

AGENDA: CITY OF PLAINVIEW
COUNCIL MEETING, JANUARY 13, 2026
6:30 O'CLOCK P.M.
***As of 1/9/2026**

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 Mayor Board Appointments

*Advisory Board for Parks and Pool (1)- Brian Richter term through December 2026

*Housing Board (1) Candi Johnson- term through December 2029

- 6 Discussion/Action- Employee Health Insurance Renewal effective 2/1/2026

- 7 Discussion/Action- Approval of contract Bud's Sanitary Service LLC effective 2/1/2026

- 8 Discussion/Action- Resolution #740 One and Six Street Improvement Plan 2026

- 9 Discussion/Action- Resolution #741- Advertise for Sale of Property at 105 S Maple

- 10 Discussion/Action- Ordinance #1017 - Sale of Property at 517 W Locust Avenue to James Aschoff

- 11 Discussion/Action- Agreement for Conveyance of Real Estate and Release of Claims

*City of Plainview and James Aschoff 517 W Locust Avenue (added 1/9/2026)

- 12 Discussion/Action- accept bid for demolition of property at 414 W Locust Avenue

- 13 Discussion/Action- approval of installation of generator for street shop/police department - \$12,500 plus installation

- 14 Discussion/Action- approval of Application for Payment No. 4- Final NLC, LLC

*Project 351-A1-004 Lincoln & Pine Street \$158,149.24

- 15 Discussion/Action- Keno Grants

*Plainview Post Prom - \$1875- Post Prom Activity YMCA

- 16 Discussion/Action - Special Designated Liquor License St Paul's Fish Frys

*2/20/2026 4:00-11:00 PM - Alternate Date 2/27/2026

*3/6/2026 4:00-11:00 PM- Alternate Date 3/13/2026

*3/20/2026 4:00-11:00 PM- Alternate Date 3/27/2026

- 17 Discussion/Action- approval of Manor Administrator Contract effective 2/1/2026

- 18 Discussion - Lagoon Land Apply Project for discharge of City of Plainview lagoon

- 19 Discussion- Procedures for removal and storage of abandoned/nuisance vehicles

- 20 Council Comments

- 21 Public Comments

(2)

**MEETING OF THE CITY COUNCIL
TUESDAY, DECEMBER 9, 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 9th day of December 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

Janovec moved to approve the council meeting minutes from November 11th. Doty seconded the motion. Motion carried 4-0.

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

Juleen Johnson presented the Manor report which included staffing needs and updates to the Manor board bylaws would go into effect January 1st once approved by Council. Representatives from Clark & Enersen will be at the facility on December 30th to go over updates to the expansion and renovation project. Johnson also stated that there is an online auction at the now closed care facility in Laurel and there are several items that she is looking at purchasing.

Police Chief Hallock stated that the department will taking LiDar training this week and a letter deeming the cabins at 508 E Park Avenue in Plainview as unsafe structures will be sent to the owner, Larry Babel. An application for licensing ATV,UTV and Golf Cars was created, license plates and stickers have been purchased and citizens will be required to register beginning in January.

City Administrator Tarr stated that city crews are finishing the asbestos removal in the PCSI building.

Mayor Smith recommended Jason Smith and Larry Petersen to 2 year terms on the Tree Board. Sanne moved to approve the appointments. Born seconded the motion. Motion carried 4-0.

No appointments were made to the Advisory Board for Parks and Pool and the Housing Board. Interested citizens should contact Mayor Smith if they would like to serve on either board.

Council member Janovec introduced the following resolution, amending as follows, Section 1 remove subsection (b); subsection (c) remove "outside the 50-mile Local Travel Area; Section 3, subsection (a) remove sections (II) and (III), Section 3, remove subsections (b) and (c) and moved for its adoption:

RESOLUTION #739

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PLAINVIEW, NEBRASKA, ESTABLISHING A PER DIEM POLICY FOR MEAL EXPENSES INCURRED BY CITY EMPLOYEES DURING OFFICIAL, PRE-AUTHORIZED, OUT-OF-TOWN BUSINESS TRAVEL

WHEREAS, the City of Plainview ("City") has employees who are required to travel outside the City to conduct official business, attend training, and represent the City at various functions; and

WHEREAS, the City Council desires to establish a policy for the reimbursement of meal expenses incurred by employees during such travel; and

WHEREAS, a per diem reimbursement method, which provides a fixed daily allowance, simplifies expense reporting, reduces administrative burden, and ensures predictable budgeting; and

WHEREAS, the United States General Services Administration ("GSA") publishes an official per diem schedule used by federal agencies, which serves as a recognized national benchmark for reasonable travel expenses; and

WHEREAS, the GSA standard "Meals and Incidental Expenses" (M&IE) rate for Nebraska is \$68.00, which is composed of a \$63.00 "Meals" component and a \$5.00 "Incidentals" component, and the City Council has determined that adopting the \$63.00 "Meals" component is a fair rate for reimbursement; and

WHEREAS, the City Council has determined a need to establish clear parameters defining "out-of-town" travel to ensure the fair and consistent application of this policy.

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

Section 1. For the purposes of this Resolution, the following terms are defined:

- (a) Official Duty Station: Shall be defined for all City employees as Plainview City Hall, 209 West Locust Avenue, Plainview, NE 68769.
- (b) Out-of-Town Travel: Shall be defined as official, pre-authorized City business travel to a destination.
- (c) Overnight Stay: Shall mean being in an approved travel status that includes a rest period, requiring the employee to secure lodging for the night.

Section 2. City employees shall be entitled to the following meal per diem rates:

- (a) Full Day Rate: Employees who are eligible for a meal per diem shall be reimbursed at a fixed rate of \$63.00 per day. This per diem is for meal expenses only and is not a reimbursement for incidental expenses.
- (b) Partial Day Rate (First and Last Days): In accordance with federal and state standards, the per diem rate for the first and last calendar days of Out-of-Town Travel shall be prorated to 75% of the full-day rate, which is \$47.25.

Section 3. The following provisions affect eligibility for per diem rates:

- (a) To be eligible for the meal per diem rate established in Section 2, a City employee's travel must be for official, pre-authorized City business.

Section 4. The meal per diem shall be reduced for any meals provided to the employee at no cost, such as those included in a conference registration fee paid by the City. The City Clerk/Treasurer is authorized to make deductions from the per diem reimbursement based on the following schedule:

- Breakfast Provided: Deduct \$16.00
- Lunch Provided: Deduct \$19.00
- Dinner Provided: Deduct \$28.00

Section 5. Employees seeking reimbursement must submit a completed travel reimbursement form as prescribed by the City Clerk/Treasurer, which shall include the dates of travel, destination, business purpose, and documentation of any required pre-authorization. Itemized receipts for meals are not required, as reimbursement will be made on this per diem basis.

Section 6. That all resolutions or parts of resolutions in conflict be and are hereby repealed.

Council member Doty 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 #739 is passed and adopted.

At 7:00 PM Born moved to open the Public Hearing for the One and Six Street Improvement Plan. Sanne seconded the motion. Motion carried 4-0.

City Administrator Tarr stated that a request was made to add Fifth Street from Euclid to Ellsworth to the 6 year plan.

Born moved to close the public hearing at 7:02 PM. Sanne seconded the motion. Motion carried 4-0.

Resolution #740 will be tabled until January so the additional project can be added.

Sanne moved to appoint Miller & Associates as the City Engineer. Janovec seconded the motion. Motion carried 4-0.

Sanne moved to appoint Chris Miller, Lic. S-1091 Class A E-8775 as the City Street Superintendent. Janovec seconded the motion. Motion carried 4-0.

Sanne moved to approve the LARM insurance renewal effective 10/1/2025 in the amount of \$114,314. Born seconded the motion. Motion carried 4-0.

Discussion on Ordinance #1016 was held and the council would like to add specifications for the construction of a building on the property at 105 S Maple Street. A new Resolution will need to be passed and the property will be available again for any interested individuals. City Clerk Retzlaff will issue payment back to Christopher VanHouten in the amount of \$4,999.00.

Born moved to approve the Plainview Manor bylaws as presented. Doty seconded the motion. Motion carried 4-0.

Janovec moved to amend the City Administrator contract and approve as follows: Section 13, annual review to be held in July; Section 19, City Administrator home address changed from 604 S 4th Street to 406 S 4th Street; Section 20, effective date of contract October 1, 2025. Sanne seconded the motion. Motion carried 4-0.

City Clerk Retzlaff stated that the electronic sign located next to the Carnegie Library has had some issues with the software working correctly and due to the age of the sign, the City may need to look at options in the future for removing or replacing the sign.

Council requested that snow removal is done in a timely manner and to work together across all departments.

City Clerk Retzlaff stated that the HandiVan transit software is now in use and the City received notification that the application submitted for a new transit vehicle was approved. Retzlaff will continue to work with the State on the acquisition of a new vehicle.

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

TIME: 7:45 P.M.

Robert Smith, Mayor

(SEAL)

ATTEST:

Courtney Retzlaff, City Clerk/Treasurer

I, the undersigned, City Clerk for the City of Plainview, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on 12/9/2025; 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

16102	Street Improvement	Paving Assessment Pmts	197,039.15
16103	Mitch's Food Center	Su	471.80
16104	Schaefer Grain Co.	Svc	342.00

16105	Norfolk Daily News	Ads	40.00
16106	USA Bluebook	Su	335.18
16107	Allo Business	Svc	111.20
16108	Kumm Construction LLC	Svc	4,540.78
16109	Western Oil Inc	Fuel	595.80
16110	Bazile Aggregate Co LLC	Su	195.29
16111	Gayle Sellin	Svc	400.00
16112	Cintas	Su	511.44
16113	Allstar Parts LLC	Su	557.57
16114	ULine	Su	724.57
16115	Schaefer Grain Co.	Su	26.65
16116	Reardon Lawn & Garden	Su	55.58
16117	Gutter Crew Inc	Svc	497.50
16118	Steinkraus Service	Fuel/Repair/Su	2,748.20
16119	Verizon Wireless	Cellphones	439.82
16120	City of Plv Osm/Plv Housing	Housing Loan Pmt	50.60
16121	Visa	Su	281.14
16122	Arbor Day Foundation	Flags	127.90
16123	Postmaster	Postage	33.80
16124	MASA	Emp Ins	140.00
16125	Nebraska DWEE	SRF Semi Annual Pmt	29,774.91
16126	Street Improvement	Paving Assessment Pmts	5,910.57
16127	City of Plv Housing Authority	Housing Loan Pmt	111.00
16128	City of Plainview	IRP Loan Pmt	632.65
16129	City of Plainview	Pool Sales Tax	11,073.27
16130	City of Plainview	Library Sales Tax	7,382.19
16131	City of Plainview	Manor Sales Tax	7,382.19
16132	City of Plainview	Eco Dev Sales Tax	7,382.19
16133	Postmaster	Postage	35.95
16134	Midwest Bank	Emp HSA	881.00
26489			
26490			
26491	City Employees	Payroll 11-14-2025	22,325.37
26492			
26493			
26494	City Employees	Payroll 11-26-2025	21,321.41
26495	A&R Construction Co	Su	1,903.71
26496	Addison Hodson	Reim- Lifeguard Certification	250.00
26497	Aflac	Emp Ins	294.58

26498	Akrs Equipment Solutions Inc	Su	15.56
26499	Alegent Creighton Health	Svc	646.00
26500	Altwine Hardware & Home LLC	Su	660.49
26501	American Legal Publishing Corp	Svc	650.00
26502	Ashlynn Ickler	Meter Deposit Refund	61.00
26503	Auto Value- Norfolk	Su	17.98
26504	Bazile Aggregate Co LLC	Su	382.14
26505	Blackburn Mfg. Co.	Su	284.16
26506	Bob Smith	Reim- Mileage	264.60
26507	Bomgaars	Su	480.94
26508	Bud's Sanitary Service, LLC	Svc	5,517.00
26509	Bullseye Fire Sprinkler Inc	Svc	425.00
26510	Casey's Business MasterCard	Fuel	119.68
26511	CHI Health	Svc	100.00
26512	Classic Rentals	Su	161.14
26513	Consolidated Electrical Distributor	Su	677.08
26514	Dinkel Implement Co	Equip	2,700.00
26515	Donna Christiansen	Reim- Mileage	224.70
26516	Eakes Office Solutions	Su	181.72
26517	Elgin Fernau	Meter Deposit Refund	263.25
26518	Farmers Pride	Su	3,025.19
26519	Gayle Sellin	Svc	100.00
26520	Hometown Leasing	Copier Leases	347.32
26521	Ingram Library Services	Books/Audiobooks	440.83
26522	Jarecki Sharp & Petersen PC LLO	Legal Fees	800.00
26523	LP Gill Inc	Svc	6,469.75
26524	LARM	WC Audit	514.15
26525	LED Outfitters	Su	221.94
26526	Love Signs Inc	Su	832.50
26527	Matheson Tri-Gas Inc	Svc	161.19
26528	Menards	Su	120.88
26529	Midwest Bank	Safe Deposit Box	12.00
26530	Miller & Associates Consulting Engineers	Svc	455.00
26531	Mitch's Food Center	Su	19.71
26532	National Sign Company LLC	Su	2,290.11
26533	NE. Electronics Recycling & Disposal	Svc	370.00
26534	NE Public Health Env Lab	Svc	165.00
26535	Pierce Broadband Networks	Svc	56.84
26536	Plainview News	Ads/Su/Legals	702.21

26537	Plainview Telephone Co Inc	Svc	1,171.68
26538	PowerManager	Svc	9,519.60
26539	Schaefer Grain Co.	Svc	303.00
26540	Steinkraus Service	Fuel/Repair/Su	2,005.25
26541	TeamLab	Su	1,037.50
26542	Truck Center Companies	Su	598.23
26543	USA Bluebook	Su	197.71
26544	West Hodson Lumber	Su	1,762.38
ACH	Allied Benefit Services	Emp Health Ins	14622.45
ACH	Black Hills Energy	Svc	385.39
ACH	Colonial Life Processing Center	Emp Ins	412.58
ACH	Crashplan Pro	Svc	9.99
ACH	EFTPS	Fed W/H Tax	6,795.77
ACH	EFTPS	Fed W/H Tax	6,715.38
ACH	Empower Retirement	Pension	2,455.93
ACH	Empower Retirement	Pension	2,466.51
ACH	Dearborn Life Ins Co	Emp Ins	60.00
ACH	FP Finance Program	Postage Machine Lease	98.95
ACH	Healthplan Services Inc	Emp Ins	75.90
ACH	Midwest Bank	NSF Return	108.34
ACH	Midwest Bank	Merchant Capture Svc	50.00
ACH	NE Dept of Revenue	State W/H Tax	1,987.01
ACH	NE Dept of Revenue	Sales & Use Tax	1,533.38
ACH	NPAIT	Gen Acct Int	2,435.29
ACH	Office Max	Su	139.99
ACH	Synchrony Bank/Amazon	Su	95.52
ACH	Synchrony Bank/Amazon	Su	250.56
ACH	USPS	Postage	353.80
ACH	Zoom Video Comm Inc	Svc	16.99

NO OUTSIDE ACCOUNT CLAIMS

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>	<u>Amount</u>	<u>Amount</u>
21058	12/31/2025 4200-553	2 A.M. SIGNS & GRAPHICS INV 1074- EAGLE SCOUT SIGN	450.00	450.00
21059	12/31/2025 2600-513 2800-513 3200-513	AFLAC INC INV 20251117006674 EMP INS DENTAL INV 20251117006674 EMP INS DENTAL INV 20251117006674 EMP INS DENTAL	82.28 37.01 124.03	243.32
21060	12/31/2025 2600-513 2800-513 3200-513	AFLAC INC INV 20251215007201 EMP DENTAL INS INV 20251215007201 EMP DENTAL INS INV 20251215007201 EMP DENTAL INS	82.28 37.01 124.03	243.32
21061	12/31/2025 2400-532	18 ALBY'S ELECTRIC INV 2509 SUPPLIES	24.08	24.08
21062	12/31/2025 2100-513 2100-513 2400-513 2600-513 2800-513 2800-513 3200-513 3200-513 3500-513 4400-513	ALLIED BENEFIT SERVICES INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS INV 0001133449 EMP HEALTH INS	667.70 2,003.07 667.70 2,537.22 667.70 2,537.22 1,669.22 2,537.22 667.70 667.70	14,622.45
21063	12/31/2025 1000-532	ALLO BUSINESS INV 9239 NOV 2025 MICROSOFT 365	79.20	79.20
21064	12/31/2025 4100-521	AMERICAN RED CROSS LEARN TO SWIM 2026	300.00	300.00
21065	12/31/2025 1000-526 2100-526 2800-526 4400-526	BLACK HILLS ENERGY SVC NOVEMBER 2025 SVC NOVEMBER 2025 SVC NOVEMBER 2025 SVC NOVEMBER 2025	196.69 275.11 218.16 332.05	1,022.01
21066	12/31/2025 3200-532	BLUE360 MEDIA, LLC ORDER 250930-SF-94883 2026 MANUALS	201.81	201.81
21067	12/31/2025 1000-532	CDS INSPECTIONS & BEYOND INV 0580 FINAL INSPECTION 414 W LOCI	204.50	204.50
21068	12/31/2025 1000-529	CHRISTOPHER VANHOUTEN PMT-105 S MAPLE	4,999.00	4,999.00
21069	12/31/2025 1000-537 1000-537 1000-537 1000-537	24 CITY OF PLAINVIEW IRP PRINCIPAL PMT 3RD & BELL IRP INTEREST PMT 3RD & BELL IRP PRINCIPAL PMT 3RD & BELL IRP INTEREST PMT 3RD & BELL	127.02 64.71 70.11 97.59	359.43
21070	12/31/2025 1000-537 1000-537	24 CITY OF PLAINVIEW RBDG PRINCIPAL PMT MARY'S RBDG INTEREST PMT MARY'S	196.95 59.14	256.09
21071	12/31/2025 9500-202	24 CITY OF PLAINVIEW POOL SALES TAX OCTOBER 2025	6,484.34	6,484.34
21072	12/31/2025 9500-202	24 CITY OF PLAINVIEW LIBRARY SALES TAX OCTOBER 2025	4,322.90	4,322.90
21073	12/31/2025 9500-202	24 CITY OF PLAINVIEW MANOR SALES TAX OCTOBER 2025	4,322.90	4,322.90
21074	12/31/2025 9500-202	24 CITY OF PLAINVIEW ECO DEV SALES TAX OCTOBER 2025	4,322.90	4,322.90

