

City Council Regular Meeting
Monday, June 15, 2020 7:00 PM
City Hall
715 Front Street
Gibbon, NE 68840

1. Opening Procedures

1. Call to Order

2. Pledge of Allegiance

3. Announcement of Open Meetings Act

4. Roll Call

2. Submittal of Requests for Future Items

3. Reserve Time to Speak on Agenda Items

4. Presentations and Proclamations

1. Buffalo County Sheriff Department-Contract Law Enforcement

1. Report on Monthly Contract Law Enforcement Activities

2. Mayor Report--Deb VanMatre

1. Report on Council Planning Sessions

2. Changes in City Operations Due to COVID-19 Update

3. Drainage and Flood Mitigation Update

4. Fire Hall/City Hall Project Update

3. City Attorney Report--Barry Hemmerling

1. Code Book Update

4. City Administrator Report--Chris Rector

1. Report on City Operations

5. City Treasurer Report--Susan Tonniges

1. Report on Monthly Financial Activities

6. Nebraska Department of Economic Development--Kelly Gewecke

1. Presentation of Leadership Certified Community Status Certificate for the City of Gibbon

7. Buffalo County Economic Development Council--Darren Robinson

1. Gibbon Workforce Housing Incentive Plan

5. Public Hearing

1. Gibbon Workforce Housing Incentive Plan

2. Preliminary Plate & Final Plat for Proposed for the Jurgen's River Subdivision

3. Preliminary Plat & Final Plat for Proposed Shiers Estate Third

6. Consent Agenda

1. Approval of the Minutes of the May 18, 2020 Regular Council Meeting

2. Approval of the Minutes of the June 1, 2020 Work Session

3. Approval of the Minutes of the June 10, 2020 Work Session

4. Approval of Claims for the Month of June

5. Approval of Reports of Departments, Boards, and Commissions

1. Buffalo County Sheriff Department Report

2. Treatment Plant Report & Water Report

3. Treasurers Report

4. GVFD Report

5. Planning Commission Report

6. Building Permits:

1. Building Permit #2002-18-Dale McCall-1020 1st-Fence

2. Building Permit #2020-19--Barbara Buescher--300 May Avenue-Accessory Building
3. Building Permit #2020-20--Cy Rayburn--500 River Street-Fence
4. Building Permit #2020-21--Xavier Portillo--14 West Avenue-Fence
5. Building Permit #2020-22--Jackson Peterson--910 West Avenue-Fence
6. Building Permit #2020-23--Heather Babbitt & Eric Schade-912 West Avenue-Fence
7. Building Permit #2020-24--Dan & Melody Rockefeller--508 1st Street-Residential Addition
8. Building Permit #2020-25--Brad & Jennifer Samuelson--1016 2nd Street--Residential Addition
9. Building Permit #2020-26--Shannon Slagle--208 Center Street-Residential Addition
10. Building Permit #2020-27--Jason Tracy--1325 8th Street--Residential Addition

7. Library Report

8. Cemetery Report

7. Resolutions and Motions

1. Consider Motion to Approve Resolution No. 2020-04 Workforce Housing Incentive Plan for the Municipality of Gibbon, Nebraska Pursuant to the Nebraska Community Development Law

2. Consider Motion to Approve Resolution No. 2020-05 Resolution of the City of Gibbon, Buffalo County, Nebraska to approve the preliminary plat for the Jurgen's River Subdivision.
3. Consider Motion to Approve Resolution No. 2020-06 Resolution of the City of Gibbon, Buffalo County, Nebraska to approve the preliminary plat for the Shiers Estates Third.
4. Consider Motion to Approve Resolution No. 2020-07 Resolution Temporarily Closing Public Right-of-Way for Gibbon Chamber 4th of July Parade
5. Consider Motion to Approve Request for Tax Increment Financing (T.I.F.) for B & C Estates

8. Ordinance

1. Ordinance No. 616 An Ordinance of the City of Gibbon, Buffalo County, Nebraska, Approving The Final Plat of Jurgen's River Subdivision
2. Ordinance No. 617 An Ordinance of The City of Gibbon, Buffalo County, Nebraska, Approving The Final Plat of Shiers Estate Third

