZARD MITIGATION PLAN UPDATE PREPARED BY THE LOWER ELKHORN NATURAL RESOURCES DISTRICT

WHEREAS, the federal Disaster Mitigation Act requires proactive pre-disaster planning as a condition of receiving certain financial assistance under the Robert T. Stafford Act;

WHEREAS, the Lower Elkhorn Natural Resources District, in accordance with the federal Disaster Mitigation Act, has prepared a Local Hazard Mitigation Plan (LHMP);

WHEREAS, the hazard mitigation plan identifies the hazards for the communities within the Lower Elkhorn Natural Resources District, including the City of Plainview;

WHEREAS, the LHMP includes a plan for monitoring, evaluating, and future updates;

WHEREAS, the LHMP was developed through engaging the partners in the process and soliciting input on the existing risks in each community;

WHEREAS, the LHMP is a way to reduce or alleviate the loss of life, personal injury, and property damage that can result from a disaster through long- and short-term strategies; and

WHEREAS, the LHMP prepared by the Lower Elkhorn Natural Resources District will be reviewed and approved by the Nebraska Emergency Management Agency and the Federal Emergency Management Agency.

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

Section 1. The City of Plainview hereby adopts the 2025 Lower Elkhorn Natural Resources District Hazard Mitigation Plan.

Section 2. The City of Plainview will use the adopted and approved portions of the LHMP to guide pre- and post-disaster mitigation of the hazards identified. The City of Plainview will coordinate the strategies identified in the LHMP with other planning programs and mechanisms under its jurisdictional authority. The City of Plainview will continue with its support of the Steering Committee and continue to participate in the Planning Partnership as described by the LHMP. The City of Plainview will help to promote and support the mitigation successes of all LHMP Planning Partners.

Section 3. That all resolutions or parts of resolutions in conflict be and are hereby repealed.

PASSED AND APPROVED this ____ day of September, 2025.

Mayor

ATTEST:

City Clerk

City of Plainview

Local Planning Team

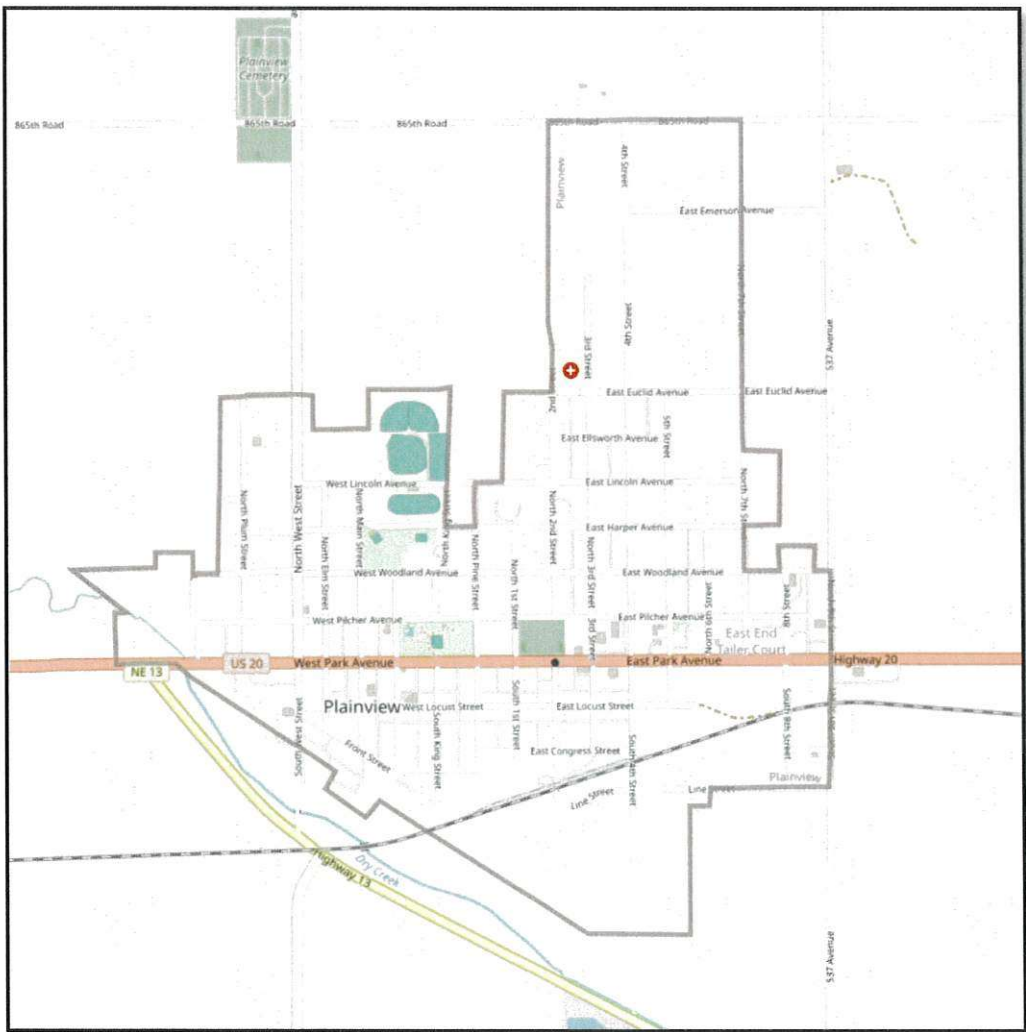
Table PLV 1: Local Planning Team

Name	Title	Jurisdiction
Jeremy Tarr	City Administrator	City of Plainview
Courtney Retzlaff	City Clerk	City of Plainview

Location and Geography

The City of Plainview is in the northwestern corner of Pierce County at the intersection of US Highway 20 and Nebraska Highway 13, both of which serve as main transportation corridors. The city covers an area of one square mile. The Dry Creek runs along the southwestern boundary of the city.

Figure PLV 1: Boundary Map



Transportation

The City of Plainview's major transportation corridors are US Highway 20, running east and west through the city, and Nebraska Highway 13, running northwest and southeast on the southwestern border. Highway 20 averages 1,887 vehicles per day.¹ There is a Burlington-Northern-Santa Fe (BNSF) railroad line running east and west along the southern city limit.² Transportation information is important to hazard mitigation plans because it suggests possible evacuation corridors in the community, as well as areas more at risk to transportation incidents.

Demographics

The City of Plainview population increased from 1,204 people in 2016 to 1,326 in 2022. This is an average annual increase of about 20 people, totaling 122 or 10.1%. While the population increased, it's important to note a decline is associated with decreased tax revenue, a smaller population, and more specific hazard mitigation needs. The City of Plainview population accounted for 18.2% of Pierce County's population of 7,301 in 2022.³

The young, elderly, minorities, and poor may be more vulnerable to certain hazards than other groups. In comparison to the county, the City of Plainview population was:

- **Average age.** The median age of Plainview was 40.1 years old in 2022, compared with the county average of 40.2 years. Plainview's population of people under 20 years old (29%) mirrored that of the county (29%).⁴
- **Less ethnically diverse.** In 2022, 2% of Plainview's population identified as Hispanic or Latino, same as the County 2%.⁵
- **More likely to be below the federal poverty line.** The poverty rate in Plainview (13.2% of families living below the federal poverty line) was much higher than the county's poverty rate (7.9%) in 2022.⁶

Employment and Economics

The City of Plainview economy had:

- **Mix of industries.** Plainview's major employment sectors, accounting for 10% or more of employment each, were: Health Care & Social Assistance (15.1%), Retail Trade (13.4%), Construction (12.4%), Transportation & Warehousing (11%), Manufacturing (10.7%), Educational Services (10.6%), and Agriculture, Forestry, Fishing & Hunting (9.92%).⁷
- **Lower household income.** Plainview's median household income in 2022 (\$51,210) was \$14,393 higher than the county (\$65,603).⁸

¹ Nebraska Department of Transportation. (2022). Continuous Traffic Count Data and Traffic Characteristics on Nebraska Streets and Highways. Retrieved from <https://dot.nebraska.gov/media/visimxqi/annual-traffic-count-data.pdf>

² BNSF Railway. (2024) Network Map. Retrieved from <https://www.bnsf.com/bnsf-resources/pdf/ship-with-bnsf/maps-and-shipping-locations/bnsf-network-map.pdf>

³ Census Reporter. (2022). Plainview, NE. ACS 2022 5-Year Data. Retrieved from <https://censusreporter.org/profiles/16000US3139170-plainview-ne/>

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Census Reporter. (2022). Plainview, NE. ACS 2022 5-Year Data. Retrieved from <https://censusreporter.org/profiles/16000US3139170-plainview-ne/>

⁸ Ibid.

Major Employers

Major employers within the City of Plainview include CHI Health Plainview, the city, Plainview Manor, the School and Husker AG. A smaller percentage of resident's commute to Norfolk for employment.

Housing

In comparison to Pierce County, the City of Plainview housing stock was:

- **Less owner-owned.** There is an 68% owner owned rate of housing units in Plainview are owner owned compared with 78% of occupied housing in Pierce County. Renter rates were elevated in Plainview (32%) compared with the County (22%).⁹
- **Comparable multifamily.** Although the predominant housing type in the city is single-family detached, Plainview contains more multifamily housing structures with five or more units per structure compared to the county (5% compared to 4%). About 93% of housing in Plainview was single-family detached, compared with 93% of the county's housing. Plainview has very little mobile and manufactured housing (2%) compared to the county (4%).¹⁰

This housing information is relevant to hazard mitigation as the age of housing may indicate which housing units were built prior to the development of state building codes. Furthermore, unoccupied housing may suggest that future development may be less likely to occur.