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
21075	12/31/2025	24 CITY OF PLAINVIEW		
	1000-537	IRP PRINCIPAL PMT 3 BROTHERS	207.51	1,017.04
	1000-537	IRP INTEREST PMT 3 BROTHERS	279.63	
	1000-537	IRP PRINCIPAL PMT 3 BROTHERS	61.98	
	1000-537	IRP INTEREST PMT 3 BROTHERS	83.53	
	1000-537	IRP PRINCIPAL PMT MARY'S	295.62	
	1000-537	IRP INTEREST PMT MARY'S	88.77	
21076	12/31/2025	CITY OF PLV OSM/PLV HOUSING		50.60
	1000-531	HOUSING LOAN PRINCIPAL PMT	43.59	
	1000-531	HOUSING LOAN INTEREST PMT	7.01	
21077	12/31/2025	CMBA ARCHITECTS		679.93
	1200-521	INV 55277- COMM CENTER	679.93	
21078	12/31/2025	COLONIAL LIFE PROCESSING CENTER		705.64
	2100-513	INV 61873481213970 EMP INS	39.60	
	2600-513	INV 61873481213970 EMP INS	167.30	
	2800-513	INV 61873481213970 EMP INS	110.82	
	3200-513	INV 61873481213970 EMP INS	387.92	
21079	12/31/2025	CRASHPLAN PRO		9.99
	1000-532	INV 1831-1117254 MONTHLY SVC	9.99	
21080	12/31/2025	DOOSAN BOBCAT NORTH AMERICA INC		20,000.00
	2100-554	INV 4726196 T66 T4 BOBCAT	20,000.00	
21081	12/31/2025	137 ELECTRONIC FEDERAL TAX		7,177.26
	2100-511	PAYROLL TAXES	540.50	
	2100-514	PAYROLL TAXES	358.82	
	2400-511	PAYROLL TAXES	594.04	
	2400-514	PAYROLL TAXES	238.48	
	2600-511	PAYROLL TAXES	220.18	
	2600-514	PAYROLL TAXES	142.98	
	2800-511	PAYROLL TAXES	966.02	
	2800-514	PAYROLL TAXES	514.10	
	3200-511	PAYROLL TAXES	1,182.64	
	3200-514	PAYROLL TAXES	481.16	
	3400-511	PAYROLL TAXES	46.17	
	3400-514	PAYROLL TAXES	46.17	
	3500-511	PAYROLL TAXES	805.65	
	3500-514	PAYROLL TAXES	368.58	
	4400-511	PAYROLL TAXES	303.07	
	4400-514	PAYROLL TAXES	138.24	
	3900-511	PAYROLL TAXES	139.23	
	3900-514	PAYROLL TAXES	91.23	
21082	12/31/2025	137 ELECTRONIC FEDERAL TAX		7,549.55
	1000-511	PAYROLL TAXES	210.38	
	1000-514	PAYROLL TAXES	210.38	
	2100-511	PAYROLL TAXES	527.56	
	2100-514	PAYROLL TAXES	340.50	
	2400-511	PAYROLL TAXES	545.32	
	2400-514	PAYROLL TAXES	225.91	
	2600-511	PAYROLL TAXES	220.18	
	2600-514	PAYROLL TAXES	142.98	
	2800-511	PAYROLL TAXES	966.02	
	2800-514	PAYROLL TAXES	514.10	
	3200-511	PAYROLL TAXES	1,256.77	
	3200-514	PAYROLL TAXES	501.93	
	3400-511	PAYROLL TAXES	36.09	
	3400-514	PAYROLL TAXES	36.09	
	3500-511	PAYROLL TAXES	742.38	
	3500-514	PAYROLL TAXES	336.07	
	4200-511	PAYROLL TAXES	3.87	
	4200-514	PAYROLL TAXES	3.87	

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
	4400-511	PAYROLL TAXES	385.81	
	4400-514	PAYROLL TAXES	233.18	
	3900-511	PAYROLL TAXES	55.08	
	3900-514	PAYROLL TAXES	55.08	
21083	12/31/2025	EMPOWER RETIREMENT		2,466.51
	2100-511	PENSION	214.24	
	2100-515	PENSION	214.24	
	2400-511	PENSION	135.62	
	2400-515	PENSION	135.62	
	2600-511	PENSION	102.67	
	2600-515	PENSION	102.67	
	2800-511	PENSION	488.58	
	2800-515	PENSION	335.58	
	3200-511	PENSION	118.02	
	3200-515	PENSION	118.02	
	3500-511	PENSION	205.22	
	3500-515	PENSION	128.27	
	4400-511	PENSION	83.88	
	4400-515	PENSION	83.88	
21084	12/31/2025	EMPOWER RETIREMENT		2,466.51
	2100-511	PENSION	214.24	
	2100-515	PENSION	214.24	
	2400-511	PENSION	135.62	
	2400-515	PENSION	135.62	
	2600-511	PENSION	102.67	
	2600-515	PENSION	102.67	
	2800-511	PENSION	488.58	
	2800-515	PENSION	335.58	
	3200-511	PENSION	118.02	
	3200-515	PENSION	118.02	
	3500-511	PENSION	205.22	
	3500-515	PENSION	128.27	
	4400-511	PENSION	83.88	
	4400-515	PENSION	83.88	
21085	12/31/2025	FAIRFIELD INN & SUITES		279.90
	2800-532	INV 434C400014271 HOTEL ROOM	279.90	
21086	12/31/2025	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	
21087	12/31/2025	FP FINANCE PROGRAM		98.95
	1000-532	INV 40804627 POSTAGE MACHINE LEASE	98.95	
21088	12/31/2025	HEALTHPLAN SERVICES, INC		75.90
	2100-513	VISION INSURANCE	17.40	
	2600-513	VISION INSURANCE	29.40	
	2800-513	VISION INSURANCE	11.70	
	3200-513	VISION INSURANCE	17.40	
21089	12/31/2025	TECH HARBOR DIGITAL		75.00
	1000-532	INV 167518 DOMAIN HOSTING DEC 25	75.00	
21090	12/31/2025	LEAGUE ASSOCIATION OF RISK MANAGEMENT		114,314.00
	1000-525	INV 113937 POLICY B0575PC2025-1	12,095.00	
	2100-525	INV 113937 POLICY B0575PC2025-1	23,068.00	

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<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>	<u>Amount</u>
	2400-525	INV 113937 POLICY B0575PC2025-1	20,165.00
	2600-525	INV 113937 POLICY B0575PC2025-1	11,945.00
	2800-525	INV 113937 POLICY B0575PC2025-1	1,875.00
	3200-525	INV 113937 POLICY B0575PC2025-1	15,535.00
	3400-525	INV 113937 POLICY B0575PC2025-1	1,577.00
	3500-525	INV 113937 POLICY B0575PC2025-1	12,565.00
	4100-525	INV 113937 POLICY B0575PC2025-1	3,875.00
	4200-525	INV 113937 POLICY B0575PC2025-1	3,052.00
	4400-525	INV 113937 POLICY B0575PC2025-1	4,458.00
	3900-525	INV 113937 POLICY B0575PC2025-1	4,104.00
21091	12/31/2025	MADISON COUNTY BANK	
	3500-561	LOAN 740348 PRINCIPAL PMT	7,112.62
	3500-562	LOAN 740348 INTEREST PMT	313.47
			7,426.09
21092	12/31/2025	MASA	
	2100-513	INV 2261676 EMP INS	14.00
	2100-513	INV 2261676 EMP INS	14.00
	2400-513	INV 2261676 EMP INS	14.00
	2600-513	INV 2261676 EMP INS	14.00
	2800-513	INV 2261676 EMP INS	14.00
	2800-513	INV 2261676 EMP INS	14.00
	3200-513	INV 2261676 EMP INS	14.00
	3200-513	INV 2261676 EMP INS	14.00
	3500-513	INV 2261676 EMP INS	14.00
	4400-513	INV 2261676 EMP INS	14.00
			140.00
21093	12/31/2025	15 MIDWEST BANK	
	2100-561	PRINCIPAL PMT 9TH STREET LOAN	4,200.14
	2100-562	INTEREST PMT 9TH STREET LOAN	93.62
			4,293.76
21094	12/31/2025	15 MIDWEST BANK	
	2400-511	EMP HSA CONTRIBUTION DEC 2025	191.00
	2600-511	EMP HSA CONTRIBUTION DEC 2025	50.00
	2800-511	EMP HSA CONTRIBUTION DEC 2025	440.00
	3200-511	EMP HSA CONTRIBUTION DEC 2025	200.00
			881.00
21095	12/31/2025	15 MIDWEST BANK	
	1000-532	MERCHANT CAPTURE SVC	50.00
			50.00
21096	12/31/2025	15 MIDWEST BANK	
	1000-538	RETURNED DEPOSIT	92.96
			92.96
21097	12/31/2025	15 MIDWEST BANK	
	1000-532	STOP PMT CK#26422	31.00
			31.00
21098	12/31/2025	15 MIDWEST BANK	
	4200-532	STOP PMT CK#26362	31.00
			31.00
21099	12/31/2025	15 MIDWEST BANK	
	1000-538	DEPOSIT ITEM RETURNED	106.34
			106.34
21100	12/31/2025	15 MIDWEST BANK	
	1000-538	NSF RETURN	101.17
			101.17
21101	12/31/2025	69 NEBRASKA DEPARTMENT OF REVENUE	
	9500-202	SALES & USE TAX NOVEMBER 2025	1,507.74
			1,507.74
21102	12/31/2025	69 NEBRASKA DEPARTMENT OF REVENUE	
	2100-511	STATE W/H NOVEMBER 2025	243.83
	2400-511	STATE W/H NOVEMBER 2025	222.10
	2600-511	STATE W/H NOVEMBER 2025	84.72
	2800-511	STATE W/H NOVEMBER 2025	522.37
	3200-511	STATE W/H NOVEMBER 2025	431.36
	3400-511	STATE W/H NOVEMBER 2025	5.65
	3500-511	STATE W/H NOVEMBER 2025	319.14
	4400-511	STATE W/H NOVEMBER 2025	147.80
	3900-511	STATE W/H NOVEMBER 2025	25.04
			2,002.01

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<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>	<u>Amount</u>
21103	12/31/2025 2400-521	NEBRASKA DWEE LICENSE RENEWAL- K HILPIRE	115.00
21104	12/31/2025 1000-121	NEBRASKA PUBLIC AGENCY INVESTMENT TRUST GEN ACCT INT NOVEMBER 2025	2,201.16
21105	12/31/2025 2600-513	NEW YORK LIFE EMP INS	92.20
21106	12/31/2025	NORTH CENTRAL PPD	6,773.13
	1000-526	ELEC SVC NOV 2025 SOCIAL CENTER	187.13
	1000-526	ELEC SVC NOV 2025 KLOWN DOLL	75.57
	1000-526	ELEC SVC NOV 2025 CITY OFFICE	112.58
	1000-526	ELEC SVC NOV 2025 HISTORICAL MUSEI	40.25
	1000-526	ELEC SVC NOV 2025 SCHOENAUER	40.53
	1000-526	ELEC SVC NOV 2025 ELEC SIGN	147.25
	2100-526	ELEC SVC NOV 2025 BULLRIDE	38.58
	2100-526	ELEC SVC NOV 2025 GLOBE LTS	594.01
	2100-526	ELEC SVC NOV 2025 STREET LTS	1,232.80
	2100-526	ELEC SVC NOV 2025 STREET LTS	997.75
	2100-526	ELEC SVC NOV 2025 STREET LTS	176.47
	2100-526	ELEC SVC NOV 2025 OLD SHED	37.56
	2100-526	ELEC SVC NOV 2025 OLD SHED	35.96
	2100-526	ELEC SVC NOV 2025 STREET SHED	604.06
	2400-526	ELEC SVC NOV 2025 NEW WELL	497.39
	2400-526	ELEC SVC NOV 2025 WATER TOWER	44.29
	2400-526	ELEC SVC NOV 2025 SCHOOL WELL	444.35
	2600-526	ELEC SVC NOV 2025 LIFTSTATION	181.44
	2600-526	ELEC SVC NOV 2025 LIFTSTATION	51.98
	2800-526	ELEC SVC NOV 2025 PLANT	242.05
	3400-526	ELEC SVC NOV 2025 C&D	35.96
	3500-526	ELEC SVC NOV 2025 TRANSFER	155.28
	4100-526	ELEC SVC NOV 2025 POOL	47.85
	4200-526	ELEC SVC NOV 2025 BANDSHELL SHELT	35.99
	4200-526	ELEC SVC NOV 2025 PARK METER	86.36
	4200-526	ELEC SVC NOV 2025 PARK METER	41.48
	4400-526	ELEC SVC NOV 2025 LIBRARY	221.88
	4600-526	ELEC SVC NOV 2025 BBALL COURT	36.57
	4600-526	ELEC SVC NOV 2025 BBALL COURT	40.47
	4600-526	ELEC SVC NOV 2025 BASEBALL LTS/COM	191.70
	4600-526	ELEC SVC NOV 2025 BALLFIELDS	61.63
	4600-526	ELEC SVC NOV 2025 BALLFIELDS	35.96
*21108	12/31/2025	PIERCE COUNTY TREASURER	1,935.68 *
	1000-528	REAL ESTATE TAXES 2025- 205 N PINE	159.34
	1000-528	REAL ESTATE TAXES 2025- 107 W LOCU	77.34
	1200-528	REAL ESTATE TAXES 2025- COMM CENT	696.20
	3400-528	REAL ESTATE TAXES 2025- C&D	505.84
	3500-528	REAL ESTATE TAXES 2025- TRANSFER	496.96
21109	12/31/2025 4200-521	PIERCE COUNTY TREASURER VEHICLE TITLE & INSPECTION	20.00
21110	12/31/2025 4200-521	POLICEONE ACADEMY ONLINE TRAINING	99.00
21111	12/31/2025 2400-532	70 POSTMASTER POSTAGE WATER SAMPLES	37.85
21112	12/31/2025 2400-532	70 POSTMASTER POSTAGE WATER SAMPLES	33.80
21113	12/31/2025 2400-532	70 POSTMASTER POSTAGE	33.80
21114	12/31/2025 4600-532	SCHILOUSKY LAWN CARE REISSUE CK#26422- NEVER CASHED	375.00

* Gap in check number sequence or duplicate check number

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City of Plainview

Check #	Date	Acct#	Name	Amount
21115	12/31/2025		SYNCHRONY BANK/AMAZON	37.90
	2400-532		SU- PHONE CASE	
21116	12/31/2025		SYNCHRONY BANK/AMAZON	213.69
	3200-532		SUPPLIES- POLICE	
21117	12/31/2025		TOP PACK DEFENSE	1,892.40
	3200-532		INV 17728 EQUIP/SUPPLIES	
21118	12/31/2025		139 UNITED STATES POSTAL SERVICE	353.80
	2400-532		POSTAGE UTILITY BILLS JAN 2026	117.93
	2600-532		POSTAGE UTILITY BILLS JAN 2026	117.93
	3500-532		POSTAGE UTILITY BILLS JAN 2026	117.94
21119	12/31/2025		VERIZON WIRELESS	440.09
	2100-522		INV 6129890438 CELLPHONES	39.94
	2100-522		INV 6129890438 CELLPHONES	39.94
	2400-522		INV 6129890438 CELLPHONES	40.48
	2800-522		INV 6129890438 CELLPHONES	39.94
	3200-522		INV 6129890438 CELLPHONES	39.94
	3200-522		INV 6129890438 CELLPHONES	40.01
	3200-522		INV 6129890438 CELLPHONES	40.01
	3200-522		INV 6129890438 CELLPHONES	40.01
	3200-522		INV 6129890438 CELLPHONES	39.94
	3500-522		INV 6129890438 CELLPHONES	39.94
	3900-522		INV 6129890438 CELLPHONES	39.94
21120	12/31/2025		VISA	547.42
	2800-532		SUPPLIES	56.20
	3200-521		TRAINING	150.00
	3200-532		SUPPLIES	191.22
	4400-532		SUPPLIES	150.00
21121	12/31/2025		WESTERN OIL, INC	474.97
	1000-532		FUEL (CREDIT)	(29.16)
	2100-532		FUEL	136.26
	3200-532		FUEL	176.36
	4200-532		FUEL	82.67
	3900-532		FUEL	108.84
21122	12/31/2025		ZOOM VIDEO COMM INC	16.99
	1000-532		INV 335136244 SVC	

Report Setup

Report selection: Check Register - Detail
 Banks: Single
 Bank Acct#: 150541 - Midwest Bank (City Acct.)
 Starting Check Number: 21058
 Ending Check Number: 21122
 Starting Date: 12/31/2025

Total Non-Void Checks

231,841.98

payroll 12-15-25 25,353.67
 payroll 12-30-25 22,586.01

Claims other than General Account

3

Acct	Check #	Vendor	Description	Amount
Economic Development Sales Tax	1311	Plainview News	Legals	9.27
Economic Development Sales Tax	1312	Pierce County Treasurer	Real Estate Taxes	201.98
Keno	1191	City of Plainview	Grant- RV Dump	5314.52

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26558	1/13/2026		AFLAC	294.58
	2100-513		INV 493145 EMP INS	30.94
	2100-513		INV 493145 EMP INS	65.78
	2800-513		INV 493145 EMP INS	60.46
	3200-513		INV 493145 EMP INS	68.10
	3500-513		INV 493145 EMP INS	30.94
	4400-513		INV 493145 EMP INS	38.36
26559	1/13/2026		AKRS EQUIPMENT SOLUTIONS, INC	94.69
	2100-532		INV 4355666- SUPPLIES	35.71
	2100-532		INV 4356066- SUPPLIES	44.27
	2100-532		INV 4364749- SUPPLIES	14.71
26560	1/13/2026		ALLSTAR PARTS LLC	18.98
	2100-532		INV 326618 SUPPLIES	18.98
26561	1/13/2026		ALTWINE HARDWARE & HOME LLC	814.40
	1000-532		SUPPLIES- PCSI	113.94
	1000-532		SUPPLIES	17.98
	2100-532		SUPPLIES	216.72
	2400-532		SUPPLIES	24.38
	2600-532		SUPPLIES	10.99
	3200-532		SUPPLIES	133.57
	3500-532		SUPPLIES	86.95
	4200-532		SUPPLIES	128.93
	4400-532		SUPPLIES	22.99
	4600-532		SUPPLIES	38.98
	3900-532		SUPPLIES	18.97
26562	1/13/2026		ANDREW FUNSTON	21.00
	3200-532		REIM- SUPPLIES	21.00
26563	1/13/2026		50 AUTO VALUE- NORFOLK	730.98
	2100-532		INV ID-860058519- SUPPLIES	243.66
	2400-532		INV ID-860058519- SUPPLIES	243.66
	2600-532		INV ID-860058519- SUPPLIES	243.66
26564	1/13/2026		BOMGAARS	64.83
	2100-532		SUPPLIES	43.96
	2400-532		SUPPLIES	20.87
26565	1/13/2026		BUD'S SANITARY SERVICE, LLC	5,517.00
	3500-532		SVC DECEMBER 2025	5,517.00
26566	1/13/2026		CASEY'S BUSINESS MASTERCARD	153.15
	3200-532		ACCT BV956 FUEL	153.15
26567	1/13/2026		181 CHAD'S TIRE SERVICE	127.50
	2100-532		INV 105687- SVC PAYLOADER	127.50
26568	1/13/2026		CINTAS	298.44
	1000-532		INV 5305609210 SUPPLIES	24.32
	1000-532		INV 5310320309 SUPPLIES	7.53
	2100-532		INV 5305609210 SUPPLIES	50.79
	2100-532		INV 5307320215 SUPPLIES	23.72
	2100-532		INV 5310320309 SUPPLIES	67.76
	2100-532		INV 5301969214 SUPPLIES	9.03
	4100-532		INV 5309144801 SUPPLIES	115.29
26569	1/13/2026		24 CITY OF PLAINVIEW	359.43
	1000-537		IRP LOAN PRINCIPAL PMT 3RD & BELL	127.50
	1000-537		IRP LOAN INTEREST PMT 3RD & BELL	64.23
	1000-537		IRP LOAN PRINCIPAL PMT 3RD & BELL	70.37
	1000-537		IRP LOAN INTEREST PMT 3RD & BELL	97.33
26570	1/13/2026		24 CITY OF PLAINVIEW	300.00
	1000-537		RBDG LOAN PRINCIPAL PMT PLV PHARM	219.36
	1000-537		RBDG LOAN INTEREST PMT PLV PHARM	80.64