9. Requests and Referrals

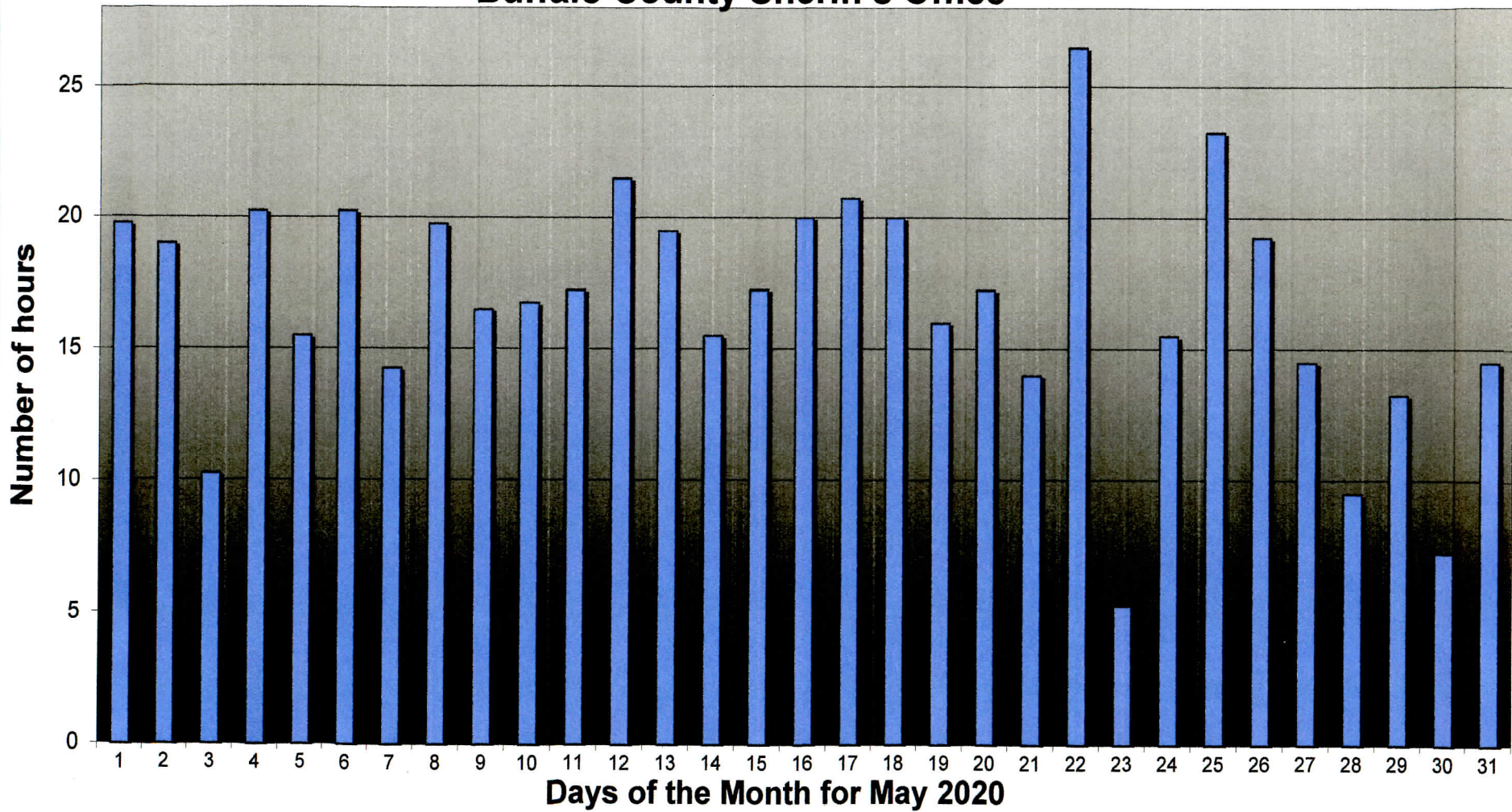
10. Other Items

1. Next Regular Council Meeting will be on Monday, July 20, 2020 at 7:00 p.m.

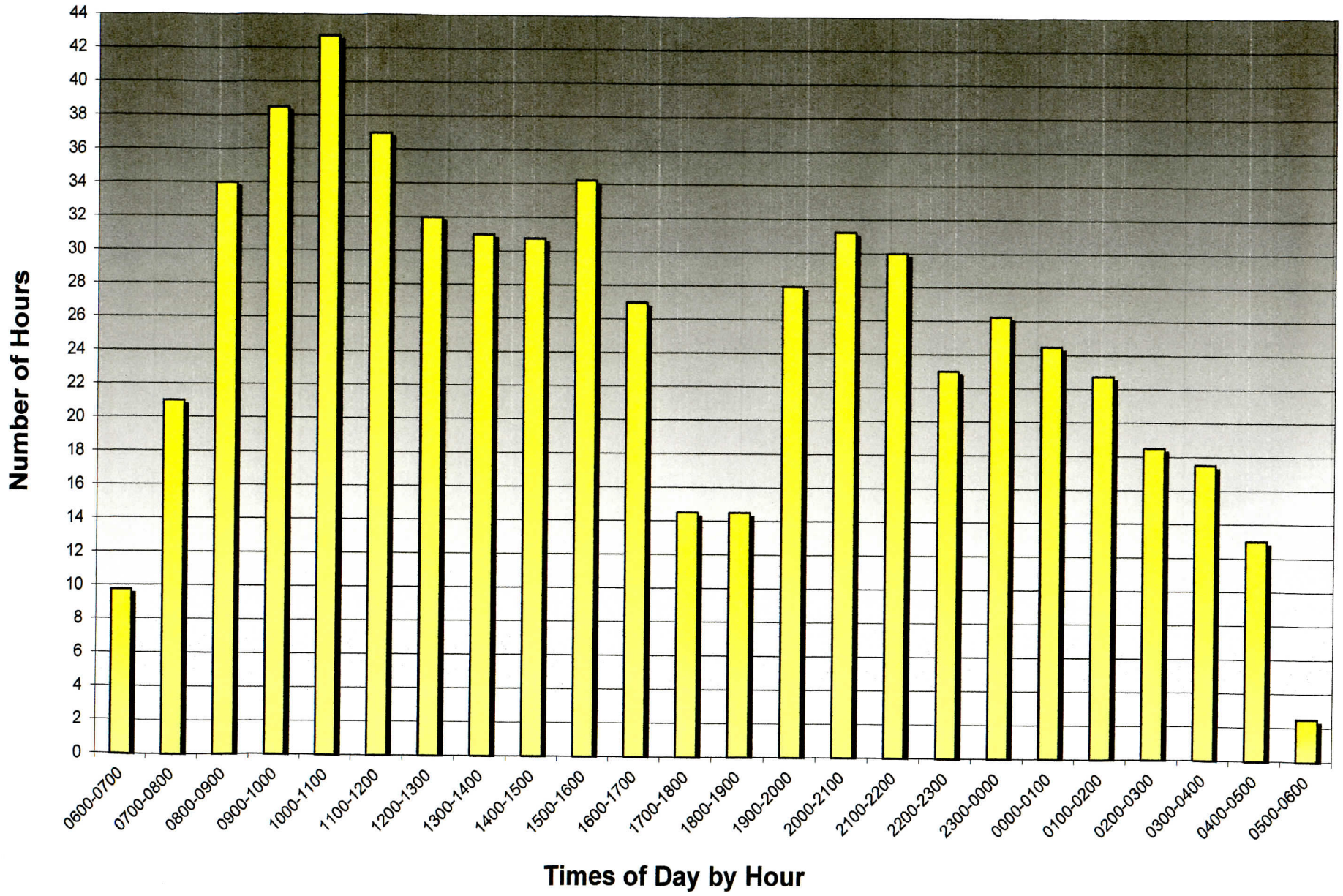
11. Adjourn

12. Monthly Financial Reports

Buffalo County Sheriff's Office

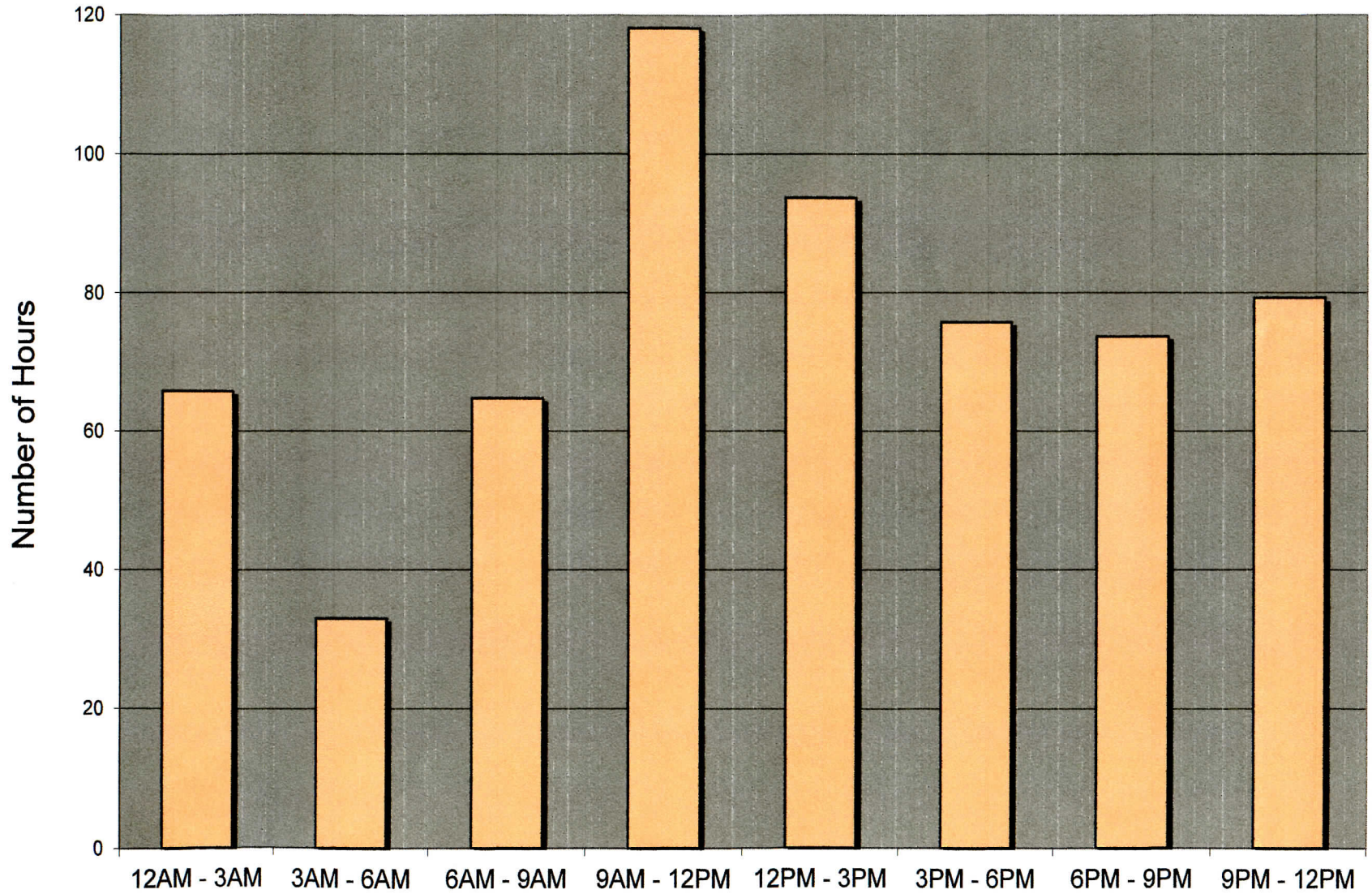


Buffalo County Sheriff's Office Gibbon Contract Hours



May 2020

Buffalo County Sheriff's Office Gibbon Contract Hours



Times of Day

May 2020



BUFFALO COUNTY SHERIFF'S OFFICE
 CONTRACT LAW ENFORCEMENT
 CITY OF GIBBON, NEBRASKA

May 2020

CONTRACTUAL TIME TOTALS

Contractual Law Enforcement Coverage Time	465.00 Hours
Actual Law Enforcement Coverage Time	520.00 Hours
Actual Contract CSO Time	92.75 Hours
Supervisory Law Enforcement Coverage Time	<u>5.00 Hours</u>
Total Law Enforcement Coverage Time	617.75 Hours

PATROL AND ENFORCEMENT

Citations Issued	5
Warnings Issued	13
Violations Issued	0
Accidents Investigated	0

