



Watch the meeting livestream at <https://www.youtube.com/@FallsCityNE/streams>

The City Council may vote to go into Closed Session on any agenda item as allowed by State Law.

ROUTINE BUSINESS

1. Announcement of Open Meetings Act
 2. Roll Call
 3. Pledge of Allegiance
 4. Mayors Report
 5. City Administrators Report
 6. Chief of Police Report
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CONSENT AGENDA

1. Minutes Approval for July 1, 2024
2. Agenda Approval
3. Claims Approval for June 22, 2024 through July 5, 2024
4. Treasurers Report
5. Consent Agenda

Any item listed on the Consent Agenda may, by the request of any single Council Member, be considered as a separate item under the Regular Agenda Section of the Agenda.

OLD BUSINESS

None

REGULAR BUSINESS

1. Discussion – Falls City EDGE Quarterly Report for the 2nd Quarter of 2024 | Lucas Froeschl, EDGE Director (Pg 26)
2. Discussion – Consideration to sell two ROW parcels totaling one-tenth of an acre along 33rd Street and the north property line of Packrat Storage | Ron Jordening (Pg 28)
3. Discussion and Action – Resolution authorizing the sale of real property and execution of sale documents for the property at 221 West 16th Street (Senior Citizens Center) for \$175,000.00 (Pg 32)
4. Discussion and Action – Resolution authorizing city to assess unpaid vacant property registration fees totaling \$750.00 for the property at 2212 Hiland Avenue (Pg 42)
5. Discussion and Action – Resolution authorizing city to assess unpaid vacant property registration fees totaling \$750.00 for the property at 2411 Harlan Street (Pg 45)



CITY COUNCIL REGULAR MEETING
MONDAY – JULY 15TH, 2024, 6:00 PM
CITY HALL - COUNCIL CHAMBERS
2307 BARADA STREET
FALLS CITY, NE 68355

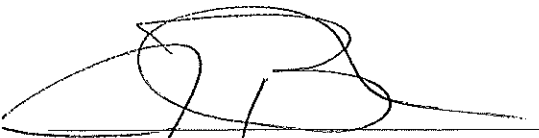
6. Discussion and Action – Resolution authorizing city to assess unpaid vacant property registration fees totaling \$750.00 for the property at 918 Fulton Street (Pg 48)
7. Discussion and Action – Resolution committing the property at 1506 Stone Street to the development of an amphitheater park (Pg 51)
8. Discussion – Amendments to city code regarding the discharging of fireworks | Don Ferguson (Pg 60)
9. Discussion and Action – Amendments to city code regarding dangerous dogs | Stephen & Megan Randall (Pg 61)

ADJOURNMENT

Anthony Nussbaum, City Clerk

FCPD Monthly Report - June 2024

	<u>MONTH</u>	<u>YEAR</u>	<u>CALLS FOR SERVICE</u>	<u>MONTH</u>	<u>YEAR</u>
ARRESTS					
Felony	1	20	911 Hangup/Misdial	30	159
Misdemeanor	27	204	Animal Call	34	182
City Ordinance	6	25	Accident	8	39
Total:	34	249	Alarm	3	24
TRAFFIC					
Citations	26	260	Ambulance	78	433
Warnings	32	187	Assault	0	4
Total:	58	447	Burglary	0	0
PARKING					
Citations	3	76	Burn Permit	11	214
Warnings	4	4	Civil Standby	0	0
Total:	7	80	Curfew	0	0
OTHER					
Warnings	3	22	Welfare Check	17	68
			Domestic Disturbance	6	24
			Disturbance	11	47
			Escort	0	2
			Fire Call	8	63
			Found or Lost Property	7	46
			Fingerprints	1	7
			Fraud	1	2
			Gun Permit	0	37
			HHS Intake	9	79
			House Watch	0	7
			Investigation	7	42
			Information Only	22	108
			Law Enforcement Assist	0	13
			Loitering	3	7
			Motorist Assist	10	48
			Missing Person/Juvenile	1	7
			Miscellaneous	58	364
			Noise Disturbance	12	51
			Nuisance	33	148
			Open Door	0	3
			Parking Complaint	6	33
			Phone Scam	3	15
			Referral	33	205
			Records Check	7	84
			Runaway	0	1
			Suspicious Person/Vehicle	9	48
			Theft	4	36
			Traffic/Driving Complaint	17	62
			Trespassing	3	20
			Truancy	0	1
			Vandalism	4	17
			Vehicle Repossession	1	1
			Warrant Arrest	1	16
			Weather Notification	12	38
Total Calls for Services	470	2,805			
Total Reports	64	348			
Total Arrests	63	585			
Total Warnings	39	213			
Total Mileage	7,706	42,379			
Total 911 Calls	113	751			



Jamie Baker

Falls City Police Department

Crimes and Clearance Rate

Part I Crimes

Date: JUNE 2024

Number and Disposition of Offenses Known to the Police

UNIFORM CLASSIFICATION OF OFFENSES	OFFENSES KNOWN TO THE POLICE					OFFENSES CLEARED		
	REPORTED OR KNOWN THIS MO.	UNFOUNDED	ACTUAL OFFENSES THIS MO.	ACTUAL THIS YR TO-DATE	ACTUAL LAST YR TO-DATE	THIS MONTH	THIS YEAR TO-DATE	LAST YEAR TO-DATE
PART I								
1. Criminal Homicide								
2. Rape				2	4		2	4
3. Robbery								
Armed – any weapon								
Strong arm – no weapon								
4. Assault				3	1		3	1
5. Burglary				6			6	
Forcible Entry					2			2
Unlawful entry – no force								
Attempted forcible entry					1			1
6. Thefts								
Pocket picking								
Purse snatching								
Shoplifting				46	57		46	57
Thefts from auto				1	1		1	
Thefts of auto parts & acc.					2			2
Thefts of bicycles					1			1
Thefts from buildings	1		1			1		
Thefts from coin operated machine								
All other thefts	1		1	5	8	1	5	8
7. Motor vehicle theft				5			5	
Autos					3			2
Trucks and buses								
Other vehicles								
8. Arson								
Total	2		2	68	80	2	68	78

PART I % CLEARED 100% 100% 98%

Falls City Police Department

Crimes and Clearance Rate

Part II Crimes

Date: JUNE 2024

Number and Disposition of Offenses Known to the Police

UNIFORM CLASSIFICATION OF OFFENSES	OFFENSES KNOWN TO THE POLICE					OFFENSES CLEARED		
PART II	REPORTED OR KNOWN THIS MO.	UNFOUNDED	ACTUAL OFFENSES THIS MO.	ACTUAL THIS YR TO-DATE	ACTUAL LAST YR TO-DATE	THIS MONTH	THIS YEAR TO-DATE	LAST YEAR TO-DATE
1. Other Assaults	6		6	38	17	6	38	17
2. Forgery & Counterfeiting								
3. Fraud	1		1	1	1	1	1	1
4. Embezzlement								
5. Stolen Property								
6. Vandalism	4		4	14	8	4	11	7
7. Weapons-Possession								
8. Prostitution								
9. Other Sex Offenses				11	44		11	44
10. Narcotics Laws				28	12		28	12
11. Gambling Laws								
12. Offenses Against Family	3		3	32	40	3	32	40
13. Driving Under Influence					3			3
14. Liquor Laws				7	1		7	1
15. Disorderly Conduct	2		2	11	15	2	11	15
16. All Other Offenses	11		11	103	96	11	103	96
TOTAL	27		27	245	237	27	242	236
PART I&II TOTAL	29		29	313	317	29	310	314

Combined Total	Part II % Cleared	100%	98%	99%
	Part I & II % Cleared	100%	99%	99%

FALLS CITY CODE ENFORCEMENT MONTHLY REPORT

June, 2024

NUISANCES REPORTED	VIOLATIONS	REINSPECTED	VIOLATIONS FILED
33	27	27	3

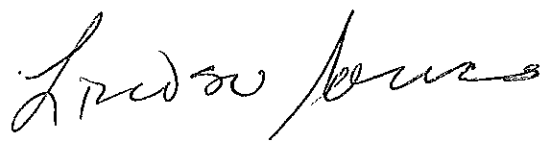
TREES REPORTED	VIOLATIONS	REINSPECTED COMPLIANT	VIOLATIONS FILED
15	15	7	0

ABATEMENT REQUEST

0

ANIMAL CALLS	ANIMALS PICKED UP	ANIMALS CLAIMED	ANIMALS ADOPTED
34	6	4	2

CODE ENFORCEMENT



July 1, 2024

A meeting of the City Council of the City of Falls City, Nebraska, was held in said City on the 1st day of July 2024, at 6:00 o' clock P.M. Council met in regular session. Mayor Harkendorff was absent and Council President Leyden called the meeting to order and Clerk Nussbaum recorded the minutes of the meeting. On roll call the following Council persons were present: Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. Absent: Fouraker, Holle, Wisdom. Notice of the meeting was given in advance thereof by posting in three public places, a designated method for giving notice as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to the mayor and all persons 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. Council President Leyden publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held.

CONSENT AGENDA

A motion was made by Council person Ferguson and seconded by Council person Ractliffe to approve the Consent Agenda as follows: *WHEREAS*, certain business of the City Council (Council) of the City of Falls City (City) transpires on a regular and routine basis or is not of controversial nature; and *WHEREAS*, roll call votes on each individual issue greatly extend the meeting time. *NOW, THEREFORE, BE IT HEREBY RESOLVED* BY the City Council that in the interest of economizing time, yet complying with the Public Meeting Laws of the State of Nebraska, which require roll call voting, the following issues are hereby consolidated in this Consent Agenda: 1. *BE IT FURTHER RESOLVED* BY the Council that the minutes from the June 17, 2024, regular meeting are hereby approved. 2. *BE IT FURTHER RESOLVED* BY the Council that the agenda for July 1, 2024, is hereby approved. 3. *BE IT FURTHER RESOLVED* BY the Council that the June 8 through June 21, 2024, Claims are hereby approved. 4. *BE IT FURTHER RESOLVED* BY the Council that the Consent Agenda for July 1, 2024, is hereby approved. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

RESOLUTION AUTHORIZING FOR EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH RICHARDSON COUNTY FOR THE TRANSFER OF 911 CALLS TO A SECONDARY PUBLIC SAFETY ANSWERING POINT

A motion was made by Council member Leyden and seconded by Council member Buckminster to adopt the resolution as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

PUBLIC HEARING - APPLICATION FOR A CLASS C LIQUOR LICENSE BY FREDERICK SPIRITS, LLC FOR 2602 HARLAN STREET

Council President Leyden declared a public hearing open at 6:07 P.M. to discuss a request for a liquor license by Frederick Spirits, LLC at 2602 Harlan Street. Council President Leyden then asked if there was anyone in the audience who wished to speak in favor of or oppose said request. There was no public comment. All members of the public wishing to address the governing body were provided a reasonable amount of time to do so. Council President Leyden then declared the public hearing closed at 6:07 P.M. A motion was made by Council member Ractliffe and seconded by Council member Rhodd to approve the application as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

CITY PARTICIPATION IN THE FALLS CITY HIGH SCHOOL/FALLS CITY CAREER ACADEMY WORK BASED LEARNING PROGRAM|FALLS CITY PUBLIC SCHOOLS

A motion was made by Council member Ractliffe and seconded by Council member Ferguson to pursue an agreement to participate in the Work Based Learning Program with Falls City Public Schools. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

LIGHTING IMPROVEMENTS FOR ENTIRE COMPLEX AT THE FIEDLER FAMILY BALL COMPLEX|FALLS CITY RECREATION, INC.

A motion was made by Council member Buckminster and seconded by Council member Ractliffe to solicit bids for updated lighting. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

REQUEST TO BLOCK OFF THE 1400 BLOCK OF STONE STREET FROM 5:30-11:59 PM ON JULY 5 FOR THE RICHARDSON COUNTY CANCER FUND BENEFIT DINNER/AUCTION EVENT|BETH VONDERSCHMIDT-RCCFI PRESIDENT

A motion was made by Council member Leyden and seconded by Council member Ferguson to approve the request as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

REQUEST TO USE SNC FIELD AT THE FIEDLER FAMILY BALL COMPLEX ON JULY 11 FOR AN OUTDOOR MOVIE COMMUNITY EVENT|JERRI ELWONGER-GIRL SCOUT TROOP 20566

A motion was made by Council member Ferguson and seconded by Council member Rhodd to approve the request as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

CHANGE ORDER 1 - GROUP B CONTRACT TOTALING \$225,009.92 FOR THE 2022 ELECTRICAL DISTRIBUTION SYSTEM IMPROVEMENTS PROJECT|TREVOR CAMPBELL-PUBLIC WORKS DIRECTOR

A motion was made by Council member Leyden and seconded by Council member Buckminster to approve Change Order 1 for Contract B with Watts Electric as presented. Roll was called on this motion and the Council persons voted as follows: "YEA" Buckminster, Ferguson, Leyden, Ractliffe, Rhodd. "NAY" None. "ABSENT" Fouraker, Holle, Wisdom. Motion carried.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:35pm

I, the undersigned, City Clerk for the City of Falls City, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by Council President Leyden and Council on July 1, 2024; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; 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 persons 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; and that a current copy of the Nebraska Open Meetings Act was available and accessible to persons of the public, posted during such meeting in the room in which such meeting was held.

(SEAL)

CITY CLERK

CITY CLERK

MAYOR



Expense Approval Report

By Fund

Payment Dates 6/22/2024 - 7/5/2024

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 100 - General					
International Union of Operati	CM0000028	03/22/2024	IUOE Union Dues	100-01-00-21151	-149.70
Nebraska Child Support Paym	CM0000030	03/22/2024	Child Support	100-01-00-21151	-259.39
Nebraska Child Support Paym	CM0000031	03/22/2024	Nebraska Child Support 2	100-01-00-21151	-193.85
Nebraska Child Support Paym	CM0000032	03/22/2024	Child Support	100-01-00-21151	-204.01
Nebraska Dept of Revenue	CM0000033	03/22/2024	Garnishment	100-01-00-21151	-250.00
American National Bank	CM0000046	03/22/2024	HSA	100-01-00-21151	-50.00
American National Bank	CM0000047	03/22/2024	HSA	100-01-00-21151	-100.00
International Union of Operati	INV02298	03/22/2024	IUOE Union Dues	100-01-00-21151	149.70
Nebraska Child Support Paym	INV02300	03/22/2024	Child Support	100-01-00-21151	259.39
Nebraska Child Support Paym	INV02301	03/22/2024	Nebraska Child Support 2	100-01-00-21151	193.85
Nebraska Child Support Paym	INV02302	03/22/2024	Child Support	100-01-00-21151	204.01
Nebraska Dept of Revenue	INV02303	03/22/2024	Garnishment	100-01-00-21151	250.00
American National Bank	INV02316	03/22/2024	HSA	100-01-00-21151	50.00
American National Bank	INV02317	03/22/2024	HSA	100-01-00-21151	100.00
Cherryroad Media	171982	07/05/2024	resident guide	100-04-00-52147	326.00
Quill Corpotation	39023155	07/05/2024	calc tape	100-01-11-52372	19.79
Quill Corpotation	39023155	07/05/2024	staples	100-01-11-52372	14.79
Tyler Technologies Inc	025-468927	07/05/2024	service	100-01-11-52195	725.00
Principal Life Insurance Comp	INV03392	06/14/2024	Dental Ins	100-01-00-21151	596.14
Principal Life Insurance Comp	INV03401	06/14/2024	Vison Ins	100-01-00-21151	139.97
Golden Shovel	inv-20242251	07/05/2024	advertising	100-01-11-52147	1,442.00
Pro-Serv	271917	07/05/2024	printing expense c4500	100-01-11-52118	1,356.53
Farm & City Supply	997343	07/05/2024	toilet plunger	100-01-11-52093	17.98
Utility Department	INV03647	07/05/2024	city hall lease	100-01-11-52018	31.00
Utility Department	INV03647	07/05/2024	city hall lease	100-01-11-52019	38.43
Utility Department	INV03648	07/05/2024	city office	100-01-11-52018	103.93
Utility Department	INV03648	07/05/2024	city office	100-01-11-52019	90.81
Utility Department	INV03648	07/05/2024	city office	100-01-11-52020	1,095.39
Tyler Technologies Inc	045-473252	07/05/2024	service	100-01-11-52195	1,160.00
AMERITAS BILLING	INV03584	06/28/2024	457 Pre Tax Percentage	100-01-00-21151	155.58
CWA Dues	INV03588	06/28/2024	CWA Union Dues	100-01-00-21151	50.46
Principal Life Insurance Comp	INV03589	06/28/2024	Dental Ins	100-01-00-21151	596.14
Medica Insurance	INV03590	06/28/2024	Group Health	100-01-00-21151	17,900.77
IBEW Local Union #1536	INV03591	06/28/2024	IBEW Union Dues	100-01-00-21151	153.66
International Union of Operati	INV03592	06/28/2024	IUOE Union Dues	100-01-00-21151	149.70
Dearborn Life Insurance Com	INV03593	06/28/2024	Life Insurance	100-01-00-21151	266.19
Nebraska Child Support Paym	INV03594	06/28/2024	Child Support	100-01-00-21151	259.39
Nebraska Child Support Paym	INV03595	06/28/2024	Nebraska Child Support 2	100-01-00-21151	193.85
Nebraska Child Support Paym	INV03596	06/28/2024	Child Support	100-01-00-21151	204.01
Nebraska Dept of Revenue	INV03597	06/28/2024	Garnishment	100-01-00-21151	250.00
Principal Life Insurance Comp	INV03598	06/28/2024	Vison Ins	100-01-00-21151	139.97
Ameritas	INV03599	06/28/2024	Pension 457 Pre-Tax	100-01-00-21151	30.00
Ameritas	INV03600	06/28/2024	Retirement 501a	100-01-00-21151	374.50
Ameritas	INV03601	06/28/2024	Retirement 501a	100-01-00-21151	315.64
Ameritas	INV03602	06/28/2024	Retirement 501a	100-01-00-21151	222.44
Ameritas	INV03603	06/28/2024	Retirement 501a	100-01-00-21151	252.86
Ameritas	INV03604	06/28/2024	Retirement 501a	100-01-00-21151	209.10
Ameritas	INV03605	06/28/2024	Retirement 501a	100-01-00-21151	222.44
Ameritas	INV03606	06/28/2024	Retirement 501a	100-01-00-21151	311.16
Ameritas	INV03607	06/28/2024	Retirement 501a	100-01-00-21151	229.94
Ameritas	INV03608	06/28/2024	Retirement 501a	100-01-00-21151	266.60
Ameritas	INV03609	06/28/2024	Retirement 501a	100-01-00-21151	211.10
Ameritas	INV03610	06/28/2024	Retirement 501a	100-01-00-21151	244.70