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26571	1/13/2026		CITY OF PLV OSM/PLV HOUSING		50.60
	1000-531		HOUSING LOAN PRINCIPAL PMT	43.74	
	1000-531		HOUSING LOAN INTEREST PMT	6.86	
26572	1/13/2026	328	CLASSIC RENTALS		196.48
	1000-532		SUPPLIES	60.00	
	2400-532		SUPPLIES	86.48	
	4400-532		SUPPLIES- LIBRARY	50.00	
26573	1/13/2026		ENVIEW SECURITY		788.00
	3200-532		INV 1031- BAL DUE POLICE CAMERAS	788.00	
26574	1/13/2026		FARMERS PRIDE		26.61
	4200-532		ACCT 1401 SUPPLIES	26.61	
26575	1/13/2026		FOXSTER OPCO, LLC DBA CTS SOFTWARE		4,020.00
	3900-521		INV CINV-102456 MAINT/LICENSE FEE	4,020.00	
26576	1/13/2026		GPM ENVIRONMENTAL SOLUTIONS LLC		448.00
	2400-532		INV IE-9468 CALIBRATION FLOW METER	448.00	
26577	1/13/2026		HOFFART MACHINE REPAIR		74.00
	2100-532		INV 380809 SERVICE	74.00	
26578	1/13/2026		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	
26579	1/13/2026	65	INGRAM LIBRARY SERVICES		365.75
	4400-535		INV 93207589 BOOKS/AUDIOBOOKS 21	316.98	
	4400-535		INV 92825845 BOOKS/AUDIOBOOKS 4	48.77	
26580	1/13/2026		JARECKI SHARP & PETERSEN P.C. L.L.O.		800.00
	1000-564		LEGAL RETAINER	800.00	
26581	1/13/2026		JODY BORN		328.00
	3200-532		REIM- SUPPLIES- POLICE	328.00	
26582	1/13/2026	187	L.P. GILL, INC.		8,171.99
	3500-530		INV 5958C133 SVC DEC 2025	8,171.99	
26583	1/13/2026		LEAGUE ASSOCIATION OF RISK MANAGEMENT		128.64
	2100-525		INV 115167 INS ADJUSTMENTS	1,471.97	
	2100-525		INV 115167 INS ADJUSTMENTS	(1,586.00)	
	4200-525		INV 115167 INS ADJUSTMENTS	242.67	
26584	1/13/2026		MAHASKA		97.92
	1000-532		INV 7023104 SUPPLIES	97.92	
26585	1/13/2026		MATHESON TRI-GAS, INC.		411.65
	2100-532		INV 0032420634 SUPPLIES	65.10	
	2100-532		INV 0032559460 SUPPLIES	109.20	
	2100-532		INV 0032580191 SUPPLIES	118.68	
	2100-532		INV 0032580191 SUPPLIES	118.67	
26586	1/13/2026		MENARDS		277.88
	1000-532		SUPPLIES	107.90	
	2100-532		SUPPLIES	39.12	
	3200-532		SUPPLIES	70.91	
	4600-532		SUPPLIES	59.95	
26587	1/13/2026		MILLER & ASSOCIATES CONSULTING ENGINEERS		150.00
	3400-521		INV 25-1406 SVC C&D STAKING	150.00	
26588	1/13/2026	367	MITCH'S FOOD CENTER		416.29
	1000-532		SUPPLIES	45.72	
	2400-532		BOTTLED WATER	335.99	
	3200-532		BOTTLED WATER	34.58	
26589	1/13/2026	535	MUNICIPAL SUPPLY, INC. OF OMAHA		3,515.34
	2400-532		INV 0964321-IN SUPPLIES	3,515.34	

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26590	1/13/2026	408 NE. PUBLIC HEALTH ENVIRONMENTAL LAB.	403.00
	2400-532	INV 598508 WATER SAMPLES	403.00
26591	1/13/2026	NORTH CENTRAL PPD	8,041.19
	1000-526	ELEC SVC DEC 2025 SOCIAL CENTER	212.67
	1000-526	ELEC SVC DEC 2025 KLOWN DOLL	102.40
	1000-526	ELEC SVC DEC 2025 CITY OFFICE	140.85
	1000-526	ELEC SVC DEC 2025 HISTORICAL MUSEI	38.56
	1000-526	ELEC SVC DEC 2025 SCHOENAUER	41.68
	1000-526	ELEC SVC DEC 2025 ELEC SIGN	167.32
	2100-526	ELEC SVC DEC 2025 BULLRIDE	39.17
	2100-526	ELEC SVC DEC 2025 GLOBE LTS	852.17
	2100-526	ELEC SVC DEC 2025 STREET LTS	1,232.09
	2100-526	ELEC SVC DEC 2025 STREET LTS	997.75
	2100-526	ELEC SVC DEC 2025 STREET LTS	176.47
	2100-526	ELEC SVC DEC 2025 OLD SHED	55.37
	2100-526	ELEC SVC DEC 2025 OLD SHED	37.68
	2100-526	ELEC SVC DEC 2025 STREET SHED	965.13
	2400-526	ELEC SVC DEC 2025 NEW WELL	581.25
	2400-526	ELEC SVC DEC 2025 WATER TOWER	51.63
	2400-526	ELEC SVC DEC 2025 SCHOOL WELL	529.89
	2600-526	ELEC SVC DEC 2025 LIFTSTATION	230.72
	2600-526	ELEC SVC DEC 2025 LIFTSTATION	51.14
	2800-526	ELEC SVC DEC 2025 PLANT	417.08
	3400-526	ELEC SVC DEC 2025 C&D	35.96
	3500-526	ELEC SVC DEC 2025 TRANSFER	379.67
	4100-526	ELEC SVC DEC 2025 POOL	48.05
	4200-526	ELEC SVC DEC 2025 BANDSHELL SHELT	35.96
	4200-526	ELEC SVC DEC 2025 PARK METER	112.80
	4200-526	ELEC SVC DEC 2025 PARK METER	48.44
	4400-526	ELEC SVC DEC 2025 LIBRARY	263.20
	4600-526	ELEC SVC DEC 2025 BBALL COURT	35.96
	4600-526	ELEC SVC DEC 2025 BBALL COURT	40.50
	4600-526	ELEC SVC DEC 2025 BASEBALL LTS/CON	35.96
	4600-526	ELEC SVC DEC 2025 BALLFIELDS	47.71
	4600-526	ELEC SVC DEC 2025 BALLFIELD LTS	35.96
*26593	1/13/2026	ONE CALL CONCEPTS, INC	69.50 *
	2400-532	INV 5121038 QTRLY LOCATE FEES	34.75
	2600-532	INV 5121038 QTRLY LOCATE FEES	34.75
26594	1/13/2026	PIERCE BROADBAND NETWORKS	56.78
	2400-522	INV 10181563 PHONE SVC 329-6000	18.92
	2600-522	INV 10181563 PHONE SVC 329-6000	18.92
	3200-522	INV 10181563 PHONE SVC 329-6000	18.94
26595	1/13/2026	132 PLAINVIEW PUBLIC SCHOOLS	2,063.75
	1000-532	TOBACCO LICENSE FEES 2026	60.00
	3200-532	2025 ORDINANCE FEES	2,003.75
26596	1/13/2026	PLAINVIEW RURAL FIRE PROTECTION DIST.	39,500.00
	1000-539	GRANT PMT- OMAHA COMM FOUNDATIC	34,000.00
	3100-532	INTERLOCAL QTRLY PMT	5,500.00
26597	1/13/2026	53 PLAINVIEW TELEPHONE CO., INC.	1,171.75
	1000-522	PHONE SVC DECEMBER 2025	178.44
	1000-554	CAMERA AND PHONE LEASE	262.91
	2100-522	PHONE SVC DECEMBER 2025	79.71
	2400-522	PHONE SVC DECEMBER 2025	61.20
	2400-522	PHONE SVC DECEMBER 2025	55.09
	2400-522	PHONE SVC DECEMBER 2025	63.14
	2400-522	PHONE SVC DECEMBER 2025	53.66
	2600-522	PHONE SVC DECEMBER 2025	50.64
	3200-522	PHONE SVC DECEMBER 2025	239.79
	4400-522	PHONE SVC DECEMBER 2025	67.08

* Gap in check number sequence or duplicate check number

Check Register - Detail

City of Plainview

<u>Check #</u>	<u>Date</u>	<u>Acct#</u> <u>Name</u>		<u>Amount</u>
	3900-522	PHONE SVC DECEMBER 2025	60.09	
26598	1/13/2026	401 SCHAEFER GRAIN CO.		267.00
	3500-532	SCALE TICKETS	267.00	
26599	1/13/2026	SETH WILLIAMS ELECTRIC		190.00
	1000-532	INV 1137- SVC AUTOMATIC DOOR	190.00	
26600	1/13/2026	60 STEINKRAUS SERVICE		3,451.65
	1000-532	SUPPLIES PCSI	18.00	
	2100-532	FUEL	679.40	
	2400-532	FUEL	77.00	
	2600-532	FUEL	72.00	
	2800-532	FUEL	40.50	
	3200-532	OIL FILTER/SUP	87.95	
	3500-532	BATTERY	485.85	
	3500-532	FUEL	1,930.00	
	3500-532	FLAT REPAIR	45.00	
	3500-532	TUBE	15.95	
26601	1/13/2026	THE GLASS EDGE, INC.		3,996.00
	1000-553	INV 77385- AUTOMATIC DOOR OPENER	3,996.00	
26602	1/13/2026	TRUCK CENTER COMPANIES		79.46
	3500-532	INV XA101173075:01 CREDIT	(66.70)	
	3500-532	INV XA101168900:01 SUPPLIES	146.16	
26603	1/13/2026	VERIZON WIRELESS		440.13
	2100-522	INV 6132410122 CELLPHONES	39.94	
	2100-522	INV 6132410122 CELLPHONES	39.94	
	2400-522	INV 6132410122 CELLPHONES	40.52	
	2800-522	INV 6132410122 CELLPHONES	39.94	
	3200-522	INV 6132410122 CELLPHONES	39.94	
	3200-522	INV 6132410122 CELLPHONES	40.01	
	3200-522	INV 6132410122 CELLPHONES	40.01	
	3200-522	INV 6132410122 CELLPHONES	40.01	
	3200-522	INV 6132410122 CELLPHONES	39.94	
	3500-522	INV 6132410122 CELLPHONES	39.94	
	3900-522	INV 6132410122 CELLPHONES	39.94	
26604	1/13/2026	WORKWISE COMPLIANCE		902.87
	1000-532	INV10133043 LABOR LAW POSTERS	902.87	

Report Setup

Report selection: Check Register - Detail
 Banks: Single
 Bank Acct#: 150541 - Midwest Bank (City Acct.)
 Starting Check Number: 26558
 Ending Check Number: 26604
 Starting Date: 1/13/2026

Total Non-Void Checks

90,042.53

Plainview Manor Board of Directors Special Meeting

January 7th, 2026

The Plainview Manor Board of Directors met Wednesday, January 7th, 2026, at 5:30 p.m. in the multi-purpose room pursuant to the public notice posted at the Plainview City Office, USPS and Speede Mart. President Hoffart called the meeting to order at 5:30 p.m. with the following board members present: Melissa Hoffart, Joan Alexander, Melissa Tarr, Kim Wolken and Wayne Rasmussen. Mayor Bob Smith, Juleen Johnson and Public- JR. Elwood were also present.

Motion made by Wolken to approve the agenda and seconded by Rasmussen. Roll call vote: Aye all; Nay, none.

Motion was made by Tarr and seconded by Wolken to enter into executive session for discussion of administrator's evaluation and contract renewal at 5:34 p.m. including all present board members, along with Mayor Bob Smith and Administrator Juleen Johnson. Roll call vote: Aye all; Nay, none.

At 6:27 p.m. motion was made by Wolken and seconded by Rasmussen to exit out of executive session and reconvene into the regular meeting with no action taken. Roll call vote: Aye all; Nay, none.

After further discussion of Administrator Johnsons employee evaluation and contract renewal a motion was made by Alexander and seconded by Wolken to give Johnson a 7% pay increase for 2026 with 3% being a cost of living raise along with all Plainview Manor and Whispering Pines employees and 4% from her evaluation scores. Roll call vote: Aye Alexander, Wolken, and Hoffart; Nay, Tarr and Rasmussen.

With no further action taken, President Hoffart adjourned the meeting at 6:41 p.m.

Plainview Manor Board Secretary

Plainview Manor Board President

Plainview Manor Board of Directors Meeting

December 30th, 2025

The Plainview Manor Board of Directors met Tuesday, December 30th, at 11:30 a.m. in the multi-purpose room pursuant to the public notice. President Hoffart called the meeting to order at 11:56 a.m. with the following board members present: Melissa Hoffart, Joan Alexander, Melissa Tarr, Kim Wolken and Wayne Rasmussen. Administrator Johnson, DON Kandi Rahn and members from Clark & Enersen were also present at the meeting.

Motion made by Tarr to approve the agenda as well as the audited year end financials, payables and statistics and seconded by Wolken. Roll call vote: Aye all; Nay, none.

Members from Clark and Enersen gave a presentation/ slideshow of the updated plans and costs for the possibility of a new addition or the remodel which includes moving the laundry department on the main level of the facility.

Motion made by Wolken to approve the minutes from the last board meetings held on November 18, 2025, seconded by Alexander. Roll call vote: Aye all; Nay, none.

Administrator Johnson updated the board on staffing needs, which included the needs of CNA- evening/ nights, Assisted Living Med Aid- evening and dietary help.

The personnel committee met and discussed employee pay increases and thoughts on employee apparel/ uniforms. The information was brought back to the board with a recommendation to give all hourly employees of Plainview Manor and Whispering Pines a 3% pay increase as a cost of living for 2026 and continue with annual performance evaluations on anniversary date and raises given at that time. The Board gave Administrator Johnson the approval to order new employee apparel/ uniforms with facility logo on them. Motion was made by Rasmussen and seconded by Wolken. Roll call vote: Aye all; Nay, none.

Discussion was held on updating the employee longevity/ years of service policy. It is now going to state that it will be paid out on the employee's anniversary date.

Manor Foundation 501 (c) 3 was tabled until the next meeting.

The board discussed possible changes to the drug policy for the facility. After further discussion a motion was made by Alexander and seconded by Tarr to have a third-party company in charge of pulling 2 employees for a random drug test per month to start in February. Roll call vote: Aye all; Nay, none.

Plainview Manor and Whispering Pines facility audit from Lutz was discussed and reviewed.

A motion was made by Tarr and seconded by Alexander to hold the regular board of director meetings on the last Tuesday of each month commencing at 8:30 a.m. for 2026. Roll call vote: Aye all; Nay, none.

In manor new business the manor satisfaction survey was discussed.

Administrator Johnson and DON Rahn brought up the review of the employee crisis pay and its eligibility requirements. Discussion held and recommendation given. No further action was taken.

Employee satisfaction survey was tabled until the next regular board meeting. President Hoffart will be sending out an email with the results to the rest of the board members for review.

Administrator report was reviewed and discussed.

Renewal of Administrator Johnsons contract is set to be on the Plainview City Council meeting in February. The Plainview Manor Board of Directors will be holding a special meeting on January 7th, 2026 at 5:30 p.m. to go over her employee evaluation before their next regular board meeting.

With no further action taken President Hoffart adjourned the meeting at 1:34 p.m.

Plainview Manor Board Secretary

Plainview Manor Board President

4

TO: Plainview Manor Board of Directors
FROM: Juleen Johnson, Administrators
DATE: December 23, 2025
SUBJECT: Board of Director's Meeting

The regularly scheduled meeting of the Plainview Manor Board of Director's will be held on December 30, 2025, at the **Plainview Manor** convening at 11:30 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, audited year end financials, payable and statistics
- III. Approval of Minutes from the last Board meeting held, November 18, 2025

IV. MANOR UNFINISHED BUSINESS

1. Clark & Enersen Update- will be here 12-30-25
2. Staffing Needs: CNA- Evening/Nights, MA- Eve in AL, Dietary
3. Personnel Committee- Employee Pay Increases/Employee Apparel/Uniform PT vs FT Jan.
4. Years of Service/Longevity policy- update?
5. 2026 Meeting Dates & Times
6. Manor Foundation 501 (c) 3
7. Drug Policy
8. Lutz- Audit

V. MANOR NEW BUSINESS

1. Manor Satisfaction Survey
2. Crisis Pay Review
3. Employee Satisfaction Survey- Melissa has need to set goals for 2026
4. Administrator Report
5. Administrator Contract- Feb 2026

VI. CITY MAYOR COMMENTS- Regarding Manor Business

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

VIII. 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.

IX. ADJOURNMENT TIME

Meeting Dates: 2026- Jan, Feb, March, April, May, June, July, Aug, Sept, Oct, Nov, Dec

Plainview Manor Board of Directors Meeting

November 18, 2025

The Plainview Manor Board of Directors met on Tuesday, November 18, at 11:30 a.m., in the multi-purpose room pursuant to public notice. Notice was provided in the Plainview News 11-12-2025 edition and given simultaneously to all Board Members with agenda in advance notice. All Open meeting act posted on the door. President Hoffart called the meeting to order at 11:34 a.m. with the following board members present: Melissa Hoffart, Wayne Rasmussen, Melissa Tarr, and Kim Wolken. Joan Alexander was absent. Mayor Bob Smith, Administrator Juleen Johnson, Director of Nursing, Kandi Rahn, and Kaleb Hight consultant were also present at the meeting.

Motion Made by Tarr to approve the payables and statistics, seconded by Wolken. Roll call vote: Aye – all; Nay – none. Absent – Alexander.

Motion made by Tarr to approve the Minutes from last board meeting held, October 28, 2025, seconded by Rasmussen. Roll call vote: Aye – all; Nay – none. Absent – Alexander.

Joan Alexander arrived at 11:40 a.m.

Under unfinished business –

Staffing Needs – DON Rahn did 2 interviews – one for PRN. Currently using some temp staffing and some employees are picking up some overtime hours. Administrator Johnson said the facility has had 6 applications for the Social Services position and interviews will be conducted.

By-Laws – Administrator Johnson updated the Board on a couple of small changes in wording in the Bylaws. The board agreed to take these changes back to city council for approval.

Clark & Enersen Update – The Board was shown diagrams of several possible plans for the new addition. There will be a zoom meeting on 12-5-25 to discuss these ideas.

Melissa Tarr was excused from meeting for appointment conflicts

Resident/Resident Family/Employee Satisfaction Survey – Kaleb Hight went over results on Resident/Resident Family/Employee Satisfaction Survey. The residents and their families gave a general 100% positive score for 4 of the 5 areas surveyed. Highest marks appear to be in resident treatment, timely response, and creating a homelike environment. Some comments were noted on food but Kaleb stated that is normal in the industry. The facility will continue to work on that area. Employee Engagement surveys were also well received with high ratings. 31 of the 57 distributed were returned to have 54.39% participation. Overall all three surveys: Whispering Pines Resident/Family, Manor Resident/Family and Employee results were well received and feel the facility is in high standards.

Employee Pay Increase – Discussion was held on cost of living raises and raises based on employee evaluations. This will be revisited in December.

New Business –

Personnel Committee – Melissa Hoffart and Joan Alexander were appointed to the committee.

Administrator Report – Administrator Johnson stated the drug policy for the facility is getting finished up. She also informed the board on a Medicare Advantage issue the staff is working on.

Consulting Report - Kaleb Hight informed the board that he has been finishing up on a couple of projects and some new computer technology for the manor has been completed. The Board thanked him for his efforts over the last 2 ½ months. He said he had enjoyed his time here and that Plainview has a wonderful facility and staff.

Manor Foundation – 501 (c) 3- Discussion was held on this manner since Plainview Manor is a subsidy of the City of Plainview who is a government entity, which allows Plainview Manor to be tax deductible/tax benefit for donation if ran through the city. Kaleb presented findings along with other board members and awaited response from Kyle the city attorney. Discussion will continue this to make best decision.

Christmas Donation – Discussion was held on several different ideas of donations that have been made for the designation of the employees . A motion was made by Rasmussen for the Personnel Committee to meet with Administrator Johnson for a facility apparel item with the facility logo for the staff to wear as part of their uniform stipend policy, not to exceed \$40. Seconded by Alexander. Roll call vote: Aye – all; Nay – none. Absent – Tarr.

2026 Meeting dates and times – Will be discussed again at December meeting.

Next meeting date is December 30 at 11:30 a.m. in the multipurpose room at the Manor.

Executive Session-none

President Hoffart adjourned the meeting at 1:45 p.m.