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05-01-20	Code Violation	600 Drew Ln.
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05-01-20	Mental Health Investigation	509 Southwind Dr.
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05-04-20	Suspicious Activity	800 Block Park Rd.
05-06-20	Fraud	1103 River St.
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05-07-20	Medical Call	413 1 st St. #130.
05-07-20	Suspicious Activity	300 Lawn Ave.
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05-30-20	Fraud	413 1 st St. #122
05-31-20	Medical Call	712 West Ave.
05-31-20	Message Delivery	712 West Ave. #3
05-31-20	Traffic Offense	1700 Hwy. 30

Buffalo County Sheriff's Office

Gibbon Contract Time - May 2020

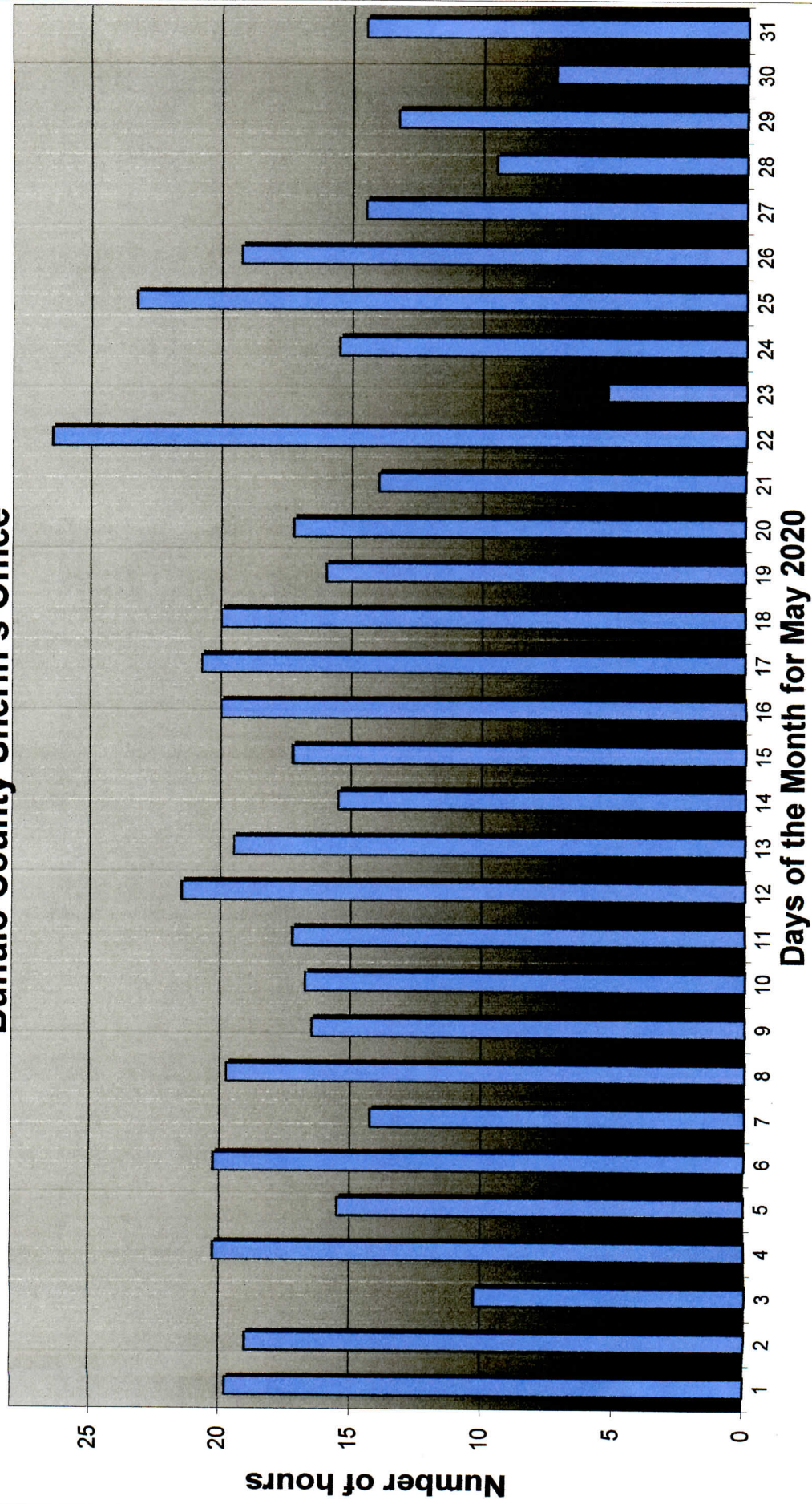
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL	
<i># of hours where need to be at</i>	15	30	45	60	75	90	105	120	135	150	165	180	195	210	225	240	255	270	285	300	315	330	345	360	375	390	405	420	435	450	465		