Development Trends

In the last five years, three houses and 1 business has been demolished. Five houses are being built in 2024 and the City anticipates more housing units will be developed in the next five years. According to the 2020 American Community Survey estimates, Plainview's population is increasing, resulting in a growing tax base and therefore the likelihood of more mitigation actions.

Table PLV 2: Recent and Expected Development Trends

Criteria	Response
Has your jurisdiction annexed any land since the development of the previous Hazard Mitigation Plan?	No
If yes, give the estimated area annexed and estimated number of parcels or structures.	
Is your jurisdiction expected to annex any areas during the performance period of this Plan?	Possible
Are any areas targeted for development or major redevelopment in the next five (5) years?	Yes
If yes, please briefly describe	New Housing

Critical Infrastructure/Key Resources

Chemical Storage Fixed Sites

According to the Tier II System reports submitted to the Nebraska Department of Environment and Energy, there are five fixed chemical storage sites.

⁹ Ibid.

¹⁰ Ibid.

Table PLV 3: Chemical Storage Fixed Sites

Facility Name	Address	In Floodplain (Y/N)
Battle Creek Farmers Co-op	53562 Highway 20	N
N & B Gas Co	86389 536 Ave	Y
NDOT Plainview Yard	86398 538 Ave	N
Steinkraus Service Station	602 W Locust St	N
Steinkraus Service Warehouse	602 E Park Ave	N

Source: Nebraska Department of Environment and Energy

Critical Facilities

Each participating jurisdiction identified critical facilities vital for disaster response, providing shelter to the public, and essential for returning the jurisdiction's functions to normal during and after a disaster. Critical facilities were identified during the original planning process and updated by the local planning team as a part of this plan update. The following table provides a summary of the critical facilities for the jurisdiction.

Table PLV 4: Critical Facilities

CF Number	Name	Red Cross Shelter (Y/N)	Generator (Y/N)	Located in Floodplain (Y/N)
1	City Light Plant	N	N	N
2	Elementary School	N	N	N
3	Fire Station	N	Y	N
4	Junior/Senior High School	N	N	N
5	Lagoons	N	N	Y
6	Library	N	N	N
7	CHI Health Plainview	N	Y	N
8	Plainview Manor	N	Y	N
9	Police and City Office	N	N	N
10	Post Office	N	N	N
11	Water Tower	N	N	N
12	Well #1	N	N	N
13	Well #2	N	N	N

Historical Occurrences

A complete risk assessment, including past incidents, for each identified hazard of concern can be found in *Section Four: Hazard Identification and Risk Assessment* of the base plan. This section provides information on significant hazard events that uniquely impacted the City of Plainview.

Hazard Vulnerability and Impact Assessment

For an in-depth discussion regarding areawide hazards, please see *Section Four: Hazard Identification and Risk Assessment*. The hazards discussed in detail below were prioritized by the local planning team based on existing community conditions (e.g., underserved, or functional access needs populations may be more susceptible based on certain conditions, vulnerabilities, or needs) and hazard history, and the jurisdiction's

capabilities. This section only addresses the hazards and their associated impacts that are relevant and unique to the municipality. Notably, landslides and earthquakes are not included in this assessment because they are not considered significant risks to the community based on historical data and current preparedness measures.

Drought

The local planning team reported that the 2012 drought caused water shortage for the community. The city monitors groundwater levels and precipitation on a regular basis to keep track of the local water supply status. The city also utilizes voluntary and mandatory water restrictions during dry periods. The Lower Elkhorn NRD conducts water conservation programs in the city using flyers. The city would like to mitigate this hazard by adding a new municipal well and enhancing water conservation awareness during times of drought.

Grass/Wildfires

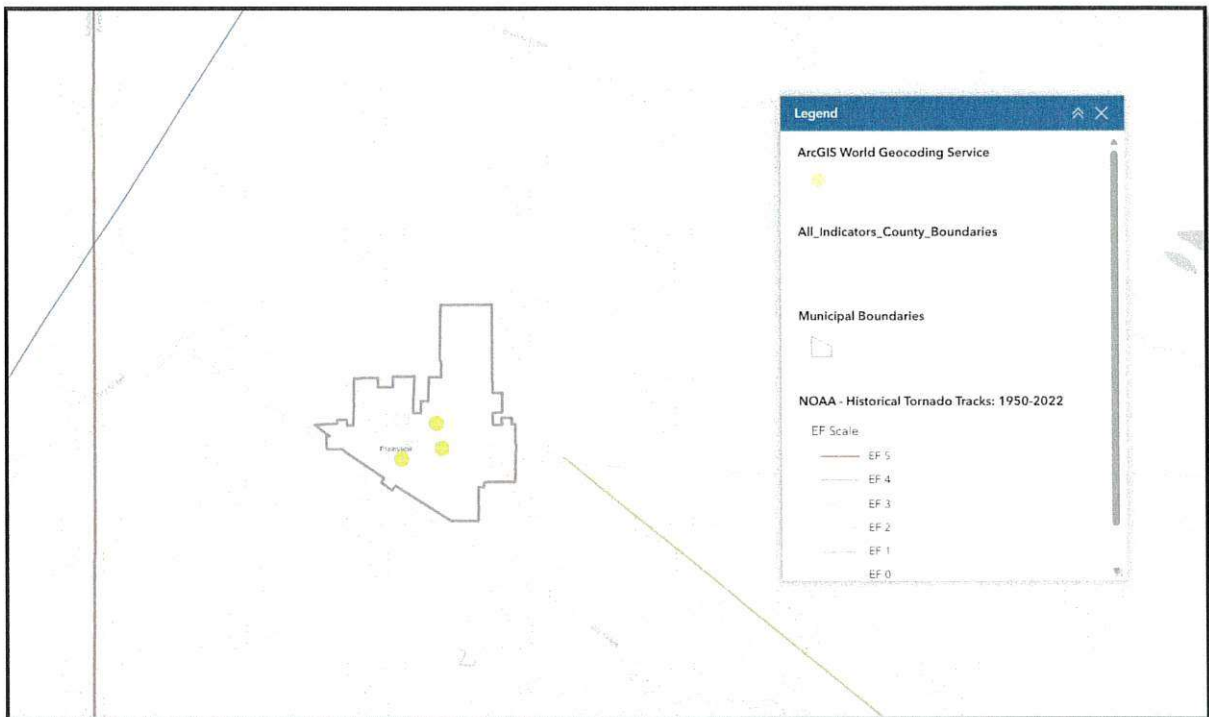
NFS data shows that Plainview has had 21 grass/wildfires since 2000. The largest fire occurred in 2016 when 150 acres of range land were burned. The city has a volunteer fire department and uses the Wildland Urban Interface Code to enhance local resilience to wildfires. Plainview is not a heavily forested area. Rather, the threats of grass/wildfires may present themselves in fires which occur in crop lands surrounding the city. The Urban Wildland Interface takes place beyond the municipal limits and approaches unincorporated agricultural land. Mitigation actions identified by the local planning team for grass/wildfires include public awareness and civil service improvements.

Severe Weather (Severe Thunderstorms, Strong Winds, Hail, and Tornadoes)

NCEI data since 1996 shows that Plainview has experienced ten severe thunderstorm events. Total damage from the events was estimated at \$50,000. Surge protection is used at most critical facilities in the city and weather radios are also placed in some facilities to provide timely information regarding severe weather events. According to the city officials, the County Emergency Management, Region 11 Emergency Management, and local fire department conduct local education programs on a regular basis to enhance local awareness of these severe hazards. Mitigation actions that the local planning team would like to pursue include improving civil service and building codes.

NCEI data shows that Plainview has experienced two tornado events since 1996. The most damaging occurred in July 1996 when an F0 tornado caused approximately \$120,000 in property damage to a farm near Plainview. As reported by the local planning team, approximately 13% of the power lines are buried and there is a good chance of power outages due to strong winds. The local power plant and schools have safe rooms, and they can be available for community members during extreme events. During and before extreme weather events, text alerts are offered to community members to provide timely information. The local planning team identified several mitigation actions for tornadoes including alert sirens, emergency communication, and increasing mutual aid with utility providers.

Figure PLV 2: Historical Tornado Tracks 1950-2022



Extreme Temperatures (Heat Wave, Cold Wave)

Extreme temperature events are, on average, an annual occurrence within Nebraska, and are most common during summer and winter months. Heat waves are an annual occurrence, and the primary danger to critical infrastructure is the power grid being overloaded, versus the winter weather that may accompany a cold wave and physically threaten infrastructure.

The community reported one blizzard event in the winter of 2006 that resulted in a power outage and extensive damage community wide. The city streets are cleared by city staff using city-owned snow removal equipment. Snow fences are utilized at high visibility areas. City identified mitigation actions include backup generators, improving power and service lines, and continuity of operations plans for critical services.

The HPRCC reported that Pierce County experienced an average of two 100+ degree days per year. Plainview provides cooling centers for community members during extreme heat days in the city. There is also a protocol in place for canceling public meetings and events at schools, hospitals, and fire departments during extreme heat days. The city would like to increase public awareness for this hazard.

Jurisdiction-Specific Climate Change Vulnerability and Impacts

The table below outlines if climate change, as assessed by the local planning team, has increased or decreased the municipality's vulnerability/exposure, and thereby the potential impacts, to each natural hazard over the past five (5) years (**Current Vulnerability**), and the effect of climate change in the future probability of occurrence and impacts (**Future Vulnerability**) from each natural hazard.