Melissa Tarr- Secretary

Kim Wolken- Delegated Secretary

Plainview Manor
Balance Sheet
September 30, 2025

ASSETS

Current Assets		
Cash	\$	442,141.66
Cash - Tax Transfer		449.29
Cash - Petty Cash		200.00
Cash - Savings		2,228,603.01
Resident Petty Cash		1,790.93
Cash - Foundation		18,020.78
Cash - CD		1,359,988.00
Account Receivable/Med		98,004.60
Account Receivable/Pri		11,806.36
Accounts Rec - Medicare Adv		13,500.00
Accounts Rec. - Hospice		10,566.60
Accounts Rec. - A/L Private		5,450.10
Account Rec - A/L Medicaid		5,841.00
Acct. Rec. - Medicare A		9,552.09
Allowance for Doubtful Accts		(2,700.00)
Prepaid Insurance		63,216.69
Accrued Interest Receivable		2,730.73
		<hr/>
Total Current Assets		4,269,161.84
Property and Equipment		
Land		25,000.00
Building		1,799,908.74
Accu. Depr. Building		(1,281,570.30)
Assisted Living Addition		881,307.18
Accum Depr. - A/L		(582,830.93)
Equipment		871,051.09
Accum Depr. Equipment		(660,419.44)
Vehicles		57,350.53
Accum Depr. Vehicles		(43,850.00)
Construction in Progress		14,572.45
		<hr/>
Total Property and Equipment		1,080,519.32
		<hr/>
Total Assets	\$	<u><u>5,349,681.16</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	42,457.82
Federal & FICA Taxes Payable		8,233.73
State Taxes Payable		6,505.65
Unemployment Taxes Payable		127.04
Accrued Wages		110,173.18
Accrued Provider Tax		27,567.00
Accrued Vacation		88,400.52
Resident Petty Cash		1,790.93
Employee's Deductions		(4,164.64)
Room Deposits A/L		3,000.00
		<hr/>
Total Current Liabilities		284,091.23
		<hr/>

Plainview Manor
Balance Sheet
September 30, 2025

Total Liabilities		284,091.23
Capital		
Retained Earnings	4,702,384.09	
Transfer from City	30,080.80	
Net Income	333,125.04	
Total Capital		5,065,589.93
Total Liabilities & Capital	\$	5,349,681.16

Income Statement
For the Twelve Months Ending September 30, 2025
Plainview Manor

	Current Month		Year to Date	
Revenues				
Routine Care - Pri	\$ 156,316.36	50.24	\$ 1,587,414.36	41.44
Other - Private	120.00	0.04	1,340.00	0.03
Routine Care - Medicaid	97,905.34	31.46	1,354,324.79	35.35
Other - Medicaid	0.00	0.00	10.00	0.00
Medicaid-Pri Room	450.00	0.14	5,475.00	0.14
Hospice Care	12,288.60	3.95	189,678.83	4.95
Assisted Living - Private	16,982.00	5.46	354,340.00	9.25
Other - A/L Private	36.10	0.01	793.87	0.02
Assisted Living - Med	12,108.00	3.89	94,718.02	2.47
Medicare A	3,532.70	1.14	57,544.04	1.50
Medicare Advantage	0.00	0.00	20,420.47	0.53
Medicare B	156.73	0.05	6,121.17	0.16
Total Revenues	299,895.83	96.38	3,672,180.55	95.86
Gross Profit	299,895.83	96.38	3,672,180.55	95.86
Expenses				
Administrator Labor	16,144.25	5.19	144,896.40	3.78
Office Labor	724.50	0.23	61,433.30	1.60
Office Supplies	200.26	0.06	2,719.09	0.07
Advertising & Promotion	0.00	0.00	14,864.46	0.39
Seminars & Education	0.00	0.00	680.00	0.02
Printing & Postage	0.00	0.00	1,031.85	0.03
Telephone	538.43	0.17	6,172.30	0.16
Licenses & Dues	0.00	0.00	6,444.07	0.17
Legal & Accounting	0.00	0.00	18,768.00	0.49
General Liability Insurance	6,316.80	2.03	27,216.80	0.71
Payroll Taxes - Unemployment	50.23	0.02	1,097.36	0.03
Payroll Taxes - FICA	14,715.09	4.73	166,333.21	4.34
Employee Benefits	25,502.49	8.20	263,497.00	6.88
NE Sales Tax	0.00	0.00	701.81	0.02
Workman's Comp Insurance	514.25	0.17	19,276.25	0.50
Dietary Labor	20,768.71	6.67	234,390.86	6.12
Food	12,405.82	3.99	125,314.41	3.27
Dietary Supplies	759.51	0.24	12,209.58	0.32
Dietary Equipment	0.00	0.00	1,472.00	0.04
Seminars, Educ., Staffing	0.00	0.00	35.50	0.00
Dietary Consultant	348.00	0.11	1,998.75	0.05
Dietary Leased Equipment	90.00	0.03	1,080.00	0.03
Housekeeping Labor	396.20	0.13	29,837.71	0.78
Housekeeping Supplies	977.56	0.31	12,443.29	0.32
Seminars, Educ, Staffing	0.00	0.00	82.00	0.00
Laundry labor	(679.40)	(0.22)	31,104.59	0.81
Linens	0.00	0.00	1,393.70	0.04
Laundry Supplies	49.74	0.02	5,659.16	0.15
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	2,247.19	0.72	91,792.20	2.40
Asst. Director of Nursing-Wage	6,654.66	2.14	41,545.39	1.08
Prof. Nursing Labor	45,264.37	14.55	523,673.71	13.67
Nursing Assistant wages	66,066.62	21.23	634,471.40	16.56
Medical Records Labor	5,142.28	1.65	60,053.17	1.57
Nursing Supplies	8,666.70	2.79	86,129.40	2.25
Seminars, Educ, Staffing	51.00	0.02	1,196.50	0.03
Contract Staff	19,684.38	6.33	171,735.28	4.48
Pharmacist Consultant	500.00	0.16	5,500.00	0.14

Income Statement
For the Twelve Months Ending September 30, 2025
Plainview Manor

	Current Month		Year to Date	
Restorative Therapy	500.00	0.16	6,000.00	0.16
Physical Therapy	733.83	0.24	11,710.88	0.31
Speech Therapy	151.25	0.05	151.25	0.00
OT Consultant	2,016.10	0.65	8,672.73	0.23
Computer Expenses	5,088.77	1.64	24,249.63	0.63
Medicare - Pharmacy	0.00	0.00	5,332.09	0.14
Medicare - Ancillary	423.64	0.14	2,005.68	0.05
Maintenance Labor	3,692.15	1.19	37,006.16	0.97
Maintenance Supplies	805.65	0.26	6,683.00	0.17
Utilities	3,130.03	1.01	40,497.56	1.06
Routine Repairs Exp	1,946.63	0.63	16,784.57	0.44
Equipment Repairs	0.00	0.00	9,163.62	0.24
Leased Equipment	0.00	0.00	1,621.05	0.04
Service Contracts	817.44	0.26	7,375.80	0.19
Auto Expense	126.20	0.04	1,725.45	0.05
Property/Auto Insurance	4,812.07	1.55	42,212.07	1.10
Activities labor	3,416.38	1.10	43,687.09	1.14
Social Services Labor	3,455.88	1.11	39,503.44	1.03
Recreational & Craft Sup.	77.48	0.02	1,750.63	0.05
Act/S.S. Expense	6.25	0.00	124.22	0.00
Seminars, Educ, Staffing	0.00	0.00	20.50	0.00
Resident Benefits	0.00	0.00	740.79	0.02
Depreciation Expense	8,837.98	2.84	89,115.98	2.33
Donation Expense	0.00	0.00	50.00	0.00
Cable TV	911.99	0.29	10,065.15	0.26
A/L Office Labor	1,663.27	0.53	19,390.83	0.51
A/L Office Supplies	39.45	0.01	512.85	0.01
A/L Licenses & Dues	0.00	0.00	771.01	0.02
A/L Dietary Labor	9,372.42	3.01	52,423.75	1.37
A/L Dietary Supplies	0.00	0.00	7.66	0.00
A/L Dietary Equipment	0.00	0.00	848.70	0.02
A/L Housekeeping Labor	691.69	0.22	5,006.54	0.13
A/L Laundry Labor	407.35	0.13	12,128.24	0.32
A/L Linen	0.00	0.00	201.39	0.01
A/L Professional Nursing	819.20	0.26	12,241.71	0.32
A/L Medication Aide	6,430.03	2.07	117,656.71	3.07
A/L Nursing Supplies	11.15	0.00	739.13	0.02
A/L Computer Expenses	180.62	0.06	2,323.66	0.06
A/L Maintenance Labor	986.03	0.32	10,892.07	0.28
A/L Maintenance Supplies	16.99	0.01	361.63	0.01
A/L Utilities	1,043.44	0.34	13,499.32	0.35
A/L Equipment Repairs	0.00	0.00	2,066.56	0.05
A/L Social Services Labor	947.72	0.30	9,785.74	0.26
A/L Resident Benefits	0.00	0.00	3.00	0.00
A/L Depreciation Exp	1,768.53	0.57	21,282.53	0.56
Total Expenses	319,427.25	102.66	3,497,626.36	91.30
Net Operating Income	(19,531.42)	(6.28)	174,554.19	4.56
Other Income				
Miscellaneous Sales	0.00	0.00	469.10	0.01
Refunds	62.74	0.02	520.21	0.01
Interest Income	8,890.99	2.86	110,221.21	2.88
Donations	1,386.00	0.45	8,487.00	0.22
Guest Meals	120.00	0.04	2,398.00	0.06
Employee Meals	810.00	0.26	8,702.00	0.23

Income Statement
For the Twelve Months Ending September 30, 2025
Plainview Manor

	Current Month		Year to Date	
Healthcare Aid for AL	0.00	0.00	26,608.33	0.69
Gain/Loss on Sale	0.00	0.00	1,165.00	0.03
	<hr/>		<hr/>	
Total Other Income	11,269.73	3.62	158,570.85	4.14
	<hr/>		<hr/>	
Net Income	\$ (8,261.69)	(2.66)	\$ 333,125.04	8.70
	<hr/>		<hr/>	

Prepared by	In-Chrg Review	Manager Review
Partner Review	BRB 11/24/2025	Other Review
	EQR Review	

8010

Number	Date	Name	Account No	Reference	Debit	Credit	Net Income (Loss)	Amount Chg	Recurrence	Missstatement
Net Income (Loss) Before Adjustments										
							338,578.65			
A1	9/30/2025	Prepaid Insurance	13100	5400.10		4,743.12				
A1	9/30/2025	General Liability Insurance	51300	5400.10	289.63					
A1	9/30/2025	Workman's Comp Insurance	51800	5400.10		1,085.75				
A1	9/30/2025	Property/Auto Insurance	57950	5400.10	1,412.07					
A1	9/30/2025	Directors and Officers Insurance	L51300	5400.10	4,147.17					
TO ADJUST PREPAID INSURANCE TO ACTUAL										
					5,828.87	5,828.87	333,835.53	(4,743.12)	Recurring	Factual
A2	9/30/2025	Accrued Vacation	20800	6200.20	824.02					
A2	9/30/2025	Administrator Labor	50100	6200.20	4,805.97					
A2	9/30/2025	Office Labor	50200	6200.20		7,847.20				
A2	9/30/2025	Housekeeping Labor	53000	6200.20	149.99					
A2	9/30/2025	Laundry labor	54000	6200.20		3,481.65				
A2	9/30/2025	Director of Nursing - Wage	55000	6200.20		6,265.13				
A2	9/30/2025	Prof. Nursing Labor	55200	6200.20	10,994.14					
A2	9/30/2025	Nursing Assistant wages	55300	6200.20	717.21					
A2	9/30/2025	Maintenance Labor	57000	6200.20		152.41				
A2	9/30/2025	Activities labor	58000	6200.20		44.77				
A2	9/30/2025	Social Services Labor	58100	6200.20						
A2	9/30/2025	ALL Dietary Labor	62000	6200.20	4,968.03					
A2	9/30/2025	ALL Medication Aide	65200	6200.20		4,200.52				
To adjust accrued vacation to actual					22,460.36	22,460.36	334,659.55	824.02		Factual
A3	9/30/2025	Accu. Depr. Building	14700	5500.10		143.33				
A3	9/30/2025	Accum Depr. - All	14900	5500.10	5.39					
A3	9/30/2025	Accum Depr. Equipment	15100	5500.10		1,396.90				
A3	9/30/2025	Accum Depr. Vehicles	16100	5500.10	0.33					
A3	9/30/2025	Depreciation Expense	56800	5500.10	1,539.98					
A3	9/30/2025	ALL Depreciation Exp	68800	5500.10		5.47				
To adjust current year depreciation expense.					1,545.70	1,545.70	333,125.04	(1,534.51)		Factual
					29,834.93	29,834.93	333,125.04	(5,453.61)		

Plainview Manor
Balance Sheet
October 31, 2025

ASSETS

Current Assets		
Cash	\$	296,667.07
Cash - Tax Transfer		449.29
Cash - Petty Cash		200.00
Cash - Savings		1,807,630.73
Resident Petty Cash		1,790.93
Cash - Foundation		19,925.59
Cash - CD		1,864,537.40
Account Receivable/Med		105,829.77
Account Receivable/Pri		(16,506.00)
Accounts Rec - Medicare Adv		31,000.00
Accounts Rec. - Hospice		6,589.72
Accounts Rec. - A/L Private		5,565.08
Account Rec - A/L Medicaid		7,639.00
Acct. Rec. - Medicare A		8,200.00
Allowance for Doubtful Accts		(2,700.00)
Prepaid Insurance		74,627.79
Accrued Interest Receivable		2,730.73
		<hr/>
Total Current Assets		4,214,177.10
Property and Equipment		
Land		25,000.00
Building		1,799,908.74
Accu. Depr. Building		(1,285,865.30)
Assisted Living Addition		881,307.18
Accum Depr. - A/L		(584,545.93)
Equipment		871,051.09
Accum Depr. Equipment		(663,092.44)
Vehicles		57,350.53
Accum Depr. Vehicles		(44,150.00)
Construction in Progress		17,072.55
		<hr/>
Total Property and Equipment		1,074,036.42
		<hr/>
Total Assets	\$	<u><u>5,288,213.52</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	56,543.54
Federal & FICA Taxes Payable		2,798.19
State Taxes Payable		9,600.46
Unemployment Taxes Payable		53.44
Accrued Wages		37,860.12
Accrued Provider Tax		9,396.00
Accrued Vacation		88,400.52
Resident Petty Cash		1,790.93
Employee's Deductions		(2,849.61)
Room Deposits A/L		3,000.00
		<hr/>
Total Current Liabilities		206,593.59
		<hr/>

Plainview Manor
Balance Sheet
October 31, 2025

Total Liabilities		206,593.59
Capital		
Retained Earnings	5,065,589.93	
Net Income	<u>16,030.00</u>	
Total Capital		<u>5,081,619.93</u>
Total Liabilities & Capital	\$	<u><u>5,288,213.52</u></u>

Income Statement
For the One Month Ending October 31, 2025
Plainview Manor

	Current Month		Year to Date	
Revenues				
Routine Care - Pri	\$ 165,524.64	48.54	\$ 165,524.64	48.54
Other - Private	90.00	0.03	90.00	0.03
Routine Care - Medicaid	86,934.04	25.50	86,934.04	25.50
Medicaid-Pri Room	465.00	0.14	465.00	0.14
Hospice Care	8,311.72	2.44	8,311.72	2.44
Assisted Living - Private	21,328.00	6.25	21,328.00	6.25
Other - A/L Private	543.08	0.16	543.08	0.16
Assisted Living - Med	9,420.00	2.76	9,420.00	2.76
Medicare A	16,405.18	4.81	16,405.18	4.81
Medicare Advantage	17,500.00	5.13	17,500.00	5.13
Total Revenues	326,521.66	95.76	326,521.66	95.76
Gross Profit	326,521.66	95.76	326,521.66	95.76
Expenses				
Administrator Labor	11,716.23	3.44	11,716.23	3.44
Office Labor	6,314.32	1.85	6,314.32	1.85
Office Supplies	554.33	0.16	554.33	0.16
Advertising & Promotion	779.12	0.23	779.12	0.23
Seminars & Education	598.00	0.18	598.00	0.18
Telephone	535.40	0.16	535.40	0.16
Legal & Accounting	4,075.00	1.20	4,075.00	1.20
General Liability Insurance	1,900.00	0.56	1,900.00	0.56
Payroll Taxes - Unemployment	53.44	0.02	53.44	0.02
Payroll Taxes - FICA	14,706.58	4.31	14,706.58	4.31
Employee Benefits	23,938.62	7.02	23,938.62	7.02
Workman's Comp Insurance	1,600.00	0.47	1,600.00	0.47
Dietary Labor	20,123.80	5.90	20,123.80	5.90
Food	11,154.68	3.27	11,154.68	3.27
Dietary Supplies	696.82	0.20	696.82	0.20
Dietary Consultant	174.00	0.05	174.00	0.05
Dietary Leased Equipment	90.00	0.03	90.00	0.03
Housekeeping Labor	2,243.42	0.66	2,243.42	0.66
Housekeeping Supplies	1,009.79	0.30	1,009.79	0.30
Laundry labor	2,521.74	0.74	2,521.74	0.74
Laundry Supplies	439.37	0.13	439.37	0.13
Director of Nursing - Wages	8,815.59	2.59	8,815.59	2.59
Asst. Director of Nursing-Wage	6,250.41	1.83	6,250.41	1.83
Prof. Nursing Labor	46,872.43	13.75	46,872.43	13.75
Nursing Assistant wages	55,062.02	16.15	55,062.02	16.15
Medical Records Labor	5,750.42	1.69	5,750.42	1.69
Nursing Supplies	9,962.29	2.92	9,962.29	2.92
Contract Staff	23,010.72	6.75	23,010.72	6.75
Pharmacist Consultant	500.00	0.15	500.00	0.15
Restorative Therapy	500.00	0.15	500.00	0.15
Physical Therapy	2,269.63	0.67	2,269.63	0.67
Computer Expenses	7,117.49	2.09	7,117.49	2.09
Medicare - Pharmacy	36.35	0.01	36.35	0.01
Medicare - Ancillary	1,211.25	0.36	1,211.25	0.36
Maintenance Labor	3,209.14	0.94	3,209.14	0.94
Maintenance Supplies	864.48	0.25	864.48	0.25
Utilities	2,727.50	0.80	2,727.50	0.80
Routine Repairs Exp	785.57	0.23	785.57	0.23
Equipment Repairs	605.35	0.18	605.35	0.18
Leased Equipment	412.76	0.12	412.76	0.12
Service Contracts	159.00	0.05	159.00	0.05

Income Statement
For the One Month Ending October 31, 2025
Plainview Manor

	Current Month		Year to Date	
Auto Expense	175.30	0.05	175.30	0.05
Property/Auto Insurance	2,973.00	0.87	2,973.00	0.87
Activities labor	3,713.72	1.09	3,713.72	1.09
Social Services Labor	3,721.33	1.09	3,721.33	1.09
Recreational & Craft Sup.	66.04	0.02	66.04	0.02
Act/S.S. Expense	25.70	0.01	25.70	0.01
Resident Benefits	470.17	0.14	470.17	0.14
Depreciation Expense	7,268.00	2.13	7,268.00	2.13
Cable TV	911.99	0.27	911.99	0.27
A/L Office Labor	1,738.24	0.51	1,738.24	0.51
A/L Licenses & Dues	51.25	0.02	51.25	0.02
A/L Dietary Labor	4,662.37	1.37	4,662.37	1.37
A/L Housekeeping Labor	518.75	0.15	518.75	0.15
A/L Laundry Labor	644.76	0.19	644.76	0.19
A/L Professional Nursing	1,935.94	0.57	1,935.94	0.57
A/L Medication Aide	9,973.10	2.92	9,973.10	2.92
A/L Nursing Supplies	96.55	0.03	96.55	0.03
A/L Computer Expenses	180.62	0.05	180.62	0.05
A/L Maintenance Labor	866.16	0.25	866.16	0.25
A/L Utilities	909.16	0.27	909.16	0.27
A/L Social Services Labor	986.80	0.29	986.80	0.29
A/L Depreciation Exp	1,715.00	0.50	1,715.00	0.50
Total Expenses	324,951.01	95.30	324,951.01	95.30
Net Operating Income	1,570.65	0.46	1,570.65	0.46
Other Income				
Interest Income	11,152.35	3.27	11,152.35	3.27
Donations	1,904.00	0.56	1,904.00	0.56
Guest Meals	108.00	0.03	108.00	0.03
Employee Meals	1,295.00	0.38	1,295.00	0.38
Total Other Income	14,459.35	4.24	14,459.35	4.24
Net Income	\$ 16,030.00	4.70	\$ 16,030.00	4.70