Expense Approval Report

Payment Dates: 6/22/2024 - 7/5/2024

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Ameritas	INV03611	06/28/2024	Retirement 501a	100-01-00-21151	302.48
Ameritas	INV03612	06/28/2024	Retirement 501a	100-01-00-21151	317.38
Ameritas	INV03613	06/28/2024	Retirement 501a	100-01-00-21151	219.28
Ameritas	INV03614	06/28/2024	Retirement 501a	100-01-00-21151	289.66
Ameritas	INV03615	06/28/2024	Retirement 501a	100-01-00-21151	247.04
Ameritas	INV03616	06/28/2024	Retirement 501a	100-01-00-21151	342.52
Ameritas	INV03617	06/28/2024	Retirement 501a	100-01-00-21151	203.52
Ameritas	INV03618	06/28/2024	Retirement 501a	100-01-00-21151	195.16
Ameritas	INV03619	06/28/2024	Retirement 501a	100-01-00-21151	319.42
Ameritas	INV03620	06/28/2024	Retirement 501a	100-01-00-21151	347.70
Ameritas	INV03621	06/28/2024	Retirement 501a	100-01-00-21151	341.92
Ameritas	INV03622	06/28/2024	Retirement 501a	100-01-00-21151	181.86
Ameritas	INV03623	06/28/2024	Retirement 501a	100-01-00-21151	165.70
Ameritas	INV03624	06/28/2024	Retirement 501a	100-01-00-21151	284.44
Ameritas	INV03625	06/28/2024	Retirement 501a	100-01-00-21151	221.32
Ameritas	INV03626	06/28/2024	Retirement 501a	100-01-00-21151	170.96
Ameritas	INV03627	06/28/2024	Retirement 501a	100-01-00-21151	286.44
Ameritas	INV03628	06/28/2024	Retirement 501a	100-01-00-21151	315.60
American National Bank	INV03629	06/28/2024	HSA	100-01-00-21151	100.00
American National Bank	INV03630	06/28/2024	HSA	100-01-00-21151	30.00
American National Bank	INV03631	06/28/2024	HSA	100-01-00-21151	100.00
American National Bank	INV03632	06/28/2024	HSA	100-01-00-21151	50.00
American National Bank	INV03633	06/28/2024	HSA	100-01-00-21151	100.00
American National Bank	INV03634	06/28/2024	HSA	100-01-00-21151	20.00
Ameritas	INV03635	06/28/2024	Retirement 501a	100-01-00-21151	371.50
Ameritas	INV03636	06/28/2024	Retirement 501a	100-01-00-21151	389.18
Ameritas	INV03637	06/28/2024	Retirement 501a	100-01-00-21151	462.00
Ameritas	INV03638	06/28/2024	Retirement 501a	100-01-00-21151	344.28
Ameritas	INV03639	06/28/2024	Retirement 501a	100-01-00-21151	396.00
Nebraska Department of Reve	INV03640	06/28/2024	State W/H Tax	100-01-00-21151	3,948.55
Department of the Treasury	INV03641	06/28/2024	Federal W/H	100-01-00-21151	7,683.66
Department of the Treasury	INV03642	06/28/2024	Medicare Tax	100-01-00-21151	3,151.48
Department of the Treasury	INV03643	06/28/2024	Social Security Tax	100-01-00-21151	13,475.00
Southeast Nebraska Communi	INV03521	07/05/2024	service	100-01-11-52011	613.56
Fund 100 - General Total:					66,355.57
Fund: 110 - Police					
Armbruster Motor Co	292342	07/05/2024	2022 Ford Explorer hail dama	110-02-21-52160	140.00
Evident Inc	239270a	07/05/2024	test kits	110-02-21-52429	90.75
Pro-Serv	271917	07/05/2024	c3000	110-02-21-52118	173.98
Das State Accounting - Center	1433304	07/05/2024	network serv charges	110-02-21-52199	537.60
Southeast Nebraska Communi	INV03521	07/05/2024	service	110-02-21-52011	551.89
Fund 110 - Police Total:					1,494.22
Fund: 115 - Animal Control					
Omaha Public Power District	INV03524	07/05/2024	service	115-02-23-52020	38.34
Utility Department	INV03644	07/05/2024	an control	115-02-23-52019	13.58
Fund 115 - Animal Control Total:					51.92
Fund: 120 - Fire					
Richardson County Mutual Ai	INV03523	07/05/2024	cell phone service	120-02-22-52011	189.30
Utility Department	INV03650	07/05/2024	fire	120-02-22-52019	85.26
Utility Department	INV03650	07/05/2024	fire station	120-02-22-52020	39.00
Utility Department	INV03651	07/05/2024	fire station	120-02-22-52018	44.67
Utility Department	INV03651	07/05/2024	fire station	120-02-22-52020	124.75
Utility Department	INV03652	07/05/2024	fire station/hydrants	120-02-22-52019	3,733.30
Utility Department	INV03653	07/05/2024	ambulance bldg	120-02-22-52018	31.00
Utility Department	INV03653	07/05/2024	ambulance bldg	120-02-22-52020	61.57
Southeast Nebraska Communi	INV03521	07/05/2024	service	120-02-22-52011	127.35
Fund 120 - Fire Total:					4,436.20
Fund: 150 - Parks					
Dollar Fresh	4874257225	07/05/2024	concession supplies	150-05-51-52303	13.96

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Robert Ewing	INV03718	07/05/2024	refund - camper space	150-05-51-60000	60.00
Christina Eickhoff	INV03520	07/05/2024	refund - pool party	150-05-51-60000	200.00
Meyer Laboratory Inc	0938852-in	07/05/2024	mild foam	150-05-51-52429	383.70
Falls City Mercantile	223393	07/05/2024	concession items	150-05-51-52303	675.67
Farm & City Supply	996724	07/05/2024	door stop wedge	150-05-51-52093	15.98
Farm & City Supply	996734	07/05/2024	credit	150-05-51-52093	-5.00
Farm & City Supply	996734	07/05/2024	hose	150-05-51-52093	34.99
Falls City Recreation	INV03719	07/05/2024	lifeguard training	150-05-51-51310	1,940.00
Farm & City Supply	996915	07/05/2024	credit	150-05-51-52429	-40.00
Farm & City Supply	996915	07/05/2024	hammr drl bt sds+ 1/4x6"	150-05-51-52429	7.59
Farm & City Supply	996915	07/05/2024	drill/driver compact	150-05-51-52429	139.00
Dollar Fresh	0391	07/05/2024	supplies	150-05-51-52429	6.44
Falls City Mercantile	223534	07/05/2024	concession items	150-05-51-52303	159.10
Farm & City Supply	996927	07/05/2024	dwv pvc cap flex 4"	150-05-51-52429	60.13
Farm & City Supply	996927	07/05/2024	file mill bastard12" card	150-05-51-52429	13.99
Farm & City Supply	996927	07/05/2024	step ladder 2' Alumtype1a	150-05-51-52429	49.99
Farm & City Supply	997010	07/05/2024	hose with shut off	150-05-51-52429	13.99
Farm & City Supply	997010	07/05/2024	sprinkler	150-05-51-52429	35.99
Falls City Mercantile	223645	07/05/2024	concession items	150-05-51-52303	813.60
Farm & City Supply	997118	06/13/2024	floor fan	150-05-51-52429	129.99
Falls City Mercantile	223732	07/05/2024	urinal block	150-05-51-52429	13.79
Dollar Fresh	977491	07/05/2024	supplies	150-05-51-52429	20.94
Acco Unlimited Corporation	0243660-IN	07/05/2024	chemicals	150-05-51-52300	3,756.60
Falls City Mercantile	223799	07/05/2024	concession items	150-05-51-52303	172.93
Mahaska/Pepsi	3365488	07/05/2024	concession items	150-05-51-52303	333.98
Farm & City Supply	997410	07/05/2024	connectr 7 ti 4 adapter	150-05-51-52429	12.99
Utility Department	INV03654	07/05/2024	legion park	150-05-51-52020	68.76
Utility Department	INV03655	07/05/2024	morehead field	150-05-51-52019	336.26
Utility Department	INV03656	07/05/2024	grandview park	150-05-51-52019	71.35
Utility Department	INV03656	07/05/2024	grandview park	150-05-51-52020	82.75
Utility Department	INV03657	07/05/2024	hartman field	150-05-51-52020	143.28
Utility Department	INV03658	07/05/2024	f&m bank	150-05-51-52020	85.41
Utility Department	INV03659	07/05/2024	snc field	150-05-51-52020	39.00
Utility Department	INV03660	07/05/2024	4-h barn	150-05-51-52020	39.51
Utility Department	INV03661	07/05/2024	fc riding club	150-05-51-52019	38.17
Utility Department	INV03661	07/05/2024	fc riding club	150-05-51-52020	44.04
Utility Department	INV03663	07/05/2024	parks new shop	150-05-51-52019	39.30
Utility Department	INV03663	07/05/2024	parks new shop	150-05-51-52020	101.80
Utility Department	INV03664	07/05/2024	camper sites	150-05-51-52019	195.57
Utility Department	INV03664	07/05/2024	camper sites	150-05-51-52020	204.44
Utility Department	INV03665	07/05/2024	stanton lake vball	150-05-51-52020	71.16
Utility Department	INV03666	07/05/2024	cabin	150-05-51-52020	66.24
Utility Department	INV03667	07/05/2024	south camper	150-05-51-52020	175.57
Utility Department	INV03668	07/05/2024	north camper	150-05-51-52020	106.22
Utility Department	INV03669	07/05/2024	aquatic center	150-05-51-52018	2,700.59
Utility Department	INV03669	07/05/2024	aquatic center	150-05-51-52019	1,306.49
Utility Department	INV03669	07/05/2024	aquatic center	150-05-51-52020	1,832.14
Utility Department	INV03670	07/05/2024	dallas jones tennis court	150-05-51-52020	45.55
Utility Department	INV03671	07/05/2024	dallas jones park -irr mtr	150-05-51-52019	7,369.78
Utility Department	INV03671	07/05/2024	dallas jones park -irr mtr	150-05-51-52020	41.65
Utility Department	INV03672	07/05/2024	snack chack new	150-05-51-52019	438.01
Utility Department	INV03672	07/05/2024	snack chack new	150-05-51-52020	200.79
Utility Department	INV03673	07/05/2024	snackshack irr	150-05-51-52019	136.58
Mahaska/Pepsi	3365493	07/05/2024	concession items	150-05-51-52303	192.00
Southeast Community College	416b	07/05/2024	Turvey - Electrical Fundament	150-05-51-51310	719.00
Farm & City Supply	997486	07/05/2024	red grnt hmr bit 7/32x6"	150-05-51-52429	8.59
Farm & City Supply	997497	07/05/2024	metal hose shut off	150-05-51-52429	12.99
Farm & City Supply	997497	07/05/2024	adapterhose zinc y hot	150-05-51-52429	9.99
Falls City Mercantile	224022	07/05/2024	concession items	150-05-51-52303	597.80
Border States	928574702	07/05/2024	extra duty in use cover stock	150-05-51-52093	8.59

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Farm & City Supply	997702	07/05/2024	twine	150-05-51-52429	25.98
Constructors Inc	nx 4138	07/05/2024	service	150-05-51-53900	35,985.75
Home Lumber Company	342133	07/05/2024	lumber	150-05-51-52429	5.79
Farm & City Supply	997786	07/05/2024	tape measure	150-05-51-52420	23.99
Farm & City Supply	997786	07/05/2024	fiberglass tape	150-05-51-52420	34.99
Farm & City Supply	997822	07/05/2024	nails	150-05-51-52429	2.55
Southeast Nebraska Communi	INV03521	07/05/2024	service	150-05-51-52011	157.25
Fund 150 - Parks Total:					62,786.01
Fund: 151 - Auditorim					
Unifirst Corportation	1910050099	07/05/2024	mops	151-05-51-52199	134.58
Unifirst Corportation	1910051294	07/05/2024	mops	151-05-51-52199	102.25
Utility Department	INV03646	07/05/2024	aud	151-05-51-52018	362.01
Utility Department	INV03646	07/05/2024	aud	151-05-51-52019	324.42
Utility Department	INV03646	07/05/2024	aud	151-05-51-52020	3,063.31
Southeast Nebraska Communi	INV03521	07/05/2024	service	151-05-51-52011	157.55
Fund 151 - Auditorim Total:					4,144.12
Fund: 170 - Library					
Border States	928500270	07/05/2024	supplies	170-05-52-52093	72.90
Utility Department	INV03645	07/05/2024	library	170-05-52-52018	57.88
Utility Department	INV03645	07/05/2024	library	170-05-52-52019	529.30
Utility Department	INV03645	07/05/2024	library	170-05-52-52020	2,056.60
Husker Electric Supply	51786	07/05/2024	fluorescent lamp	170-05-52-52093	59.35
Southeast Nebraska Communi	INV03522	07/05/2024	service	170-05-52-52011	235.35
News-Press NOW Media Grou	INV03527	07/05/2024	subscription	170-05-52-51300	11.99
Fund 170 - Library Total:					3,023.37
Fund: 180 - Cemetery					
Amazon Capital Services	order #112-1711194-1297836	07/05/2024	binders	180-05-53-52372	54.94
Utility Department	INV03649	07/05/2024	cemetery	180-05-53-52020	154.01
Farm & City Supply	997623	07/05/2024	cover (autocut)	180-05-53-52096	36.00
Farm & City Supply	997623	07/05/2024	supplies	180-05-53-52096	32.00
Jones & Jones	2904	07/05/2024	(1) grave opening	180-05-53-52199	475.00
Southeast Nebraska Communi	INV03521	07/05/2024	service	180-05-53-52011	98.90
Fund 180 - Cemetery Total:					850.85
Fund: 190 - Streets					
Forten Building Group	payment#10	07/05/2024	champion crossing	190-03-31-53520	7,632.44
Forten Building Group	payment#11	07/05/2024	champion crossing	190-03-31-53520	37,582.10
Miller Farrell Insurance Agenc	11166	07/05/2024	insurance	190-03-31-52160	107.00
Miller Farrell Insurance Agenc	11166	07/05/2024	insurance	190-03-31-52160	3.00
Agco Plus	w00641	07/05/2024	parts/supplies	190-03-31-52015	26.86
Agco Plus	w00641	07/05/2024	service-tractor	190-03-31-52015	72.00
Utility Department	INV03674	07/05/2024	dist 56 ss stop sign	190-03-31-52020	39.88
Utility Department	INV03675	07/05/2024	dist 56 stop sign	190-03-31-52020	39.00
Utility Department	INV03676	07/05/2024	street dept	190-03-31-52018	57.88
Utility Department	INV03676	07/05/2024	street dept	190-03-31-52019	67.24
Utility Department	INV03676	07/05/2024	street dept	190-03-31-52020	148.83
Utility Department	INV03677	07/05/2024	fc street lights	190-03-31-52020	6,534.85
Farm & City Supply	997465	07/05/2024	stihl chains	190-03-31-52429	38.00
NEWMAN TRAFFIC SIGNS	TRFINV054666	07/09/2024	Newman Traffice Signs - stop	190-03-31-52417	1,075.33
Farm & City Supply	997731	07/05/2024	6.4oz hp ultra synthetic	190-03-31-52429	29.70
Farm & City Supply	997731	07/05/2024	stihl wood cutter bar & chn oil	190-03-31-52429	22.50
159 Lumber & Rentals	000768	07/05/2024	lumber	190-03-31-52360	74.22
159 Lumber & Rentals	000768	07/05/2024	orange pro reel stringline	190-03-31-52420	12.99
159 Lumber & Rentals	000768	07/05/2024	stanley 30' tape measure blad	190-03-31-52420	27.99
159 Lumber & Rentals	000768	07/05/2024	pink stringline	190-03-31-52420	9.79
Southeast Nebraska Communi	INV03521	07/05/2024	service	190-03-31-52011	51.50
Farm & City Supply	999170	07/10/2024	Milwaukee Rotary Hammer 2	190-03-31-52420	349.00
Fund 190 - Streets Total:					54,002.10
Fund: 195 - Mechanic Shop					
Falls City Auto Supply	69485	07/05/2024	antifreeze	195-03-66-52330	23.98

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Falls City Auto Supply	69485	07/05/2024	long life	195-03-66-52330	12.99
Mr Automotive	015721	07/05/2024	ptc	195-03-66-52330	4.10
Horsepower Genie LLC	2358	07/05/2024	resurface manifold	195-03-66-52330	45.00
Mr Automotive	015761	07/05/2024	pico	195-03-66-52330	4.88
Falls City Auto Supply	69884	07/05/2024	filter	195-03-66-52330	7.59
Falls City Auto Supply	69884	07/05/2024	1683cp stand	195-03-66-52330	41.90
Farm & City Supply	996972	07/05/2024	shank hs steel bit	195-03-66-52429	31.99
Haug Communications	inv239	07/05/2024	coax roof mount	195-03-66-52330	50.00
Haug Communications	inv239	07/05/2024	wave antenna	195-03-66-52330	36.00
Mr Automotive	015774	07/05/2024	floor dry	195-03-66-52935	29.98
Falls City Auto Supply	69917	07/05/2024	spade	195-03-66-52330	2.89
Mr Automotive	015776	07/05/2024	purge & line	195-03-66-52330	18.99
Bruna Implement Company	ie88221	07/05/2024	cap fuel	195-03-66-52330	19.06
Mr Automotive	015778	07/05/2024	paint	195-03-66-52330	14.45
Mr Automotive	015806	07/05/2024	floor dry	195-03-66-52429	149.90
Harmon's OK Tire	58221	06/27/2024	235/70R17 tires	195-03-66-52330	865.00
Fund 195 - Mechanic Shop Total:					1,358.70
Fund: 205 - E911/Dispatching					
Lumen	692633838	07/05/2024	service	205-02-24-52199	1,648.98
GeoComm	inv102035	07/05/2024	services	205-02-24-52199	6,927.90
Fund 205 - E911/Dispatching Total:					8,576.88
Fund: 210 - Solid Waste					
Farm & City Supply	998209	06/27/2024	electric/hydraulic jack	210-03-00-53250	1,950.00
Farm & City Supply	998209	06/27/2024	H&H trailer HBTE82186-BP-17	210-03-00-53250	12,350.00
Fund 210 - Solid Waste Total:					14,300.00
Fund: 280 - Housing Abatement/Demolition Program					
Frederick Bros (Custom)	941	07/05/2024	1901 morton	280-06-23-52176	6,900.00
Fund 280 - Housing Abatement/Demolition Program Total:					6,900.00
Fund: 281 - Sidewalk Improvement Program					
MK Home Realty	INV03526	07/05/2024	909 Wilson	281-06-23-52901	1,500.00
Fund 281 - Sidewalk Improvement Program Total:					1,500.00
Fund: 600 - Electric					
Jr's Repair	fc 1010	07/05/2024	consulting	600-07-00-52198	496.24
ATCO International	i0629706	07/05/2024	pure and simple	600-07-62-52429	199.02
Falls City Mercantile	223378	07/05/2024	coffee packets	600-07-61-52429	129.61
Farm & City Supply	997100	07/05/2024	submrs mltiuse pmp1/3hp	600-07-62-52420	118.24
Farm & City Supply	997111	07/05/2024	deg elbow	600-07-62-52429	4.83
Farm & City Supply	997111	07/05/2024	clamp	600-07-62-52429	1.81
Harold K Scholz, Co	app 2	07/05/2024	2021 electrical dept upgrade	600-07-61-53550	218,199.60
Farm & City Supply	997162	07/05/2024	supplies	600-07-62-52429	35.46
Farm & City Supply	997162	07/05/2024	supplies	600-07-62-52429	3.86
Farm & City Supply	997163	07/05/2024	floor fan 12"	600-07-62-52420	49.44
Golden Shovel	inv-020242251	07/05/2024	gatekeeper service	600-07-00-52147	721.00
Principal Life Insurance Comp	INV03452	06/14/2024	Dental Ins	600-07-00-21151	406.83
Principal Life Insurance Comp	INV03458	06/14/2024	Vison Ins	600-07-00-21151	68.70
Farm & City Supply	997245	07/05/2024	tarp poly blue/brn 10x12	600-07-62-52429	24.71
Farm & City Supply	997245	07/05/2024	18" tarp strap	600-07-62-52429	5.55
Pro-Serv	0271917	07/05/2024	service c4500	600-07-61-52118	678.27
Jones Air Conditioning	140596	07/05/2024	filters	600-07-62-52429	206.40
Municipal Energy Agency of N	305715	07/05/2024	may 2024	600-07-00-52303	72,901.77
Utility Department	INV03694	07/05/2024	line repair shop	600-07-61-52020	41.93
Utility Department	INV03695	07/05/2024	inv bldg	600-07-61-52018	62.22
Utility Department	INV03695	07/05/2024	inv bldg	600-07-61-52019	121.87
Utility Department	INV03695	07/05/2024	inv bldg	600-07-61-52020	419.31
Utility Department	INV03696	07/05/2024	power plant	600-07-62-52018	194.98
Utility Department	INV03696	07/05/2024	power plant	600-07-62-52020	851.52
Utility Department	INV03697	07/05/2024	station power	600-07-62-52020	2,861.52
Utility Department	INV03698	07/05/2024	station power	600-07-62-52020	4,135.76
Utility Department	INV03699	07/05/2024	plant water/hi-low	600-07-62-52019	272.23