Brueggemann																																	0.00
Kirschner	0.00	0.00	5.25												9.75	0.00	7.25												0.00	1.00	5.00		28.25
Valenzuela	6.50													1.50																			8.00
Gibbs				3.00					1.50			2.25	2.25								2.50	1.25	3.00				3.00						18.75
Thorman											10.00																						10.00
Naiman								9.50	9.50	9.00				9.00																			37.00
Howe					9.00	9.75											8.50	7.25					4.50										39.00
Alexander						10.75	5.75									10.50	8.50				4.00												39.50
Betke											4.75	3.00															6.00	8.50					22.25
Small																																	0.00
Andersen								4.00	5.00	6.25											8.00	4.00	6.00										33.25
Earhart	7.75	7.25	5.00			1.00	1.50									7.25	8.50			4.75									3.75	6.25		53.00	
Page											10.75	6.25			1.00	9.25										9.75	8.75		6.50				63.00
Smith											6.50	5.25														7.75	5.75						25.25
Ristine	4.50	1.00									7.00				5.00	3.50	5.00			1.00						3.00	3.00		3.00	0.00			36.00
Hall				0.50				3.25	2.00								1.00				1.00		2.00				2.50						12.25
Miller						8.00	5.00				1.00								6.75	vac					1.25								22.00
Wilson						10.75	7.25				2.00								7.75	9.25					1.50	1.75							40.25
Schmidt	1.00					0.50	0.50						2.50	1.25					0.25	1.75	2.50						3.00	1.00		9.50		23.75	
Investigators																					8.50												8.50
L E Total	19.75	19.00	10.25	20.25	15.50	20.25	14.25	19.75	16.50	16.75	17.25	21.50	19.50	15.50	17.25	20.00	20.75	20.00	16.00	17.25	14.00	26.50	5.25	15.50	23.25	19.25	14.50	9.50	13.25	7.25	14.50		520.00
Admin																																	5.00
CSO Humpfer								1.75					0.75					0.25	0.75	0.25								0.75					4.50
CSO Ochsner																																	0.00
CSO Baughman	2.75			3.00	6.25	RTW	5.50	7.50			4.50	4.00	RTW	7.00	7.00		5.00	6.75	RTW	6.00	4.00					7.75	RTW	6.75	4.50				88.25
Total																															617.75		