Plainview Manor
Balance Sheet
November 30, 2025

ASSETS

Current Assets		
Cash	\$	284,842.45
Cash - Tax Transfer		449.29
Cash - Petty Cash		200.00
Cash - Savings		1,812,484.09
Resident Petty Cash		1,790.93
Cash - Foundation		20,490.42
Cash - CD		1,870,963.46
Account Receivable/Med		100,347.65
Account Receivable/Pri		4,613.00
Accounts Rec - Medicare Adv		31,500.00
Accounts Rec. - Hospice		6,321.60
Accounts Rec. - A/L Private		5,458.00
Account Rec - A/L Medicaid		7,481.00
Acct. Rec. - Medicare A		8,120.00
Allowance for Doubtful Accts		(2,700.00)
Prepaid Insurance		71,077.79
Accrued Interest Receivable		2,730.73
Total Current Assets		4,226,170.41
Property and Equipment		
Land		25,000.00
Building		1,799,908.74
Accu. Depr. Building		(1,290,160.30)
Assisted Living Addition		881,307.18
Accum Depr. - A/L		(586,260.93)
Equipment		873,976.89
Accum Depr. Equipment		(665,765.44)
Vehicles		57,350.53
Accum Depr. Vehicles		(44,450.00)
Construction in Progress		17,072.55
Total Property and Equipment		1,067,979.22
Total Assets		\$ 5,294,149.63

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	52,512.44
Federal & FICA Taxes Payable		4,178.62
State Taxes Payable		6,330.48
Unemployment Taxes Payable		76.42
Accrued Wages		56,384.12
Accrued Provider Tax		18,225.00
Accrued Vacation		88,400.52
Resident Petty Cash		1,790.93
Employee's Deductions		(2,975.05)
Room Deposits A/L		3,000.00
Total Current Liabilities		227,923.48

Plainview Manor
Balance Sheet
November 30, 2025

Total Liabilities		227,923.48
Capital		
Retained Earnings	5,065,589.93	
Net Income	<u>636.22</u>	
Total Capital		<u>5,066,226.15</u>
Total Liabilities & Capital	\$	<u><u>5,294,149.63</u></u>

Income Statement
For the Two Months Ending November 30, 2025
Plainview Manor

	Current Month		Year to Date	
Revenues				
Routine Care - Pri	\$ 155,275.02	49.99	\$ 320,799.66	49.23
Other - Private	155.00	0.05	245.00	0.04
Routine Care - Medicaid	85,284.17	27.46	172,218.21	26.43
Medicaid-Pri Room	450.00	0.14	915.00	0.14
Hospice Care	8,043.60	2.59	16,355.32	2.51
Assisted Living - Private	20,640.00	6.65	41,968.00	6.44
Other - A/L Private	44.00	0.01	587.08	0.09
Assisted Living - Med	9,420.00	3.03	18,840.00	2.89
Medicare A	8,309.89	2.68	24,715.07	3.79
Medicare Advantage	500.00	0.16	18,000.00	2.76
Medicare B	4,374.72	1.41	4,374.72	0.67
Total Revenues	292,496.40	94.17	619,018.06	95.00
Gross Profit	292,496.40	94.17	619,018.06	95.00
Expenses				
Administrator Labor	11,338.28	3.65	23,054.51	3.54
Office Labor	6,025.73	1.94	12,340.05	1.89
Office Supplies	288.01	0.09	842.34	0.13
Advertising & Promotion	3,061.90	0.99	3,841.02	0.59
Seminars & Education	0.00	0.00	598.00	0.09
Printing & Postage	198.00	0.06	198.00	0.03
Telephone	550.78	0.18	1,086.18	0.17
Licenses & Dues	72.00	0.02	72.00	0.01
Legal & Accounting	0.00	0.00	4,075.00	0.63
General Liability Insurance	1,900.00	0.61	3,800.00	0.58
Payroll Taxes - Unemployment	22.98	0.01	76.42	0.01
Payroll Taxes - FICA	14,582.19	4.69	29,288.77	4.49
Employee Benefits	25,852.37	8.32	49,790.99	7.64
Workman's Comp Insurance	4,902.00	1.58	6,502.00	1.00
Dietary Labor	19,481.04	6.27	39,604.84	6.08
Food	10,871.82	3.50	22,026.50	3.38
Dietary Supplies	733.66	0.24	1,430.48	0.22
Dietary Consultant	174.00	0.06	348.00	0.05
Dietary Leased Equipment	90.00	0.03	180.00	0.03
Housekeeping Labor	2,319.99	0.75	4,563.41	0.70
Housekeeping Supplies	742.43	0.24	1,752.22	0.27
Laundry labor	2,683.29	0.86	5,205.03	0.80
Laundry Supplies	304.01	0.10	743.38	0.11
Director of Nursing - Wages	8,531.20	2.75	17,346.79	2.66
Asst. Director of Nursing-Wage	6,751.72	2.17	13,002.13	2.00
Prof. Nursing Labor	46,786.39	15.06	93,658.82	14.37
Nursing Assistant wages	56,971.66	18.34	112,033.68	17.19
Medical Records Labor	5,263.07	1.69	11,013.49	1.69
Nursing Supplies	6,963.94	2.24	16,926.23	2.60
Seminars, Educ, Staffing	260.50	0.08	260.50	0.04
Contract Staff	24,170.33	7.78	47,181.05	7.24
Pharmacist Consultant	500.00	0.16	1,000.00	0.15
Restorative Therapy	500.00	0.16	1,000.00	0.15
Physical Therapy	1,840.83	0.59	4,110.46	0.63
OT Consultant	1,857.10	0.60	1,857.10	0.29
Computer Expenses	4,087.31	1.32	11,204.80	1.72
Medicare - Pharmacy	679.34	0.22	715.69	0.11
Medicare - Ancillary	522.23	0.17	1,733.48	0.27
Maintenance Labor	3,109.22	1.00	6,318.36	0.97
Maintenance Supplies	447.46	0.14	1,311.94	0.20

Income Statement
For the Two Months Ending November 30, 2025
Plainview Manor

	Current Month		Year to Date	
Utilities	3,179.38	1.02	5,906.88	0.91
Routine Repairs Exp	1,428.45	0.46	2,214.02	0.34
Equipment Repairs	1,428.00	0.46	2,033.35	0.31
Leased Equipment	0.00	0.00	412.76	0.06
Service Contracts	159.00	0.05	318.00	0.05
Auto Expense	1,284.44	0.41	1,459.74	0.22
Property/Auto Insurance	3,700.00	1.19	6,673.00	1.02
Activities labor	3,579.71	1.15	7,293.43	1.12
Social Services Labor	3,505.30	1.13	7,226.63	1.11
Recreational & Craft Sup.	28.82	0.01	94.86	0.01
Act/S.S. Expense	17.17	0.01	42.87	0.01
Resident Benefits	7.89	0.00	478.06	0.07
Depreciation Expense	7,268.00	2.34	14,536.00	2.23
Cable TV	911.99	0.29	1,823.98	0.28
A/L Office Labor	1,682.14	0.54	3,420.38	0.52
A/L Office Supplies	39.80	0.01	39.80	0.01
A/L Licenses & Dues	0.00	0.00	51.25	0.01
A/L Dietary Labor	4,479.96	1.44	9,142.33	1.40
A/L Housekeeping Labor	579.19	0.19	1,097.94	0.17
A/L Laundry Labor	600.22	0.19	1,244.98	0.19
A/L Professional Nursing	1,405.65	0.45	3,341.59	0.51
A/L Medication Aide	10,575.90	3.40	20,549.00	3.15
A/L Nursing Supplies	223.11	0.07	319.66	0.05
A/L Computer Expenses	180.62	0.06	361.24	0.06
A/L Maintenance Labor	847.18	0.27	1,713.34	0.26
A/L Utilities	1,059.80	0.34	1,968.96	0.30
A/L Social Services Labor	621.70	0.20	1,608.50	0.25
A/L Resident Benefits	55.98	0.02	55.98	0.01
A/L Depreciation Exp	1,715.00	0.55	3,430.00	0.53
Total Expenses	326,001.18	104.96	650,952.19	99.90
Net Operating Income	(33,504.78)	(10.79)	(31,934.13)	(4.90)
Other Income				
Miscellaneous Sales	16.00	0.01	16.00	0.00
Refunds	22.19	0.01	22.19	0.00
Interest Income	11,292.81	3.64	22,445.16	3.44
Donations	5,815.00	1.87	7,719.00	1.18
Guest Meals	160.00	0.05	268.00	0.04
Employee Meals	805.00	0.26	2,100.00	0.32
Total Other Income	18,111.00	5.83	32,570.35	5.00
Net Income	\$ (15,393.78)	(4.96)	\$ 636.22	0.10

November Checks - Debit Card - Auto Pay

Enview Security	\$259.25 Computer Exp
Dearborn	\$151.11 Insurance
Dish	\$786.99 Cable TV
Clipboard Health	\$519.20 Contract Staff
NE State Fire Marshal	\$72.00 Inspection
Quill	\$258.68 Supplies
NE Dept of Revenue	\$9,600.46 Taxes
The Wright Stuff	\$84.15 Dietary
Amazon	\$107.94 Supplies
Walmart	\$134.50 Supplies
Hobby Lobby	\$55.33 Supplies
AUL	\$3,136.74 Retirement
NE Child Support	\$169.85 Garnishmemt
Account Management	\$381.79 Garnishmemt
Clipboard Health	\$1,028.32 Contract Staff
Medica	\$29,234.57 Insurance
Black Hills	\$1,257.09 Utilities
Enview Security	\$155.00 Computer Exp
Family Dollar	\$44.50 Supplies
Enview Security	\$1,393.00 Computer Exp
Amazon	\$101.95 Supplies
NCPD	\$2,366.91 Utilities
Lodge Vision	\$125.00 Cable TV
Enview Security	\$868.60 Computer Exp
NE State Patrol	\$30.00 Background check
Ne Central Registry	\$5.50 Background check
Clipboard Health	\$865.21 Contract Staff
Family Dollar	\$57.50 Supplies
West Bend	\$6,952.00 Insurance
Amazon	\$89.00 Nursing
Walmart	\$10.52 Supplies
Amazon	\$19.99 Resident Benefits
Time Management	\$268.40 Computer Exp
AUL	\$2,714.72 Retirement
Velocity Intestments	\$77.60 Garnishmemt
NE Child Support	\$169.85 Garnishmemt
Account Management	\$657.41 Garnishmemt
Prime Time	\$10,400.00 Contract Staff
Clipboard Health	\$957.60 Contract Staff
Quill	\$52.96 Supplies
Verizon	\$78.99 Computer Exp
Time Management	\$268.40 Computer Exp
Aflac	\$755.58 Insurance

Plainview Manor Check Register

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

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

Check #	Date	Payee	Amount
auto pay	12/10/25	US FOODS	5,914.72 Food & Dietary Supplies
auto pay ¹	12/10/25	MARTIN BROS.	6,159.06 Food & Dietary Supplies
55067	12/10/25	AFLAC	2,887.02 Insurance
55068	12/10/25	ALTWINE HARDWARE & HOME LLC	207.87 Supplies
55069	12/10/25	CITY OF PLAINVIEW	615.18 Utilities
55070	12/10/25	ASHLEY DENDINGER	500.00 Pharmacist
55071	12/10/25	DIRECT SUPPLY, INC.	2,925.80 Supplies
55072	12/10/25	ELECTRONIC CONTRACTING CO	408.45 Supplies
55073	12/10/25	EZ WAY INC.	529.40 Supplies
55074	12/10/25	FLOOR MAINTENANCE	643.10 Supplies
55075	12/10/25	HEALTH CARE INFORMATION	606.23 Billing & Buying Contract
55076	12/10/25	HILAND DAIRY	713.57 Food
55077	12/10/25	JULEEN JOHNSON	100.00 Cell Phone
55078	12/10/25	JOHNSON REPAIR	1,528.46 Auto Expence
55079	12/10/25	RENAE KAUTH	174.00 Dietician
55080	12/10/25	KUSTOM PEST CONTROL	75.00 Exterminator
55081	12/10/25	MCKESSON MEDICAL	3,674.88 Supplies
55082	12/10/25	VOID	
55083	12/10/25	MEDLINE INDUSTRIES, INC.	1,604.06 Supplies
55084	12/10/25	MITCH FOOD STORE	198.31 Food
55085	12/10/25	MSM ENTERPRISES LLC	1,857.10 Therapy
55086	12/10/25	NEBRASKA NURSING FACILITY ASSOC.	225.00 Education
55087	12/10/25	NORTHWEST RESPIRATORY SERVICES LLC	35.52 Supplies
55088	12/10/25	NORFOLK SHOPPER	2,219.73 Advertising
55089	12/10/25	O'NEILL SHOPPER	181.26 Advertising
55090	12/10/25	OVERLAND REHAB LLC	2,340.83 Therapy
55091	12/10/25	PENNER PATIENT CARE INC	379.00 Supplies
55092	12/10/25	PITZER DIGITAL LLC	656.00 Advertising
55093	12/10/25	PLAINVIEW FAMILY PHARMACY	679.34 Nursing
55094	12/10/25	PLAINVIEW NEWS	4.91 Advertising
55095	12/10/25	PLAINVIEW TELEPHONE	450.78 Phone
55096	12/10/25	POINTCLICKCARE TECHNOLOGIES INC	976.29 Computer Exp
55097	12/10/25	US POSTEL SERVICE	198.00 Box Rent
55098	12/10/25	PRIME TIME HEALTHCARE LLC	10,400.00 Contract Labor
55099	12/10/25	SCHAFER GRAIN	219.60 Supplies
55100	12/10/25	SECURITAS HEALTHCARE	598.00 Supplies
55101	12/10/25	TOM SMITH	75.97 Auto Expence
55102	12/10/25	TANGEMAN PLUMBING	1,550.00 Repairs

Statistical report for Month ended November 2025

	November	% OF CHANGE	October
NH 'MEDICAID RESIDENT DAYS	394	5.35%	374
NH PRIVATE RESIDENT DAYS	557	-12.97%	640
MEDICARE SKILLED DAYS	36	-14.29%	42
ADULT DAY CARE DAYS/MC	0	#DIV/0!	0
NH Med HOSPICE DAYS	30	-3.23%	31
TOTAL NH RESIDENT DAYS	1017	-6.44%	1087
AVERAGE DAILY CENSUS	34	-5.56%	36
PERCENTAGE OF RESIDENT OCCUPANCY	87%	-3.33%	90%
PERCENTAGE OF BEDS PAID	90.00%	-3.23%	93%
AL MEDICAID RESIDENT DAYS	90	-3.23%	93
AL PRIVATE RESIDENT DAYS	180	-3.23%	186
TOTAL AL RESIDENT DAYS	270	-3.23%	279
AVERAGE DAILY CENSUS	9	0.00%	9
PERCENTAGE OF RESIDENT OCCUPANCY	53.00%	0.00%	53%
PERCENTAGE OF BEDS PAID	65.00%	0.00%	65%
MEALS	3878	-8.26%	4227
TODAY'S CENSUS	34/39 NH 34 beds pd for 10/17 AL- 14 rooms		
SPECIAL SAVINGS	\$1,812,484.09		
CHECKING ACCOUNT	\$395,252.12		

Board Administrative Report-
12-30-2025

I. Agenda-

- A. Audited Financials are included; we had 3 minor adjustments at the end of the year like usual: depreciation, accrued PTO and prepaid insurance. These are within your packet, and we will need a separate motion to approve audited financials. Once again, Cheryl McCabe did a great job on the finances and made sure everything was in order with auditors and all finances are accounted for.
- B. By-Laws- They were approved at the 12-9-25 city council meeting.

II. Team-

- A. Able to hire Michelle Meyer as the new Social Service Director. She comes from Randolph area and has experience in long-term care social work and already has the social service designee certificate that is required by DHHS.
- B. Retirement party for Ruth Risinger was held on 12-19-25 with cake and a gift according to our approved board policy. Potluck held for 2 employees resigning.
- C. The facility had two anonymous donors to provide gifts/food to the staff for the Holiday season. These donors made it specific for staff. I was able to provide a large, scented candle for all staff to open and remained of donated funds for staff use will be for different local food vendors in the upcoming weeks for all shifts.
- D. Staff engagement of an evening of employee/resident Porch Pots completed on 12-9-25. We had three staff join Melissa H and me to assist with their own pots and facility pots. Lots of positive comments and they would like to schedule again next year.

III. Technology-

- A. Tim continues to work out some minor glitches when we have had some power surges.

IV. Building-

- A. Zoom meeting with Clark and Eversen on 12-5-25 with Tom and myself. Different ideas were given and an email was sent out to each of you of drawings for your viewing. They do plan to be here before the meeting to do another walk through and provide any questions and answers for the board. I did inform the city council of this and invited them to attend also.

- V. Education- Melodie is finalizing all CEU required annually for CNAs. If a CNA does not have 12 hours of continued education annually, they will have to be removed from the schedule.

VI. Residents-

- A. On 12-16-25 we had our annual Resident/Employee Christmas Party. Staff brought in goodies to share and the piano music by Lori Kounosky and solo by Kandi followed by caroling by all.

- B. 12-3-25 Adm assisted with a van ride to Santaland for Activities
- C. 12-8-25- Adm attended funeral of a resident and took another resident along that wanted to attend.

VII. Administrative

- A. Able to purchase \$4397.54 of supplies/equipment from Creamer Auction of the Laurel Hillcrest Nursing Home. There were several nursing home Administrator and personnel at the allowed viewing and then on-line bidding. The facility was able to purchase a whirlpool tub for the AL expansion for \$525.00 that valued at \$7500.00. Several nursing, dietary and office supplies were also purchased.
- B. Meet with foundation and they were able to purchase another \$3000.00 Broda Chair for resident use. They offered to purchase one more for the facility, but I asked them to hold off until after the auction, in which I was able to pick one up for \$41.00.
- C. Employee Drug policy- Finalizing the policy to be approved from board.
- D. Assisted social services with several DHHS Medicaid applications/supporting documentation to get approved for share of costs and financial clean up.
- E. Presented to Plainview City Council on 12-9-25
- F. Reached out to Kaleb 12-18-25 as a spreadsheet he developed is not working correctly, he asked for IT to send link 12-19-25 but no further follow up at this time from Kaleb to get it working correctly for reporting in QAIPP.
- G. Thank you, Board, for the beautiful holiday arrangement from -The Alley Bouquet

Employee Policy & Procedure: Employee Longevity/Years of Service

Policy: Longevity pay is awarded to all employees based on their length of service with Plainview Manor and Whispering Pines Assisted Living. Longevity will be awarded in 5-year increments, in December of each year and effective pay will be implemented through payroll in the month of December.

Time spent off on medical leave or unpaid leave may be considered for longevity calculation, per Administration discretion.

Based on the employee years of service with Plainview Manor and Whispering Pines Assisted Living longevity incentive pay will be \$50.00 for part time and \$100.00 for full time (30 hours per week) or for every year of service.

Longevity as follows:

5 years= \$250.00/\$500.00
10 years= \$500.00/\$1000.00
15 years= \$750.00/\$1500.00
20 Years= \$1000.00/\$2000.00
25 Years= \$1250.00/\$2500.00
30 Years= \$1500.00/\$3000.00
35 Years= \$1750.00/\$3500.00
40 Years= \$2000.00/\$4000.00
45 Years= \$2250.00/\$4500.00
50 Years= \$2500.00/\$5000.00

Subject: Alcohol, Drug and other Chemical Abuse

Policy: It is PM policy that employee use of alcohol/drug/chemicals on the job and/or appearing for duty under the influence of alcohol/drug/chemical is a potential hazard to the safety and welfare of residents and other employees and will not be tolerated.

Procedure: While on PM premises and while conducting business-related activities off PM premises, no employee may use, possess, distribute, sell, or be under the influence of alcohol or illegal drugs. If an employee is suspected of using it while on the job, it should be reported to their department head or person in charge of authority for the particular shift.

PM recognizes that alcoholism/drug/chemical dependency is a treatable illness.

Employees using or under the influence of alcohol/drug/chemical, or their effects, on the job will be:

- released from duty for the remainder of their shift and advised or required to obtain a complete assessment interview from a qualified counselor and obtain treatment recommendations.

*All employees are also subject to random drug/alcohol test via blood/urine, which will be done under a licensed professional at the cost of the facility unless, notification is positive then at the cost of the employee which will be deducted from their final paycheck and/or...

- released from duty for the remainder of the shift and warned in writing that a repeat of this situation will require a medical leave of absence to enter a complete treatment program and/or...