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Utility Department	INV03700	07/05/2024	power plant	600-07-62-52018	1,091.59
Utility Department	INV03701	07/05/2024	power plant unit #9	600-07-62-52018	3,376.23
Utility Department	INV03701	07/05/2024	power plant unit #9	600-07-62-52020	3,701.97
Credit Management	INV03713	07/05/2024	jordan foster	600-07-00-60000	97.35
Grainger	9155230601	07/05/2024	air filter	600-07-62-52429	120.42
Hach Chemical Co	14080137	07/08/2024	IRON POCKET COLORIMTER	600-07-62-52420	731.00
Farm & City Supply	997733	07/05/2024	sump pump	600-07-62-52420	161.24
Farm & City Supply	997739	07/05/2024	adaptr sch40 1.5sl1.5mpt	600-07-62-52429	3.00
Farm & City Supply	997739	07/05/2024	pipe s 40 pvc 1-1/2"x10'	600-07-62-52429	1.85
Farm & City Supply	997739	07/05/2024	cement ail purpose	600-07-62-52429	10.31
Farm & City Supply	997739	07/05/2024	1-1/2" mpt x 1" hoe barb	600-07-62-52429	3.53
Farm & City Supply	997739	07/05/2024	cement ail purpose	600-07-62-52429	3.00
Farm & City Supply	997751	07/05/2024	1" epdm rubber hose 150 psi	600-07-62-52429	3.97
Amazon Capital Services	1WPL-PGDR-GLDC	06/26/2024	philips H6054LED headlight	600-07-62-52015	263.98
Husker Electric Supply	51565	06/24/2024	quazite lid HLC PC1118CA000	600-07-00-10500	564.59
Husker Electric Supply	51565	06/24/2024	quazite box HLC PC1118BA12	600-07-00-10500	949.01
Wartsila North America Inc	1102313190	06/26/2024	Wartsila Troubleshooting & Tr	600-07-62-51310	28,439.20
Dollar General Store	6087	06/25/2024	Pinesol (X208)	600-07-00-10500	20.16
Dollar General Store	6087	06/25/2024	Bleach (X214)	600-07-00-10500	4.84
Dollar General Store	6087	06/25/2024	INDIVIDUAL HAND SOAP (X20	600-07-00-10500	9.68
Dollar General Store	6087	06/25/2024	Toilet Bowl Cleaner (X212)	600-07-00-10500	12.36
Dollar General Store	6087	06/25/2024	Dawn Dish Soap (X211)	600-07-00-10500	31.43
Dollar General Store	6087	06/25/2024	handsoap refill (X203)	600-07-00-10500	20.86
Brady Worldwide Inc	9356568822	06/28/2024	Collapsible gate valve LO 7-13	600-07-62-52094	135.38
Brady Worldwide Inc	9356568822	06/28/2024	collapsible gat valve LO 3-7" r	600-07-62-52094	67.21
Falls City Post Office	INV03528	06/26/2024	utility billing	600-07-00-52387	588.95
Core & Main LP	T879623	07/08/2024	Fm 4s, CL20 120-480V Honey	600-07-00-10500	4,665.50
Farm & City Supply	998340	07/05/2024	mlw rcip wrk 12"7/11t 5p	600-07-61-52099	32.24
Farm & City Supply	998340	07/05/2024	mlw recip ax 12"5-8t 5pk	600-07-61-52099	32.24
Farm & City Supply	998340	07/05/2024	stihl products & parts	600-07-61-52099	55.90
Farm & City Supply	998340	07/05/2024	stihl products & parts	600-07-61-52099	75.25
Falls City Mercantile	224464	07/08/2024	Center pull paper towels (X21	600-07-00-10500	106.27
AMERITAS BILLING	INV03529	06/28/2024	457 After Tax %	600-07-00-21151	249.37
AMERITAS BILLING	INV03530	06/28/2024	457 Pre Tax Percentage	600-07-00-21151	1,231.84
CWA Dues	INV03533	06/28/2024	CWA Union Dues	600-07-00-21151	179.50
Principal Life Insurance Comp	INV03534	06/28/2024	Dental Ins	600-07-00-21151	481.32
Medica Insurance	INV03535	06/28/2024	Group Health	600-07-00-21151	17,589.85
Collection Services Center	INV03536	06/28/2024	Child Support	600-07-00-21151	595.38
IBEW Local Union #1536	INV03537	06/28/2024	IBEW Union Dues	600-07-00-21151	401.06
Dearborn Life Insurance Com	INV03538	06/28/2024	Life Insurance	600-07-00-21151	223.06
Nebraska Child Support Paym	INV03539	06/28/2024	Child Support	600-07-00-21151	216.01
Principal Life Insurance Comp	INV03540	06/28/2024	Vison Ins	600-07-00-21151	80.92
Ameritas	INV03541	06/28/2024	Pension 457 Pre-Tax	600-07-00-21151	250.00
Ameritas	INV03542	06/28/2024	Pension 457 Pre-Tax	600-07-00-21151	200.00
Ameritas	INV03543	06/28/2024	Pension 457 Pre-Tax	600-07-00-21151	68.26
Ameritas	INV03544	06/28/2024	Pension 457 Pre-Tax	600-07-00-21151	300.00
Ameritas	INV03545	06/28/2024	Retirement 501a	600-07-00-21151	424.92
Ameritas	INV03546	06/28/2024	Retirement 501a	600-07-00-21151	290.88
Ameritas	INV03547	06/28/2024	Retirement 501a	600-07-00-21151	273.02
Ameritas	INV03548	06/28/2024	Retirement 501a	600-07-00-21151	444.70
Ameritas	INV03549	06/28/2024	Retirement 501a	600-07-00-21151	332.12
Ameritas	INV03550	06/28/2024	Retirement 501a	600-07-00-21151	372.64
Ameritas	INV03551	06/28/2024	Retirement 501a	600-07-00-21151	252.38
Ameritas	INV03552	06/28/2024	Retirement 501a	600-07-00-21151	282.34
Ameritas	INV03553	06/28/2024	Retirement 501a	600-07-00-21151	397.66
Ameritas	INV03554	06/28/2024	Retirement 501a	600-07-00-21151	263.24
Ameritas	INV03555	06/28/2024	Retirement 501a	600-07-00-21151	262.46
Ameritas	INV03556	06/28/2024	Retirement 501a	600-07-00-21151	273.02
Ameritas	INV03557	06/28/2024	Retirement 501a	600-07-00-21151	284.32
Ameritas	INV03558	06/28/2024	Retirement 501a	600-07-00-21151	293.88

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Payment Dates: 6/22/2024 - 7/5/2024

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Ameritas	INV03559	06/28/2024	Retirement 501a	600-07-00-21151	289.02
Ameritas	INV03560	06/28/2024	Retirement 501a	600-07-00-21151	198.82
Ameritas	INV03561	06/28/2024	Retirement 501a	600-07-00-21151	349.54
Ameritas	INV03562	06/28/2024	Retirement 501a	600-07-00-21151	321.78
Ameritas	INV03563	06/28/2024	Retirement 501a	600-07-00-21151	428.44
Ameritas	INV03564	06/28/2024	Retirement 501a	600-07-00-21151	207.94
Ameritas	INV03565	06/28/2024	Retirement 501a	600-07-00-21151	214.94
Ameritas	INV03566	06/28/2024	Retirement 501a	600-07-00-21151	226.92
Ameritas	INV03567	06/28/2024	Retirement 501a	600-07-00-21151	409.34
Ameritas	INV03568	06/28/2024	Retirement 501a	600-07-00-21151	188.26
Ameritas	INV03569	06/28/2024	Retirement 501a	600-07-00-21151	173.08
Ameritas	INV03570	06/28/2024	Retirement 501a	600-07-00-21151	222.38
Ameritas	INV03571	06/28/2024	Retirement 501a	600-07-00-21151	304.92
Ameritas	INV03572	06/28/2024	Retirement 501a	600-07-00-21151	350.50
Ameritas	INV03573	06/28/2024	Retirement 501a	600-07-00-21151	488.78
American National Bank	INV03574	06/28/2024	HSA	600-07-00-21151	200.00
American National Bank	INV03575	06/28/2024	HSA	600-07-00-21151	71.00
American National Bank	INV03576	06/28/2024	HSA	600-07-00-21151	65.00
American National Bank	INV03577	06/28/2024	HSA	600-07-00-21151	160.00
American National Bank	INV03578	06/28/2024	HSA	600-07-00-21151	20.00
Ameritas	INV03579	06/28/2024	Retirement 501a	600-07-00-21151	118.91
Department of the Treasury	INV03580	06/28/2024	Medicare Tax	600-07-00-21151	2,365.24
Department of the Treasury	INV03581	06/28/2024	Social Security Tax	600-07-00-21151	10,113.32
Nebraska Department of Reve	INV03582	06/28/2024	State W/H Tax	600-07-00-21151	3,268.80
Department of the Treasury	INV03583	06/28/2024	Federal W/H	600-07-00-21151	6,650.42
Amazon Capital Services	IQ6T-LPTH-R9JR	07/09/2024	Fluke - TLK289 test lead set	600-07-62-52420	199.19
Amazon Capital Services	IQ6T-LPTH-R9JR	07/09/2024	Fluke 1507 insulation tester	600-07-62-52420	684.50
Northern Safety & Industrial	906271549	07/10/2024	mirrored safety glasses #3120	600-07-00-10500	99.12
Southeast Nebraska Communi	INV03684	07/05/2024	service	600-07-61-52011	350.43
BLACKBURN MANUFACTURIN	0740866-IN RED	07/08/2024	red marking paint solvent bas	600-07-00-10500	333.62
RESCO	3039444	07/11/2024	Connector Compression, WR-	600-07-00-10500	38.56
RESCO	3039444	07/11/2024	5/8" x 12" oval eye bolt 9412	600-07-00-10500	134.76
RESCO	3039444	07/11/2024	Cutout Open, 100 AMP-S&C 8	600-07-00-10500	2,278.46
Wesco Distribution	407865	07/11/2024	3M Term Kit W/#2 Strd Stem	600-07-00-10500	348.30
Dollar Fresh	885878	07/11/2024	Bottled Water (E150)	600-07-00-10500	252.00
Fund 600 - Electric Total:					407,233.63
Fund: 610 - Water					
Nebraska DEE	INV03716	07/05/2024	t waggoner	610-07-65-51310	115.00
Mississippi Lime Co	1728796	07/05/2024	Lime for Water Plant	610-07-65-52300	9,356.70
Edwards Chemicals	in153628	07/05/2024	wc017d	610-07-65-52300	248.00
Edwards Chemicals	in153628	07/05/2024	Edwards Chemicals	610-07-65-52300	609.00
Edwards Chemicals	in153628	07/05/2024	Edwards Chemicals	610-07-65-52300	240.50
Edwards Chemicals	in153638	07/05/2024	Edwards Chemicals	610-07-65-52300	40.00
Edwards Chemicals	in153638	07/05/2024	wc017d	610-07-65-52300	372.50
Edwards Chemicals	in153638	07/05/2024	Edwards Chemicals	610-07-65-52300	109.00
Nebraska Public Health Enviro	578899	07/05/2024	service	610-07-65-52198	82.00
Farmers Repair & Machine Sh	70093	07/05/2024	tubing	610-07-65-52093	26.25
McMaster-Carr	28548153	07/05/2024	supplies	610-07-65-52429	78.56
McMaster-Carr	28548153	07/05/2024	supplies	610-07-65-52429	14.29
McMaster-Carr	28548153	07/05/2024	supplies	610-07-65-52429	28.60
Nebraska DEE	INV03717	07/05/2024	t waggoner#11706	610-07-65-51310	80.00
Golden Shovel	inv-020242251	07/05/2024	gatekeeper service	610-07-65-52147	144.20
Pro-Serv	0271917	07/05/2024	service c4500	610-07-65-52118	135.65
Husker Electric Supply	51070	07/05/2024	bwf 1" type "lb" conduit body	610-07-65-52093	23.77
Husker Electric Supply	51070	07/05/2024	southwire 1" 90deg rigid elbo	610-07-65-52093	26.97
Husker Electric Supply	51070	07/05/2024	hoffman 8"x8"x4" nema 3r scr	610-07-65-52093	79.98
Utility Department	INV03702	07/05/2024	pp water dept	610-07-65-52020	901.26
Utility Department	INV03703	07/05/2024	pp water dept	610-07-65-52020	2,677.16
Utility Department	INV03704	07/05/2024	water tower	610-07-65-52020	113.23
Utility Department	INV03705	07/05/2024	rulo water collector well	610-07-65-52020	10,050.96

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Utility Department	INV03707	07/05/2024	rulo water plant north well	610-07-65-52020	256.36
LINDE GAS & EQUIPMENT INC	43441022	07/05/2024	Bi Annual Bulk Tank Inspectio	610-07-65-52198	838.73
Husker Electric Supply	51375	07/05/2024	hoffman 8"x8"x4" nema 3r scr	610-07-65-52093	85.98
Husker Electric Supply	51375	07/05/2024	bwf 1" type "lb" conduit body	610-07-65-52093	21.46
Husker Electric Supply	51375	07/05/2024	southwire 1" 90deg rigid elbo	610-07-65-52093	28.99
Husker Electric Supply	51564	07/05/2024	credit	610-07-65-52093	-130.72
Falls City Post Office	INV03528	06/26/2024	utility billing	610-07-65-52387	117.78
Lincoln Winwater Works Co	102129 02	07/08/2024	2)" x 20" repair clamp (W164	610-07-65-10500	1,123.38
Lincoln Winwater Works Co	103227 01	07/08/2024	10" x 3/4" CC tapping saddle F	610-07-65-10500	268.75
Southeast Nebraska Communi	INV03684	07/05/2024	service	610-07-65-52011	160.93
Core & Main LP	V176866	07/08/2024	3/4" water meter IPERL 10 CF	610-07-65-10500	4,268.93
BLACKBURN MANUFACTURIN	0740866-IN BLUE	07/09/2024	blue marking paint inverted s	610-07-65-10500	333.61
Fund 610 - Water Total:					32,927.76

Fund: 620 - Gas

Falls City Auto Supply	69176-r	07/05/2024	diesel fluid	620-07-63-52429	15.04
Harmon's OK Tire	57192	07/05/2024	sensor/labor	620-07-63-52015	61.28
Harmon's OK Tire	57192	07/05/2024	sensor/labor	620-07-63-52015	15.00
Farmers Repair & Machine Sh	70088	07/05/2024	nitrogen refill	620-07-63-52094	68.35
Farmers Repair & Machine Sh	70088	07/05/2024	soapstones	620-07-63-52094	1.07
Mr Automotive	015755	07/05/2024	johnsen's	620-07-63-52429	17.18
Industrial Sales Company Inc	order1174036-000	07/05/2024	reed guide	620-07-63-52096	15.27
Golden Shovel	inv-020242251	07/05/2024	gatekeeper service	620-07-63-52147	576.80
Pro-Serv	0271917	07/05/2024	service c4500	620-07-63-52118	542.61
Utility Department	INV03687	07/05/2024	gas n mclean	620-07-63-52020	73.65
Utility Department	INV03688	07/05/2024	gas s fulton	620-07-63-52020	46.56
Utility Department	INV03689	07/05/2024	gas dept office	620-07-63-52018	33.33
Utility Department	INV03689	07/05/2024	gas dept office	620-07-63-52019	50.55
Utility Department	INV03689	07/05/2024	gas dept office	620-07-63-52020	192.94
Utility Department	INV03690	07/05/2024	gas pipe bldg	620-07-63-52020	56.43
Utility Department	INV03691	07/05/2024	gas w 21st	620-07-63-52020	70.77
Utility Department	INV03692	07/05/2024	gas s fulton	620-07-63-52020	85.68
Utility Department	INV03693	07/05/2024	gas w 14th st	620-07-63-52020	67.05
Groebner	136874-00	06/24/2024	1 1/4" IPS service est cap	620-07-63-52420	345.19
Groebner	136874-00	06/24/2024	1" CTS service test cap - TP30	620-07-63-52420	290.50
Groebner	136874-00	06/24/2024	1/2" CTS service test cap TP-3	620-07-63-52420	258.67
Amazon Capital Services	13td-xggn-hxr6	07/05/2024	coleman portable cooler	620-07-63-52420	84.99
Falls City Post Office	INV03528	06/26/2024	utility billing	620-07-63-52387	471.16
Southeast Nebraska Communi	INV03684	07/05/2024	service	620-07-63-52011	228.66
BLACKBURN MANUFACTURIN	0740866-IN YELLOW	07/08/2024	paint - yellow inverted solvent	620-07-63-10500	333.60
Dutton-Lainson Co	898696-1	07/09/2024	Elbow 1 1/4" X 1" Blk 90 deg	620-07-63-10500	68.91
Dutton-Lainson Co	898696-1	07/09/2024	Coupling 1 1/4" x 1" Blk RED (620-07-63-10500	27.81
Fund 620 - Gas Total:					4,099.05

Fund: 630 - Wastewater

USA Bluebook	inv00186734	04/12/2024	blue powder pillows	630-07-64-52300	31.05
USA Bluebook	inv00186734	04/12/2024	yellow powder pillows	630-07-64-52300	31.05
USA Bluebook	inv00186734	04/12/2024	red powder pillows	630-07-64-52300	31.05
USA Bluebook	inv00186734	04/12/2024	hach nitrification inhibitor fo	630-07-64-52300	55.97
USA Bluebook	inv00186734	04/12/2024	cap membrane kit	630-07-64-52300	72.20
NSI Lab Solutions	432524	07/05/2024	qc sample/in water	630-07-64-52300	41.25
NSI Lab Solutions	432525	07/05/2024	qc sample in water	630-07-64-52300	75.25
Falls City Auto Supply	69155	07/05/2024	battery	630-07-64-52015	173.66
Concrete Industries, Inc	jj706314	07/05/2024	concrete	630-07-64-52094	2,165.10
JR Weaver Inc	83753	07/05/2024	10 X 10 Overhead Door	630-07-64-52093	4,694.00
Farm & City Supply	996949	07/05/2024	glass cleaner fresh 19oz	630-07-64-52094	3.64
Farm & City Supply	996949	07/05/2024	supplies	630-07-64-52094	40.84
Farm & City Supply	996949	07/05/2024	blue shop towels	630-07-64-52094	7.52
Utility Department	INV03708	07/05/2024	lift station	630-07-64-52019	12.45
Utility Department	INV03708	07/05/2024	lift station	630-07-64-52020	56.02
Utility Department	INV03709	07/05/2024	ww plant	630-07-64-52018	108.24
Utility Department	INV03709	07/05/2024	ww plant	630-07-64-52019	214.31