Table PLV 5: Climate Impacts

Hazard	Current Vulnerability	Future Vulnerability
Agricultural Disease	Remained the Same	No Change is Anticipated
Dam & Levee Failure	Remained the Same	No Change is Anticipated
Drought	Increased	Increase
Earthquake	Remained the Same	No Change is Anticipated
Extreme Temperature	Remained the Same	No Change is Anticipated
Flood	Remained the Same	No Change is Anticipated
Fire	Remained the Same	No Change is Anticipated
Landslide	Not Applicable	Not Applicable
Severe Weather	Remained the Same	No Change is Anticipated

Jurisdiction-Specific Changes (or Expected Changes) in Development Trends in Hazard Prone Areas

The table below outlines if development, as assessed by the local planning team, over the past five (5) years (Current Vulnerability) has increased or decreased the jurisdiction's vulnerability/exposure, and thereby the potential impacts, to these natural hazards, and the anticipated effects changes in development may have on the future probability of occurrence and impacts (Future Vulnerability) from these natural hazards.

Table PLV 6: Development Trend Impacts

Hazard	Current Vulnerability	Future Vulnerability
Agricultural Disease	Remained the Same	No Change is Anticipated
Dam & Levee Failure	Remained the Same	Not Applicable
Drought	Remained the Same	No Change is Anticipated
Earthquake	Remained the Same	No Change is Anticipated
Extreme Temperature	Remained the Same	No Change is Anticipated
Flood	Remained the Same	No Change is Anticipated
Fire	Remained the Same	No Change is Anticipated
Landslide	Not Applicable	Not Applicable
Severe Weather	Remained the Same	No Change is Anticipated

Our community does not anticipate that future major assets will be exposed or vulnerable to any of the natural hazards identified in this Hazard Mitigation Plan. Any new assets (e.g., new construction in hazard prone areas) will be constructed to adhere to the latest building codes and standards, and mitigation to protect them from identified and anticipated hazards, especially those that are expected to increase due to climate change.

Governance

A community's governance indicates the number of boards or offices that may be available to help implement hazard mitigation actions. The City of Plainview has a number of offices or departments that may be involved in implementing hazard mitigation initiatives. The City of Plainview has four city council members and the following offices.

- Mayor

- City Administrator
- City Superintendent
- Clerk/Treasurer
- Chief of Police

Capability Assessment

The capability assessment consisted of a survey completed by the jurisdiction and a review of local existing policies, regulations, plans, and the programs. This survey is used to gather information regarding the jurisdiction's planning and regulatory capability; administrative and technical capability; fiscal capability; and educational and outreach capability.

Table PLV 7: Capability Assessment

Survey Components/Subcomponents		Yes/No
Planning & Regulatory Capability	Comprehensive Plan	Yes
	Capital Improvements Plan	No
	Economic Development Plan	No
	Emergency Operational Plan	Yes
	Floodplain Management Plan	No
	Storm Water Management Plan	No
	Zoning Ordinance	Yes
	Subdivision Regulation/Ordinance	Yes
	Floodplain Ordinance	Yes
	Building Codes	No
	National Flood Insurance Program	Yes
	Community Rating System	No
	Other (if any)	Yes, Wild-land Urban Interface Code
	Planning Commission	Yes
Administrative & Technical Capability	Floodplain Administration	No
	GIS Capabilities	Yes
	Chief Building Official	Yes
	Civil Engineering	Yes
	Local Staff Who Can Assess Community's Vulnerability to Hazards	Yes
	Grant Manager	Yes
	Mutual Aid Agreement	Yes
Fiscal Capability	Other (if any)	-
	Capital Improvement Plan/ 1- & 6-Year Plan	No
	Applied for grants in the past	Yes
	Awarded a grant in the past	Yes
	Authority to Levy Taxes for Specific Purposes such as Mitigation Projects	Yes

Survey Components/Subcomponents	Yes/No
Gas/Electric Service Fees	Yes
Storm Water Service Fees	Yes
Water/Sewer Service Fees	Yes
Development Impact Fees	Yes
General Obligation Revenue or Special Tax Bonds	Yes
Other (if any)	-
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.	Yes
Ex. CERT Teams, Red Cross, etc.	
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	No
Natural Disaster or Safety related school programs	Yes
StormReady Certification	No
Firewise Communities Certification	No
Tree City USA	No
Other (if any)	-

Table PLV 8: Overall Capability

Overall Capability	Limited/Moderate/High
Does your community have the financial resources needed to implement mitigation projects?	Limited
Does your community have the staff/expertise to implement projects?	Limited
Does your community have the community support to implement projects?	Limited
Does your community staff have the time to devote to hazard mitigation?	Limited

NFIP Participation Activities

Maintaining compliance under the NFIP is an important component of flood risk reduction. All planning partners that participate in the NFIP have identified actions to maintain their compliance and good standing. The NFIP makes federally-backed flood insurance available to homeowners, renters, and business owners in participating communities.

The city currently participates in NFIP and their floodplain development regulations meet or exceed FEMA or state minimum requirements. The City enforces local floodplain regulations and monitors compliance and has staff that can provide permit reviews, GIS, inspections and engineering capability. The city teaches property owners or other stakeholders about the importance of flood insurance through public outreach events, workshops and/or seminars.

Table PLV 9: National Flood Insurance Program Compliance

National Flood Insurance Program Compliance

What department is responsible for floodplain management in your jurisdiction?	City Governing Body
Who is your jurisdiction's floodplain administrator? (department/position)	City Administrator
Are any certified floodplain managers on staff in your jurisdiction?	No
Does your jurisdiction have any outstanding NFIP compliance violations that need to be addressed? If so, please state what they are.	No
Do your flood hazard maps adequately address the flood risk within your jurisdiction? (If no, please state why)	Yes
Does your floodplain management staff need any assistance or training to support its floodplain management program? If so, what type of assistance/training is needed?	Training is always welcomed
Does your jurisdiction participate in the Community Rating System (CRS)? If so, is your jurisdiction seeking to improve its CRS Classification? If not, is your jurisdiction interested in joining the CRS program?	No; No

Substantial Improvement Rule and the Substantial Damage Rule

The NeDNR has developed a model ordinance for floodplain management, which has been adopted by most communities in Nebraska. The ordinance includes the minimum requirements an NFIP participating jurisdiction must adopt and enforce, as well as additional higher regulatory requirements. The optional, higher regulatory standards include a minimum one foot of freeboard above the base flood elevation and cumulative tracking of damage repairs and improvements to establish substantial damage and substantial improvement compliance. Some jurisdictions have chosen to exceed the requirements of the model ordinance and have adopted more restrictive ordinances.

Substantial Damage. Damage of any origin sustained by a structure whereby the cumulative percentage of damage during the life of the building equals or exceeds 50 percent of the market value of the structure before the damage occurred regardless of actual repair work performed. Volunteer labor and materials must be included in this determination. The term includes Repetitive Loss Buildings See Section 15-102, "Repetitive Loss."

Substantial Improvement. Any reconstruction, rehabilitation, addition, or improvement of a structure taking place during the life of the building in which the cumulative percentage of improvements equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started.

1. "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual work done. 2. The term does not, however, include either: a) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or b) Any alteration of a "historic structure" listed on the National Register of Historic Places or the Nebraska Register of Historic Places, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Opportunities to Expand and Improve Capabilities

The jurisdiction aims to enhance its capabilities by improving its capacity to meet the local match on grants, training/hiring grant writers and staff to implement/manage mitigation projects, and educating the public on the benefits of mitigation to achieve community support. Additionally, the City will explore adopting building codes.

Plan Integration

Plainview's comprehensive plan was last updated in 2022 and has not been incorporated with the hazard mitigation plan. The building code, subdivision regulations, and zoning ordinance were all last updated in 2013. The building code does not allow for unsafe housing. Regulations on mobile homes and fuel storage are located in the zoning ordinance. The city also uses the Wildland Urban Interface Code to enhance local resilience to wildfires. The Urban Wildland Interface takes place beyond the municipal limits and approaches unincorporated agricultural land.

The goals and actions outlined in the Hazard Mitigation Plan will be taken into account during the upcoming capital improvement planning process, as well as in the next update of the Comprehensive Plan. Additionally, they will be considered in the forthcoming updates of the Jurisdiction's land use plans, zoning regulations, and subdivision codes.

No other examples of plan integration were identified. There are currently no plans to further integrate existing or future planning mechanisms.

Hazard Risk Ranking

The Hazard Risk Ranking Table below presents the ranking of the hazards of concern.

Table PLV 10: Hazard Risk Ranking

Rank	Hazard Type
1	Severe Weather
2	Drought
3	Extreme Temperature
4	Fire
5	Flooding
6	Agricultural Disease
7	Earthquake
8	Landslide

Mitigation Strategy

The heart of the mitigation plan is the mitigation strategy, which serves as the long-term blueprint for reducing the potential losses identified in the risk assessment. The mitigation strategy describes how the community will accomplish the overall purpose, or mission, of the planning process. In this section, mitigation actions/projects were updated/amended, identified, evaluated, and prioritized based on those hazards that uniquely impact the municipality. This section is organized as follows:

- **New Mitigation Actions** - New actions identified during this 2024 update process

- **Ongoing Mitigation Actions** - Ongoing actions with no definitive end or that are still in progress. During the 2024 update, these "ongoing" mitigation actions and projects were modified and/or amended, as needed.
- **Completed Mitigation Actions** - An archive of all identified and completed projects.
- **Removed Mitigation Actions** - An archive of all identified and removed projects.