Buffalo County Sheriff's Office

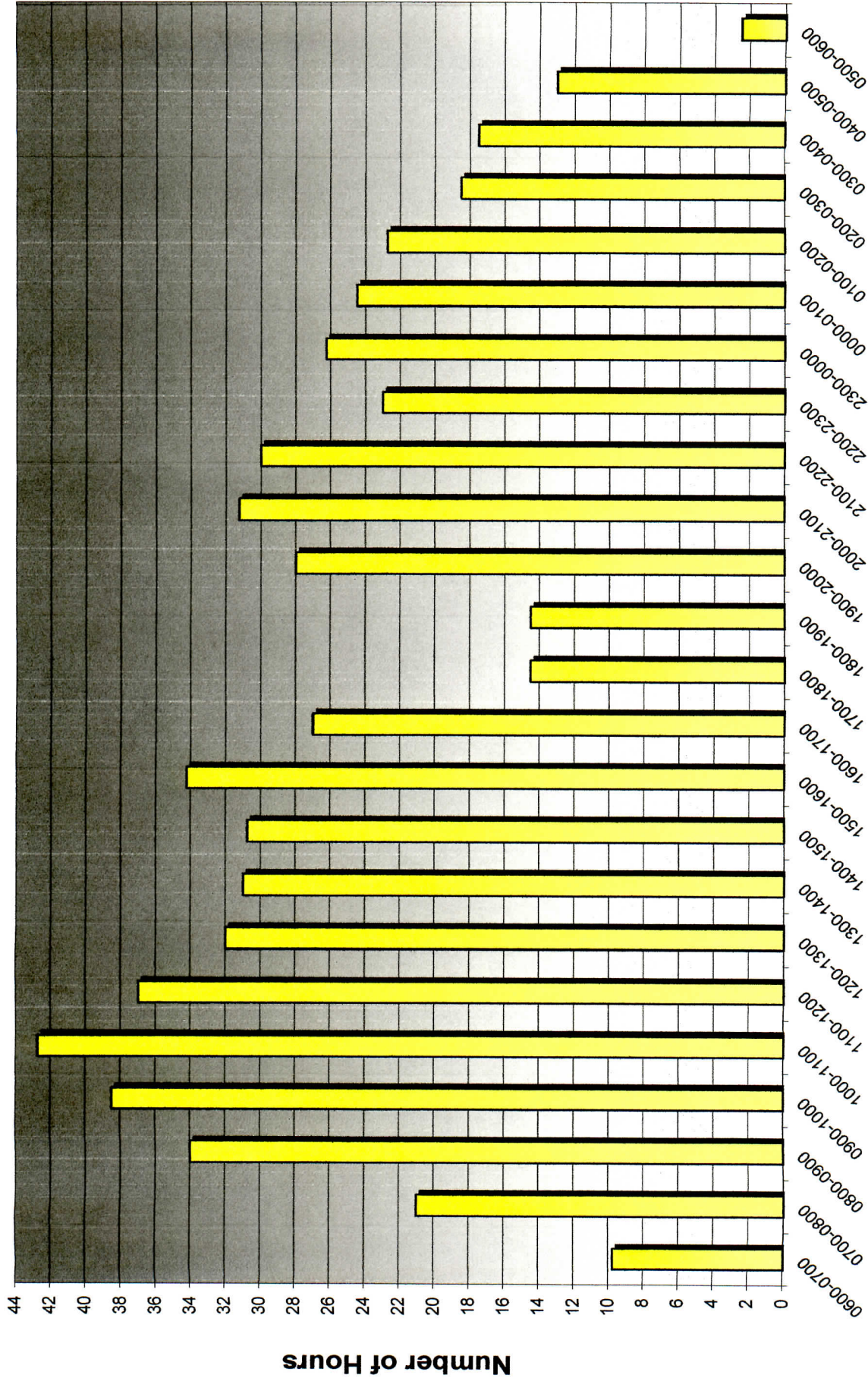
Gibbon Hour Report for May 2020

	9094	9096	9097	9099	910	911	913	914	917	919	920	923	924	926	927	929	930	170	171	172	Inv.	Admin.	Total Hours	
0600-0700	0.50						1.00	0.00	1.00		4.25					3.00								9.75
0700-0800	3.50	1.00					3.00	0.50	4.00		5.00					4.00								21.00
0800-0900	3.00	0.50					4.00	2.50	5.25		4.25					4.75								34.00
0900-1000	4.00	1.00	0.25				4.00	2.25	5.50		4.75					3.75								38.50
1000-1100	3.75	1.00	2.00				5.00	2.00	4.75		6.75					2.25	0.75							42.75
1100-1200	3.00	0.50	2.00				5.00	1.25	3.25		5.25					3.50	1.75							37.00
1200-1300	3.00		2.25				3.00	1.75			6.75					5.00	3.00							32.00
1300-1400	3.00	0.50	2.00				2.00	3.50			7.00					4.25	3.00							31.00
1400-1500	2.25	1.00	3.25				2.50	3.25	2.50		5.00					2.50	0.25							30.75
1500-1600	2.00	1.00	3.50				4.00	3.00	3.75		4.25					1.25	0.25							34.25
1600-1700	0.25	1.00	3.00				4.00	2.00	3.00		3.50					2.00	1.25							27.00
1700-1800		0.50	0.50				2.00	0.25	0.25		6.25		0.25	0.50		4.00								14.50
1800-1900				0.75	2.00	2.50				2.50		1.00	2.25	1.50	0.50		1.25	0.25						14.50
1900-2000				1.00	3.50	4.00				6.25		1.50	6.00	1.00	2.75		1.50	0.50						28.00
2000-2100				0.75	4.00	4.00				6.75		1.25	8.00	1.50	3.75			1.25						31.25
2100-2200				0.50	4.00	3.25				6.00		2.25	8.00	1.50	2.75		0.75	1.00						30.00
2200-2300				1.00	4.00	2.50				4.00		3.25	3.00	1.00	3.00		1.00	0.25						23.00
2300-0000				1.00	4.00	4.00				3.75		3.00	4.00	1.50	3.00		2.00							26.25
0000-0100				1.00	4.00	3.50				3.75		3.75	2.50	2.00	1.75		2.00	0.25						24.50
0100-0200				1.00	4.00	5.00				4.75		2.50	1.00	1.75	0.25		1.50	1.00						22.75
0200-0300				1.00	4.00	5.00				5.25		1.00	1.00		0.25		1.00							18.50
0300-0400				1.00	2.50	4.25				4.25		1.75			2.75		1.00							17.50
0400-0500				1.00	1.00	1.00				4.75		3.00			1.25		1.00							13.00
0500-0600										1.00		1.00				0.50								2.50
Investigation																								8.50
Admin.																								5.00
TOTAL	28.25	8.00	18.75	10.00	37.00	39.00	39.50	22.25	33.25	53.00	63.00	25.25	36.00	12.25	22.00	40.25	23.75	4.50	0.00	88.25	8.50	5.00	617.75	