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Utility Department	INV03709	07/05/2024	ww plant	630-07-64-52020	15,425.52
Heartland Operators Confere	INV03714	07/05/2024	j roland	630-07-64-52931	100.00
Heartland Operators Confere	INV03715	07/05/2024	n strecker	630-07-64-52931	100.00
Sojka's Plumbing	2150	07/05/2024	service-ww	630-07-64-52099	90.00
Wesco Distribution	396970	07/05/2024	buss agc 8-r buss small dimen	630-07-64-52096	11.29
Southeast Nebraska Communi	INV03685	07/05/2024	service	630-07-64-52011	116.20
GPM	ne-8270	07/19/2024	Annual flow meter (s) calibrati	630-07-64-52199	560.00
				Fund 630 - Wastewater Total:	24,216.61
				Grand Total:	698,256.99

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
100 - General	66,355.57	66,355.57
110 - Police	1,494.22	1,494.22
115 - Animal Control	51.92	51.92
120 - Fire	4,436.20	4,436.20
150 - Parks	62,786.01	62,786.01
151 - Auditorim	4,144.12	4,144.12
170 - Library	3,023.37	3,023.37
180 - Cemetery	850.85	850.85
190 - Streets	54,002.10	52,577.77
195 - Mechanic Shop	1,358.70	1,358.70
205 - E911/Dispatching	8,576.88	8,576.88
210 - Solid Waste	14,300.00	14,300.00
280 - Housing Abatement/Demolition Program	6,900.00	6,900.00
281 - Sidewalk Improvement Program	1,500.00	1,500.00
600 - Electric	407,233.63	397,362.35
610 - Water	32,927.76	26,933.09
620 - Gas	4,099.05	3,668.73
630 - Wastewater	24,216.61	23,435.29
Grand Total:	698,256.99	679,755.07

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
100-01-00-21151	Payroll Deductions Paya	59,320.36	59,320.36
100-01-11-52011	Telephone	613.56	613.56
100-01-11-52018	Heat/Gas Expense	134.93	134.93
100-01-11-52019	Water/Sewer Expense	129.24	129.24
100-01-11-52020	Electric Expense	1,095.39	1,095.39
100-01-11-52093	Building/Grounds Maint	17.98	17.98
100-01-11-52118	Printing & Publishing	1,356.53	1,356.53
100-01-11-52147	Advertising Expense	1,442.00	1,442.00
100-01-11-52195	Technology Services	1,885.00	1,885.00
100-01-11-52372	Office Supplies	34.58	34.58
100-04-00-52147	Advertising	326.00	326.00
110-02-21-52011	Telephone	551.89	551.89
110-02-21-52118	Printing Expense	173.98	173.98
110-02-21-52160	Insurance Expense	140.00	140.00
110-02-21-52199	Other Contractual Serv	537.60	537.60
110-02-21-52429	Supplies & Materials	90.75	90.75
115-02-23-52019	Water/Sewer Expense	13.58	13.58
115-02-23-52020	Electric Expense	38.34	38.34
120-02-22-52011	Telephone	316.65	316.65
120-02-22-52018	Heat/Gas Expense	75.67	75.67
120-02-22-52019	Water/Sewer Expense	3,818.56	3,818.56
120-02-22-52020	Electric Expense	225.32	225.32
150-05-51-51310	Training, Meetings & Co	2,659.00	2,659.00
150-05-51-52011	Telephone	157.25	157.25
150-05-51-52018	Heat/Gas Expense	2,700.59	2,700.59
150-05-51-52019	Water/Sewer Expense	9,931.51	9,931.51
150-05-51-52020	Electric Expense	3,348.31	3,348.31
150-05-51-52093	Building/Grounds Maint	54.56	54.56
150-05-51-52300	Chemical	3,756.60	3,756.60
150-05-51-52303	Cost of Sale - Concession	2,959.04	2,959.04
150-05-51-52420	Small Equipment	58.98	58.98
150-05-51-52429	Supplies & Materials	914.42	914.42
150-05-51-53900	Other Capital Outlay	35,985.75	35,985.75
150-05-51-60000	Transfers Out	260.00	260.00
151-05-51-52011	Telephone	157.55	157.55

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
151-05-51-52018	Heat/Gas Expense	362.01	362.01
151-05-51-52019	Water/Sewer Expense	324.42	324.42
151-05-51-52020	Electric Expense	3,063.31	3,063.31
151-05-51-52199	Other Contractual Servic	236.83	236.83
170-05-52-51300	Subscriptions & Educatio	11.99	11.99
170-05-52-52011	Telephone	235.35	235.35
170-05-52-52018	Heat/Gas Expense	57.88	57.88
170-05-52-52019	Water/Sewer Expense	529.30	529.30
170-05-52-52020	Electric Expense	2,056.60	2,056.60
170-05-52-52093	Building/Grounds Maint	132.25	132.25
180-05-53-52011	Telephone	98.90	98.90
180-05-53-52020	Electric Expense	154.01	154.01
180-05-53-52096	Operational Equipment	68.00	68.00
180-05-53-52199	Other Contractual Servic	475.00	475.00
180-05-53-52372	Office Supplies	54.94	54.94
190-03-31-52011	Telephone	51.50	51.50
190-03-31-52015	Vehicle/Equipment Repa	98.86	98.86
190-03-31-52018	Heat/Gas Expense	57.88	57.88
190-03-31-52019	Water/Sewer Expense	67.24	67.24
190-03-31-52020	Electricity Expense	6,762.56	6,762.56
190-03-31-52160	Insurance Expense	110.00	110.00
190-03-31-52360	Lumber	74.22	74.22
190-03-31-52417	Signs & Posts	1,075.33	0.00
190-03-31-52420	Small Equipment	399.77	50.77
190-03-31-52429	Supplies & Materials	90.20	90.20
190-03-31-53520	Street-New Roadway	45,214.54	45,214.54
195-03-66-52330	Merchandise for Resale	1,146.83	1,146.83
195-03-66-52429	Supplies & Materials	181.89	181.89
195-03-66-52935	Other Supplies	29.98	29.98
205-02-24-52199	Other Contractual Servic	8,576.88	8,576.88
210-03-00-53250	Other Capital Equipment	14,300.00	14,300.00
280-06-23-52176	Demolition Expense	6,900.00	6,900.00
281-06-23-52901	Grants Issued	1,500.00	1,500.00
600-07-00-10500	Inventory-Electric Gener	9,869.52	1,612.93
600-07-00-21151	Payroll Deductions Paya	54,397.03	54,397.03
600-07-00-52147	Advertising Expense	721.00	721.00
600-07-00-52198	Other Professional Servi	496.24	496.24
600-07-00-52303	Commodity Purchase for	72,901.77	72,901.77
600-07-00-52387	Postage/Shipping	588.95	588.95
600-07-00-60000	Transfers Out	97.35	97.35
600-07-61-52011	Telephone	350.43	350.43
600-07-61-52015	Vehicle/Equipment Repa	263.98	263.98
600-07-61-52018	Heat/Gas Expense	62.22	62.22
600-07-61-52019	Water/Sewer Expense	121.87	121.87
600-07-61-52020	Electric Expense	461.24	461.24
600-07-61-52099	Other Maintenance & R	195.63	195.63
600-07-61-52118	Printing Expense	678.27	678.27
600-07-61-52429	Supplies & Materials	129.61	129.61
600-07-61-53550	Utility Systems & Structu	218,199.60	218,199.60
600-07-62-51310	Training, Meetings & Co	28,439.20	28,439.20
600-07-62-52018	Heat/Gas Expense	4,662.80	4,662.80
600-07-62-52019	Water/Sewer Expense	272.23	272.23
600-07-62-52020	Electric Expense	11,550.77	11,550.77
600-07-62-52094	Infrastructure Maintena	202.59	202.59
600-07-62-52420	Small Equipment	1,943.61	328.92
600-07-62-52429	Supplies & Materials	627.72	627.72
610-07-65-10500	Inventory-Water	5,994.67	0.00
610-07-65-51310	Training, Meetings & Co	195.00	195.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
610-07-65-52011	Telephone	160.93	160.93
610-07-65-52020	Electric Expense	13,998.97	13,998.97
610-07-65-52093	Building/Grounds Maint	162.68	162.68
610-07-65-52118	Printing Expense	135.65	135.65
610-07-65-52147	Advertising Expense	144.20	144.20
610-07-65-52198	Other Professional Servi	920.73	920.73
610-07-65-52300	Chemicals	10,975.70	10,975.70
610-07-65-52387	Postage/Shipping	117.78	117.78
610-07-65-52429	Supplies & Materials	121.45	121.45
620-07-63-10500	Inventory-Gas	430.32	0.00
620-07-63-52011	Telephone	228.66	228.66
620-07-63-52015	Vehicle/Equipment Repa	76.28	76.28
620-07-63-52018	Heat/Gas Expense	33.33	33.33
620-07-63-52019	Water/Sewer Expense	50.55	50.55
620-07-63-52020	Electric Expense	593.08	593.08
620-07-63-52094	Infrastructure Maintena	69.42	69.42
620-07-63-52096	Operational Equipment	15.27	15.27
620-07-63-52118	Printing Expense	542.61	542.61
620-07-63-52147	Advertising Expense	576.80	576.80
620-07-63-52387	Postage/Shipping	471.16	471.16
620-07-63-52420	Small Equipment	979.35	979.35
620-07-63-52429	Supplies & Materials	32.22	32.22
630-07-64-52011	Telephone	116.20	116.20
630-07-64-52015	Vehicle/Equipment Repa	173.66	173.66
630-07-64-52018	Heat/Gas Expense	108.24	108.24
630-07-64-52019	Water/Sewer Expense	226.76	226.76
630-07-64-52020	Electric Expense	15,481.54	15,481.54
630-07-64-52093	Building/Grounds Maint	4,694.00	4,694.00
630-07-64-52094	Infrastructure Maintena	2,217.10	2,217.10
630-07-64-52096	Operational Equipment	11.29	11.29
630-07-64-52099	Other Maintenance & R	90.00	90.00
630-07-64-52199	Other Contractual Servic	560.00	0.00
630-07-64-52300	Chemicals	337.82	116.50
630-07-64-52931	Training, Meetings & Co	200.00	200.00
	Grand Total:	698,256.99	679,755.07

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	662,271.24	643,769.32
24100853900	35,985.75	35,985.75
	Grand Total:	679,755.07



Pooled Cash Report

City of Falls City, NE
For the Period Ending 6/30/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-01-00-10001	PC - Claim On Cash	710,362.93	(42,401.87)	667,961.06	
110-01-00-10001	PC - Claim On Cash	(632,260.71)	(91,208.00)	(723,468.71)	
115-01-00-10001	PC - Claim On Cash	(17,807.72)	503.25	(17,304.47)	
120-01-00-10001	PC - Claim On Cash	(74,780.36)	10,021.89	(64,758.47)	
130-01-00-10001	PC - Claim On Cash	(45,923.52)	(3,981.17)	(49,904.69)	
140-01-00-10001	PC - Claim On Cash	(218.49)	200.00	(18.49)	
150-01-00-10001	PC - Claim On Cash	(176,485.33)	(59,724.43)	(236,209.76)	
151-01-00-10001	PC - Claim On Cash	(58,927.92)	(6,908.79)	(65,836.71)	
160-01-00-10001	PC - Claim On Cash	(133.25)	(209.98)	(343.23)	
170-01-00-10001	PC - Claim On Cash	(95,973.23)	(37,114.36)	(133,087.59)	
180-01-00-10001	PC - Claim On Cash	(53,959.91)	(9,537.30)	(63,497.21)	
190-01-00-10001	PC - Claim On Cash	(600,405.04)	(109,015.67)	(709,420.71)	
195-01-00-10001	PC - Claim On Cash	(286,177.26)	(8,474.88)	(294,652.14)	
205-01-00-10001	PC - Claim On Cash	(165,156.27)	(31,832.75)	(196,989.02)	
210-01-00-10001	PC - Claim On Cash	461,535.87	0.00	461,535.87	
220-01-00-10001	PC - Claim On Cash	12,432.38	(4,182.50)	8,249.88	
230-01-00-10001	PC - Claim On Cash	5,265.13	0.00	5,265.13	
240-01-00-10001	PC - Claim On Cash	(259,203.64)	(87,824.00)	(347,027.64)	
245-06-00-10001	PC - Claim On Cash	0.00	0.00	0.00	
250-01-00-10001	PC - Claim On Cash	152,816.95	0.00	152,816.95	
260-01-00-10001	PC - Claim On Cash	2,046,598.75	0.00	2,046,598.75	
270-01-00-10001	PC - Claim On Cash	44,974.91	0.00	44,974.91	
280-01-00-10001	PC - Claim On Cash	4,329.78	451.70	4,781.48	
281-01-00-10001	PC - Claim On Cash	(12,060.00)	(3,860.00)	(15,920.00)	
500-01-00-10001	PC - Claim On Cash	87,327.55	0.00	87,327.55	
700-01-00-10001	PC - Claim On Cash	120,874.65	0.00	120,874.65	
TOTAL CLAIM ON CASH		<u>1,167,046.25</u>	<u>(485,098.86)</u>	<u>681,947.39</u>	
CASH IN BANK					
Cash in Bank					
999-01-00-10000	PC - Cash In Bank	1,167,056.25	(485,098.86)	681,957.39	
999-01-00-21121	PC - Purchase Card Liability	0.00	0.00	0.00	
TOTAL: Cash in Bank		<u>1,167,056.25</u>	<u>(485,098.86)</u>	<u>681,957.39</u>	
Wages Payable					
999-01-00-51111	PC - Wages Payable	0.00	0.00	0.00	
TOTAL: Wages Payable		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
TOTAL CASH IN BANK		<u>1,167,056.25</u>	<u>(485,098.86)</u>	<u>681,957.39</u>	
DUE TO OTHER FUNDS					
999-01-00-21311	PC - Due To Other Funds	1,167,056.25	(485,098.86)	681,957.39	
TOTAL DUE TO OTHER FUNDS		<u>1,167,056.25</u>	<u>(485,098.86)</u>	<u>681,957.39</u>	
Claim on Cash	681,947.39	Claim on Cash	681,947.39	Cash in Bank	681,957.39
Cash in Bank	681,957.39	Due To Other Funds	681,957.39	Due To Other Funds	681,957.39
Difference	<u>(10.00)</u>	Difference	<u>(10.00)</u>	Difference	<u>0.00</u>

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
ACCOUNTS PAYABLE PENDING					
100-01-00-21222	PC - Accounts Payable Pending	(379.43)	0.00	(379.43)	
110-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
115-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
120-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
130-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
140-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
150-01-00-21222	PC - Accounts Payable Pending	1,588.71	(1,521.20)	67.51	
151-01-00-21222	PC - Accounts Payable Pending	0.00	(94.51)	(94.51)	
160-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
170-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
180-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
190-01-00-21222	PC - Accounts Payable Pending	16,216.96	(16,216.96)	0.00	
195-01-00-21222	PC - Accounts Payable Pending	585.69	279.31	865.00	
205-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
210-01-00-21222	PC - Accounts Payable Pending	0.00	14,300.00	14,300.00	
220-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
230-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
240-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
245-06-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
250-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
260-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
270-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
280-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
281-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
500-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
700-01-00-21222	PC - Accounts Payable Pending	0.00	0.00	0.00	
TOTAL ACCOUNTS PAYABLE PENDING		<u>18,011.93</u>	<u>(3,253.36)</u>	<u>14,758.57</u>	
DUE FROM OTHER FUNDS					
999-01-00-11111	PC - Due From Other Funds	(18,011.93)	3,253.36	(14,758.57)	
TOTAL DUE FROM OTHER FUNDS		<u>(18,011.93)</u>	<u>3,253.36</u>	<u>(14,758.57)</u>	
ACCOUNTS PAYABLE					
999-01-00-21000	PC - Accounts Payable	18,011.93	(3,253.36)	14,758.57	
TOTAL ACCOUNTS PAYABLE		<u>18,011.93</u>	<u>(3,253.36)</u>	<u>14,758.57</u>	
AP Pending	14,758.57	AP Pending	14,758.57	Due From Other Funds	14,758.57
Due From Other Funds	14,758.57	Accounts Payable	14,758.57	Accounts Payable	14,758.57
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>



Pooled Cash Report

City of Falls City, NE
For the Period Ending 6/30/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
600-07-00-10002	PC - Claim On Cash	891,365.23	271,575.91	1,162,941.14	
610-07-65-10002	PC - Claim On Cash	1,061,293.41	39,866.00	1,101,159.41	
620-07-63-10002	PC - Claim On Cash	3,041,523.15	10,455.49	3,051,978.64	
630-07-64-10002	PC - Claim On Cash	1,115,300.20	38,070.96	1,153,371.16	
TOTAL CLAIM ON CASH		<u>6,109,481.99</u>	<u>359,968.36</u>	<u>6,469,450.35</u>	
CASH IN BANK					
Cash in Bank					
998-07-00-10000	PC - Cash In Bank	6,109,481.99	359,968.36	6,469,450.35	
998-07-00-21121	PC - Purchase Card Liability	0.00	0.00	0.00	
TOTAL: Cash in Bank		<u>6,109,481.99</u>	<u>359,968.36</u>	<u>6,469,450.35</u>	
Wages Payable					
999-01-00-51111	PC - Wages Payable	0.00	0.00	0.00	
TOTAL: Wages Payable		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
TOTAL CASH IN BANK		<u>6,109,481.99</u>	<u>359,968.36</u>	<u>6,469,450.35</u>	
DUE TO OTHER FUNDS					
998-07-00-21311	PC - Due To Other Funds	6,109,481.99	359,968.36	6,469,450.35	
TOTAL DUE TO OTHER FUNDS		<u>6,109,481.99</u>	<u>359,968.36</u>	<u>6,469,450.35</u>	
Claim on Cash	6,469,450.35	Claim on Cash	6,469,450.35	Cash in Bank	6,469,450.35
Cash in Bank	6,469,450.35	Due To Other Funds	6,469,450.35	Due To Other Funds	6,469,450.35
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
ACCOUNTS PAYABLE PENDING					
600-07-00-21111	PC - Accounts Payable Pending	17,946.56	12,219.35	30,165.91	
610-07-00-21111	PC - Accounts Payable Pending	10,363.34	(10,363.34)	0.00	
620-07-00-21111	PC - Accounts Payable Pending	0.00	894.36	894.36	
630-07-00-21111	PC - Accounts Payable Pending	117.51	103.81	221.32	
TOTAL ACCOUNTS PAYABLE PENDING		<u>28,427.41</u>	<u>2,854.18</u>	<u>31,281.59</u>	
DUE FROM OTHER FUNDS					
998-07-00-11111	PC - Due From Other Funds	(28,427.41)	(2,854.18)	(31,281.59)	
TOTAL DUE FROM OTHER FUNDS		<u>(28,427.41)</u>	<u>(2,854.18)</u>	<u>(31,281.59)</u>	
ACCOUNTS PAYABLE					
998-07-00-21000	PC - Accounts Payable	28,427.41	2,854.18	31,281.59	
TOTAL ACCOUNTS PAYABLE		<u>28,427.41</u>	<u>2,854.18</u>	<u>31,281.59</u>	
AP Pending	31,281.59	AP Pending	31,281.59	Due From Other Funds	31,281.59
Due From Other Funds	31,281.59	Accounts Payable	31,281.59	Accounts Payable	31,281.59
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>



July 2024 | 2nd Quarter 2024 | April, May & June

Our mission is to encourage economic growth and improve the business conditions of the greater Falls City area. Our goal is to develop a prosperous business community and growing job market—the foundations of a healthy economy.