- immediately suspended

- Employees who refuse to enter a treatment program, obtain an assessment interview or perform a drug/alcohol test under the conditions noted above or who, after completing a course of treatment, do not remain free of alcohol/chemicals as such, may affect their work and will be terminated because their own illness constitutes a safety hazard to others.

Employees understand that their performance as an employee and reputation of Plainview Manor and Whispering Pines Assisted Living, in part, on employee conduct as an individual. All employees agree to accept and abide by the standards, rules and regulations set forth by the Board of Directors of PM/WP. All hired employees consent to and authorize PM/WP to conduct a drug and alcohol test if their number is drawn from the random pool by outside contractor- Employee Safe Inc.-hired by the Board of Directors.

The below check list will be used if suspicion based on "reasonable suspicion," defined as specific, articulable observations indicating possible alcohol or drug use, rather than generalizations or discrimination.

1. Physical Signs

- Bloodshot, glassy or dilated eyes without alternative explanation (allergies)
- Unusual odors on breath, clothing or person (alcohol, marijuana or chemicals).
- Sudden changes in appearance, such as weight loss/gain, poor hygiene or unkempt grooming.
- Physical symptoms like tremors, slurred speech, impaired coordination or frequent nosebleeds.
- Unexplained injuries, such as bruising, track marks, or burns suggestive of drug use methods.

2. Behavioral Changes

- Unexplained mood swings, irritability, aggression, or intense excitement and happiness impacting work.
- Erratic energy levels, such as hyperactivity followed by lethargy.
- Secretive behavior, including avoiding supervisors or unexplained absences during shifts.
- Neglect of job duties, such as missing deadlines or failing to follow safety protocols.
- Increased risk-taking, unsafe use of equipment or disregarding company rules.

3. Cognitive and Psychological Indicators

- Confusion, disorientation, or difficulty concentrating on tasks.
- Paranoia, excessive anxiety, or delusional statements in workplace interactions.
- Unusual talkativeness, rapid speech, or inappropriate reactions (laughter during a serious meeting)
- Signs of depression or social withdrawal affecting team collaboration

4. Social and Lifestyle Changes

- Associated or new connection with individuals known for substance issues.
- Unexplained financial strain, borrowing from colleagues or theft reports.
- Irregular attendance patterns, like frequent tardiness or extended breaks.
- Discovery of drug paraphernalia in work areas (pipes, syringes or baggies).

5. Work Performance Indicators

- Decline in productivity, quality of work or error rates.
- Frequent absences, tardiness, or requests for time off without justification
- Increased workplace incidents, accidents or near-misses.
- Disciplinary issues, such as conflicts with coworkers or insubordination

6. Contextual Evidence

- Employees' role involved safety-sensitive duties, heightening the need for suspicion.
- Prior documented incidents or history of substance-related issues
- Environmental factors, such as reports from coworkers or observed in high-risk settings.
- Multiple indicators observed over time, forming a pattern rather than isolated events.

For an employee to be subject to random alcohol/drug testing beyond the random pool listed above, a employee is required at least 3-5 clustered indicators from multiple categories for reasonable suspicion to minimize bias.

All employees understand and agree to abide by Plainview Manor and Whispering Pines Assisted Living Policies and Procedures concerning the abuse of alcohol and controlled substances by its employees. All employees agree to not abuse alcohol/drugs of any kind in the workplace.

All employees understand that if they are in possession of or distribute an alcohol/controlled substance, they may face State and Federal criminal prosecution. Violation of the Alcohol/Drug Free Workplace Policy may result in disciplinary action towards any employee, which could result in the termination of employment. All employees understand that they may be required to successfully complete a alcohol/substance abuse assistance or rehabilitation program.

Meeting Minutes

Project:	Plainwood Manor and Whispering Pines Assisted Living			
Project No.:	658-001-25			
Meeting Date:	12/5/2025			
Location:	Zoom			
Attendees:	Clark and Enersen	<input checked="" type="checkbox"/> Tim Ripp	<input checked="" type="checkbox"/> Stacy Spale	<input checked="" type="checkbox"/> Olena Yarmolyuk
		<input checked="" type="checkbox"/> Ben Weyeneth	<input checked="" type="checkbox"/> Sandi Davidson	<input checked="" type="checkbox"/> Danielle Duschene
		<input type="checkbox"/> TJ Schirmer	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plainwood Manor & WP Assisted Living	<input checked="" type="checkbox"/> Juleen Johnson	<input checked="" type="checkbox"/> Tom Smith	<input type="checkbox"/> Kaleb Hight

Notes:

Units

- Having visual connections to the courtyard, more important for residents than staff
 - o Bathroom location inside the unit is preferred; exterior wall plumbing has caused issues in the past.
 - o Bathroom adjacency is not a concern since residents in these units are more independent and do not require high supervision.
 - o If unit widths are reduced to 15'-0", approximately 16" can be added to the vestibule space
 - o New units to continue to remain larger than existing units
 - o Juleen likes seating at end of corridor

Laundry

- Location may come down to project cost

Dining Room/Kitchen

- Dining room was reduced
- Appreciate windows connecting the dining room to exterior
- Like the TV on the angled wall for residents
- Wall oven is okay, staff do not have to bend down, easier access
- Need microwave space
- Like the coffee maker adjacent to sink
- The stove and sink to remain in the existing dining room
 - o Range has a residential hood

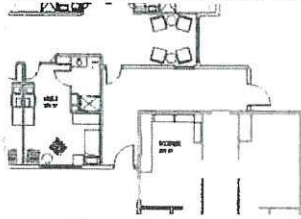
Whirlpool/Bath

- A dedicated whirlpool/bathing area is needed
 - o Storage room near nurses' station to be converted to whirlpool/bath
- Additional storage for towels as well as a hamper
- Juleen will select the desired tub, and we can put a room around

Meeting Minutes

Courtyard

- Fully enclosed courtyard presents challenges of roof drainage / overall courtyard drainages
- Extend vestibule to connect addition to existing



- Consider tree removal for future maintenance

Nurses' Station in existing wing

- Convert to a closed nurses' office
- Chairs for family members
- File storage below and above the table

Need to verify existing building

- Adjust plan to reflect existing spaces at the south end of existing wing
- Verify window locations
- Verify exterior door locations at maintenance office space

Next Board meeting is December 30, 2025

Schedule field verification trip

6-12-22

Employee Crisis Pay

This Crisis Pay is open to all part time and full times employees of Plainview Manor and Whispering Pines Assisted Living. Part-time and Full-time employees are employees that are scheduled to work certain number of hours and are scheduled weekends according to each facility department/position standards. (This is your average number of hours you've been scheduled or agreed to be scheduled) PRN employees are not eligible for this program but may change to a part time status if they wish to meet the department/positions standards.

Eligibility Requirements:

1. You may not call in on any other shift during that 2 week pay period. If you do call in, you will then be paid the regular hours worked or if OT is warranted.
2. You may not be late for your shift(s)
3. You may not ask to leave early on your shift(s)
4. Eligible for only shifts that are open on schedule (these do not count shifts that you are required to work/trade first- as you need it off after schedule has been posted)
5. Partial shift will be considered based on need and census

Crisis Pay:

\$5.00 more an hour for a weekday shift (Monday, Tuesday, Wednesday, Thursday, Friday)

\$10.00 more an hour for a weekend shift (Saturday & Sunday)

\$1000.00 hire on bonus to the employee that finds a new employee and new employee completes one year of employment successfully

- This will show up on your paystub under a bonus



Print Employee Name: _____

Date of Shift Picked Up: ____/____/____

Ex: 6-1-22

Day- Ex: Monday

- Employees- Turn this into your department head

Department Head: Verify shift was picked up, no call ins during this pay period, not late for this shift and did not leave early on shift picked up.

☐ Granted- Met Requirement ☐ Not Granted, did not meet requirement

Department Head Signature: _____ Date: ____/____/____

*Department Head: Turn this into Cheryl for each payroll week by Monday at 9:00 a.m.

December 2025 Account Balances

Accounts

<u>HOUSING AUTHORITY</u> XX0509	Available balance \$151,331.53	RECENT ▼
<u>GENERAL CHECKING</u> XX0541	Available balance \$1,108,732.54	RECENT ▼
<u>WATER TOWER</u> XX1009	Available balance \$41,963.31	RECENT ▼
<u>ELECTRICAL SINKING FUND</u> XX0321	Available balance \$142,584.71	RECENT ▼
<u>C&D CLOSURE/POST</u> XXXX3357	Available balance \$80,895.14	RECENT ▼
<u>PLV/OSMOND HOUSING</u> XXXX5161	Available balance \$29,805.39	RECENT ▼
<u>POOL SALES TAX</u> XXXX8263	Available balance \$286,127.47	RECENT ▼
<u>KENO ACCOUNT</u> XXXX9616	Available balance \$38,782.10	RECENT ▼
<u>MANOR SALES TAX</u> XXXX7492	Available balance \$148,004.54	RECENT ▼
<u>BOND RESERVE FUND</u> XX8633	Current balance \$85,931.68	RECENT ▼
<u>C&D SITE SINKING FUND</u> XXXX1067	Available balance \$163,305.17	RECENT ▼
<u>COMMERCIAL/C&D</u> XXX2509		RECENT ▼
<u>ECONOMIC DEVELOPMENT SALES TAX</u> XXXX7514	Available balance \$70,150.21	RECENT ▼
<u>LIBRARY GRANT FUND</u> XXXX0099	Available balance \$39,747.84	RECENT ▼
<u>LIBRARY IMPROVEMENTS</u> XX8630	Current balance \$13,497.93	RECENT ▼
<u>LIBRARY SALES TAX</u> XXXX7503	Available balance \$260,042.95	RECENT ▼

STREET IMPROVEMENT COD

XX8621

Current balance

\$44,724.76

RECENT ▼

STREET IMPROVEMENT FUND

XXXX0286

Available balance

\$203,071.41

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

\$34,175.78

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

\$18,099.76

RECENT ▼

CLERK/TREASURER'S REPORT FOR DECEMBER 2025

LIGHTS	-
SEWER	21,030.56
WATER	31,935.27
SALES TAX	1,568.96

GENERAL:	
*Midwest Bank- Interest on Account	2,422.55
*Housing Loan Payments	50.60
*General Bond	4,184.51
*IRP Loan Pmt	1,376.47
*Council Filing Fee	20.00
*Tobacco License	60.00
*RBDG Loan Pmt	256.09
*Building Permits	375.00
*NSF Payments	235.30
*Void Check #26362	46.76
*Void Check #26422	375.00
*Municipal Equalization	28,448.74
SALES TAX TOTAL:	
*Library	4,322.90
*Manor	4,322.90
*Economic Development	4,322.90
*Pool	6,484.34
*Street	3,297.92
STREET:	
*Highway Allocation	19,175.67
WATER:	
*Reconnect Fees	100.00
SEWER:	
PARK:	
*Keno Payment RV Dump Station	5,314.52
POOL:	
PLANT:	
*NCPPD Lease Payment	15,560.45
*Credit Card Charge Payment	56.20

CLERK/TREASURER'S REPORT FOR DECEMBER 2025

POLICE:	
*Dog Tags	25.00
*ATV Registrations	600.00
ECONOMIC DEVELOPMENT:	
*NCF Payment	671.93
SOLID WASTE: Billings & Fees:	23,901.96
*C&D Site	1,764.15
*Iron	456.00
*Concrete	
HANDIVAN:	
*Fees	840.50
*Grant Payments	1,866.00
LIBRARY:	
*Fines/Fees	36.13
*Room Rent	100.00
*Copies	18.00
*Ornament Fundraiser	148.00
*Cooper Foundation Grant	520.00
FIRE:	
SUMMER REC:	
DEBT SERVICE:	
*Bond Payment County Treasurer	486.27
*Bond Payment County Treasurer	
TOTAL REVENUE DECEMBER 2025	\$ 186,777.55



NPAIT Monthly Statement

City of Plainview

Please Note:
THE FUND WILL BE CLOSED JANUARY 19TH IN OBSERVANCE OF THE
MARTIN LUTHER KING, JR. HOLIDAY
Your account number has changed.
This statement is for legacy account number NE-01-0034-0001.

Activity Summary (NE01-00034-0001) General Fund

12/1/2025 - 12/31/2025

Investment Pool Summary	Trust
Beginning Market Balance	\$79,976.05
Dividends	\$263.98
Purchases	\$2,201.16
Redemptions	\$0.00
Ending Market Balance	\$82,441.19
Average Monthly Rate	3.789%
NAV / Share Price	1.000
Total	\$82,441.19
Total Fixed Income	\$0.00
Account Total	\$82,441.19

City of Plainview
PO Box 757
Plainview, NE 68769



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

Your Representative
Jake Goedken
(630) 657-6425
jake.goedken@ptma.com
Representatives are associated with PMA Securities, LLC



NPAIT Monthly Statement
City of Plainview

Transaction Activity (NE01-00034-0001) General Fund

Trust 12/1/2025 - 12/31/2025

Transaction	Trade Date	Settle Date	Description	Redemption	Purchase	NAV / Share Price	Shares this Transaction
12087982	12/03/2025	12/03/2025	Online ACH Purchase, November 2025 General Account Interest	\$0.00	\$2,201.16	\$1.000	2,201.160
	12/31/2025	12/31/2025	Total Dividend Reinvestment	\$0.00	\$263.98	\$1.000	263.980
				\$0.00	\$2,465.14		2,465.140

Beginning Market Value: \$79,976.05 | Ending Market Value: \$82,441.19



NPAIT Monthly Statement
City of Plainview

Current Portfolio

12/31/2025

Type	Code	Holding Id	Trade Date	Settle Date	Maturity Date	Description	Cost	Rate	NAV / Share Price	Face/Par	Market Value
Trust				12/31/2025		Trust Account Balance	\$82,441.19	3.789%	\$1.000	\$82,441.19	\$82,441.19
							\$82,441.19			\$82,441.19	\$82,441.19

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	100.0000%	\$82,441.19	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

Monday, December 1, 2025 5:15pm

- I. Members Present: Valerie Tarr, Jody Viterna, Bernice Yilk, Brandi Johansen, 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. Donna reported on the book talk with Charlotte Endorf. She also discussed the makerspace conference she attended. Donna also reported that she will be holding a Christmas themed escape room in December.
 - b. Kayle gave her Children's Librarian report. She reported on her programs.
- VII. Old Business:
 - a. The board didn't have any updates for candle making or sourdough classes or programs.
- VIII. New Business:
 - a. Donna presented a few ideas for the 250th Anniversary of the signing of the Declaration of Independence in 2026. The board discussed a few ideas. Will revisit more next month.
- IX. Announcements: Ornament, Cookie & Cocoa event on Saturday, December 6th 9am - 12pm
- X. Date for the next meeting: Monday, January 5th at 5:15pm at the library
- XI. Jody motioned to close. Motion seconded and carried.

Jody Viterna, Secretary

Minutes of the Plainview Library Board

Monday, January 5, 2026 5:15pm

- I. Members Present: Valerie Tarr, Jody Viterna, Paige Goetzinger, Brandi Johansen, Donna Christiansen, Library Director, Kayle Getzschman, Children's Librarian
- II. Welcome Visitors: None.
- III. Open Meeting Act was acknowledged.
- IV. Minutes: Paige 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 receipts and statistics. Donna advised that the Nebraska Library Commission is offering Amazon Business for a year for libraries that sign up. Donna signed up the library. The Nebraska Library Commission is waiting to hear on budget so we don't know on grants yet.
 - b. Kayle gave her Children's Librarian report. She reported on her programs as they are restarting. Kayle reported that she received the Jim & Lillian Cooper grant and purchased 6 Botley coding robots and accessories. She is also applying for the Dollar General grant for summer reading. Discussed some issues with after school programming. The board asked for Kayle to create a policy for the after-school programming specifically. Send to school to post, post in sports you groups, and provide to parents.
- VII. Old Business:
 - a. Paige discussed reaching out to Melissa Doerr about a bouquet making class in the spring around Easter.
 - b. The board discussed ideas for the 250th Anniversary of the signing of the Declaration of Independence 2026. Paige had an idea of having a blank flag and for every 250 pages for adults & 25 books for children, you come in get a stamp for the flag with the idea of completing the flag.
- VIII. New Business:
 - a. The board discussed Valentines or Galentines Day event. Decided to keep this as an idea for next year and to go with the bouquet idea for spring this year. Discussed a few ideas such as porch pots in late fall. Discussed rotating ideas and months for events from year to year.
 - b. Briefly discussed the 10-year anniversary in June. Discussed hosting an event for families during Klown Days. Kayle mentioned an idea of having yard games and popsicles. The board was asked to bring ideas to the next meeting.
- IX. Announcements: None.
- X. Date for the next meeting: Monday, February 2nd at 5:15pm at the library
- XI. Paige motioned to close. Motion seconded and carried.

Jody Viterna, Secretary



Group Name: CITY OF PLAINVIEW Group Number: L181109

Effective Date: 02/01/2026

SIC Code: 91200

Location Name: PIERCE Zip Code: 68769

Location Type: Main

Plan/Rate Summary

Please review this proposal. If you are ready to move forward, contact your Licensed Agent or Sales Representative to discuss the next steps.
Plans quoted in this proposal: 3

Plan Name	Plan 1	Plan 2	Plan 3
Plan Type	Core Value	Core Value	Core Value
Medical Plan Design	SELF-FUNDED CORE VALUE HSA REFERENCE BASED PRICING PLAN	SELF-FUNDED CORE VALUE HSA REFERENCE BASED PRICING PLAN	SELF-FUNDED CORE VALUE HSA REFERENCE BASED PRICING PLAN
Individual Deductible	\$3,500	\$3,500	\$3,500
Family Deductible	\$7,000	\$7,000	\$7,000
Coinsurance	90%	90%	80%
Total Ind Plan OOP Maximum	\$4,500	\$5,000	\$5,000
Total Fam Plan OOP Maximum	\$9,000	\$10,000	\$10,000
Family Deductible Accumulation Method	Embedded deductible	Embedded deductible	Embedded deductible
PCP/Specialist Visit	Deductible and coinsurance	Deductible and coinsurance	Deductible and coinsurance
Telemedicine Vendor(s)	Recuro Health Virtual Services, Vori Health	Recuro Health Virtual Services, Vori Health	Recuro Health Virtual Services, Vori Health
Recuro Health Virtual Services	\$35 per visit for Virtual Urgent Care \$45 per visit for Virtual Counseling	\$35 per visit for Virtual Urgent Care \$45 per visit for Virtual Counseling	\$35 per visit for Virtual Urgent Care \$45 per visit for Virtual Counseling
Vori Health Virtual Muscle and Joint Care Telemedicine	\$0 copay for initial evaluation \$0 copay for 12-month treatment plans for knee, lumbar spine, cervical spine, hip, and/or shoulder pain Other Vori Health covered charges subject to deductible and coinsurance	\$0 copay for initial evaluation \$0 copay for 12-month treatment plans for knee, lumbar spine, cervical spine, hip, and/or shoulder pain Other Vori Health covered charges subject to deductible and coinsurance	\$0 copay for initial evaluation \$0 copay for 12-month treatment plans for knee, lumbar spine, cervical spine, hip, and/or shoulder pain Other Vori Health covered charges subject to deductible and coinsurance
Urgent Care Visit	Deductible and coinsurance	Deductible and coinsurance	Deductible and coinsurance
Medical Network	Not applicable	Not applicable	Not applicable
OP Surgery	Deductible and coinsurance	Deductible and coinsurance	Deductible and coinsurance
Pharmacy Benefit Manager	CIGNA PBM	CIGNA PBM	CIGNA PBM
Rx Coverage (Generic/Brand/Non-preferred brand)	Deductible and 90% for generic 90% for brand 70% for non-preferred brand	Deductible and 90% for generic 90% for brand 70% for non-preferred brand	Deductible and 80% for generic 80% for brand 60% for non-preferred brand
DXL	Deductible and coinsurance	Deductible and coinsurance	Deductible and coinsurance
ER Treatment	Deductible and coinsurance	Deductible and coinsurance	Deductible and coinsurance
AME	N/A	N/A	N/A
Deductible and OOP Accrual Period	Calendar Year, deductible credit included	Calendar Year, deductible credit included	Calendar Year, deductible credit included
Run Out Period	9 months	9 months	9 months
Delayed Administration Fee	50%	50%	50%
HSA Eligible	Yes	Yes	Yes
Wellness Program	No	No	No

The Self-Funded Program through Allstate Benefits provides tools for employers owning small to mid-sized businesses to establish a self-funded health benefit plan for their employees. The benefit plan is established by the employer and is not an insurance product. For employers in the Self-Funded Program, stop-loss insurance is underwritten by: Integon National Insurance Company in NY; and National Health Insurance Company in WA, CO, and all other states where offered. Allstate Benefits is the marketing name used by these companies for the Self-Funded Program. These companies are subsidiaries of Allstate.