Buffalo County Sheriff's Office



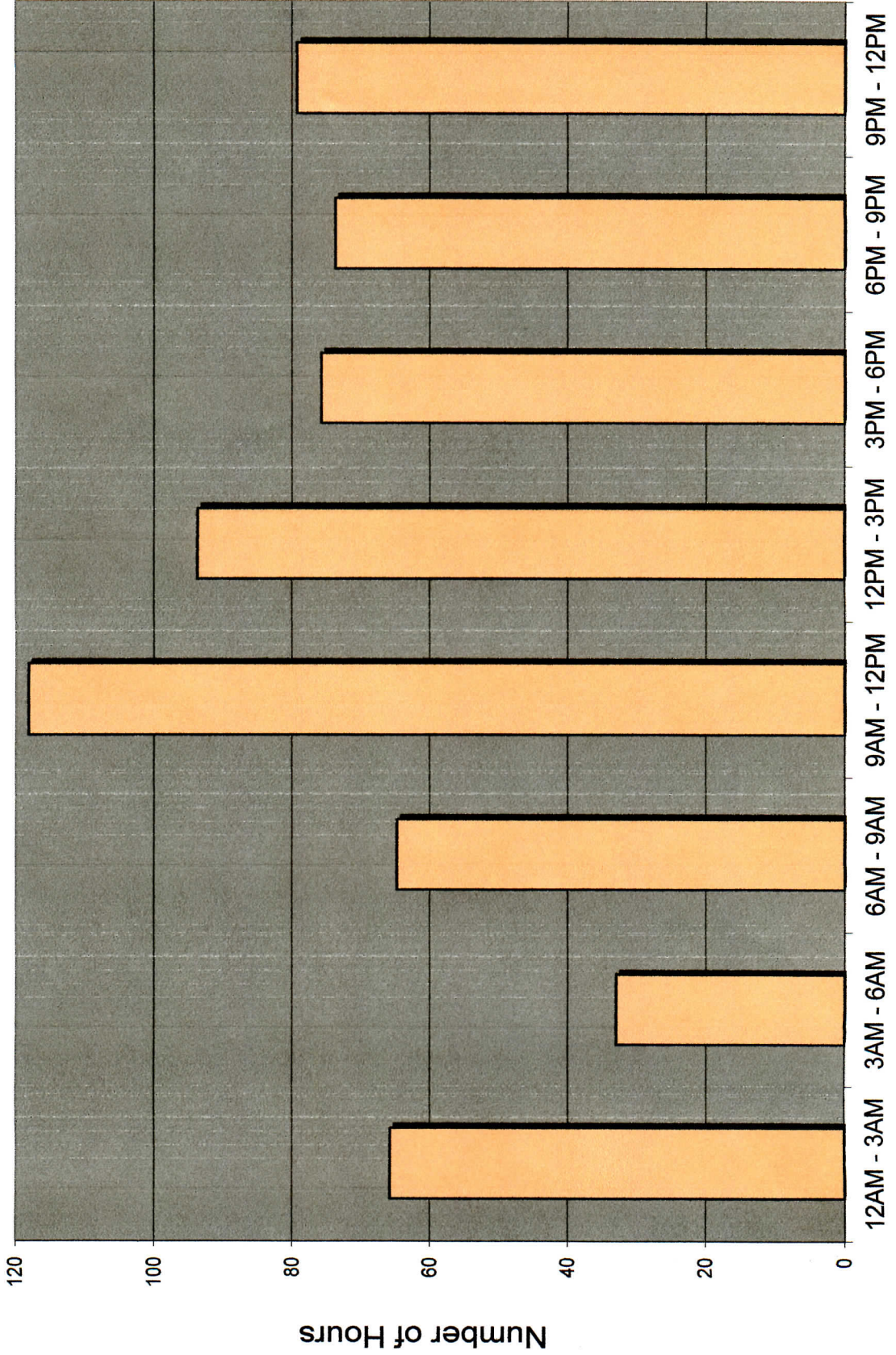
Buffalo County Sheriff's Office Gibbon Contract Hours



Times of Day by Hour

May 2020

Buffalo County Sheriff's Office Gibbon Contract Hours



Times of Day

May 2020



BUFFALO COUNTY SHERIFF'S OFFICE
 CONTRACT LAW ENFORCEMENT
 CITY OF GIBBON, NEBRASKA

May 2020

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Gibbon Nebraska

May 2020 Administrator update

Fire Hall/ City Hall the Mayor and I met with the Fire Chief and some of the executive members concerning the firehall design. The fire department members approved the square footage and will work on designing their interior layout.

Keno we have not new report as it does not come out between the 15th and 17th of the month. Year to date total after paying the state their 2 percent tax is \$4663.62.

Sales Tax for May 2020 was \$23,986.95 compared to 2019 \$19,004.72.

Parks Department the roof has been replaced on the concessions stand at Davis Park we need to do the soffit and fascia as of yet. The contractor is to start painting the building at Rosen Park in the next couple of weeks. We have been cleaning bathrooms twice daily and spraying disinfecting the playground equipment daily.

Street department is painting curbs right now getting prepared for the July 4th festivities. After those are done, they will go back to the cemetery to help install the fence. Miguel is on a short leave as he went back to Mexico as his father is not doing well and is not expected to live.

Cemetery we have installed 20 of the 50 concrete footings needed for the new fence. We had Kyle Vohland come pick up the statue in baby land as the outer coating was starting to come off. Kyle is where we purchased the statue and he will be repairing and replacing in the near future.

Golf Course is operating normal business with limited occupancy.

Housing development is on the agenda, the council will need to decide what the percentage of TIF the CDA will give to developer Marc Willis and how much they will keep. On the Rasmussen project we did an 80% to 20% split.

Economic Development we have made second round RFP for an Ag manufacturer. Darren will be here to present the workforce housing initiative and there is a resolution on the agenda for approval.

Kelly Gewecke will be here from the **Nebraska Department of Economic Development** to present the city with the Leadership Certified Community certificate. There only 27 other communities in the state that have this designation. We are number 28.