Projects

- Discussions continue with providers to build the necessary resilient and redundant electrical infrastructure for the Falls City area.
- Fieldwork for wetland delineation has been completed at North Commercial Corridor by Midwest Engineering to evaluate a southern access point and are now working on interior roadway alignment and preliminary utility locations.

Financials

- The EDGE financials are included for review.

Marketing & Sales

- Attended the Site Selectors Guild annual conference in Nashville as a scholarship recipient in April. There were 59 site selectors in attendance with whom I was able to discuss biofuel and emerging ag market developments in Southeast Nebraska.
- Gave a Land Bank Creation presentation at the Nebraska Investment Finance Authority's session on Positively Impacting Housing Development on April 17th.
- Attended a 1031 Exchange seminar to better understand its potential use for urban development.
- Attended the Nebraska Economic Developers Association annual conference in Norfolk June 12-14.
- Participated in the 6 Regions, One Nebraska summit designed to create regional economic development partnerships.
- Champions Crossing, LLC is offering a 5% rebate of the cost of house construction, up to the cost of a lot, for eligible buyers wishing to build south of the hospital.

Product Development & Public Policy

- Kicked off the Communities Local Energy Action Program (C-LEAP) program which allows access to Department of Energy experts for assistance as we address our local electrical infrastructure needs.


- Wilderness Falls 3 housing project is complete. As of early July, about half of the 16 units were available for those 55 and older that meet income guidelines. Excel Development has also been working to remedy flooding issues at the site.
- Working to finalize bids for the Rural Workforce Housing Fund project to build a house in Falls City with grant funds matched by the City of Falls City.
- Southeast Nebraska Land Bank owns 4 properties that may soon be listed online for interested developers, investors, and neighbors.
- Attended the Omaha Land Bank Luncheon on June 5th to gain insight from national land bank professionals.
- Updating guidelines for the Asset Modernization Grant, originally introduced in 2014, for businesses in Richardson County.

Investor and Community Relations

- Community Medical Center is on track to open Community Kids Center at the current location of Sacred Heart Childcare Center within a few months.
- Presented at Humboldt Table Rock Steinauer's Post Secondary Prep on April 10th to discuss area workforce needs, opportunities, development projects, and business resources.
- Co-hosted a childhood program on April 10th with community providers designed to answer questions for those interested in becoming childcare professionals.
- The Nebraska Chamber hosted a Nebraska Immigration and Workforce Summit in Fremont on June 25th. It reaffirmed the challenges to recruit potential workforce through legal immigration and the tremendous amount of resources necessary for companies and communities to engage in this practice.
- Hosted representatives from SENCA to discuss potential partnerships for housing in Richardson County.

EDGE would like to extend special thanks to the Mayor, City Council, and County Commissioners for their continued support both financially and in time given through Board/Committee representation. EDGE will continue to utilize funds to encourage economic growth and improve the business conditions of the greater Falls City area.

Respectfully Submitted,



Lucas Froeschl

July 15, 2024

Packrat Storage
c/o Ron Jordening
3224 Bill Schock Blvd
Falls City, NE 68355

RE: 33rd Street Right-of-Way Acquisition Request

City Council of the City of Falls City:

With the addition of the new 33rd Street, I am considering adding a north access point for Packrat Storage. While planning and coordinating with Falls City EDGE, we identified the opportunity to organize property lines along 33rd Street's southern right-of-way.

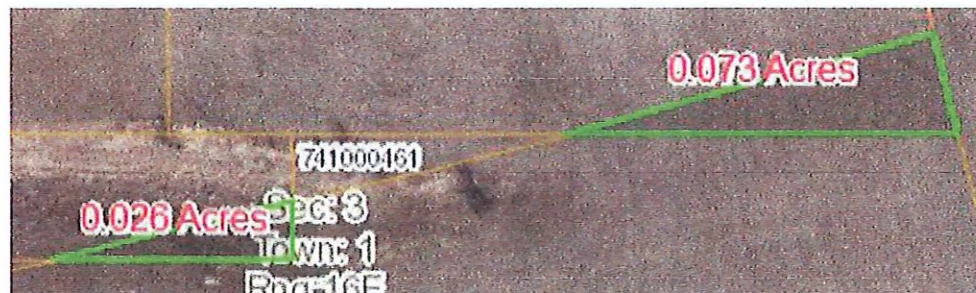
I am willing to offer \$1,500 for two triangle sections, estimated at one-tenth of one acre, to establish a clear straight line for Packrat Storage's northern property line, right-of-way for a future 33rd Street entry access project, and potential development projects along Hwy 73.

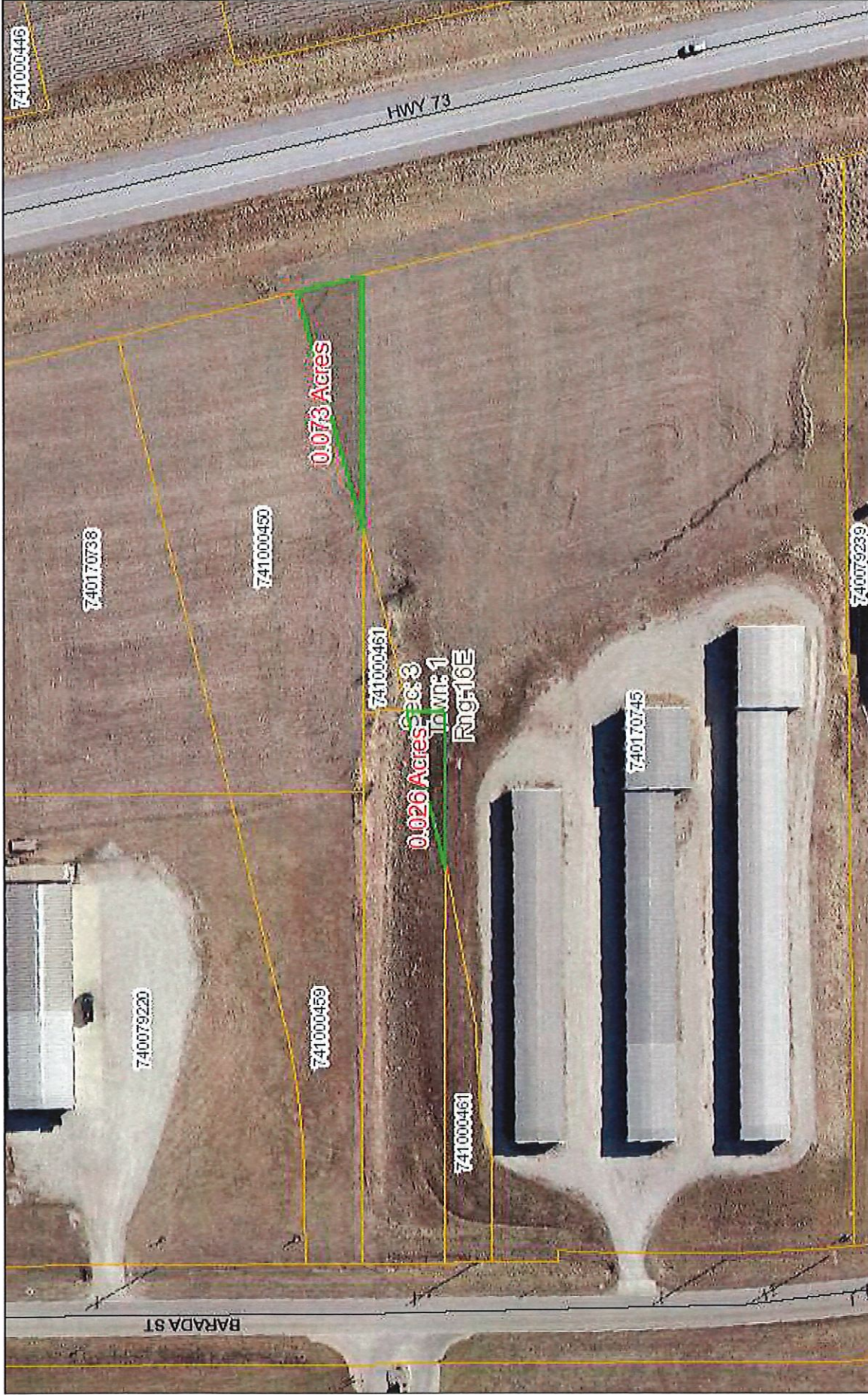
I am prepared to cover survey costs, title transfer, and letter of intent to purchase the property, but seeking tentative City Council approval prior to commitment of those investments.

Regards,

Ron Jordening
Ron Jordening, Owner

g Works

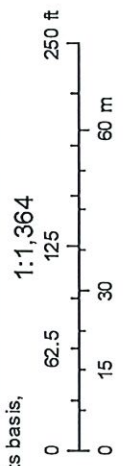




May 24, 2023

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

- Road Centerlines
- ▭ Parcels
- ▭ Sections



Anthony Nussbaum

From: Anthony Nussbaum
Sent: Wednesday, September 13, 2023 8:46 AM
To: Ron Jordening
Cc: Lucas Froeschl; Neal Parsons Office
Subject: RE: Packrat Acquisition
Attachments: Packrat Storage ROW Aquisition Request.pdf

Ron,

The next step would be to have the title company draft a letter of intent or purchase agreement that can be taken before council for approval. A surveyor would need engaged in order to perform an administrative replat to include the two section into your existing parcel. The city would prefer to use Goldsmith as the title company and would rely on you to contract the surveyor as needed. I have cc's Neals office on this email. If you want to get city approval prior to engaging a surveyor we will need to process a letter of intent for council review. I believe the suggested purchase price of \$2500 is adequate being the land is only one tenth of an acre.

Anthony Nussbaum
City of Falls City | City Administrator
Office: 402.245.2851 | Mobile: 402.801.9658
a.nussbaum@fallscityne.us

From: Ron Jordening <jordening@sentco.net>
Sent: Saturday, May 27, 2023 8:03 PM
To: Anthony Nussbaum <a.nussbaum@fallscityne.us>
Subject: RE: Packrat Acquisition

1. No subdivision
2. Yes, we can discuss basic design.
3. Warehouse/Storage
4. Yes
5. No
6. \$2500

From: Anthony Nussbaum [<mailto:a.nussbaum@fallscityne.us>]
Sent: Wednesday, May 24, 2023 8:18 AM
To: Ron Jordening (jordening@sentco.net)
Cc: Lucas Froeschl
Subject: RE: Packrat Acquisition

Glad to see this area being assessed for potential development. I would be happy to present council with a request for you to purchase the areas depicted by the attached map to aid in aligning your property line. I do have a few questions below:

1. Do you have a desire for the east portion to be subdivided to create another parcel or do you plan to keep it as a single parcel?
2. Would you also be requesting access to 33rd Street? If so, this access point would need basic design for review by the planning commission. (i.e. location from edge of property, ditch grading detail, pavement design, etc.)

3. What type of business is planned for the area? The current zoning is C-3 which actually does not permit self storage facilities in that location without conditional approval by the planning commission. This is not to say that an expansion of the current storage business is an issue however it may require additional approval.
4. Have you been previously conditionally approved when the current storage facility was built? To be clear, not being conditionally permitted is not an issue at this time for the existing facility on the parcel however if it was previously conditionally approved that approval would detail what extents of conditions was approved.
5. Are you interested in utilizing TIF for the development which can help you pay for land acquisition, site grading, utility infrastructure, etc? I'd be more than happy to explain this further. If you are not planning on utilizing TIF the city would likely put the area into a redevelopment agreement to capture any TIF funds for future infrastructure work in the area. This would not have any cost or implications to you or the property.
6. What price are you prepared to offer? The city would request that you pay for the surveying costs, title, etc and provide a letter of intent to purchase the property.

My contact info is below. Feel free to give me a call or schedule a time to meet to discuss.

Anthony Nussbaum
City of Falls City | City Administrator
Office: 402.245.2851 | Mobile: 402.801.9658
a.nussbaum@fallscityne.us

From: Lucas Froeschl <director@fallscityedge.com>
Sent: Tuesday, May 23, 2023 1:39 PM
To: Anthony Nussbaum <a.nussbaum@fallscityne.us>
Cc: Ron Jordening (jordening@sentco.net) <jordening@sentco.net>
Subject: Packrat Acquisition

Anthony,

Packrat Storage has some development plans for the lot south of 33rd Street between their existing building and Hwy 73. I believe Ron would like to submit a proposal to the City of Falls City to purchase all the available frontage between his existing property and 33rd Street so there's full access to the property from 33rd Street. As I see it, I think there could possibly be two triangles to acquire.

Lucas Froeschl
Executive Director, Falls City EDGE
Falls City Economic Development & Growth Enterprise, Inc.
1705 Stone St. | PO Box 574, Falls City, Nebraska 68355
Phone: (402) 245-2105 | Cell: (402) 245-8435





RESOLUTION NO. _____

AUTHORIZING THE SALE OF REAL PROPERTY AND EXECUTION OF SALE DOCUMENTS FOR THE PROPERTY AT 221 WEST 16TH STREET (SENIOR CITIZENS CENTER)

WHEREAS, the City of Falls City, Nebraska, is a city of the second class as defined by the Nebraska Revised Statutes, and as such, is authorized to acquire, hold, and dispose of real and personal property as necessary for the welfare of the city; and

WHEREAS, the City of Falls City, Nebraska, is the owner of certain real property located at 221 West 16th Street, Falls City, Nebraska, legally described as follows: Lots 21-24(4L), BLK 89, OT Falls City, Richardson County, NE APN 740057383; and

WHEREAS, pursuant to Nebraska Revised Statutes § 17-503(6)(b), the City Council has the authority to sell and convey any real estate owned by the City to another public agency without adhering to the notice and public sale requirements of § 17-503 and § 17-503.01; and

WHEREAS, the City Council of Falls City, Nebraska, has determined that it is in the best interest of the City to sell the property to Apace (Region V Services); and

WHEREAS, the City Council has received and reviewed an offer to purchase the property and has determined that the offer is reasonable and acceptable; and

WHEREAS, the City Council desires to authorize the sale of the property and the execution of all necessary documents to effectuate the sale.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Falls City, Nebraska:

1. **Authorization of Sale:** The City Council hereby authorizes the sale of the property located at 221 West 16th Street, Falls City, Nebraska, and legally described as follows:

Lots 21, 22, 23 and 24, Block 89, Original Town of Falls City,
Richardson County, Nebraska,

to Region V Services DBA Apace, a public agency for the price of \$175,000.00.

2. **Execution of Documents:** The Mayor of Falls City, Nebraska, or his/her designee, is hereby authorized and directed to execute, on behalf of the City, all necessary documents, including but not limited to, a purchase agreement, deed, and any other documents required to complete the sale of the property.
3. **Terms and Conditions:** The sale of the property shall be subject to the terms and conditions set forth in the purchase agreement submitted by buyer on June 28, 2024 and reviewed by the City Council.
4. **Effective Date:** This resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 15th day of July, 2024.

ATTESTED TO:

CITY OF FALLS CITY

City Clerk

Mayor

THIS IS A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.
The REALTOR® negotiating this Agreement is a member of the Nebraska REALTORS® Association
and as such is governed by its Code of Ethics and Rules and Regulations.



COMMERCIAL
PURCHASE AGREEMENT

(Firm and address)

(date)

Agency Confirmation: The following agency relationship(s) are hereby confirmed for this transaction.

Agent: _____
of _____ (company)
_____ (agent's cell)

Is the agent of: Seller exclusively Buyer exclusively both the Buyer and Seller (Limited Dual Agent)

Agent: _____
of _____ (company)
_____ (agent's cell)

Is the agent of: Seller exclusively Buyer exclusively both the Buyer and Seller (Limited Dual Agent)

The undersigned, as Buyer, agrees to purchase the following property on the following terms:

- Address: 221 W 16th Street, Falls City, NE 68355
- Legal Description: Lots 21-24 (4L), Blk 89, OT Falls City, Richardson County, NE
APN 740057383
_____ (Property)

3. Personal Property. If checked, the purchase price includes all furniture and furnishings and any other personal property owned by Seller and used in the operation of the property per attached signed inventory, receipt of which is hereby acknowledged. The inventory is hereby made an integral part of this Agreement upon its execution by both parties. Said personal property is to be transferred by Bill of Sale in favor of Buyer at closing.

Including all fixtures and equipment permanently attached to Property owned by Seller provided Seller has a marketable title in fee simple. The only personal property included is as follows: _____

4. Price. Buyer agrees to pay \$ 175,000.00 , allocated \$ 175,000.00 for land and buildings and \$ _____ for the personal property, on the following terms: an earnest money deposit of \$ 500.00 at this time as shown by the receipt herein. If paid by check, it will be cashed. If the selling broker is other than the listing broker the earnest money will be transferred to the listing broker upon acceptance. All monies shall be deposited in a trust account, to be held until the time of closing or until transferred to an escrow agent by Agreement of Buyer and Seller. Balance to be paid as shown in the following Paragraph(s) # A :

A. Cash at Closing -- No Financing Being Required: Balance of \$ 174,500.00 shall be paid in cash, or by certified or cashier's check at time of closing. Buyer to provide Seller a letter from a government regulated depository showing evidence of said funds within 10 calendar days of acceptance of this offer or this offer shall be null and void with the earnest money forfeited to the Seller.

B. Conditional Upon Loan: Balance of \$ _____ shall be paid in cash, or certified or cashier's check at time of delivery of deed, contingent upon Buyer's ability to obtain a loan, to be secured by first mortgage or deed of trust, on above described Property in the amount of \$ _____ on the following terms: initial interest not exceeding _____ % per annum; amortized over not less than _____ years; points not to exceed _____ . Loan origination and all service fees shall be

Seller: _____ / _____ Buyer: My / _____
Date: _____ Date: 6/28/24

paid by Buyer. Buyer agrees to make application for the loan within _____ days of acceptance of this offer, sign all papers, pay all costs, except as provided herein, and to establish escrow reserves for taxes and insurance if required by Lender. If processing of the application has not been completed by the lending agency by the closing date stated elsewhere in this Agreement, such time limit shall be automatically extended until the lending agency has, in the normal course of its business, advised either approval or rejection. Seller may cancel this Agreement any time after _____ unless Buyer shall have previously provided to Seller a copy of Buyer's written, non-contingent loan approval from a government regulated lender.