New Mitigation Actions

Action	Subdivision and Development Regulations
Description	Review and update subdivision and development regulations as needed to regulate development in hazard-prone areas and incorporate mitigation measures as needed.
Hazard(s) Addressed	All Hazards
Estimated Cost	Low
Potential Funding	General Fund
Timeline	Short Term
Priority	Medium
Lead Agency	City Administrator
Status	New Action. Initiated 2025.

Action	Review and Update Building Codes
Description	As needed, review and update building codes to incorporate higher standards for hazard resistance in local application of building code
Hazard(s) Addressed	All Hazards
Estimated Cost	Low
Potential Funding	General Fund, HMGP
Timeline	Short Term
Priority	Medium
Lead Agency	Planning Commission, City Council
Status	New Action. Initiated 2025.

Ongoing Mitigation Actions

Action	Alert Sirens
Description	Perform an evaluation of existing alert sirens in order to determine sires which should be replaced or upgraded. Install new sirens where lacking.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$15,000+
Potential Funding	General Fund, HMGP, NGWS
Timeline	2-5 Years
Priority	Medium
Lead Agency	Fire Department
Status	Not Started due to lack of resources and funding.

2025 Lower Elkhorn Natural Resources District Hazard Mitigation Plan



Backup Generator	
Action	
Description	Provide a portable or stationary source of backup power to redundant power supplies, municipal wells, lift stations, and other critical facilities and shelters.
Hazard(s) Addressed	Tornadoes, High Winds, Severe Winter Storms, Severe Thunderstorms
Estimated Cost	\$15,000-\$30,000 per generator
Potential Funding	General Fund, FEMA PA, 404/406 HMGP
Timeline	1 Year
Priority	Medium
Lead Agency	City Maintenance
Status	Not Started due to lack of resources and funding.

Civil Service Improvements	
Action	
Description	Improve Fire Department and Rescue squad equipment and facilities. Providing additional, or updating existing emergency response equipment; this could include fire trucks, ATVs, pay loaders, etc. This would also include developing backup systems for emergency vehicles and identifying and training additional personnel for emergency response.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$5,000-\$400,000 per vehicle, varies depending on what equipment is needed
Potential Funding	General Fund, FP&S, SAFER, HMGP, AFG
Timeline	5+ Years
Priority	High
Lead Agency	Fire District
Status	Not Started due to lack of resources and funding.

Continuity Plan	
Action	
Description	Develop continuity plans for critical community services.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$500-\$1,000
Potential Funding	Local Funds, Operating Budgets, Volunteer Time; EMPG
Timeline	2-5 Years
Priority	High
Lead Agency	City Council, Fire District, School District
Status	Not Started due to lack of resources.

Emergency Communications	
Action	
Description	Establish an action plan to improve communication between agencies to better assist residents and businesses during and following emergencies. Establish inter-operable communications.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$10,000+
Potential Funding	General Fund, EMPG, HSGP, IECGP
Timeline	5+ Years
Priority	High
Lead Agency	Fire Department, Police Department
Status	Not Started due to shift in priorities.

2025 Lower Elkhorn Natural Resources District Hazard Mitigation Plan



Action	
Formal Evacuation Plan	
Description	Develop an evacuation plan to be prepared for any disaster that would require evacuation.
Hazard(s) Addressed	All Hazards
Estimated Cost	Staff Time
Potential Funding	Organizational Budgets
Timeline	1 Year
Priority	High
Lead Agency	Planning Commission
Status	Not Started due to lack of resources.
Action	
Hail Resistant Roofing	
Description	Encourage the use of hail resistant roofing for any new construction.
Hazard(s) Addressed	Hail, Severe Thunderstorms
Estimated Cost	Staff Time
Potential Funding	Operating Budgets
Timeline	2-5 Years
Priority	High
Lead Agency	Planning Commission, City Council
Status	Not started due to shift in priorities.
Action	
Install Vehicular Barriers	
Description	Install vehicular barriers to protect critical facilities and key infrastructure where possible.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$2,000+
Potential Funding	Local Funds
Timeline	2-5 Years
Priority	High
Lead Agency	Police Department
Status	Not Started due to shift in priorities.
Action	
Mutual Aid	
Description	Work with other utility providers for mutual aid.
Hazard(s) Addressed	All Hazards
Estimated Cost	Staff Time
Potential Funding	Organizational Budgets
Timeline	5+ Years
Priority	High
Lead Agency	City Council
Status	Not Started due to lack of resources and shift in priorities.

2025 Lower Elkhorn Natural Resources District Hazard Mitigation Plan



Action	
New Municipal Well	
Description	Evaluate and install a new well to provide a safe backup water supply for the community, replace existing wells affected by drought, increase of demand in water, and additional water for fire protection.
Hazard(s) Addressed	Drought
Estimated Cost	\$7.5 million
Potential Funding	General Fund; FEMA PA; HMGP; Bonds; Water Fund
Timeline	Mid Term
Priority	High
Lead Agency	City Council
Status	As of 2024, currently in progress.
Action	
Obtaining Missing Data for Future Updates	
Description	Obtain necessary data to improve vulnerability assessments when updating the plan. Information may include hazardous events that occur between plan updates, development in hazardous areas between plan updates, etc.
Hazard(s) Addressed	All Hazards
Estimated Cost	Staff Time
Potential Funding	Organizational Budgets
Timeline	5+ Years
Priority	High
Lead Agency	City Superintendent
Status	Ongoing. The city provides updated information during each planning process.
Action	
Power and Service Lines	
Description	Communities can work with their local Public Power District or Electricity Department to identify vulnerable transmission and distribution lines and plan to bury lines underground or retrofit existing structures/infrastructure to be less vulnerable to storm events. Electrical utilities shall be required to use underground construction methods where possible for future installation of power lines. Activities could include: Replacing damaged/aging power poles lines and removing unused lines from poles; burying power lines; install pad mounted transformers; elevating transformers above floodplain; adding guy wire and support; removing large diameter communication lines; replacing damaged poles with higher class; using multiple poles or dead end structures to support; replacing porcelain cutout; ice-proof cutouts; and use dead head poles.
Hazard(s) Addressed	Tornadoes, High Winds, Severe Winter Storms, Severe Thunderstorms
Estimated Cost	\$70,00/mile for burying, other costs vary
Potential Funding	General Fund
Timeline	1 Year
Priority	Medium
Lead Agency	NCPPD, City Superintendent
Status	Currently in progress. Community identifies vulnerable lines/power poles and they are replaced in order of priority.

2025 Lower Elkhorn Natural Resources District Hazard Mitigation Plan



Action	
Promote First Aid	
Description	Promote first aid training for all residents.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$500+
Potential Funding	Local Funds, Corporate Donations, Community Foundations, Volunteer Time
Timeline	5+ Years
Priority	High
Lead Agency	Fire District, School District, Hospital
Status	Not started due to lack of resources.
Action	
Vulnerable Population Support Database	
Description	Work with stakeholders to develop a database of vulnerable populations and the organizations which support them.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$500
Potential Funding	Community Foundations, Local Funds, Volunteer Time
Timeline	2-5 Years
Priority	High
Lead Agency	Fire District, School District
Status	Not Started due to shift in priorities.
Action	
Public Awareness	
Description	Through activities such as outreach projects, distribution of maps and environmental education increase public awareness of natural hazards to both public and private property owners, renters, businesses, and local officials. Also, educate citizens on water conservation methods, evacuation plans, etc. and purchase equipment such as overhead projectors and laptops. Ensure that all critical facilities, businesses, and residents located near major transportation corridors and near fixed site chemical facilities are aware of how to safely shelter in place in the event of a chemical incident. Improve and/or develop a program to conserve water use by the citizens during elongated periods of drought. Potential restrictions on water could include limitations on lawn watering, car washing, or water sold to outside sources. Work with DNR on farm irrigation restrictions.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$0-\$5,000+
Potential Funding	General Fund
Timeline	5+ Years
Priority	High
Lead Agency	Fire Department, City Superintendent
Status	Ongoing. The fire department conducts educational programs on a regular basis to enhance local awareness of hazards.

Action	
Water System Improvements	
Description	Water system improvements to include additional fire hydrants/increase supply and pressure. High pressure is needed in the event of an emergency to effectively fight fires and also to meet increasing demands.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$50,000+
Potential Funding	General Fund
Timeline	2-5 Years
Priority	High
Lead Agency	City Council
Status	Not Started due to lack of resources and funding.
Action	
Weather Radios	
Description	Conduct an inventory of weather radios at schools and other critical facilities and provide new radios as needed.
Hazard(s) Addressed	All Hazards
Estimated Cost	\$50/per radio
Potential Funding	General Fund
Timeline	2-5 Years
Priority	High
Lead Agency	City Superintendent, Fire Department
Status	In Progress. Several critical facilities have weather radios but the city would like all critical facilities to have them.

Completed Mitigation Actions

No mitigation actions have been completed.

Removed Mitigation Actions

Action	
Continue Participation in the National Flood Insurance Program (NFIP)	
Description	Maintain good standing with National Flood Insurance Program (NFIP).
Status	This action was removed because it is not a true mitigation action. The city will continue to participate in the NFIP.
Action	
Floodplain Regulation Enforcements/Updates	
Description	Continue to enforce local floodplain regulations for structures located in the 100-year floodplain. Strict enforcement of the type of development and elevations of structures should be considered through issuance of building permits by any community or county. Continue education of building inspectors or Certified Floodplain Managers.
Hazard(s) Addressed	Flooding
Status	This action was removed as it is not a true mitigation action. The city will continue to enforce all local floodplain regulations.