Group Name: CITY OF PLAINVIEW Group Number: L181109

Effective Date: 02/01/2026

SIC Code: 91200

Location Name: PIERCE Zip Code: 68769

Location Type: Main

Plan/Rate Summary

Please review this proposal. If you are ready to move forward, contact your Licensed Agent or Sales Representative to discuss the next steps.

Plans quoted in this proposal: 3

Papa Caregiver	10 hours per employee per calendar year	10 hours per employee per calendar year	10 hours per employee per calendar year
Cancer Coach by Osara Health	Included	Included	Included
Dental	No	No	No
Vision	No	No	No
Total Cost	\$16,219.02	\$15,637.23	\$15,103.44

Plan Selection Notes:

- Total plan out-of-pocket maximum includes deductible, coinsurance and any Rx or Medical copayments.
- This self-funded health benefit plan template meets Minimum Value.
- Plan includes Terminal Liability coverage for 48 months after the end of the plan year. A terminal liability coverage reserve fee will be taken at the end of the run-out, calculated as 5% of any remaining claim account surplus prior to any claim account refund. Terminal Liability coverage is not provided in cases of early termination.
- The Core Value plan uses a multiple of the Medicare reimbursement rate (or other derived equivalent) as the basis for reimbursement of physicians and facilities. The member is free to see any provider of their choice. There is no contractual discount arrangement with providers (except for pharmacy, transplants and non-emergency medical transportation). Under the plan, the maximum allowable amount for determining covered charges is set at 130% for outpatient services, 150% for inpatient services, and 100% for kidney dialysis. In some cases providers may not accept this amount as payment in full for services rendered. The Member Advocacy Program is available to help if a member receives a balance bill from a provider for certain amounts in excess of the maximum allowable amount. Members will be responsible for copay, deductible, coinsurance and similar out-of-pocket expenses.
- Recuro Health Virtual Services consultation fees will be submitted to the plan as claims at the then current contracted rate.
- Vori Health initial evaluation fees and treatment plans will be submitted to the plan as claims at the then current contracted rate.
- Vori Health Telemedicine charges on HSA eligible plans will be subject to member cost sharing if federal law is not extended to allow first dollar coverage for virtual service.
- Papa Caregiver hours are available for each calendar year while the plan is active and do not roll over.
- If claims are less than the aggregate deductible at the end of the run-out period, the employer may be eligible for a refund. Refund amounts, if any, are based on the refund selection at the time of issue or re-issue, as applicable. NOTE: Terminations prior to the end of the plan year will result in forfeiture of the remaining claim fund and no refund will be provided.

The Self-Funded Program through Allstate Benefits provides tools for employers owning small to mid-sized businesses to establish a self-funded health benefit plan for their employees. The benefit plan is established by the employer and is not an insurance product. For employers in the Self-Funded Program, stop-loss insurance is underwritten by: Integon National Insurance Company in NY; and National Health Insurance Company in WA, CO, and all other states where offered. Allstate Benefits is the marketing name used by these companies for the Self-Funded Program. These companies are subsidiaries of Allstate.

**We recently notified you that it's time to review your options for the new plan year -
- here's the information you need for your group to enroll in the new plan year.**

Consider your plan options

The table below shows the new rates for your next plan year:

Plan 1

	Employee	Employee & Spouse	Employee & child(ren)	Family	Monthly total
Number of employees with coverage	5	1	1	3	10
Your current rate	\$667.70	\$2,003.07	\$1,669.22	\$2,537.22	\$14,622.45
Your new rate	\$740.61	\$2,221.77	\$1,851.48	\$2,814.24	\$16,219.02
Percentage change	10.91%	10.91%	10.91%	10.91%	10.91%

Plan 2

	Employee	Employee & Spouse	Employee & child(ren)	Family	Monthly total
Number of employees with coverage	5	1	1	3	10
Your current rate	\$667.70	\$2,003.07	\$1,669.22	\$2,537.22	\$14,622.45
Your new rate	\$714.03	\$2,142.08	\$1,785.07	\$2,713.31	\$15,637.23
Percentage change	6.93%	6.93%	6.94%	6.94%	6.93%

Plan 3

	Employee	Employee & Spouse	Employee & child(ren)	Family	Monthly total
Number of employees with coverage	5	1	1	3	10
Your current rate	\$667.70	\$2,003.07	\$1,669.22	\$2,537.22	\$14,622.45
Your new rate	\$689.66	\$2,068.96	\$1,724.14	\$2,620.68	\$15,103.44
Percentage change	3.28%	3.28%	3.29%	3.28%	3.28%

7

WASTE COLLECTION AND DISPOSAL CONTRACT

This agreement, made and effective the 1st day of February, 2026 by and between the City of Plainview, a municipal corporation in Pierce County, Nebraska, party of the first part, hereinafter referred to as the "city" and Bud's Sanitary Service, LLC party of the second part, hereinafter referred to as the "contractor", witnesseth:

Whereas, the city, mindful of its duties and responsibilities to protect and maintain the public health, safety and welfare of its citizens, finds it necessary to regulate and control the collection and disposal of waste in the city and has determined, the best interest of the city would be served by the employment of the contractor for said purposes; and

Whereas, the contractor is willing to render the service of collection and disposal of all residential and commercial waste within the city limits, on city water, upon the terms and conditions hereinafter set forth.

Now, therefore, for and in consideration of the mutual covenants, promises and agreements herein contained, the parties hereto agree as follows:

SERVICE

- A. The contractor agrees to inform customers of schedules, and makes collections on a regular schedule or not less than once each seven (7) days from a single-family residence, apartment unit or commercial unit within the city. The quantity of residential refuse shall not exceed one (1) 96 gallon tote provided by City or if requested by consumer two (2) 96 gallon totes weekly. All refuse must be placed in the approved totes for curbside pickup. The city hereby approves contractor's proposed daily scheduled of collection to be followed by the contractor in the performance of this contract, provided that such schedule may be modified as conditions necessitate upon the concurrence of a city officer designated by the city council.
- B. The contractor hereby agrees to **collect and dispose of, in a good workman like manner, all acceptable domestic garbage, in approved totes and placed directly curbside/alley side. **During inclement weather, specifically snow, residents must scoop out their tote(s) and place on the streetside of the snow drift for service. Bud's will not be responsible to pickup tote(s) that are buried in snow or is not placed directly streetside of the snowdrift No grass clippings, trees, tree branches, brush, plant stalks, shrubs and leaves.**

Collections shall be made in the open alleys within the city or from the curb or service drive when no alley serves the premises.

- C. The contractor agrees to collect solid waste materials from all libraries and municipal buildings within the city, at no additional cost to the city.
- D. The contractor shall not be required, within the normal service charge rates, to remove scrap materials from the construction, remodeling and repair of buildings, nor concrete bricks, tree stumps, large furniture, or appliances, earth or earthly materials, automobile bodies or large machine parts weighing more than eighty (80) pounds, nor materials of a toxic, highly inflammable or explosive nature.
- E. The contractor may receive additional compensation, as agreed upon between the property owner and the contractor, for collection of those materials in item D above.
- F. The contractor shall not be required to collect debris caused by tornado, war, major floods, etc. This is not imply that debris from an occasional flooded basement will not be collected by the contractor.

SERVICE CHARGE TO THE CONTRACTOR

Contractor shall deliver and dispose of all such waste to the City of Plainview transfer station, but shall pay NO disposal rates (tip fees) on all waste (Contractors bids amount shall reflect the lack of tip fees) As consideration for said service, the city shall pay the contractor the sum of: **seventy-three thousand five hundred ninety-six Dollars (\$73,596.00) per year**. The sum shall be paid in twelve (12) equal monthly payments.

DISPOSAL

- A. All refuse shall be disposed of at the City Transfer Station during hours set by City, with reasonable accommodation of contractor's need to dump immediately following each pick-up cycle.
- B. City will maintain disposal sites, but hauler retains responsibility for all waste until properly deposited at site.
- C. Waste disposed of per this agreement, with no tip fee, shall only include waste collected from residents and businesses within the City Limits of Plainview.

INSURANCE

The contractor agreed to carry, at its own expense, the following:

Worker's Compensation and Employers Liability insurance with limits no less than that required by Nebraska law.

Commercial General Liability insurance with limits of not less than \$1,000,000.00 each occurrence for bodily injury and property damage liability.

Personal Injury liability with limits of not less than \$1,000,000.00

Business Auto liability covering all owned, non-owned and hire automobiles with limits of not less than \$1,000,000.00 each occurrence for bodily injury and property damage liability.

All of the above limits are subject to modification to required levels, if State law requires more coverage.

- A. The contractor agrees to include the city as an additional insurance on the Commercial General and Personal Injury liability insurance policies. The contractor further agrees to furnish the City of Plainview a "Certificate of Insurance" as evidence that he is carrying the required limits of insurance.
- B. All insurance premiums shall be paid by the contractor and shall be without costs to the city.
- C. The contractor agrees to keep and hold the city harmless from and against all costs, damages, claims or expenses it may suffer, incur or sustain or become liable for, or on account of an injury to or death of its employees or to any other person, or damage to or injury to real estate or personal property caused by or arising out of the services to be performed under this contract.
- D. The contractor agrees that, at his own cost and at all times, he will pay the salaries of all employees engaged by him in the performance of his contract.

REPORTS

- A. The contractor agrees to weigh all loads, keep good records of the total tonnage of waste hauled, the number of loads of waste hauled by him, the approximate number of tons per load and the total number of waste hauled for each month. **The City will send the hauler monthly reports of weighed loads.**

AVAILABILITY OF CONTRACTOR'S EQUIPMENT

- A. Should the contractor, except by reason of a strike, act of God or disaster, fall further than one week behind in its collection schedule, the city may, at its option, cause such refuse to be collected and disposed of. Any reasonable expense incurred in excess of the service fees provided for in this contract shall be charge against the contractor.

NOTICE OF RE-NEGOTIATIONS OR NON-RENEWAL

- A. If the monthly average tonnage varies by more than Twenty (20%) percent (up or down) from long term averages, and such increase extends in excess of 90 days; or 2) if diesel fuel cost rises to over \$3.25 per gallon, or drop by over \$1.00 per gallon for a period in excess of 90 days; then either party may request a re-negotiation in fees paid to the Contractor. The hauler may request and be granted a price increase up to ten percent (10%) of the rates over the term of the Agreement in the event of a five percent (5%) increase in either the (a) landfill rate; or (b) CPI-W for the

Midwest Region. The rate may be negotiated higher in the event of war, fuel rate increase of twenty percent (20%) above the rate at the time of the bid, or labor strike. If such re-negotiation does not result in a new agreement, either party may cancel remaining term of this agreement by giving 90 days written notice of cancellation.

- B. If at the beginning of each new contract year, the number of residential/commercial pickups increases by seven (7) or more, hauler may get an increase in price per additional pickup(s).
- C. If either party desires not to renew this agreement at the end of the term, they shall give a minimum of One Hundred Twenty (120) days written notice during the term of the contract, with contract to be rebid at the end of the contract term.

HOLIDAYS

- A. Major holidays may be observed by the contractor by provisions must be giving to the customer for pick up during those weeks. That notice will be given at the discretion of the contractor

TERM OF CONTRACT

The term of this contract shall commence on February 1, 2026 and ends on January 31, 2031 provided that this contract as provided in the section below hereof.

TERMINATION/ASSIGNMENT

This agreement is not assignable. In the event of insolvency or bankrupt of contractor, this agreement shall be terminated. In the event of any other serious violations of contract terms by hauler, contract shall be subject to termination by city, on thirty (30) days notice.

INDEMNIFICATION

Contractor agrees to indemnity and defend the city from any and all claims, demands and suits in law or in equity that may arise from or out of contractors operations.

This agreement whereof, the parties hereto have caused this instrument to be executed by their duly authorized officers and their corporate seals affixed on the day and year first above written.

CITY OF PLAINVIEW

Mayor

Dated

BUD'S SANITARY SERVICE, LLC

Daryl Guthard/ Holly Guthard- Owners

9

RESOLUTION #740

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

WHEREAS, a public meeting was held on the 11th day of November 2025 and the 9th day of December 2025 to present this plan and there were no objections to said plan;

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

1. M493 (65) 2025-2026 – Concrete surfacing of Pilcher Avenue from Fifth Street to Sixth Street - \$200,000
2. M493 (38) 2025-2026 – Concrete surfacing of Lincoln Avenue from Second Street to Third Street - \$100,000
3. M493(64) 2025-2026 – Concrete surfacing of Pine Street from Lincoln Avenue to Harper Avenue; Harper Avenue from Pine Street to King Street - \$183,000
4. M493(44) FUTURE – Concrete surfacing of Euclid Avenue from Third Street to Fifth Street - \$100,000
5. M493 (57) FUTURE – Concrete surfacing of Woodland Avenue from Fourth Street to Ninth Street - \$543,000
6. M493 (55) FUTURE – Concrete surfacing of Pilcher Avenue from Pond Street to Plum Street - \$132,000
7. M493 (59) FUTURE – Concrete surfacing of Pond Street from Park Avenue to Pilcher Avenue - \$101,000
8. M493 (63) FUTURE- Concrete surfacing of Seventh Street from Park Avenue to Pilcher Avenue; Pilcher Avenue from Seventh Street to Eighth Street; Eighth Street from Pilcher Avenue to Park Avenue - \$418,000
9. M493 (66) FUTURE – Gravel surfacing Fifth Street from Euclid Avenue to Ohio Avenue \$40,000
10. M493 (67) FUTURE – Concrete surfacing of Fourth Street from Euclid Avenue to Ohio Avenue - \$200,000
11. M493(68) FUTURE – Concrete surfacing of Fourth Street from Line Street to Locust Avenue \$200,000
12. M493(69) FUTURE – Concrete surfacing of Line Street from Fourth Street to Ninth Street \$500,000
13. M493(70) FUTURE – Concrete surfacing of Grant Avenue from Fourth to Fifth Street \$100,000
14. M493(71) FUTURE- Concrete surfacing of Fifth Street from Euclid Avenue to Ellsworth Avenue \$220,000

Passed and approved this ____ of January, 2026.

Mayor

Attest:

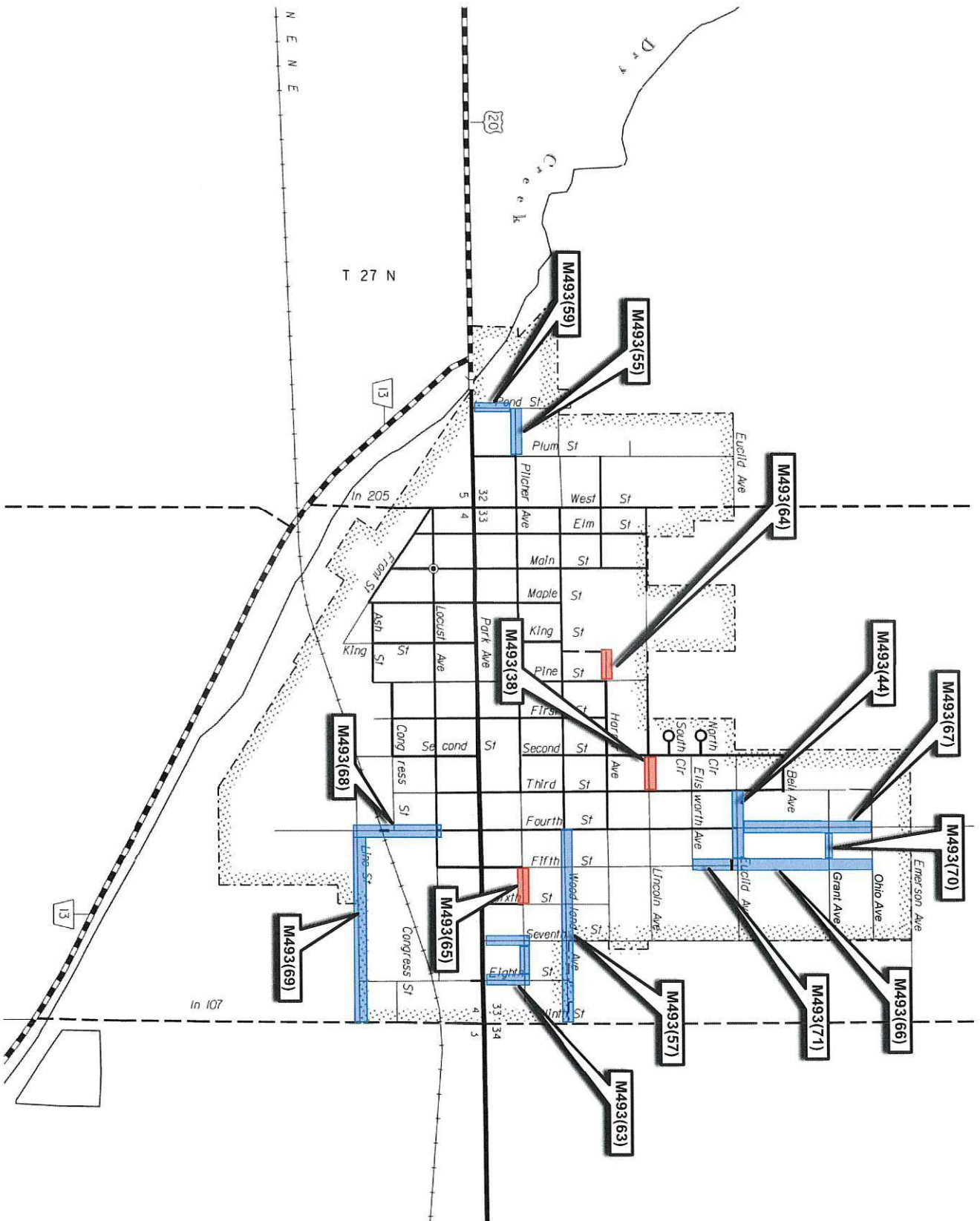
City Clerk

ONE- & SIX-YEAR STREET IMPROVEMENT PLAN

CITY OF PLAINVIEW
Planning Period from 2026 to 2031
Project No. 351-A1-001

Program No.		Project and Description	Estimated Project Cost
One-Year Plan			
1.	M493(65)	Pilcher Avenue from Fifth Street to Sixth Street <i>Concrete surfacing</i>	\$200,000
2.	M493(38)	Lincoln Avenue from Second Street to Third Street <i>Concrete surfacing</i>	\$100,000
3.	M493(64)	Pine Street from Lincoln Avenue to Harper Avenue; Harper Avenue from Pine Street to King Street <i>Concrete surfacing</i>	\$183,000
Six-Year Plan			
1.	M493(57)	Woodland Avenue from Fourth Street to Ninth Street <i>Concrete surfacing</i>	\$543,000
2.	M493(55)	Pilcher Avenue from Pond Street to Plum Street <i>Concrete surfacing</i>	\$132,000
3.	M493(59)	Pond Street from Park Avenue to Pilcher Avenue <i>Concrete surfacing</i>	\$101,000
4.	M493(63)	Seventh Street from Park Avenue to Pilcher Avenue; Pilcher Avenue from Seventh Street to Eighth Street; Eighth Street from Pilcher Avenue to Park Avenue <i>Concrete surfacing</i>	\$418,000
5.	M493(66)	Fifth Street from Euclid Avenue to Ohio Avenue <i>Gravel Street</i>	\$40,000
6.	M493(67)	Fourth Street from Euclid Avenue to Ohio Avenue <i>Concrete surfacing</i>	\$200,000
7.	M493(68)	Fourth Street from Locust Avenue to Line Street <i>Concrete surfacing</i>	\$200,000
8.	M493(69)	Line Street from Fourth Street to Ninth Street <i>Concrete surfacing</i>	\$500,000
9.	M493(70)	Grant Avenue from Fourth Street to Fifth Street <i>Concrete surfacing</i>	\$100,000
10.	M493(44)	Euclid Avenue from Third Street to Fourth Street <i>Concrete surfacing</i>	\$100,000
11.	M493(71)	Fifth Street from Euclid Avenue to Ellsworth Avenue <i>Concrete surfacing</i>	\$220,000

Prepared By:
Miller & Associates, Consulting Engineers P.C., 12/12/2025



Prepared By:



Miller & Associates
Consulting Engineers, P.C.
1111 Central Avenue
Kearney, Nebraska 68847
tel. (308) 234-6456
fax (308) 234-1146



1 Year Plan
6 Year Plan

1 & 6 Year Plan
2026
Plainview, Nebraska

9

RESOLUTION NO. 741

A RESOLUTION TO AUTHORIZE THE SALE OF REAL ESTATE OWNED BY THE CITY OF PLAINVIEW LOCATED AT 105 S. MAPLE STREET VIA PUBLIC SALE SUBJECT TO A CONDITION SUBSEQUENT

WHEREAS, the City of Plainview is the owner of real estate located at 105 S. Maple Street in Plainview and legally described as follows (hereinafter the "City Real Estate"):

Lot 18 and the South 10 feet of Lot 19, Block 9, Kimball and Blair's Addition to Plainview, Pierce County, Nebraska.