5. Title. Seller agrees to convey marketable title to Buyer by warranty deed or _____ free and clear of all liens, encumbrances, special assessments levied or assessed and subject to all easements and restrictions or covenants now of record. Buyer shall be furnished a current title insurance commitment before closing and a title insurance policy insuring good and marketable title. The cost of the title insurance shall be paid as follows:

- Title Insurance policy paid by: (select one) Seller Buyer Divided equally
- Lenders Policy paid by: (select one) Seller Buyer Divided equally
- Endorsements paid by: (select one) Seller Buyer Divided equally

6. Real Estate Taxes/Prorations. Seller shall pay all taxes to and including December 31, 2023 (date). Taxes for the calendar year _____, together with interest, rents, prepaid services, and other expenses of the property, if any, shall be prorated to the date of possession/closing. ~~Taxes shall be prorated on the basis of the county assessor's valuation at the date of closing and the most recently certified mill levy.~~

7. Compliance with Law. Seller shall comply with all federal, state and local laws applicable to the sale or transfer of the property, including but not limited to installing smoke detectors or providing inspections.

8. Maintenance/Repairs/Replacements, Cost to Seller. Seller agrees to maintain the property in its condition on the date hereof until initial delivery of possession which maintenance shall include, but not be limited to, the building, lawn, parking lot, heating, air conditioning, water heater, sewer, plumbing, electrical system, and any appliances.

9. Due Diligence. This agreement is contingent upon Buyers satisfaction of the property after the opportunity for inspections. Buyer, or any designee, at Buyer's expense (or as otherwise agreed), shall have the right to any inspections desired of the real estate and personal property to be sold hereunder on or before N/A (date) (the "inspection deadline"). Buyer shall give written notice to the Seller of any unsatisfactory conditions of the property or rescission of this agreement on or before _____ days after the inspection deadline (the "rescission deadline"). If the Buyer fails to notify the Seller of any unsatisfactory conditions or rescission by such deadline, Buyer agrees to accept the property in its condition on the inspection deadline. If such a notice of unsatisfactory condition is received by the Seller as set forth above, this Agreement shall terminate N/A days after the rescission deadline (the "settlement deadline") unless Seller and Buyer have agreed to a settlement in writing or Buyer has waived such condition in writing.

If checked, Buyer requests a termite and wood destroying insect inspection of the property and all buildings thereon at Buyer's expense. Should evidence of termites or wood destroying insects be found, the property shall be treated at Seller's expense by a commercially licensed applicator who has met the certification requirement of the Nebraska Pesticide Act for treatment of termites and wood destroying insects. Buyer agrees to accept the treated property. If visible evidence of previously treated infestation, which is now inactive, is found, treatment shall not be required. Should damage from such insects be found, the damage shall be corrected at Seller's expense. However, if the cost required for repairs exceeds 1% of the purchase price, either Seller or Buyer may rescind this Agreement.

10. Utilities. Seller agrees to have the following utilities turned on, if not currently on, for inspections and/or appraisal.

- Electric Gas Water Other _____

11. Access to Property. Seller shall provide reasonable access to Buyer, Buyer's inspectors or agents to timely fulfill this Agreement and to representatives of Buyer's Lender to accommodate financing.

12. Condition of Property. Seller represents (1) that to the best of Seller's knowledge, there are no defects in the property that are not readily ascertainable and which significantly affect the desirability or value of the property, or which the Seller has not disclosed to Buyer in writing dated _____ and (2) that Seller has no notice of violations of any local state or federal laws, rules and regulations relating to the property.

If checked, a disclosure is attached.

Seller: _____ / _____ Buyer: 22 / _____
Date: _____ Date: 6/28/24

13. Risk of Loss. Risk of loss or damage to Property, prior to closing date, shall be the responsibility of Seller. If, prior to closing, the Property is materially damaged by fire, explosion or any other cause, Buyer shall have the right: i) to require the premises to be restored to the condition at execution hereof; ii) to adjust the price to the value subject to the damage; or iii) to rescind this Agreement.

14. Possession and Closing. Closing of the sale shall be on July 31, 2024 (date) or within N/A days after loan approval, whichever shall last occur. Possession of Property shall be given on July 31, 2024 (date) but not before closing. This Agreement shall in no manner be construed to convey Property or to give any right of possession. Buyer shall have the right to make a final inspection of Property prior to closing to ascertain that all conditions of this Agreement have been met. Time is of the essence in this Agreement.

15. Escrow Closing. Buyer and Seller agree that the closing of the sale may be handled by an escrow agent. If so, the listing broker is authorized to transfer to the escrow agent the earnest money, other trust funds received by the listing broker and all documents and other items received by the listing broker in connection with the sale. After the transfer, the listing broker shall have no further responsibility or liability to Buyer or Seller to account for funds or preparation of documents in connection with the closing of the sale. Escrow agent will not be required to disburse funds or deliver or record any documents until it has received certified funds or other good, sufficient and collected funds, and all conditions, terms and provisions of this Agreement have been satisfied, performed and met. Escrow Agent shall be Platinum Title & Escrow-402-669-0000 (Title Company) and escrow closing charges shall be paid as follows: Half Buyer and Half Seller

16. Rescission, Termination or Default. If Buyer fails to consummate this purchase according to the terms of this Agreement, Seller may, at Seller's option, retain the earnest money as liquidated damages for such failure, or utilize such other legal remedies as are available to Seller by reason of such failure. If this Agreement is rescinded or terminated by either party without fault as allowed hereby, each party shall bear his or her costs and the earnest money shall be refunded.

17. Foreign Investment and Real Property Tax Act (FIRPTA). The Foreign Investment and Real Property Tax Act requires a Buyer of real property to withhold ten percent (10%) of the sale price and to deposit that amount with the Internal Revenue Service upon closing, if the Seller is a foreign person, foreign corporation or partnership, or non-resident alien, unless the property qualifies for an exemption under the Act. Unless it is established that the transaction is exempt because the purchase price is \$300,000 or less and the Buyer intends to use the property as his primary residence, Seller agrees to: (a) Provide Broker with a Non-Foreign Seller Affidavit (PPC Form 101-V) stating under penalty of perjury that Seller is not a foreign person; or (b) Provide Broker with a Certificate from the Internal Revenue Service establishing that no federal income tax withholding is required; or (c) Subparagraphs (a) or (b) to be provided to Buyer within N/A days of acceptance or Seller consents to withholding ten percent (10%) from the sale proceeds, to be deposited with the Internal Revenue Service.

18. Tax Deferred Exchange. In the event the Seller wishes to enter into a tax deferred exchange for the real property described herein, or if Buyer wishes to enter into a tax deferred exchange with respect to property owned by him in connection with this transaction, each of the parties agrees to cooperate with the other party in connection with such exchange, including the execution of such documents as may be reasonably necessary to effectuate the same. Provided that: (a) The other party shall not be obligated to delay the closing, (b) All additional costs in connection with the exchange should be borne by the party requesting the exchange, and (c) The other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal liability which would survive the exchange, nor shall the other party be obligated to take title to any property other than the property described in this Agreement. The other party shall be indemnified and held harmless against any liability which arises or is claimed to have arisen on account of the acquisition of the exchange property.

19. Rights of Persons in Possession. If checked, this property is sold subject to the rights of persons in possession. Rents shall be prorated to date of closing. Security deposits, advance rentals or considerations involving future lease credits shall be credited to Buyer. Buyer acknowledges that trade fixtures located in the premises may belong to tenants and may be removed upon the conclusion of the tenancy.

If checked, purchase is subject to Buyer's inspection and approval of the leases which shall be treated as an inspection above. Promptly after execution hereof, Seller shall provide Buyer with copies of all leases and rental Agreements, notices to or from tenants, claims made to or by tenants, a statement of rents owing and damage or security deposits held and a summary of all oral agreements with tenants which affect the operation or ownership of the premises. Seller shall warrant the foregoing disclosures as true and correct.

Seller agrees that no changes in the existing leases or rental Agreements shall be made nor new leases or rental Agreements entered into nor shall any substantial repairs or alterations be commenced without the express written consent of the Buyer. Buyers' obligations hereunder are conditioned upon receipt at closing of an estoppel certificate from each tenant acknowledging that the lease or rental Agreement is in effect, that no lessor default exists, and stating the amount of any prepaid rent or deposits.

Seller: _____ / _____ Buyer: 2 / 1
Date: _____ Date: 6/28/24

20. **Income/Expense.** If checked, the purchase is subject to Buyer's inspection and approval of the operating statement of the premises. Promptly after execution hereof Seller shall provide a statement of rental income and expenses for the premises which Seller shall warrant as true and correct. Such inspection shall be treated as an inspection above. Buyer agrees to keep such statement confidential. Buyer agrees to use such statement only for the purpose of analysis of a purchase of the premises.

21. **Service Contracts.** Seller agrees to provide to Buyer a copy of any service and/or equipment contracts with respect to the property which extend beyond closing. Buyer agrees to assume such contracts.

22. **Environmental.** If checked, the purchase is contingent upon the satisfactory environmental quality of the Property. On or before the inspection deadline, Buyer may request a Phase I environmental review at Buyer's expense which shall be promptly ordered by Buyer or Buyer's Agent. If the results raise a question of environmental quality, Buyer may request further study and delay closing as necessary, accept the property as is or rescind the Agreement. If further study is requested, Buyer shall have ten days after receipt of the study results to accept the property as is or rescind this Agreement. Copies of all requests for environmental investigation and the results thereof shall be provided to both Buyer and Seller. If the environmental investigation is not completed by _____ (date), either party may rescind this Agreement.

23. **Use.** If checked, Buyer intends to use the premises for a specific purpose. Buyer may rescind this Agreement on or before the rescission deadline if Buyer determines that zoning or land use restriction prohibits such intended use. The purpose is as follows: Day center for adults with disabilities.

24. **Acceptance Date.** This offer is null and void if not accepted by Seller on or before July 3, 2024 (date) at 11 o'clock P.M.

25. **Counterparts, E-Mail and Fax Transmission:** This Agreement may be executed in one or more counterparts, each of which is deemed to be an original hereof, and all of which shall together constitute one and the same instrument. The facsimile or e-mail transmission of a signed copy hereof or any counter offer to the other party or their agent with confirmation of transmission shall constitute delivery. The parties agree to confirm delivery by mail or personal delivery of a signed copy to the other party or their agent.

26. **Other Provisions.** _____

27. **Addenda.** The attached addenda shall be made a part of the Purchase Agreement. (List Addenda) Addendum to Purchase Agreement

(Seller _____ / _____) (Buyer 3 / _____)

28. **Mediation and Arbitration.** [If checked]

(a) **Disputes.** The term "Dispute" shall include, without limitation, any controversy, complaint, dispute, claim or disagreement relating to or arising out of the brokerage relationship or the construction, interpretation, enforcement, or breach of the terms of this Agreement or any actions of the parties or their agents in the sale and purchase of the described property including claims of misrepresentation and claims under §21-2120 (Seller Property Condition Disclosure) of the Nebraska Revised Statutes.

(b) **Mediation.** In the event of any Dispute, any party to the Dispute may seek non-binding mediation in an attempt to resolve the Dispute by giving 15 days written notice of a request for such mediation to all other parties to the Dispute. The request for mediation must be made within 360 days after the party making the request knew, or exercising reasonable diligence and care, should have known, of the Dispute. In no case shall such request be made after the statute of limitations on a civil suit based on the Dispute would have run. Such mediation shall be held in Nebraska. Such mediation may be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative) or such other mediation service versed in real estate practices of the locality.

(c) **Arbitration.** Any Dispute that is not resolved by informal settlement or mediation shall be resolved exclusively by binding arbitration. Such arbitration shall be held in Nebraska. Such arbitration may be administered by the American Arbitration Association or such other arbitration provider agreed to by the parties. It shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative). The arbiter(s) shall apply Nebraska substantive and procedural law to the arbitration proceeding. Arbitration shall be commenced by written demand made by any one or more of the parties to the Dispute given to all other parties to the Dispute. The demand for arbitration must be in

Seller: _____ / _____ Buyer: 3 / _____
Date: _____ Date: 6/28/24

writing and must be given by personal delivery or certified mail, return receipt requested, within 360 days after the party making the demand knew, or exercising reasonable diligence and care, should have known, of the Dispute. Notwithstanding the previous sentence, in the case that the parties unsuccessfully attempt mediation to resolve a Dispute, the demand for arbitration shall be made within 60 days of the final mediation session. However, in no case shall such demand be made after the statute of limitations on a civil suit based on the Dispute would have run. The prevailing party shall be entitled to costs and fees of the arbitration and, in the discretion of the arbitrator who shall take into account the relative merits of the opponent's case, the arbiter may award attorney's fees to the prevailing party. In determining prevailing party, prevailing party shall be that party for whom the result most closely, in the arbitor's opinion, resembles that party's last offer for settlement of the controversy.

(d) **Provisional Remedies.** The filing of a judicial action to enable the reporting of a notice of pending action, for order of attachment, receivership, injunction, or other like provisional remedies, shall not constitute a waiver of mediation or arbitration under this provision, nor shall it constitute a breach of the duty to arbitrate.

(e) **Exclusions.** The terms of paragraph 28 shall not apply to:

- (1) Any complaint of violation of the Code of Ethics of the National Association of REALTORS®;
- (2) Foreclosure or other action or proceeding to enforce a deed of trust, mortgage or land contract; or
- (3) The filing or enforcement of a construction or similar lien including a commercial broker's lien.
- (4) An action filed and held in "Small Claims Court" as defined in Neb. Rev. Stat. 25-2801 to 25-2804, provided, however, any attempt to transfer a matter filed in small claims court to county court shall be subject to paragraph 28.

(f) **Waiver.** BY SIGNING THIS PURCHASE AGREEMENT, THE PARTIES AGREE THAT EVERY DISPUTE DESCRIBED ABOVE THAT IS NOT RESOLVED BY INFORMAL SETTLEMENT OR MEDIATION WILL BE DECIDED EXCLUSIVELY BY ARBITRATION AND THAT ANY ARBITRATION DECISION WILL BE FINAL AND BINDING. THE PARTIES AGREE THAT THEY WILL RECEIVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION, BUT ARE GIVING UP RIGHTS THEY MIGHT HAVE TO LITIGATE THOSE CLAIMS AND DISPUTES IN A COURT OR JURY TRIAL, OR TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OF CLAIMANTS IN CONNECTION WITH ANY SUCH DISPUTES. NO PARTY TO THIS AGREEMENT SHALL BE ENTITLED TO JOIN OR CONSOLIDATE DISPUTES BY OR AGAINST OTHERS IN ANY ARBITRATION, OR TO INCLUDE IN ANY ARBITRATION ANY DISPUTE AS A REPRESENTATIVE OR MEMBER OF A CLASS, OR TO ACT IN ANY ARBITRATION IN THE INTEREST OF THE GENERAL PUBLIC OR IN ANY PRIVATE ATTORNEY GENERAL CAPACITY.

29. Entire Agreement. This document contains the entire Agreement of the parties and supersedes all prior Agreements or representations oral or written with respect to the Property which are not expressly set forth herein or incorporated herein by reference. This Agreement may be modified only by a writing signed and dated by both parties. All express representations and warranties shall survive closing. Both parties acknowledge that they have not relied on any statements of the real estate agent or broker which are not herein expressed except _____

30. Authority to Sign. The undersigned Seller(s) and Buyer(s) each represent and warrant that they are duly empowered and/or authorized, whether individually, on behalf of any entity or as a fiduciary, to enter into this Purchase Agreement and create a valid and binding contract. Seller represents all parties required to transfer title to the Property are parties to this contract.

IF PARAGRAPH 28 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

BUYER Mike Jones Area Director DATE 6/28/24

BUYER _____ DATE _____

ADDRESS 4433 S 70th St. - Lincoln, NE ZIP 68516 PHONE (620) 674-1384

NAMES FOR DEED: Region V Services DBA Apace

Check one: JTWROS Tenants in common Other _____

Check one: Husband and Wife Single Person Other _____

RECEIPT FOR EARNEST MONEY

RECEIVED FROM: _____ the sum of \$ _____ by
[] check [] cash [] other _____ to apply to the purchase price of the
Property on terms and conditions as stated. In the event this offer is not accepted by the Seller of the Property within the time specified
the earnest money shall be refunded.

REALTOR® By: _____

Complete only one of A, B or C below:

A: Acceptance of All Terms: Seller accepts all of the terms of the above Agreement and agrees to perform all of its terms.

IF PARAGRAPH 28 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE
ENFORCED BY THE PARTIES

Seller _____ Date _____

Seller _____ Date _____

B. Counter Offer #1 By Seller: In response to the above Purchase Agreement dated _____ for the sale of the Property,
all of the terms and conditions of the Purchase Agreement are accepted and shall remain the same with the exception of the following:

This Counter Offer shall expire _____ (date), at _____ o'clock _____ (hour in the time zone of the office
of the Seller's agent) and be automatically null and void unless, prior to the time of expiration, Buyer's written acceptance is delivered to
the Seller's Limited Agent or their Broker's office or the Seller.

If this Counter Offer is accepted, the Purchase Agreement as amended by this Counter Offer shall become a contract between the parties.

Seller reserves the right to withdraw this Counter Offer prior to acceptance. Withdrawal shall be complete if verbal notification of
withdrawal is made to the Buyer's Agent or Broker of the Buyer's Agent or Buyer before the delivery of Buyer's written acceptance.

Seller _____ Date _____

Seller _____ Date _____

[] accept [] reject this Counter Offer _____ (date), at _____ o'clock _____

Buyer _____ Date _____

Buyer _____ Date _____

C. Rejection: The foregoing offer is rejected

Seller _____ Date _____

Seller _____ Date _____

RECEIPTS FOR FULLY EXECUTED PURCHASE AGREEMENT

Buyer acknowledges receipt of executed copy of this Agreement.

Buyer Date

Mike Jones *6/28/24*

Buyer[®] Date
Mike Jones-Region V Services DBA Apace

Seller acknowledges receipt of executed copy of this Agreement.

Seller Date

Seller Date

This is a legally binding agreement. If not understood, seek legal advice.



Addendum to Purchase Agreement

The Seller and Buyer named in the Purchase Agreement dated _____,
for the sale of _____ 221 W 16th Street, Falls City, NE 68355 _____,

agree to the following terms in addition to or as modifications of those stated in the Agreement:

1. Buyer will be responsible for any Real Estate taxes due for the calendar year of 2024.

Dated _____

Dated 6/28/24

Seller _____


Buyer Mike Jones Area Director

Seller _____

Buyer _____

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Bernard Real Estate 1004 14th Street Auburn, NE 68305
Phone: (402)274-3301 Fax: (402)274-4924 Ted Bernard

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



RESOLUTION

AUTHORIZING CITY TO ASSESS UNPAID VACANT PROPERTY REGISTRATION FEES

WHEREAS, the property at 2212 Hiland Avenue, also known as FALLS CITY GILLIGANS BLK 1 LOTS 16-19 (4L) of Falls City appears vacant according to Falls City Municipal Code § 9-1008; and

WHEREAS, a letter was mailed to the listed owner, Paul Meyer via certified mail on 02/08/2023 detailing why the property is deemed vacant, what is required to remove the property from the Vacant Property Registration list, and the fees allowed pursuant to Neb. Rev. Stat. § 19-5407 and Falls City Municipal Code § 9-1008 if the property remains on the Vacant Property Registration list; and

WHEREAS, for the first 180 days on the Vacant Property Registration, the owners shall make efforts to remove the property from the Vacant Property Registration list without assessing a fee; and

WHEREAS, if the property continues to be vacant an additional 180 days a fee of \$250.00 is assessed on the owners of the residential property; and

WHEREAS, after a third 180 days or 360 days, a fee of \$500.00 is assessed on the residential property owners; and

WHEREAS, for every additional 180 days the property continues to be vacant an additional \$500.00 will be assessed against the residential property.