2025 Lower Elkhorn Natural Resources District Hazard Mitigation Plan



Action		Sheltering In Place Outreach
Description		Ensure that all critical facilities, businesses, and residents located near major transportation corridors and near fixed site chemical facilities are aware of how to safely shelter in place in the event of a chemical incident.
Hazard(s) Addressed		All Hazards
Status		This action was removed as it will be combined with other public awareness actions.

Action		Water Conservation Awareness Programs
Description		Improve and/or develop a program to conserve water use by the citizens during elongated periods of drought. Potential restrictions on water could include limitations on lawn watering, car washing, or water sold to outside sources. Work with DNR on farm irrigation restrictions.
Hazard(s) Addressed		Drought
Status		This action was removed as it will be combined with other public awareness actions.

8

**MEETING OF THE LB840 BOARD
WEDNESDAY, AUGUST 27, 2025**

A meeting of the Mayor and Council of the City of Plainview, Nebraska, was held at the City Office in said City on the 27th day of August at 12:00 o'clock P.M.

Present were: Mary Dougherty, Kevin Lingenfelter, Grant Dummer, Bill Michael Absent: Jodie Altwine. Also present was City Clerk Courtney Retzlaff.

Dougherty moved to approve the meeting minutes from August 4th. Dummer seconded the motion. Motion carried 4-0.

Discussion was held on an application for a sign grant from Northeast Nebraska Diesel Service. The business is located at 208 S Main Street and operated by Brady Scott. Scott would like to utilize the sign grant program with total cost reimbursed by LB840 of \$648.89. Dummer moved to recommend the sign grant. Dougherty seconded the motion. Motion carried 4-0.

Discussion on the Legal Education for Public Service and Rural Practice Loan Repayment program was held. Carter Scott had requested to revisit funding for the program as it was discussed a year ago. The board will revisit with Scott after the current year applications are available.

Motion to adjourn at 12:22 PM.

Courtney Retzlaff
City Clerk

SIGN 1 - NON ILLUMINATED OPTION

One (1) new SINGLE SIDED decorated sign panel.

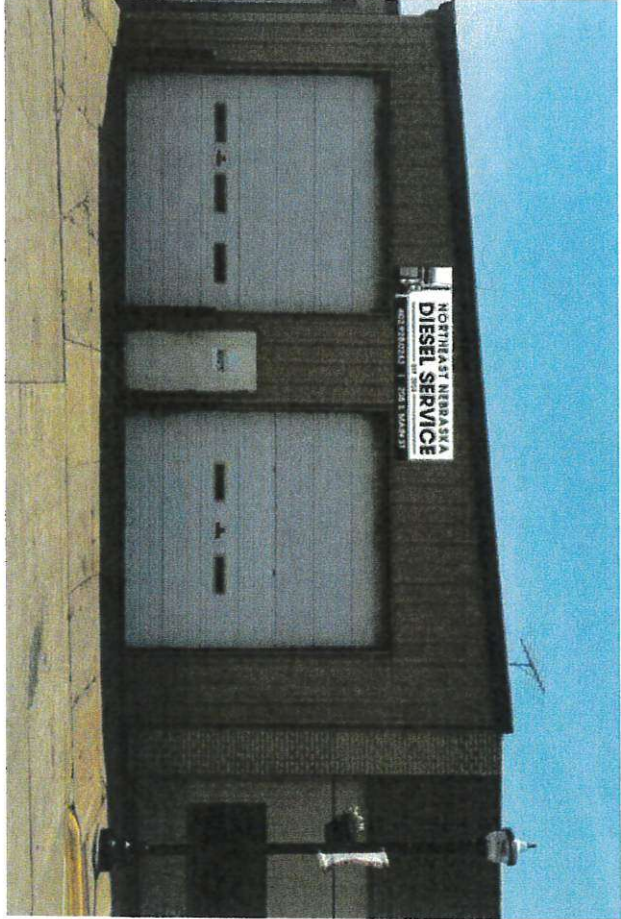




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402.371.4674

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PAGE 1.1



PROPOSAL

251880-01

Date: 08/13/2025

Expires: 08/27/2025

Drawing Numbers:

Project: Northeast Nebraska Diesel Service /
PLAINVIEW / Building Sign
208 S. Main Street
Plainview, NE 68769

Client: Northeast Nebraska Diesel Service
208 S. Main Street
Plainview, NE 68769

Contact: Brady Scott - Owner 402-928-0243 bradyscott156@gmail.com

We are pleased to offer this proposal for the following services at the above location.

Project Description:

Item Total:

Love Signs to manufacture and install the following:

FLAT Building Sign

Non Illuminated OPTION

- 1.) One (1) new SINGLE SIDED decorated sign panel.
Install flush against building wall. **(\$1,297.79)**

Illuminate or LIT OPTION

- 2.) One (1) new SINGLE SIDED illuminated sign cabinet.
Install flush against building wall. **(\$5,794.10)**

Flag projection Building Sign

Non Illuminated OPTION

- 3.) One (1) new DOUBLE SIDED decorated sign panel w/ frame.
Install on front building wall. **(\$5,336.93)**

Illuminate or LIT OPTION

- 4.) One (1) new DOUBLE SIDED illuminated sign cabinet.
Install on front building wall. **(\$7,827.42)**

Deposit Rate: 50%

Subtotal: \$0.00

Total: \$0.00

Notes: All prices are subject to applicable sales tax. Prices are based on available information given at the time and are subject to change.

Exclusions: Sign permits, structural engineering, traffic control equipment and permits are not included in the above quotations and if required shall be invoiced on a time and material basis. Electrical services to the proposed sign(s), unless specifically quoted above, is assumed to be

Salesperson: Tony Maxey

Buyer _____ Seller _____



PROPOSAL

251880-01

Date: 08/13/2025

Expires: 08/27/2025

Drawing Numbers:

Project: Northeast Nebraska Diesel Service /
PLAINVIEW / Building Sign
208 S. Main Street
Plainview, NE 68769

Client: Northeast Nebraska Diesel Service
208 S. Main Street
Plainview, NE 68769

Contact: Brady Scott - Owner 402-928-0243 bradyscott156@gmail.com

existing or provided by others.

Terms: All signs are custom built products and, at the option of the seller, require payment in advance with order. Installation price is due upon installation. Fifty percent is due upon acceptance and the balance due upon installation. 2% discount if paid in full upon acceptance. Contract prices are guaranteed for 14 days and may be subject to change after that time. An additional 3% transaction fee for credit card payments (2% Prepay discount does not apply if paying by credit or debit card).

Please remit payments to:

Love Signs, Inc.
P.O. Box 807
Norfolk, NE 68702

** Please reference invoice # on check **

Salesperson: Tony Maxey

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____

APPLICATION FOR PAYMENT

PROJECT: 2025 LINCOLN & PINE STREET PAVING IMPROV

IMPROVEMENTS

TO: (OWNER) CITY OF PLAINVIEW

209 WEST LOCUST

PLAINVIEW, NE 68769-0757

ATTN: Jeremy Tarr

CHANGE ORDER SUMMARY:

Continuation sheets are attached.

Change orders approved in previous month by Owner.

CO #	DATE	ADDITIONS	DEDUCTIONS
1			
2			
3			
4			
5			
	TOTAL	0.00	0.00
	NET CHANGE	0.00	

The undersigned CONTRACTOR certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract referred to above have been applied to discharge CONTRACTOR'S

legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered N/A, inclusive; (2) title of all Work, materials and equipment incorporated in said

Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of

payment free and clear of all Liens, security interests and encumbrances (except such as are covered

by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or

encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract

Documents and not defective.

CONTRACTOR: NLG, LLC

By: Stacy M. Portwine (electronic signature)

Date: 8/29/2025

ENGINEER: MILLER & ASSOCIATES, CONSULTING ENGINEERS, P.C.

ENGINEER'S PROJECT NO. 351-A1-004

CONTRACTOR: NLG, LLC

CONTRACT FOR: \$875,041.50

APPLICATION DATE: 08/29/25

FOR WORK ACCOMPLISHED THROUGH THE DATE OF:

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

APPLICATION NO.: 2
August 31, 2025

The present status of the account is as follows:

ORIGINAL CONTRACT PRICE.....	\$875,041.50
Net Change by Change Orders & Written Amendments	\$0.00
CURRENT CONTRACT PRICE.....	\$875,041.50
TOTAL COMPLETED & STORED TO DATE.....	\$401,116.83
LESS RETAINAGE : 10%	\$40,111.68
TOTAL COMPLETED & STORED TO DATE LESS RETAINAGE	\$361,005.15
LESS PREVIOUS APPLICATION FOR PAYMENT	\$77,387.06
AMOUNT DUE THIS APPLICATION.....	\$283,618.09

The undersigned certifies that the work has been carefully inspected and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract.