WHEREAS, Neb. Rev. Stat. § 17-503.01 provides that the sale of real property owned by the Village for less than \$5,000.00 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 for **\$4,999.00** to the first individual or entity providing the same to the City Clerk and agreeing to the terms of Section 2.

Section 2. The buyer under Section 1 shall receive a quitclaim deed and shall pay all recording costs, documentary stamp taxes, and any other fee to record the deed. Furthermore, the conveyance shall be subject to a condition subsequent regarding the improvement of the property. The buyer shall covenant to:

- A. Commence Construction: Obtain a valid building permit and commence physical construction of a permanent commercial improvement to the real estate within twelve (12) months of the date of closing. "Commence construction" shall be defined as the completion of the foundation or pouring of the slab.
- B. Complete Construction: Substantially complete said improvement, evidenced by a Certificate of Occupancy or equivalent inspection approval by the City, within twenty-four (24) months of the date of closing.
- C. Reversionary Clause: In the event the buyer fails to strictly comply with the covenants set forth above, title to the real estate shall, at the option of the City of Plainview, revert to the City. This right of reverter shall be clearly stated in the quitclaim deed and shall run with the land for a period of twenty-six (26) months from the date of closing.

Section 3. Notice of the proposed sale of property described above and the terms thereof shall be posted in three prominent places within the City for a period of not less than seven days prior to the sale of the property and said notice gave a general description of the property offered for sale and stated the terms and conditions of the sale.

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

PASSED AND APPROVED this ____ day of January, 2026.

ORDINANCE NO. 1017

AN ORDINANCE TO CONFIRM THE SALE OF REAL ESTATE OWNED BY THE CITY OF PLAINVIEW LOCATED AT 517 WEST LOCUST AVENUE IN PLAINVIEW TO JAMES ASCHOFF.

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

SECTION 1. The City of Plainview is the owner of the real estate (hereinafter the "Real Estate") described as follows:

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

SECTION 2. Pursuant to Neb. Rev. Stat. § 17-503, Resolution No. 732 was passed on August 12, 2025, by the City Council to sell the property to James Aschoff in consideration of James Aschoff executing 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 3. That notice of the aforementioned resolution and the sale of the Real Estate was published in The Plainview News once each week for three consecutive weeks commencing on November 5, 2025, and ending with the issue dated November 19, 2025. The third publication occurred on November 19, 2025.

SECTION 4. That the thirty-day right-of-remonstrance period expired on December 19, 2025, without anyone objecting to said sale of the Real Estate.

SECTION 5. The Mayor is hereby authorized to sell the Real Estate to James Aschoff and to execute any and all documents to close said transaction.

SECTION 6. All ordinances or parts of ordinances in conflict be and the same hereby are repealed.

SECTION 7. Three-fourths of the City Council voted to suspend the requirement that this ordinance be read by title on three different days.

SECTION 8. This ordinance shall be effective from and after its passage, approval and publication as provided by law.

SECTION 9. This ordinance shall be published in pamphlet form and available for public inspection during normal City Office business hours.

Passed and approved this ____ day of _____, 2026.

Mayor

(Seal)

Clerk

21

AGREEMENT FOR CONVEYANCE OF REAL ESTATE AND RELEASE OF CLAIMS

THIS AGREEMENT is made and entered into this _____ day of January, 2026, by and between the **CITY OF PLAINVIEW, NEBRASKA**, a Municipal Corporation, (hereinafter referred to as "City"), and **JAMES ASCHOFF**, (hereinafter referred to as "Aschoff").

WITNESSETH:

WHEREAS, the City is the owner of certain real estate located at 517 W. Locust Avenue in Plainview, Nebraska, legally described as:

Lots 13 and 14, Block 2, Original Town of Plainview, Pierce County, Nebraska (the "City Real Estate"); and

WHEREAS, the City Council passed Resolution No. 732, directing the sale of the City Real Estate to Aschoff; and

WHEREAS, the City has complied with the publication requirements and the thirty-day right-of-remonstrance period has expired without objection; and

WHEREAS, the City has authorized the conveyance of said property to Aschoff in consideration for Aschoff's agreement to rescind Ordinance #750, release specific claims against the City, and improve the property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. **CONVEYANCE OF PROPERTY:** The City agrees to convey the City Real Estate to Aschoff. The Mayor is authorized to execute the necessary Deed to close said transaction.
2. **CONSIDERATION: RESCISSION AND RELEASE:** In consideration of the conveyance of the City Real Estate, Aschoff hereby agrees to the following:
 - a. **Rescission:** Aschoff agrees to the rescission of Ordinance #750.
 - b. **Release of Claims:** Aschoff hereby releases any and all claims to the real estate legally described in Ordinance #750 and releases the City of Plainview from any and all claims regarding or arising out of Ordinance #750.
3. **COVENANT TO CONSTRUCT:** Aschoff agrees to construct a new building on the City Real Estate. This construction must comply with the following conditions:
 - a. The building must have a partial brick façade to match the downtown district.
 - b. Construction must be completed within two years of the closing date of this transaction.

4. **SURVIVAL OF COVENANT:** The covenants, agreements, and obligations set forth in Section 3 (Covenant to Construct) shall survive the closing and the delivery of the deed and shall remain in full force and effect until fully performed.
5. **BINDING EFFECT:** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

CITY OF PLAINVIEW, NEBRASKA

By: _____
Robert Smith, Mayor

ATTEST:

City Clerk

BUYER

James Aschoff

Altwine Electric Motors Inc

101 South Main
Foster, NE 68765

12
Estimate

Date	Estimate #
12/30/25	506

Name / Address
City Of Plainview POB 757 Plainview, Nebr. 68769

			Project
Description	Qty	Rate	Total
Kohler 26Kw Gen-Set 3Phase with 200A transfer Switch and pad and Heaters Includes Fright	1	12,500.00	12,500.00
		Subtotal	\$12,500.00
		Sales Tax (0.0%)	\$0.00
		Total	\$12,500.00

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	12/9/25	\$38,191.20	
2			
3			
4			
5			
TOTAL		38,191.20	0.00
NET CHANGE		38,191.20	

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 1-3, 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: NLC, LLC

By: 

Date: _____

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

ENGINEER'S PROJECT NO. 351-A1-004

CONTRACTOR: NLC, LLC

CONTRACT FOR: \$875,041.50

APPLICATION DATE: 12/09/25

FOR WORK ACCOMPLISHED THROUGH THE DATE OF: October 31, 2025

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

The present status of the account is as follows:

ORIGINAL CONTRACT PRICE	\$875,041.50
Net Change by Change Orders & Written Amendments	\$38,191.20
CURRENT CONTRACT PRICE	\$913,232.70
TOTAL COMPLETED & STORED TO DATE	\$913,232.70
LESS RETAINAGE 0%	\$0.00
TOTAL COMPLETED & STORED TO DATE LESS RETAINAGE	\$913,232.70
LESS PREVIOUS APPLICATION FOR PAYMENT	\$755,083.46
AMOUNT DUE THIS APPLICATION	\$158,149.24

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: _____

Date: _____

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City of Plainview

Keno Grant Application

The City of Plainview Nebraska has established a grant program from the gross proceeds of the Keno operations in the community. Funds cannot be awarded for operating costs of any organization. The concept behind this program will be to foster community pride and create opportunity.

The following should be submitted with this application:

1. A brief plan of the proposed project, objective, and benefit of the proposed project.
2. Detailed cost estimates of the project, including the manner in which such costs were determined, and detail of matching or in-kind funds. Matching funds are strongly encouraged to receive full grant request.

Applications must be received by the City Administrator by the last day of the quarter to be reviewed. Quarters end March 31st, June 30th, September 30th, and December 31st. The City Administrator will evaluate applications and then present the findings to the City Council at the regular City Council meeting immediately following the quarter. If approved, funds are to be used within six months of award date unless specified.

Name of Organization: Plainview Post Prom Committee
Address: 301 W Pilcher Ave - Plainview E-mail: jhenningsjohnson@yahoo.com
Contact Person: Jakeen Johnson Phone Number: 402-841-3636

Objective: Explain how these funds will be used for Community Pride or opportunity.

keeping kids safe after prom that normally get done between 11:00 - 11:30 p.m. then bus them to the YMCA in which kids voted on for entertainment. Entertainment gets harder a harder each year + lack of funds to entertain + prizes.
What is the benefit of this project? Entertainment and Prizes for Seniors + Juniors & Underclassmen / dates. Provide a safe environment after prom in March 2006 as many prizes in town if possible to generate some business revenue
How were costs for this project determined? 30 per kid - 100 students freshman - Senior + 14 through date 125. Give or take some will choose not to even attend prom or post prom.

Total Estimated Project Cost: \$30 per kid + \$20⁰⁰ in prizes = \$6250
Total in-kind or matching funds: \$4375.
TOTAL GRANT REQUESTING \$1875 - which is \$15.00 per student / date

If funded, what is the expected start and completion dates?

Start date: 2-1-26 Completion date: 3-28-26
purchase prizes on sale until event date

*Attach a plan summary, including time frame, on a separate piece of paper.

**Funds will be awarded at the discretion of the Mayor and City Council.

Signature: Jakeen Johnson Date: 12-18-25
Jr. Parent

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

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154609

St. Paul the Apostle Catholic Church

License #

Licensee Name/Non-Profit Organization

Event location name: St. Paul's Parish Center

Event address/location: 203 E Park Ave, Plainview, NE 68769

Event Type: Fish Fry

Event date(s): 2/20/26

Event start time(s): 4 P.M.

Event end time(s): 11P.M.

Indoor area to be licensed in length & width: 60 X 100

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: 250-300

Alternate dates/times: 2/27/2026

Alternate location name/location: _____

Type of alcohol to be served: Beer ☒ Wine ☒ Distilled Spirits _____

Event contact name: Kelly Mauer Event contact phone number: 402-582-4594

Event contact Email: kmauer@catholicforester.org

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

154609

St. Paul the Apostle Catholic Church

License #

Licensee Name/Non-Profit Organization

Event location name: **St. Paul's Parish Center**

Event address/location: **203 E Park Ave, Plainview, NE 68769**

Event Type: **Fish Fry**

Event date(s): **3/6/26**

Event start time(s): **4 P.M.**

Event end time(s): **11P.M.**

Indoor area to be licensed in length & width: **60** X **100**

Outdoor area to be licensed in length & width: _____ X _____ (Must submit a diagram)

Estimated number of attendees: **250-300**

Alternate dates/times: **3/13/2026**

Alternate location name/location: _____

Type of alcohol to be served: Beer ☒ Wine ☒ Distilled Spirits _____

Event contact name: **Kelly Mauer** Event contact phone number: **402-582-4594**

Event contact Email: **kmauer@catholicforester.org**

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ **OR**
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
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154609

St. Paul the Apostle Catholic Church

License #

Licensee Name/Non-Profit Organization

Event location name:

St. Paul's Parish Center

Event address/location:

203 E Park Ave, Plainview, NE 68769

Event Type:

Fish Fry

Event date(s):

3/20/26

Event start time(s):

4 P.M.

Event end time(s):

11P.M.

Indoor area to be licensed in length & width:

60 X 100

Outdoor area to be licensed in length & width:

X (Must submit a diagram)

Estimated number of attendees:

250-300

Alternate dates/times:

3/27/2026

Alternate location name/location:

Type of alcohol to be served: Beer

X

Wine

X

Distilled Spirits

Event contact name:

Kelly Mauer

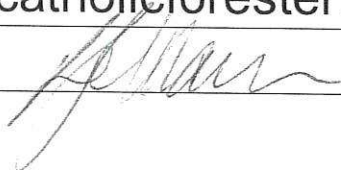
Event contact phone number:

402-582-4594

Event contact Email:

kmauer@catholicforester.org

*Signature Authorized Representative:



Local Governing Body completes below:

The local governing body for the City of

County of

OR

requested above.

approves the issuance of a Special Designated License as

Local Governing Body Authorized Signature

Date

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ADMINISTRATOR EMPLOYMENT AGREEMENT

This Administrator Employment Agreement (hereinafter this "Agreement") is effective the 1st day of February, 2026 (hereinafter the "Effective Date"), by and between the **City of Plainview**, Nebraska, d/b/a Plainview Manor & Whispering Pines Assisted Living (hereinafter the "City") and **Juleen Johnson** (hereinafter "Administrator").

RECITALS

WHEREAS, the City wishes to contract with Juleen Johnson for the Management of the Plainview Manor and Whispering Pines Assisted Living (hereinafter, collectively, the "Manor"); and

WHEREAS, Administrator is qualified to perform such services.

In consideration of the above Recitals, the terms and covenants of this agreement, and other valuable consideration, the parties agree as follows:

1. **SERVICES:** It is understood that services provided by Administrator pursuant to this Agreement shall be as a full-time administrator for the Manor.
2. **COMPENSATION:** The City shall compensate and provide benefits to Administrator as follows:
 - A. A salary of \$147,366.90 per year, being paid bi-weekly.
 - B. At the end of each year of employment, the Manor Board will perform an annual review of the Administrator, the results of which shall be shared with the City Council.
 - C. Each year, during the annual review of employment, the Manor Board will review year-end financials, State/federal survey results, and satisfaction surveys in order to set the Administrator's salary for the following year, but any increase in salary shall be approved by the City Council. Furthermore, the Manor Board shall adopt a performance improvement plan for purposes of conducting its annual review of the Administrator.
 - D. Full family health insurance under the contract the Manor has with its current carrier, at no cost to Administrator, thereby providing that the Administrator will have no premium.
 - E. Life insurance, as set forth in the Manor employee benefit package.
 - F. A retirement plan under the contract the Manor has with up to a 5% employer match.
 - G. Paid Time Off (PTO) based on the current employee benefit package. See PTO policy in the employee handbook, which is incorporated herein by reference.
 - H. Seven Federal holidays with pay. See the employee handbook.
 - I. Travel and education expenses will be paid by the City, within limits as discussed and agreed to by the Manor Board.
 - J. \$100 per month allowance for personal cell phone usage.
3. **LICENSES:** Administrator shall see to it that all licenses are maintained and that the Manor shall remain licensed for at least the same number of beds for which the facility is currently licensed. Any modifications shall require City approval.

4. **RENOVATIONS:** Administrator shall not cause major renovations to the property without the prior written consent of the City.
5. **DUTIES OF ADMINISTRATOR:** Administrator shall:
 - A. Exercise dominion over and shall manage and operate the Manor on the City's behalf. Administrator shall exercise authority and discretion in a professional and competent manner.
 - B. Screen, develop, and establish an adequate staff to manage and operate the Manor.
 - C. Review and develop, as necessary, policies and procedures for each department.
 - D. Assist the Manor in securing' all third-party reimbursement contracts sought by the Manor.
 - E. Monitor workers' compensation expenses and develop, as necessary, policies and procedures that are designed to control workers' compensation claims and abuses.
6. **MANAGEMENT SERVICES:** Administrator shall provide management services, including, but not limited to:
 - A. Deposit all revenue from the Manor in the Manor's bank account or designate an individual to do the same.
 - B. Present monthly expenses to the Manor Board or its designee for timely approval and signatures.
 - C. Develop and implement the operating capital, bond payments and cash programs.
 - D. Recruit, employ, oversee training, promote, direct and terminate the employment of personnel as needed for the operation of all departments and services of the Manor. Set salary levels, personnel policies and employee benefits within applicable budgetary and regulatory limits and provide performance standards with approval of the Manor Board.
 - E. Monitor price and reimbursement schedules in the service area, develop price and reimbursement schedules for the Manor and assist Manor in seeking approval of appropriate price schedules with third party paying agencies.
 - F. Purchase supplies and equipment and provide to the Manor all benefits resulting therefrom to the extent permitted by law. Where possible and profitable, supplies and equipment will be purchased locally.
 - G. Prepare, analyze, present and explain a monthly operational and management status report to the Manor Board and the City Council.
 - H. Implement small ordinary repairs and maintenance of all of the Manor's equipment, plant and building, as provided under a budget with the approval of the Facilities. Administrator shall be allowed to make any and all repairs up to Twenty-Five Hundred Dollars (\$2,500.00) without the permission of the Facility. For expenditures in excess of \$2,500.00, approval by the Manor Board is required. Emergencies excepted. Total expenditures in excess of the budget requires further explanation and documentation to the Facilities.
 - I. Provide professional managerial expertise and support for Manor account billing and collection and accounts payable.
7. **INDEMNIFICATION:** The City shall defend, indemnify, and save harmless Administrator from any claim, action, liability or suit, arising out of or in any manner related to Administrator's performance of its obligation under the terms of this Agreement. Administrator shall be

listed as additional insured on the liability insurance policy of the Manor. Neither Administrator nor the City, by entering into and performing their duties under this Agreement, shall become liable for any of the existing or future obligations, liabilities, or debts of the other party to this Agreement.

8. **RECORDS:** Administrator shall maintain financial records and reports on premises at the Manor, which shall be open to the inspection of the Manor Board at any reasonable time.
9. **DURATION AND TERMINATION:** This Agreement shall become effective on the Effective Date set forth above and shall continue for a period of one year. This Agreement shall automatically renew for additional one-year periods under the same terms and conditions of this Agreement unless otherwise terminated as provided herein.
10. **TERMINATION:** This Agreement may be terminated by either party immediately for cause, and with or without cause at any time, on thirty (30) days' prior written notice.
11. **WAIVER OF RIGHT TO HEARING:** As a result of the termination method set forth above, Administrator waives any and all rights to a hearing regarding termination of this Agreement, including, but not limited to, a *Loudermill* hearing, a pre- or post-termination grievance hearing, or a Due Process hearing.
12. **SEVERANCE:** In the event this Agreement is terminated by the City without cause, Administrator shall be paid six months of Administrator's salary. In addition, Administrator will continue to be covered by the Manor's family health insurance provider at no cost to Administrator. These severance benefits are provided in exchange for a release of all claims against the City, its elected and appointed officials, managers, employees, and agents, for any and all claims of any nature whatsoever that may arise by reason of such termination, including, but not limited to, an alleged breach of this Agreement (or any express or implied contract), or any federal law, state law, or local ordinance, or a constitutional process claim that Administrator's termination by the City deprived Administrator of a property interest and continued employment with the City and of a liberty interest in Administrator's name and reputation. Such severance will be paid in bi-weekly installments. However, neither the severance pay nor the post-termination insurance coverage will be provided if this Agreement is terminated for cause by the City.
13. **ASSIGNMENT:** The rights of Administrator under this Agreement are personal to Administrator and may not be assigned or transferred to any other person, firm or corporation without the prior written consent of the City.
14. **ENTIRE AGREEMENT:** This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.
15. **MODIFICATION:** Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by authorized representative of each party.

IN WITNESS WHEREOF, each party to this agreement has caused it to be executed at Plainview, Nebraska, on the dates indicated below.

Date: _____

Juleen Johnson

City of Plainview, Nebraska

Date: _____

By:

Robert Smith, mayor