WHEREAS, the above named property remains on the Vacant Property Registration list after the third 180 days and the assessed fees have not been paid.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Falls City, Nebraska:

1. That the City hereby levies a special assessment in the amount of \$750.00 and a Notice of Lien shall be recorded at the Office of the Richardson County Register of Deeds office and a Notice of Recording said Lien shall be mailed to the owners of record.
2. That upon payment of the fees owed, the lien shall be released.

3. The lien is subordinate to liens filed prior to the recording of the Notice of Lien.
4. The City Administrator is hereby authorized to do all acts necessary to perfect said lien.

Passed and approved this _____ day of July, 2024.

CITY OF FALLS CITY, NEBRASKA

BY: _____
Mark Harkendorff, Mayor

Attested:

Anthony Nussbaum, City Clerk

NOTICE OF RECORDING LIEN

Date:

To: Paul Meyer, 63826 722 Road, Auburn, NE 68305-8265.

Please be advised that this is a notice of recording a lien in the amount of \$750.00 by the City of Falls City against the real estate commonly known as: 2212 Hiland Avenue, Falls City, Nebraska 68355; legally described as FALLS CITY GILLIGANS BLK 1 LOTS 16-19 (4L) in the City of Falls City.

This notice is given pursuant to Section 19-5407 and Falls City Municipal Code § 9-1008 of the Revised Statutes of the State of Nebraska. This lien has been filed by the City of Falls City and arises out of the unpaid fees for the Vacant Property Registration Act on the real estate described above. A copy of the recorded lien is attached to this Notice. The lien was filed on _____.

City Clerk

By _____

cc:



RESOLUTION

AUTHORIZING CITY TO ASSESS UNPAID VACANT PROPERTY REGISTRATION FEES

WHEREAS, the property at 2411 Harlan Street, also known as, FALLS CITY STEELE BLK 27 S1/2 LOT 6 ALL 7 & 8 (2.5L) of Falls City appears vacant according to Falls City Municipal Code § 9-1008; and

WHEREAS, a letter was mailed to the listed owner(s), John Siph and Rebecca Siph via certified mail on 04/06/2023 detailing why the property is deemed vacant, what is required to remove the property from the Vacant Property Registration list, and the fees allowed pursuant to Neb. Rev. Stat. § 19-5407 and Falls City Municipal Code § 9-1008 if the property remains on the Vacant Property Registration list; and

WHEREAS, for the first 180 days on the Vacant Property Registration, the owners shall make efforts to remove the property from the Vacant Property Registration list without assessing a fee; and

WHEREAS, if the property continues to be vacant an additional 180 days a fee of \$250.00 is assessed on the owners of the residential property; and

WHEREAS, after a third 180 days or 360 days, a fee of \$500.00 is assessed on the residential property owners; and

WHEREAS, for every additional 180 days the property continues to be vacant an additional \$500.00 will be assessed against the residential property.

WHEREAS, the above named property remains on the Vacant Property Registration list after the third 180 days and the assessed fees have not been paid.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Falls City, Nebraska:

1. That the City hereby levies a special assessment in the amount of \$750.00 and a Notice of Lien shall be recorded at the Office of the Richardson County Register of Deeds office and a Notice of Recording said Lien shall be mailed to the owners of record.
2. That upon payment of the fees owed, the lien shall be released.

3. The lien is subordinate to liens filed prior to the recording of the Notice of Lien.
4. The City Administrator is hereby authorized to do all acts necessary to perfect said lien.

Passed and approved this _____ day of July, 2024.

CITY OF FALLS CITY, NEBRASKA

BY: _____
Mark Harkendorff, Mayor

Attested:

Anthony Nussbaum, City Clerk

NOTICE OF RECORDING LIEN

Date:

To: John & Rebecca Sipf, 4321 N University Street, Peoria, IL 61614-5822.

Please be advised that this is a notice of recording a lien in the amount of \$750.00 by the City of Falls City against the real estate commonly known as: 2411 Harlan Street, Falls City, Nebraska 68355; legally described as FALLS CITY STEELE BLK 27 S1/2 LOT 6 ALL 7 & 8 (2.5L) in the City of Falls City.

This notice is given pursuant to Section 19-5407 and Falls City Municipal Code § 9-1008 of the Revised Statutes of the State of Nebraska. This lien has been filed by the City of Falls City and arises out of the unpaid fees for the Vacant Property Registration Act on the real estate described above. A copy of the recorded lien is attached to this Notice. The lien was filed on _____.

City Clerk

By _____

cc:



RESOLUTION

AUTHORIZING CITY TO ASSESS UNPAID VACANT PROPERTY REGISTRATION FEES

WHEREAS, the property at 918 Fulton Street, also known as, FALLS CITY METES & BOUNDS 14-1-16 .19A TRACT 6 of Falls City appears vacant according to Falls City Municipal Code § 9-1008; and

WHEREAS, a letter was mailed to the listed owner, Tammie Fee via certified mail on 03/07/2023 detailing why the property is deemed vacant, what is required to remove the property from the Vacant Property Registration list, and the fees allowed pursuant to Neb. Rev. Stat. § 19-5407 and Falls City Municipal Code § 9-1008 if the property remains on the Vacant Property Registration list; and

WHEREAS, for the first 180 days on the Vacant Property Registration, the owners shall make efforts to remove the property from the Vacant Property Registration list without assessing a fee; and

WHEREAS, if the property continues to be vacant an additional 180 days a fee of \$250.00 is assessed on the owners of the residential property; and

WHEREAS, after a third 180 days or 360 days, a fee of \$500.00 is assessed on the residential property owners; and

WHEREAS, for every additional 180 days the property continues to be vacant an additional \$500.00 will be assessed against the residential property.

WHEREAS, the above named property remains on the Vacant Property Registration list after the third 180 days and the assessed fees have not been paid.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Falls City, Nebraska:

1. That the City hereby levies a special assessment in the amount of \$750.00 and a Notice of Lien shall be recorded at the Office of the Richardson County Register of Deeds office and a Notice of Recording said Lien shall be mailed to the owners of record.
2. That upon payment of the fees owed, the lien shall be released.

3. The lien is subordinate to liens filed prior to the recording of the Notice of Lien.
4. The City Administrator is hereby authorized to do all acts necessary to perfect said lien.

Passed and approved this _____ day of July, 2024.

CITY OF FALLS CITY, NEBRASKA

BY: _____
Mark Harkendorff, Mayor

Attested:

Anthony Nussbaum, City Clerk

NOTICE OF RECORDING LIEN

Date:

To: Tammie Fee, 1614 50th Road, Yates Center, KS 66743-5141.

Please be advised that this is a notice of recording a lien in the amount of \$750.00 by the City of Falls City against the real estate commonly known as: 918 Fulton Street, Falls City, Nebraska 68355; legally described as FALLS CITY METES & BOUNDS 14-1-16 .19A TRACT 6 in the City of Falls City.

This notice is given pursuant to Section 19-5407 and Falls City Municipal Code § 9-1008 of the Revised Statutes of the State of Nebraska. This lien has been filed by the City of Falls City and arises out of the unpaid fees for the Vacant Property Registration Act on the real estate described above. A copy of the recorded lien is attached to this Notice. The lien was filed on _____.

_____,
City Clerk

By _____

cc:



RESOLUTION NO. _____

COMMITTING THE PROPERTY AT 1506 STONE STREET TO THE DEVELOPMENT OF AN AMPHITHEATER PARK

Whereas, the City of Falls City, NE, aligning with the Falls City Creative District Strategic Plan, aims to develop an outdoor amphitheater and communal area at 1506 Stone Street, adjacent to the Falls City Library and Arts Center, to enrich cultural vibrancy and community engagement; and

Whereas, the designated project site, currently consisting of five open lots within the historic downtown district, offers a 15,000 square foot space for creating an arts-focused environment, promoting recreational opportunities, and stimulating economic growth; and

Whereas, the City of Falls City, NE, in partnership with stakeholders including the Falls City Chamber of Commerce/Main Street, Richardson County Arts & Humanities, Stalder Foundation, Falls City Creative District, Granada Enterprises Inc., Southeast Nebraska Development District, and the Falls City Library & Arts Center, supports the project for its potential to serve as a community hub, provide multi-generational inclusivity, deliver positive economic impacts, enhance quality of life, and reinforce community identity; and

Whereas, the project timeline is structured to move through Phase 2 (Design & Bid) during fiscal year 2024-2025, with construction set to begin in late 2025 or early 2026, subject to funding availability; and

Therefore, be it resolved by the Mayor and City Council of the City of Falls City, NE, that:

1. The property at 1506 Stone Street is hereby committed to the development of an Amphitheater Park, dedicated to enhancing community engagement, cultural activities, and economic vitality.
2. The City Administrator or designated official is authorized to proceed with the grant application process and to seek additional funding sources necessary to support the project.
3. The City Administrator or designated official is directed to continue collaboration with project stakeholders to ensure the successful implementation of the project according to the outlined timeline and objectives.
4. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 15th day of July 2024.

ATTESTED TO:

CITY OF FALLS CITY

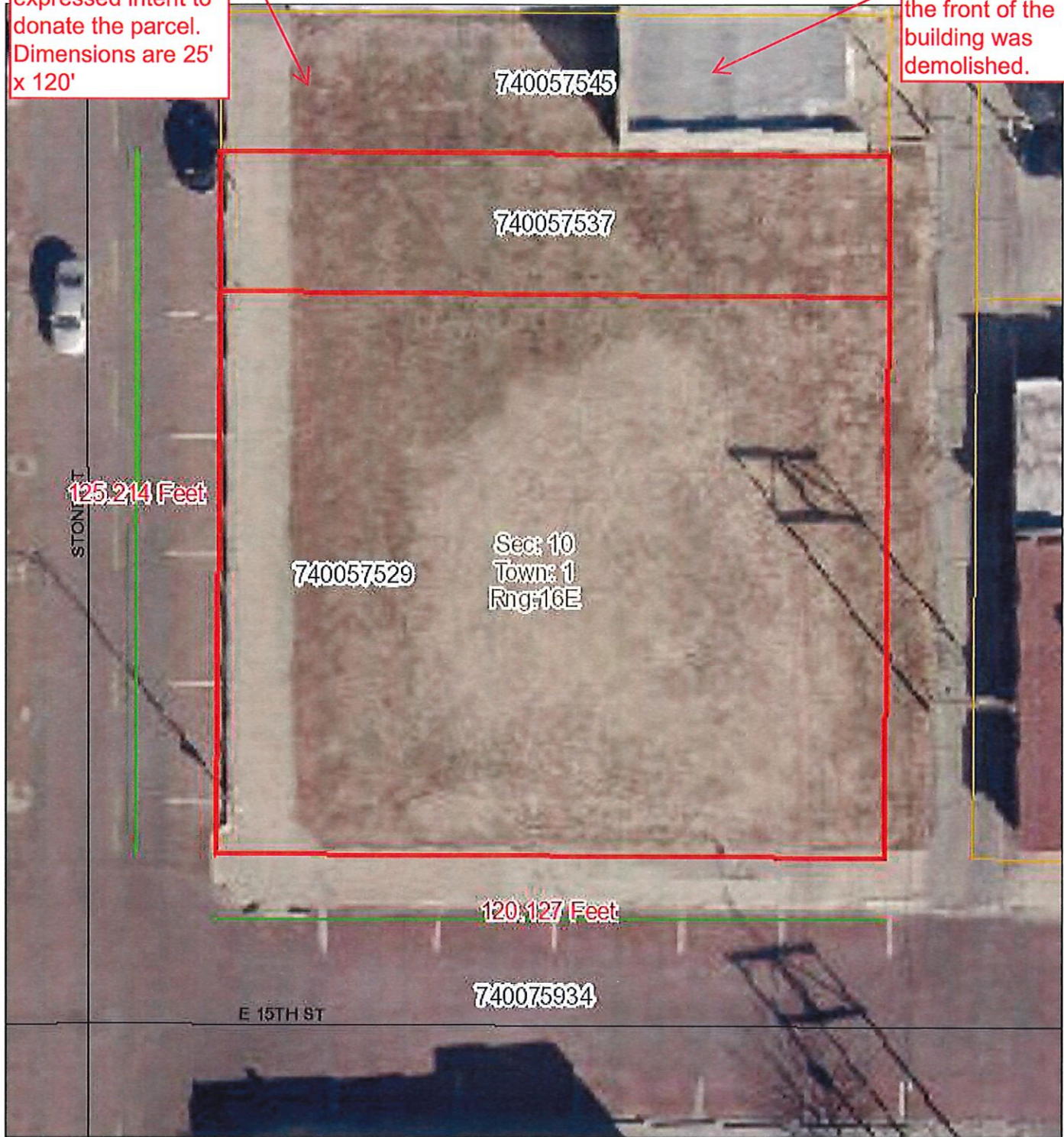
Clerk

Mayor

1506 Stone

Property owner expressed intent to donate the parcel. Dimensions are 25' x 120'

This structure is a garage space that was salvaged when the front of the building was demolished.

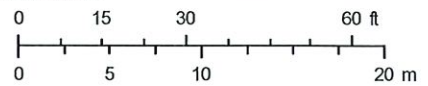


May 23, 2024

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

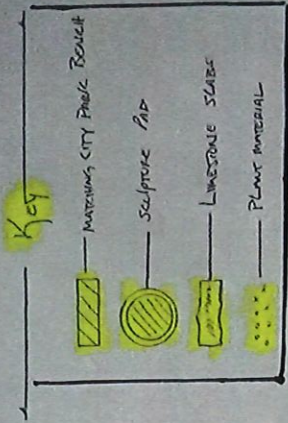
1:396

- Road Centerlines
- ▭ Parcels
- ▭ Sections

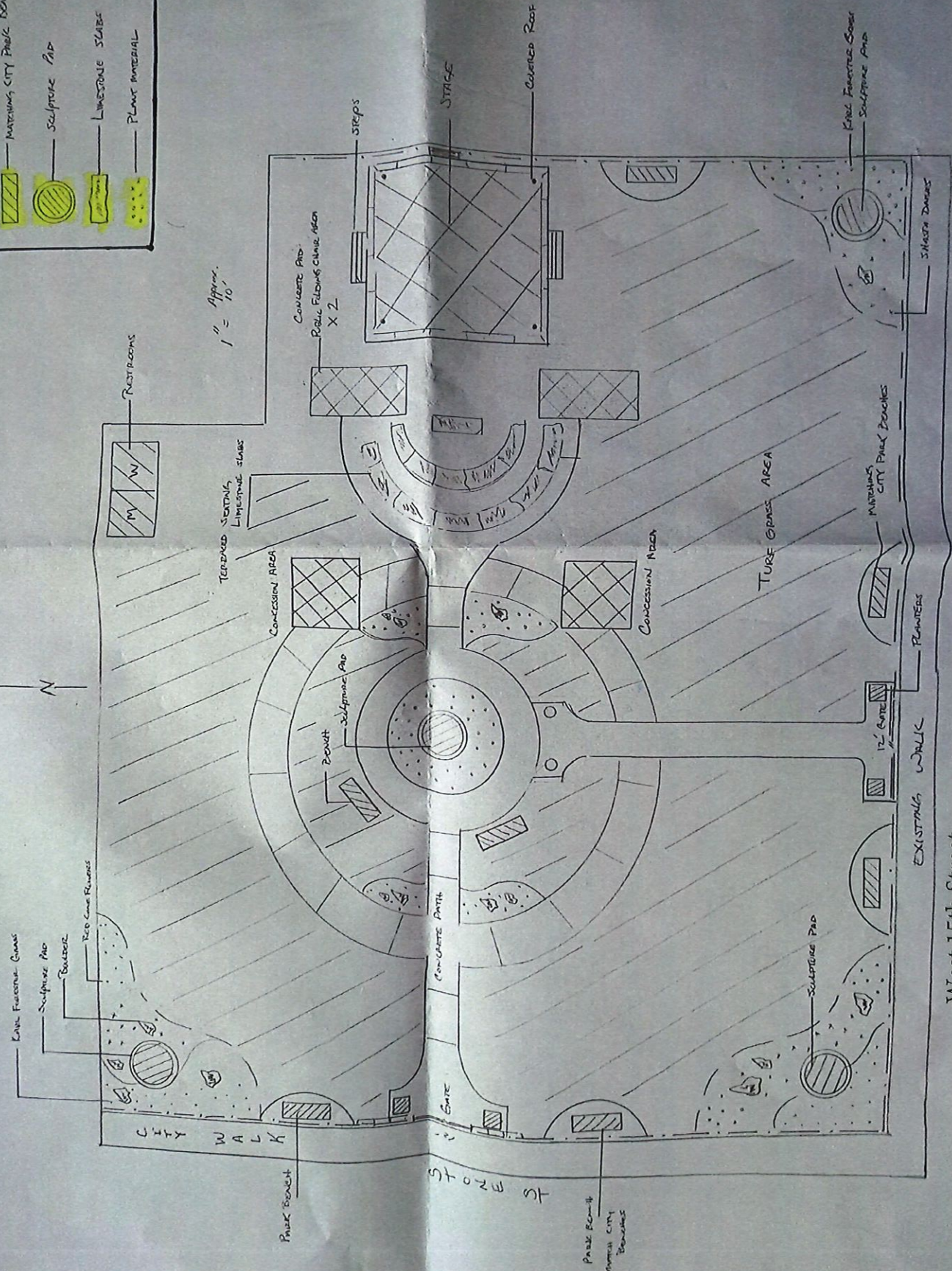


Note: Total available buildable space will be 150' x 120'

A Miscellaneous Design, Inc.

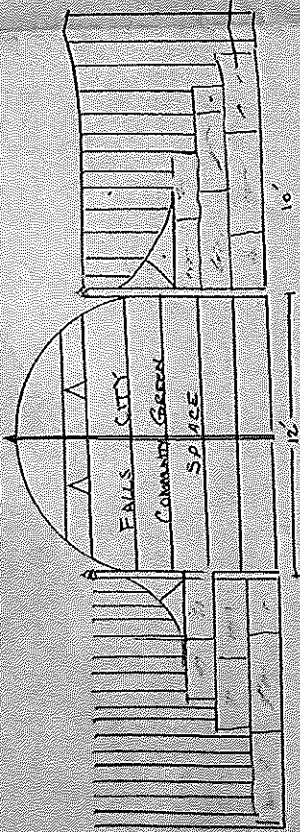


Approx.
1" = 10'



West 15th Street E 10th St

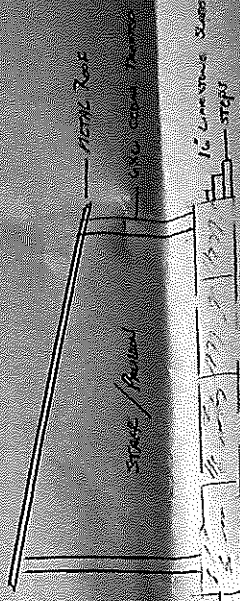
FALLS CITY ART / PAPER / AMPHITHEATRE



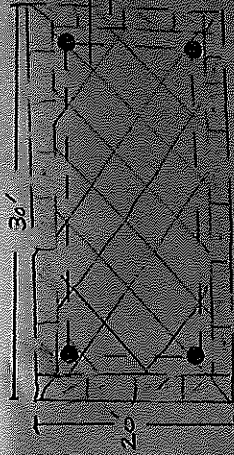
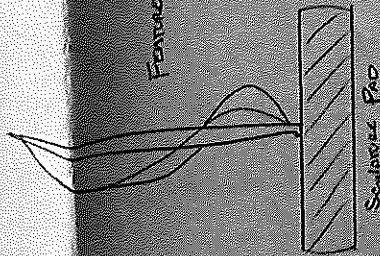
6" BRICK METAL FENCE

ONE-STORE SLAB ALCOVE WALLS

PROFILE VIEW



FEATURED SCULPTURES



TOP VIEW

FALLS CITY, NE
FEATURES

DESIGNED: MICHAEL W. TIPPIN
A MICHAEL PEARSON INC.