ENGINEER: MILLER & ASSOCIATES

By: 

☐ Owner
☐ Contractor
☐ Engineer

OWNER: CITY OF PLAINVIEW

BY: _____

9

APPLICATION AND CERTIFICATE FOR PAYMENT-CONTINUATION SHEET

APPLICATION NUMBER: 2

APPLICATION DATE: 8-29-25

FOR WORK ACCOMPLISHED THROUGH : 8-31-25

ENGINEER'S PROJECT #: 351-A1-004

ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL CONTRACT VALUE	QUANTITY COMPLETED TO DATE	TOTAL COMPLETED	STORED TO DATE	TOTAL COMPLETED AND STORED TO DATE
1	Mobilization	1	L.S.	\$32,127.50	\$32,127.50	0.8	\$25,702.00		\$25,702.00
2	Staking and Testing	1	L.S.	\$20,000.00	\$20,000.00	0.75	\$15,000.00		\$15,000.00
3	Traffic Control	1	L.S.	\$2,000.00	\$2,000.00	0.75	\$1,500.00		\$1,500.00
4	Common Earth Excavation	1	L.S.	\$15,000.00	\$15,000.00	1	\$15,000.00		\$15,000.00
5	Remove & Haul Paving	580	S.Y.	\$15.00	\$8,700.00	580	\$8,700.00		\$8,700.00
6	Remove & Haul Bolland	4	Each	\$50.00	\$200.00	4	\$200.00		\$200.00
7	Remove & Haul Culvert	60	L.F.	\$15.00	\$900.00	60	\$900.00		\$900.00
8	Plug Culvert	1	Each	\$150.00	\$150.00	0	\$0.00		\$0.00
9	Relocate Fire Hydrant and Valve	1	L.S.	\$2,000.00	\$2,000.00	0	\$0.00		\$0.00
10	Relocate Water Meter Pit	1	L.S.	\$1,000.00	\$1,000.00	0	\$0.00		\$0.00
11	Overexcavation & Replacement of Unsuitable Base Material (if required)	400	C.Y.	\$30.00	\$12,000.00	216	\$6,480.00		\$6,480.00
12	Furnish & Apply 3" Road Gravel	1,350	S.Y.	\$4.00	\$5,400.00	0	\$0.00		\$0.00
13	Furnish & Install 4" Crushed Concrete Base Course	7,200	S.Y.	\$6.50	\$46,800.00	7000	\$45,500.00		\$45,500.00
14	Construct 12" Subgrade Preparation	7,200	S.Y.	\$2.75	\$19,800.00	3000	\$8,250.00		\$8,250.00
15	Construct 7" Concrete Paving	7,200	S.Y.	\$55.00	\$396,000.00	3000	\$165,000.00		\$165,000.00
16	Construct 6" Concrete Sidewalk	17,500	S.F.	\$5.90	\$120,750.00	5255.7	\$36,264.33		\$36,264.33
17	Construct 6" Integral Colored Stamped Sidewalk	5,470	S.F.	\$9.00	\$49,230.00	0	\$0.00		\$0.00
18	Construct Thickened Edge Sidewalk	155	L.F.	\$25.00	\$3,875.00	0	\$0.00		\$0.00
19	Furnish & Install Guardrail	34	L.F.	\$75.00	\$2,550.00	0	\$0.00		\$0.00
20	Construct 24" Sidewalk Chase	12	L.F.	\$100.00	\$1,200.00	0	\$0.00		\$0.00
21	Construct Integral Curb	2,400	L.F.	\$1.00	\$2,400.00	1145	\$1,145.00		\$1,145.00
22	Construct Concrete Valley Gutter	8,350	S.F.	\$7.25	\$60,537.50	9198	\$66,685.50		\$66,685.50
23	Adjust Manhole	1	Each	\$750.00	\$750.00	0	\$0.00		\$0.00
24	Adjust Water Valve	3	Each	\$350.00	\$1,050.00	0	\$0.00		\$0.00
25	Furnish & Install Parking Bumpers	19	Each	\$200.00	\$3,800.00	0	\$0.00		\$0.00
26	Connect to Storm Sewer	2	Each	\$750.00	\$1,500.00	1	\$750.00		\$750.00
27	Furnish & Install 24" RE RCP Pipe	250	L.F.	\$75.00	\$18,750.00	0	\$0.00		\$0.00
28	Furnish & Install 18" RE RCP Pipe	160	L.F.	\$65.00	\$10,400.00	16	\$1,040.00		\$1,040.00
29	Construct Junction Manhole	2	Each	\$5,000.00	\$10,000.00	0	\$0.00		\$0.00
30	Construct 18" Concrete Headwalls	2	Each	\$3,000.00	\$6,000.00	1	\$3,000.00		\$3,000.00
31	Construct 24" Concrete Headwalls	3	Each	\$3,500.00	\$10,500.00	0	\$0.00		\$0.00
32	Furnish & Install Straw Wattles	20	L.F.	\$9.20	\$184.00	0	\$0.00		\$0.00
33	Furnish & Apply Seeding, Mulching and Fertilizer	1.5	Acre	\$6,325.00	\$9,487.50	0	\$0.00		\$0.00
TOTAL CONSTRUCTION COST					\$875,041.50		\$401,116.83		\$401,116.83

Pay App #1 Quantities	0.75	0.5	0.25	300	0	0	0	0	0	0
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Securitas Healthcare

Invoice

Customer No. 1438175
 Invoice No. INV80017231
 Invoice Date 8/15/2025
 Invoice Due Date 9/14/2025
 Instructions
 Pages 1

Bill To:

PLAINVIEW MANOR
 PLAINVIEW MANOR
 PO BOX 219
 PLAINVIEW NE 68769
 United States

Ship To

Plainview Manor
 101 W Harper
 Plainview NE 68769
 United States

PO Number	Opp. Number	Terms	Shipping Method	Ship Date
Juleen Johnson	0519355	NET 30	Pickup	8/15/2025

Item Number	Description	Serial	Units	Quantity	Shipped Qty	Quantity Invoiced	B/O	Unit Price	Ext Price
WGB-TAG-2110-3Y	WanderGuard BLUE Wearable Bracelet - 3 Year - Short Band - Cut Resistant	5850B9 5850CA 5850EC 5850EF 5854D1 5854E0 58551F	Ea	7	7	7	0	\$190.00	\$1,330.00
Tariff-Surcharge	Tariff Surcharge		Ea	1	1	1	0	\$17.07	\$17.07
0200-115	RELAY, MULTI-VOLTAGE, FORM C W/ LEADS		Ea	13	13	13	0	\$0.00	\$0.00

OPPORTUNITY Comment: For Current install. OPP# 0480682SHIPPING
 Method: FEDEX GROUND

Tracking Number:
 391825319060

AR Inquires or to pay by credit card call 800-824-2996
 Invoice questions: Billing-PS@securitashealthcare.com
 AR inquires/copies of statements: AR-PS@securitashealthcare.com
 Send remittance notice to: Payments-PS@securitashealthcare.com

Currency USD
 Subtotal \$1,347.07
 Sales Tax \$0.00
 Freight \$23.28
 Total Due \$1,370.35

Payment Remit To:
 Securitas Healthcare LLC
 P.O. Box 646045
 Pittsburgh, PA 15264-6045

Canadian Currency Customer
 PO Box 1957 Station A
 Toronto, ON M5W 1W9

All Other Mail Inquiries
 4600 Vine St.
 Lincoln, NE 68504

Total
 \$ 32,080.74
 29,327.91

\$752.85 -

Original
 approved
 amount



Invoice

Customer No. 1438175
Invoice No. INV80017229
Invoice Date 8/15/2025
Invoice Due Date 9/14/2025
Instructions
Pages 3

Bill To:

PLAINVIEW MANOR
 PLAINVIEW MANOR
 PO BOX 219
 PLAINVIEW NE 68769
 United States

Ship To

Plainview Manor
 101 W Harper
 Plainview NE 68769
 United States

PO Number	Opp. Number	Terms	Shipping Method	Ship Date
Juleen Johnson	0480682	NET 30	FedEx Ground	8/15/2025

Item Number	Description	Serial	Units	Quantity	Shipped Qty	Quantity Invoiced	B/O	Unit Price	Ext Price
INST-DOOR REMOVAL	Labor - Door Removal		Ea	1	1	1	0	\$0.00	\$0.00
WGB-DOOR-1000-NA	WanderGuard Blue Door Bundle - North American			6	6	6	0	\$1,662.50	\$9,975.00
410-000119-000	HOLLOW WALL ANCHOR #8				36	36			
WGB-KPD-K100-IN	WanderGuard Blue K100 Indoor Keypad				6	6			
0100-223	Screw, #6 x 1", Sheet metal, Phillips pan head, Zinc plated steel				36	36			
EX-5700-NA	WanderGuard Blue EX5700 Controller (North America)				6	6			
0070-250	CABLE, 2 CONDUCTOR, PLENUM, 22 AWG				300	300			
0070-251	Cable, 4 Cond, Plenum, Shielded, 22 AWG				120	120			
0200-091	SWITCH, MAGNETIC, RECESSED				12	12			
0400-092	24VDC 2A Power Supply with Screw Terminal				6	6			
ANT-4210-CAT5	External LF Antenna for EX5700 Controllers with 25ft CAT5 cable			6	6	6	0	\$155.00	\$930.00
0070-292	CABLE, PATCH, 25 FT, CAT TERMINATED				6	6			
ANT-4210	External LF Antenna				6	6			
18070	PASSIVE INFRARED SENSOR/HALLWAY		Ea	1	1	1	0	\$375.00	\$375.00

Securitas Healthcare



Item Number	Description	Serial	Units	Quantity	Shipped Qty	Quantity Invoiced	B/O	Unit Price	Ext Price
WGB-DOOR-1000-NA	WanderGuard Blue Door Bundle - North American			1	1	1	0	\$1,662.50	\$1,662.50
410-000119-000	HOLLOW WALL ANCHOR #8				6	6			
WGB-KPD-K100-IN	WanderGuard Blue K100 Indoor Keypad				1	1			
0100-223	Screw, #6 x 1", Sheet metal, Phillips pan head, Zinc plated steel				6	6			
EX-5700-NA	WanderGuard Blue EX5700 Controller (North America)				1	1			
0070-250	CABLE, 2 CONDUCTOR, PLENUM, 22 AWG				50	50			
0070-251	Cable, 4 Cond, Plenum, Shielded, 22 AWG				20	20			
0200-091	SWITCH, MAGNETIC, RECESSED				2	2			
0400-092	24VDC 2A Power Supply with Screw Terminal				1	1			
ANT-4210-CAT5	External LF Antenna for EX5700 Controllers with 25ft CAT5 cable			1	1	1	0	\$155.00	\$155.00
0070-292	CABLE, PATCH, 25 FT, CAT TERMINATED				1	1			
ANT-4210	External LF Antenna				1	1			
0707-427	ASSY, RELAY/ SOCKET, 4PDT, 3A, 12V DC			1	1	1	0	\$125.00	\$125.00
0200-143	RELAY, UNIVERSAL, 4PDT, 3A, 12VDC				1	1			
0440-117	SOCKET, RELAY, 4-POLE				1	1			
14321	ARIAL REPEATER ES (BROADCAST MODE ONLY)	22481 22482 22483	Ea	3	3	3	0	\$740.00	\$2,220.00
14325	WIRELESS REMOTE ANNUNCIATOR (ECHOSTREAM)	G2507003 G2507004	Ea	2	2	2	0	\$1,565.00	\$3,130.00
WGB-STARTER-1000-NA	WanderGuard Blue Starter Kit - NA			1	1	1	0	\$970.00	\$970.00
WGB-DET-1000-NA	WanderGuard Blue Detector (North America)				1	1			
WGB-MGR-1000	WanderGuard Blue Manager (Tablet, Application, Cover, and Charger)				1	1			

Securitas Healthcare



Item Number	Description	Serial	Units	Quantity	Shipped Qty	Quantity Invoiced	B/O	Unit Price	Ext Price
54350	ARIAL UNIVERSAL TRANSMITTER ES	203598 203599 203600 203601 203602 203603 203604 203605 203606 203607 203608	Ea	11	11	11	0	\$112.50	\$1,237.50
54355	Long Range Dual Input Universal Transmitter	LR204377	Ea	1	1	1	0	\$425.00	\$425.00
WGB-TAG-2110-3Y	WanderGuard BLUE Wearable Bracelet - 3 Year - Short Band - Cut Resistant	8298B2	Ea	1	1	1	0	\$190.00	\$190.00
WGB-TGSTART-1000	WanderGuard BLUE - Wearable Bracelet Starter Kit		Ea	1	1	1	0	\$67.50	\$67.50
INST-WG	INSTALLATION OF WANDER SYSTEM		Ea	1	1	1	0	\$6,861.51	\$6,861.51
Tariff-Surcharge	Tariff-Surcharge		Ea	1	0	0	1	\$200.55	\$0.00

OPPORTUNITY Comment:SHIPPING Method:FEDEX GROUND

Tracking Number:
391825319060 391825319954

AR Inquires or to pay by credit card call 800-824-2996
Invoice questions: Billing-PS@securitashealthcare.com
AR inquires/copies of statements: AR-PS@securitashealthcare.com
Send remittance notice to: Payments-PS@securitashealthcare.com

Currency	USD
Subtotal	\$28,324.01
Sales Tax	\$0.00
Freight	\$386.40
Total Due	\$28,710.41

Payment Remit To:
Securitas Healthcare LLC
P.O. Box 646045
Pittsburgh, PA 15264-6045

Canadian Currency Customer
PO Box 1957 Station A
Toronto, ON M5W 1W9

All Other Mail Inquiries
4600 Vine St.
Lincoln, NE 68504



Original
Approved
6/13/2025

Quote # Q-66862

Customer: Plainview Manor
Account Number: 1438175

Date: 3/28/2025
Quote Valid Until: 4/4/2025
Quote Number: Q-66862

Shipping Address	Billing Address
Plainview Manor 101 W Harper Plainview Nebraska 68769 United States	Plainview Manor Po Box 219 Plainview Nebraska 68769 United States

Line #	QTY	SKU	Product Name and Description	List Price	Customer Price	Customer Total
1	1	INST-DOOR-REMOVAL	Labor - Door Removal	\$0.00	\$0.00	\$0.00
2	6	WGB-DOOR-1000-NA	WanderGuard Blue Door Bundle - North American	\$2,375.00	\$1,662.50	\$9,975.00
3	6	ANT-4210-CAT5	External LF Antenna for EX5700 Controllers with 25ft CAT5 cable	\$155.00	\$155.00	\$930.00
4	1	18070	PASSIVE INFRARED SENSOR/ HALLWAY Additional Notes: Hallway Configuration	\$375.00	\$375.00	\$375.00
5	1	WGB-DOOR-1000-NA	WanderGuard Blue Door Bundle - North American Additional Notes: Hallway Configuration	\$2,375.00	\$1,662.50	\$1,662.50
6	1	ANT-4210-CAT5	External LF Antenna for EX5700 Controllers with 25ft CAT5 cable Additional Notes: Hallway Configuration	\$155.00	\$155.00	\$155.00

Line #	QTY	SKU	Product Name and Description	List Price	Customer Price	Customer Total
7	1	0707-427	ASSY,RELAY/ SOCKET,4PDT,3A,12VDC	\$125.00	\$125.00	\$125.00
8	3	14321	ARIAL REPEATER ES (BROADCAST MODE ONLY)	\$740.00	\$740.00	\$2,220.00
9	2	14325	WIRELESS REMOTE ANNUNCIATOR (ECHOSTREAM)	\$1,565.00	\$1,565.00	\$3,130.00
10	1	WGB- STARTER- 1000-NA	WanderGuard Blue Starter Kit - NA	\$970.00	\$970.00	\$970.00
11	11	54350	ARIAL UNIVERSAL TRANSMITTER ES	\$112.50	\$112.50	\$1,237.50
12	1	54355	Long Range Dual Input Universal Transmitter	\$425.00	\$425.00	\$425.00
13	1	WGB-TAG- 2110-3Y	WanderGuard BLUE Wearable Bracelet - 3 Year - Short Band - Cut Resistant Additional Notes: Cut Resistant 3Y	\$190.00	\$190.00	\$190.00
14	1	WGB-TAG- 2110-1Y	WanderGuard BLUE Wearable Bracelet - 1 Year - Short Band - Cut Resistant Additional Notes: Cut Resistant 1Y	\$145.00	\$145.00	\$145.00
15	1	WGB-TAG- 2110-90D	WanderGuard BLUE Wearable Bracelet - 90 Day - Short Band - Cut Resistant Additional Notes: Cut Resistant 90D	\$80.00	\$80.00	\$80.00
16	1	WGB-TAG- 2100-3Y	WanderGuard BLUE Wearable Bracelet - 3 Year - Short Band - Non-cut Resistant Additional Notes: Non Cut 3Y	\$180.00	\$180.00	\$180.00

Line #	QTY	SKU	Product Name and Description	List Price	Customer Price	Customer Total
17	1	WGB-TAG-2100-1Y	WanderGuard BLUE Wearable Bracelet - 1 Year - Short Band - Non-cut Resistant Additional Notes: Non Cut 1Y	\$142.50	\$142.50	\$142.50
18	1	WGB-TAG-2100-90D	WanderGuard BLUE Wearable Bracelet - 90 Day - Short Band - Non-cut Resistant Additional Notes: Non Cut 90D	\$70.00	\$70.00	\$70.00
19	1	WGB-TGSTART-1000	WanderGuard BLUE - Wearable Bracelet Starter Kit Additional Notes: Wearable Starter Kit	\$67.50	\$67.50	\$67.50
20	1	INST-WG	INSTALLATION OF WANDER SYSTEM	\$6,861.51	\$6,861.51	\$6,861.51
Sub-Total:						\$28,941.51

Equipment Subtotal	\$22,080.00
Installation Cost	\$6,861.51
Shipping Cost	\$386.40
Sales Tax	\$0.00
Total	\$29,327.91

Quote currency is USD

Pricing and Signature

Quote valid for 7 days. Final tax will be calculated at time of invoice.
All prices in U.S. Dollars.

If tax exempt, please include a copy of your tax-exempt certificate.

This Quote incorporates by reference Securitas Healthcare LLC's ("Seller") Standard Terms and Conditions of Sale posted at <https://www.securitashealthcare.com/terms-conditions> and all other applicable terms and conditions referenced therein. By signing this Quote (together with all exhibits and referenced terms and conditions, the "Agreement"), the client identified above (the "Client") agrees (a) to purchase and pay for the products, software licenses, services, and other items itemized herein at the prices stated above; and (b) that it has read and agrees to the terms and conditions referenced herein. The Client warrants it has the authority to enter into this Agreement and that the person signing on its behalf is authorized to do so. All attachments hereto and hyperlinked terms referenced herein are incorporated herein by reference.

Date	3/28/2025
Opportunity #	0480682
Subtotal	\$28,941.51
Shipping Costs	\$386.40
Sales Tax	\$0.00
Total	\$29,327.91

Quote currency is USD

IN WITNESS WHEREOF, the duly authorized signatory of the Client has executed this Agreement on the date set forth below.