July 3rd, 2024

Subject: Letter of Support for Park at 1506 Stone Street

Dear Grant Selection Committee,

I am writing this letter to express my support for the creation of a park at 1506 Stone Street submitted by the City of Falls City. I believe that establishing a downtown park will not only enhance the overall quality of life for our residents but also contribute significantly to the economic and social vitality of our city.

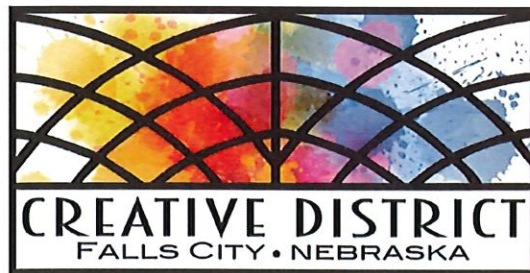
A downtown park serves as a central gathering place, fostering a sense of community and providing a green oasis. It offers a space for relaxation, recreation, and cultural events, promoting a healthier and more active lifestyle for our residents. Additionally, a well-designed park can become a focal point for community celebrations, festivals, and other public gatherings, bringing people together and strengthening the bonds that make our town special.

Beyond the social and cultural benefits, a downtown park can have a positive impact on our local economy. Green spaces have been shown to attract businesses, residents, and visitors, leading to increased foot traffic for nearby shops and restaurants. This, in turn, can boost property values and contribute to the overall economic development of the surrounding area.

I commend the efforts of the City of Falls City in spearheading this initiative and recognize the careful planning and community engagement that has gone into the project that was identified in the Creative District's Strategic Planning. Our Creative District listening sessions had over 60 community participants and it is evident that the creation of a downtown park aligns with the long-term vision for our community and reflects a commitment to creating a vibrant and sustainable downtown.

Thank you for your consideration,

Samantha Scheitel
Falls City Chamber & Main Street Board Chairman



Dear Grant Selection Committee,

We are writing to express enthusiastic support for the creation of a park in our Falls City Creative District. As art advocates for our community, we believe that establishing this park would be a significant enhancement to our downtown for several compelling reasons.

Firstly, a park would provide a much-needed green space in our densely occupied downtown area. This environment lacks accessible natural areas where residents can relax, exercise, and connect with nature. A park would not only beautify our surroundings but also contribute to the physical and mental well-being of our residents.

Secondly, our arts district thrives on creativity and cultural expression. A park would serve as a dynamic venue for outdoor performances, art installations, and community events. It would foster a vibrant atmosphere that attracts residents and visitors alike, bolstering our local economy and enhancing the cultural identity of our neighborhood.

Moreover, a park would promote community cohesion and social interaction. It would create opportunities for residents of all ages and backgrounds to come together, fostering a sense of belonging and unity. This social infrastructure is crucial for building a resilient and supportive community.

Furthermore, a well-designed park can contribute to environmental sustainability by incorporating green infrastructure elements such as native plantings, stormwater management systems, and energy-efficient lighting. These features not only mitigate urban heat island effects but also support local biodiversity and reduce our ecological footprint.

In conclusion, we wholeheartedly support the initiative to create a park in The Falls City Creative District. We believe it directly aligns with our community's values of sustainability, creativity, and inclusivity. We urge you to consider this proposal favorably and work collaboratively with stakeholders to bring this vision to fruition.

Thank you for your consideration. Please do not hesitate to reach out if you require any further information or support.

Sincerely,

Falls City Creative District Team



Falls City Economic Development and Growth Enterprise, Inc. (EDGE)
1705 Stone Street, P.O. Box 574, Falls City, NE 68355
Phone: 402.245.2105 Fax: 402.245.2106
Email: director@fallscityedge.com Web: www.fallscityedge.com

June 26, 2023

To Whom It May Concern,

I am writing to express my enthusiastic support for the proposed downtown park project and to underscore the significant economic benefits it holds for our community.

One of the primary economic benefits of a downtown park lies in its potential to attract visitors and boost tourism. Parks, especially those designed for community engagement and recreational activities, have a proven track record of drawing people from both near and far. Increased foot traffic in our downtown area will undoubtedly have a positive impact on local businesses. As visitors explore the park and its surroundings, they are likely to discover and patronize the diverse array of establishments our community has to offer.

Furthermore, the development of a downtown park can serve as a catalyst for property value appreciation in the surrounding areas. Studies have consistently shown that well-maintained parks and green spaces have a positive correlation with property values. This, in turn, benefits homeowners, local government tax revenues, and the overall economic health of our community.

The park project also presents an opportunity to create jobs, both in its construction phase and ongoing maintenance. Local contractors, landscapers, and maintenance crews will be needed, providing employment opportunities for our residents. The events and activities hosted in the park can stimulate job creation in the hospitality, event management, and service sectors.

In addition to these direct economic benefits, a downtown park can contribute to a positive business climate, making our community more attractive to potential investors. The presence of a well-designed park can be a key factor in attracting businesses and entrepreneurs looking for locations with a high quality of life and recreational amenities for their employees.

Thank you for your investment in our community's well-being, and I appreciate your consideration. I look forward to witnessing the positive changes that a downtown park can bring to Falls City.

Regards,

Lucas Froeschl
Executive Director, Falls City EDGE

2-13-2024

Richardson County Arts and Humanities Council
Falls City, NE 68355

Department of Economic Development
RE: Park at 1506 Stone Street

Dear Grant Application Review Committee;

It is our pleasure to write a letter of support for the proposal for a city park at 1506 Stone Street in Falls City. The proposed outdoor amphitheater and seating area would be a great asset to downtown and our community overall. The location is ideal for development since it is only one block north of the Falls City Library & Arts Center which houses the Stalder Gallery and directly across from the holding facility for the art collection belonging to the Library and Community Foundation of Richardson County.


In 2019, Falls City was proclaimed a "City of Art" due to our rich history of artists and musicians. Falls City Area Chamber of Commerce/Mainstreet Program along with many other partners within the community have been diligently working the past several years to promote the arts throughout our community. Here in Falls City our rich history and tradition for the arts from Regional Impressionist painter Alice Cleaver, Saturday Evening Post Cover Artist John Falter, former Omaha World Herald Art Director and artist Alan Tubach to world renown musicians such as Pee Wee Erwin and currently internationally known David Von Behren. Our arts history is alive and well here in Falls City and we love promoting it.

Along with our arts tradition, our history here in Southeast Nebraska is rich. Recently our Collections Museum, under the direction of Susan Sipple, was able to obtain recognition with the National Parks Service as contributing to the "National Underground Railroad Network to Freedom." This past year we had several "Passport" stops in our community as well as "Wander Nebraska" stops. Our Richardson County Historical Museum, John P. Falter Museum, and our local Heartland Arts Gallery promote the art, culture, and heritage of our community.

We continue our rich legacy by featuring art exhibits in the Stalder Gallery and other museums throughout town. Adding an outdoor space to feature performing arts would give us another avenue to showcase and highlight our vibrant arts community. We would work in collaboration with the City of Falls City to host events and bring in artists to perform at the new park. We believe the creation of this park would give visitors another reason to visit our Creative District.

The Stalder Gallery, Richardson County Arts and Humanities Council, and the Library and Community Foundation of Richardson County all support the efforts to promote the arts in Falls City and support the efforts of the Falls City Area Chamber of Commerce/Mainstreet Program. This type of partnership and support within a community is vital to its survival. As you are making your considerations for this grant opportunity please consider Falls City. We thank you in advance for your time and consideration.

Best Regards,



Christina Wertenberger



Rita Seid

Curator, Stalder Gallery (Falls City Library and Arts Center)
K-12 Art Instructor Falls City Sacred Heart
Richardson County Arts and Humanities Council
Library and Community Foundation of Richardson Co.
Creative District Board

President; Richardson County Arts and Humanities
Library and Community Foundation of Richardson Co.
Creative District Board

To Whom It May Concern:

I am writing in support of the creation of a park downtown at 15th & Stone Street. Our little town of 4,000+ has always promoted participation from the public, and a good example is the variety of parks sprinkled throughout the community. One can find good fishing, Frisbee golf, baseball and softball fields, tennis, basketball and pickle ball courts, a volleyball sand pit, walking/biking paths and abundant playground equipment. However the one thing we have lacked is a space to promote visual art and music.

Falls City has had several famous artists since its founding 167 years ago. A "City of Art" committee has recently been working on ways to keep the visual arts alive, so incorporating them into a park area downtown would be an excellent way to promote them as we look to and celebrate the future of our corner of Nebraska.

Thank you for your consideration,

Dobey Falter Haws
John Philip Falter Museum Curator

file a motion for retention of the property, which motion shall be granted if there is any reasonable basis for believing that the photographs and accompanying affidavit may be misleading. (Ref. 28-511.01 RS Neb.)

§6-316 OFFENSES; OPEN CONTAINERS, ALCOHOL; PROHIBITED. It shall be unlawful for any person to possess or have in their possession upon any public property, or in any vehicle upon any street, highway or alley, any open container which contains any form of an alcoholic beverage unless authorized by the governing body having jurisdiction over such public property. Ordinance 2017-102)

§6-317 OFFENSES; DISCHARGE OF FIREWORKS AND FIRECRACKERS. It shall be unlawful for any person to discharge, light or ignite any fireworks or firecrackers within the corporate limits of the City of Falls City, Nebraska, except that permissible fireworks as defined by the laws of the State of Nebraska may be discharged, lit or ignited during the period that the same may be sold within the State of Nebraska and for the seventy-two (72) hour period immediately thereafter.

§6-318 OFFENSES; CURFEW. It shall be unlawful for any minor under the age of eighteen (18) years to be upon any of the streets, alleys, or other public places whether on foot or in a vehicle between the hours of twelve o'clock (12:00) Midnight and five o'clock (5:00) A.M. of any day unless accompanied by a parent, guardian or other adult person having the care, custody or control of said minor, or the minor is engaged in lawful employment.

§6-319 OFFENSES; DISCHARGE OF FIREARMS. It shall be unlawful for any person, except an officer of the law in the discharge of his official duty, to fire or discharge any gun, pistol, or other fowling piece within the Municipality; Provided, nothing herein shall be construed to apply to officially sanctioned public celebrations if the persons so discharging firearms have written permission from the Governing Body. (Ref. 17-556 RS Neb.)

§6-320 OFFENSES; SLINGSHOTS, AIR GUNS, BB GUNS. It shall be unlawful for any person to discharge a slingshot, air gun, BB gun, or the like loaded with rock or other dangerous missiles at any time or under any circumstances within the Municipality, except the Governing Body upon written application may waive the provisions of this section for gun safety courses conducted by a gun safety instructor or community service organization. (Ref. 17-2 RS Neb.)

§6-321 OFFENSES; WEEDS, LITTER, STAGNANT WATER. 1) Lots or pieces of ground within the Municipality shall be drained or filled

City of Falls City
2307 Barada Street
Falls City, NE 68355

P: (402) 245-2851
F: (402) 245-2741
fallscitynebraska.org

REQUEST FOR FUTURE AGENDA ITEM OR ADMINISTRATIVE ACTION



CITY CLERK

All requests for the Agenda must be submitted by noon on the Thursday preceding the meeting in order to be added on the current agenda, any item received after this time would have to be of an emergency nature. Once a request is received, Administration will review it and determine whether or not it requires Board action or if it is an item that needs to be handled by staff.

Requested Board to Review (Select One): City Council Board of Public Works

Date: 7-11-2024 Phone No: 402-245-7103

Name: Stephen & Megan Randall Email: randalltrucking@icloud.com

Address: 2103 Lane Street Falls City, NE 68355

Description of Topic & Desired Resolution:

Fireworks timeline discussion and the
city ordinance on dangerous dogs.

Signature of Requester: Megan E. Randall

For City Use only
Received by: _____ Date: _____
Action Taken: _____

Dangerous Dog shall mean any dog that, according to the records of an animal control authority:

1. has killed a human being;
2. has inflicted injury on a human being that requires medical treatment;
3. has killed a domestic animal without provocation; or
4. has been previously determined to be a potentially dangerous dog by the animal control authority, the owner has received notice from the animal control authority or an animal control officer of such determination, and the dog inflicts an injury on a human being that does not require medical treatment, injures a domestic animal, or threatens the safety of humans or domestic animals.

Exceptions: A dog shall not be defined as a dangerous dog if the injury, damage or threat was sustained by a person who, at the time, was committing a willful trespass, was committing any other tort upon the property of the owner of the dog, was tormenting, abusing, or assaulting the dog, who has, in the past, been observed or reported to have tormented, abused, or assaulted the dog, or who was committing or attempting to commit a crime.

A dog shall not be defined as a dangerous dog if the dog is a police animal as defined by state law;

Domestic Animal shall mean a cat, a dog, or livestock;

Medical Treatment means treatment administered by a physician or other licensed health care professional that results in sutures or surgery or treatment for one or more broken bones.

Owner means any person, firm, corporation, organization, political subdivision, or department possessing, harboring, keeping, or having control or custody of a dog; and

Potentially dangerous dog means (a) any dog that when unprovoked
(i). inflicts an injury on a human being that does not require medical treatment,
(ii).injures a domestic animal;
(iii). chases or approaches a person upon streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack; or
(b) any specific dog with a known propensity, tendency, or disposition to attack when unprovoked, to cause injury, or to threaten the safety of humans or domestic animals. (Ref 54-617 RS Neb. Ord. 2007-111) (Ordinance 2017-100)

§6-111 DANGEROUS DOGS; RESTRAINED.

No owner of a dangerous dog shall permit the dog to go beyond the property of the owner unless the dog is restrained securely by a chain or leash adequate to control the dog, by a person nineteen (19) years of age or older. (Ref 54-618 RS Neb.) (Ordinance 2017-100)

§6-112 DANGEROUS DOGS; REQUIREMENTS.

The owner of a dangerous dog as defined in section 6-110 shall be permitted to keep said dog in the City of Falls City, Nebraska, provided the owner maintains said dog at all times in compliance with the following requirements:

- A. Said dog shall maintain a current license issued by the City of Falls City, Nebraska pursuant to the Municipal Code of The City of Falls City, Nebraska.
- B. The owner of said dog shall have and continually maintain at least \$100,000.00 in liability insurance covering any damage or injury done by said dog. Premium payment for said liability insurance coverage shall be sufficient to cover a minimum of one (1) year of liability insurance coverage. The policy shall further contain a provision requiring the insurance company to provide written notice to the City Clerk not less than fifteen (15) days prior to any cancellation, termination, or expiration of the Policy;
- C. Said dog shall only be walked or exercised, off the property of owner, on a leash adequate to control the dog, by a person nineteen (19) years of age or older;
- D. The owner, shall, at the owners own expense, have the dog spayed or neutered and shall present written proof from a licensed veterinarian that this sterilization has been performed,
- E. Except as provided by Section 6-112 (C) above, said dog shall be kept indoors or in a securely enclosed and locked pen or dog run area made of at least nine (9) gauge chain link fencing or equivalent grade of fencing with no more than one (1) inch spacing. Said pen or dog run shall be locked with key or combination lock whenever such dog is within the structure. Said pen or dog run shall be at least three (3) feet wide and ten (10) feet long. Said pen or dog run shall have sides of at least six (6) feet high and a cover shall be secured over the top. If the pen or dog run has no

bottom secured to the sides, the sides shall be embedded in the ground no less than two(2) feet or have a concrete pad for the bottom. The pen or structure shall protect the dog from the elements. The pen or structure shall be at least 10 feet from any property line of the owner. All structures erected shall comply with the zoning and building regulations of the City of Falls City. All structures shall be adequately lighted and kept in a clean and sanitary condition.

F.

The owner of a dangerous dog shall post warning signs on the property where the dog is kept that are clearly visible from all areas of public access and that inform persons that a dangerous dog is on the property. Such warning sign shall be no less than ten inches by twelve inches and shall contain the words warning and dangerous dog in high contrast with lettering at least three inches high on a black background. (Ref. 54-619 RS Neb.; Ord #2007-111; Ord #2007-113) (Ordinance 2017-100)

§6-113 DANGEROUS DOGS; FAILURE TO COMPLY.

Any dangerous dog found within the city limits of the City of Falls City may be immediately confiscated by an animal control officer if the owner is in violation of this article, The owner shall be responsible for the reasonable costs incurred by the animal control authority for the care of a dangerous dog confiscated by an animal control officer or for the destruction of any dangerous dog if the action by the animal control authority is pursuant to law and if the owner violated this article.

In addition to any other penalty, a court may order the animal control authority to dispose of a dangerous dog in an expeditious and humane manner. (Ref. 54-620 RS Neb.) (Ordinance 2017-100)

§6-114 DANGEROUS DOGS; APPEALS.

- A. When an owner of a dog would like a determination regarding the classification of the owner's dog as a dangerous dog as defined in section 6-110, the owner of such dog may file a written petition with the City Clerk for a hearing concerning such classification. In the event City Animal Control Officer has impounded any dog and the owner of said dog disputes the classification of said dog as a dangerous dog as defined in section 6-110, the owner of said dog may file a written petition with the City Clerk for a hearing concerning such classification no later than

five (5) days after impoundment. Such petition shall include the name and address, including mailing address, of the petitioner. The City Clerk will then issue a notice of hearing date by mailing a copy to the petitioner's address no later than then (10) days prior to the date of the hearing.

- B. The hearing, if any, will be held before the Animal Control Board. The owner of such dog shall bear the burden of proof. Any facts that the petitioner wishes to be considered shall be submitted under oath or affirmation, either in writing or orally at the hearing. The Animal Control Board shall make a final determination whether the dog is a dangerous dog as defined in section 6-110. Such final determination shall then be considered a final order of the City.
- C. If the dog is determined to be a dangerous dog, said dog will remain impounded for up to 10 days or until the owner of said dog has provided written proof to the City Clerk that the owner of said dog is in full compliance with section 6-112. If after 10 days owner is not in compliance with section 6-112 the dog will be put up for adoption or humanely destroyed. If the dog is found not to be a dangerous dog the dog shall be released to the owner. Whether said dog is found to be a dangerous dog or not to be found a dangerous dog, the owner of said dog shall be responsible for all applicable fees and costs as set forth in section 6-107.
- D. With respect to any dog that was impounded as the immediate result of an attack or bite unless an appeal is filed as set out in subsection A above within 5 days the dog shall thereafter be humanely destroyed. (Ordinance 2017-100)