Accepted By: _____

Printed Name: _____

Title: _____

Signature: _____

Date: _____

Once signed, please return this quotation with any applicable sales agreements to your sales rep: Samuel Harris

Fax: 1-402-475-4281

Email: samuel.harris@securitashealthcare.com

****Note****

Approval from your local/state Fire Marshall and State Health Department must be obtained prior to installation of magnetic locks. Failure to obtain approval may result in scheduling delays and additional cost. This quotation has been provided without the benefit of an onsite survey. Product component quantities may be subject to revision following a pre-installation site survey.

Customer recognizes and agrees that this quote is based on facility information that has been provided to Stanley Healthcare. Stanley Healthcare has made every effort to ensure the accuracy of the quote, but additional equipment may be required due to structural or environmental considerations. The additional equipment will be billed at regular unit price. The cost of plenum wire or conduit, which may be required, is not included in this quote.

Technical Services is available 24 hours by calling 800-824-2996.

[securitashealthcare.com](https://www.securitashealthcare.com)

12/13

MEETING OF THE ZONING BOARD
MONDAY August 25, 2025

.....

A meeting of the Zoning Board of the City of Plainview, Nebraska, was held at the Plainview Library in said City on the 25th day of August at 7:00 o'clock P.M.

Roll call was held and present were: Chad Schumacher, Brian Bowman, Shelley Sellin and Jason Halvorsen. Absent: Wim De Boeck.

Chad stated that the open meetings act was posted on the wall.

Chad opened up the public hearing concerning a lot split at legal description: 33 28 4 PLAINVIEW COLLEGE ADD LOT A T.L. 31 at 7:00 pm. Tarr showed the board the map of the lot split and explained that both new parcels conform to zoning regulations. The owner wishes to sell one parcel for a residential lot.

After no further discussion, Brian made a motion to come out of public hearing at 7:03pm and Shelley seconded. Motion carried 4-0.

Brian made a motion to recommend a lot split on said property to the city council. Jason seconded the motion and it passed unanimously.

Chad made a motion to adjourn and Brian seconded at 7:05 pm. Motion carried unanimously.

Jeremy Tarr
City Administrator

Schliousky Lot Split

Legend

- Found 1" Forming Pin
- ▲ Found 3/4" Pinch Top Pipe
- △ Found 1/2" Iron Pipe or as noted
- Calculated no monument found
- Set 1/2" Rebar LS #657
- (---) Record distance from plot
- 8 Subject Property line

State of Nebraska)
County of Pierce) SS
Scale: 1"=120'

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on this _____ day of _____, 20____.

Register of Deeds

Block 18

Line Table

L1	S00°24'27"E	100.00'
L2	N88°55'46"E	14.80'
L3	S00°54'29"E	99.92'
L4	S00°54'29"E	160.42'
L5	S00°33'39"E	99.39'
L6	S00°32'06"E	99.40'
L7	S00°17'07"E	161.35'
L8	N89°22'29"E	145.56'

Owner's Certificate

We, Donald Schliousky and Dianna Schliousky, husband and wife, as owners of the real estate shown herein, hereby approve this Plat entitled: "Schliousky Lot Split".

Donald Schliousky

Dianna Schliousky

State of Nebraska)
County of Pierce) SS

The foregoing instrument was acknowledged before me

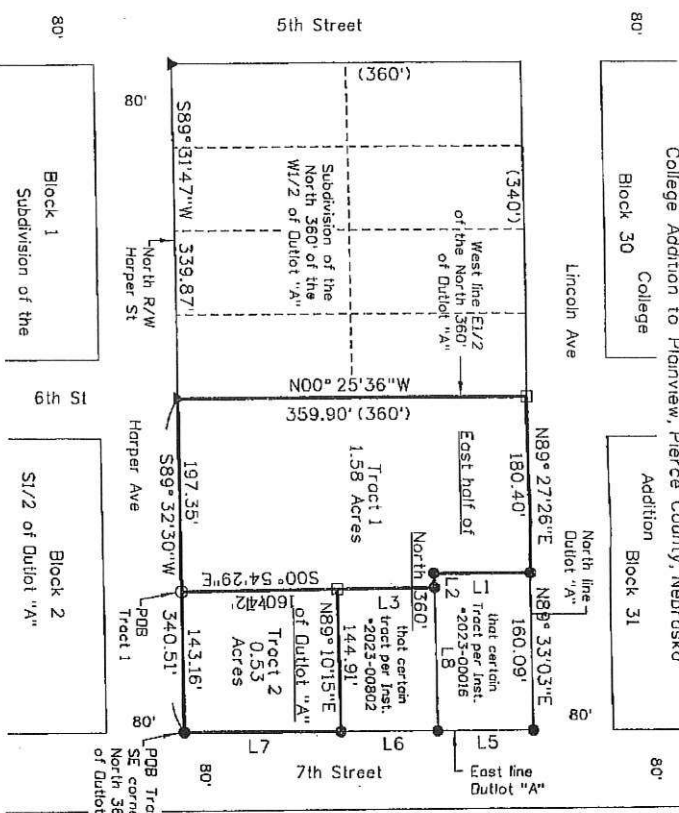
this _____ day of _____, 20____ by Donald Schliousky and Dianna Schliousky, husband and wife, owners of the real estate shown in this Plat. In testimony whereof, I have hereunto set my hand and affixed my seal the day and year written above. My commission expires the date noted on my seal below.

Notary Public

a Tract of Land in the East half of the North half of Duitlot "A", College Addition to Plainview, Pierce County, Nebraska

Block 30 College

Addition Block 31



Tract Descriptions

Tract 1: A part of the North half of Duitlot "A", College Addition to Plainview, Pierce County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of the North 360.00 feet of Duitlot "A" on the North right of way of Horner Street; thence S89°32'30"W, along said North right of way, for 143.16 feet to the Point of Beginning;

thence continuing along said North right of way, S89°32'30"W, for 197.35 feet to the West line of the East half of the North 360.00 feet of Duitlot "A"; thence N00°25'36"W, along said West line, for 359.90 feet to the North line of Duitlot "A"; thence N89°27'26"E, along said North line, for 180.40 feet to the Northwest corner of that certain tract of land described in Instrument #2023-00016, records of Pierce County, Nebraska;

thence S00°24'27"E, along the West line of last said described tract of land, for 100.00 feet to the Southwest corner of said certain tract of land; thence N88°55'46"E, along the South line of said certain tract of land, for 14.80 feet to the Northwest corner of a 2nd certain tract of land described in Instrument #2023-00802, records of Pierce County, Nebraska; thence S00°54'29"E, along the West line of said 2nd tract of land, for 99.92 feet to the Southwest corner of said 2nd tract of land; thence S00°54'29"E, for 160.42 feet to the Point of Beginning.

Containing 1.58 Acres, more or less.

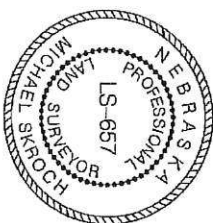
Tract 2: A part of the North half of Duitlot "A", College Addition to Plainview, Pierce County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of the North 360.00 feet of Duitlot "A" on the North right of way of Horner Street; thence S89°32'30"W, along said North right of way, for 143.16 feet; thence N00°25'36"W, for 150.42 feet to the Southwest corner of that certain tract of land described in Instrument #2023-00802, records of Pierce County, Nebraska; thence S00°54'29"E, along the West line of said tract of land, for 144.91 feet to the East line of Duitlot "A"; thence S00°17'07"E, along said East line, for 161.35 feet;

Containing 0.53 Acres, more or less.

Surveyor's Certification

I, Michael Skroch, hereby certify that I am a Professional Land Surveyor in the State of Nebraska, that this map represents a survey conducted by me, and that, within the dictates of this survey and the frailty of human ability, it was conducted in accordance with the appropriate portions of the Land Surveyors Regulation Act in effect at the time of this survey.



Michael Skroch
Michael Skroch
Nebraska LS #657
07/30/2025

Landmark Surveying
PO Box 429
Bloomfield, Nebraska
Phone: (402) 254-8048
landmarksurveying@gmail.com

D25-12107

Re: September 9 Agenda

From Jeremy Tarr <JTarr@CityofPlainviewNE.com>

Date Thu 9/4/2025 3:52 PM

To Courtney Retzlaff <CRetzlaff@CityofPlainviewNE.com>; Robert Smith <RSmith@CityofPlainviewNE.com>

I planned on talking about PCSI tonight. A rough estimate is \$22,000

Demo building - \$15,000ish

Asbestos - \$500 for inspection, \$25 per sample and if we can't remediate the asbestos ourselves? If we can remediate, cost will be less.

Computer disposal - \$5 per monitor, we are responsible for getting them there. Thought using either pallets and wrap or a tote of some sort.

I have no knowledge of Manor interim.

Jeremy Tarr

City Administrator

City of Plainview

POB 757

Plainview, NE 68769

Ph: 402-582-4928

Cell: 402-841-0292

Fax: 402-582-3939

jtarr@cityofplainviewne.com

From: Courtney Retzlaff <CRetzlaff@CityofPlainviewNE.com>

Sent: Thursday, September 4, 2025 3:33 PM

To: Robert Smith <RSmith@CityofPlainviewNE.com>; Jeremy Tarr <JTarr@CityofPlainviewNE.com>

Subject: Re: September 9 Agenda

Bob and Jeremy,

Do we have any information for the packet for either of these items?

Thank you!

Courtney Retzlaff

City Clerk/Treasurer

City of Plainview

POB 757