Budget, I have spoken with the Sheriff and he will have his preliminary budget numbers by the end of June. He is now down two deputies and does not have many qualified candidates.

G-Works online training took place and we are waiting for the in-person training. I will have Matt here at the July meeting to give a brief demonstration. We are currently using the system or playing with it all to get familiar on how it works.

Tom Sommerfeld, after a discussion with Barry we have decided that we will need to video tape and remove any items from his house before we tear it down as there may be things of value. Tom likes to file suit against cities and persons so we feel this would be in our best interest to handle his property this way. I am still looking for a contractor to demolish both buildings in a safe and efficient manner.

Code Enforcement, I know that we are working with a couple of property owners on getting things cleaned up and stuff hauled off. I have given some residents until the Monday following clean up day before they get a citation. Once again clean up day is scheduled for June 27th.

Water department we will see some changes coming from the state in the near future for testing and allowable limits for manganese. We have one well that is high and will probably have to shut it down. When we do this, we will need to

start looking for another well field and or treatment system or both. I have said for a long time that in time all municipalities will have to treat their water and that time is coming sooner than later. Stay tuned for more information as this will be an expensive project no matter what route we chose.

Agenda, we have to sub-division ordinances and resolutions to deal with on Monday night. We are approving the preliminary plat and the final plat in the same night. One is for Shiers' addition and will add 8 new lots to the area west of town. The other is for Lonnie Jurgens to split his house off from the rest of the 16 acres so that he can sell his house. Lonnie knows that before another house can ever be built back there a new bridge will have to be installed. That is his bridge and it will be at his cost to install a new bridge if and when the time ever comes.

Drainage I have renewed a conversation with an old contact with Union Pacific Rail Road on drainage and getting something done. We hope to have a meeting in July with the UP and the city to see if we can get something done before we have any more issues.

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
GENERAL									
01-1001	PROPERTY TAX	183,687.57	342,848.31	66.63 %	42,877.00	514,529.00	171,680.69	284,326.27	482,593.54
01-1002	CONSUMERS 5%	0.00	0.00	0.00 %	2,917.00	35,000.00	35,000.00	32,588.03	32,588.03
01-1003	BUILDING PERMIT	385.00	830.00	83.00 %	83.00	1,000.00	170.00	475.00	800.00
01-1004	OTHER INCOME	0.00	8,622.68	215.57 %	333.00	4,000.00	(4,622.68)	2,951.60	5,949.83
01-1005	INTEREST	72.48	604.16	127.19 %	40.00	475.00	(129.16)	399.77	648.14
01-1006	NPPD	33,208.44	295,324.11	62.17 %	39,583.00	475,000.00	179,675.89	379,616.32	537,689.13
01-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
01-1009	RENT	750.00	6,000.00	75.00 %	667.00	8,000.00	2,000.00	5,750.00	8,750.00
01-1012	MOTOR VEHICLE TAX	0.00	8,859.53	29.53 %	2,500.00	30,000.00	21,140.47	24,101.27	37,993.80
01-1013	LOCAL SALES TAX	23,986.95	161,579.10	80.79 %	16,667.00	200,000.00	38,420.90	139,022.87	215,440.81
01-1014	PRO RATE	0.00	803.46	114.78 %	58.00	700.00	(103.46)	580.76	838.84
01-1020	SOURCE GAS FRANCHISE	0.00	4,185.30	104.63 %	333.00	4,000.00	(185.30)	4,078.87	4,078.87
01-1021	FINES & LICENSE	100.00	2,200.00	73.33 %	250.00	3,000.00	800.00	2,685.00	2,685.00
01-1022	CABLE FRANCHISE	0.00	13,234.96	110.29 %	1,000.00	12,000.00	(1,234.96)	12,624.07	12,624.07
01-1049	ACE REBATE	0.00	4,631.00	185.24 %	208.00	2,500.00	(2,131.00)	3,669.00	3,669.00
01-1051	MUNICIPAL EQUAL FUND	0.00	30,494.00	29.04 %	8,750.00	104,996.00	74,502.00	22,699.12	88,164.10
01-1054	UTILITY DEPOSITS	0.00	0.00	0.00 %	333.00	4,000.00	4,000.00	0.00	0.00
TOTAL Revenue		242,190.44	880,216.61	62.91 %	116,599.00	1,399,200.00	518,983.39	915,567.95	1,434,513.16

Expense									
GENERAL									
01-2001	SALARIES	2,528.34	28,814.58	47.24 %	5,083.00	61,000.00	32,185.42	33,022.39	50,370.33
01-2002	EMPLOYEE INSURANCE	1,367.95	10,674.27	48.30 %	1,842.00	22,100.00	11,425.73	11,873.45	16,880.34
01-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
01-2004	SUPPLIES	0.00	3,192.69	159.63 %	167.00	2,000.00	(1,192.69)	1,213.10	1,360.95
01-2005	REPAIR & MAINTENANCE	0.00	519.89	4.52 %	958.00	11,500.00	10,980.11	887.77	2,660.99
01-2006	UTILITIES-ELECTRIC	0.00	638.36	42.56 %	125.00	1,500.00	861.64	608.63	1,021.06
01-2007	UTILITIES-SOURCE GAS	0.00	711.95	47.46 %	125.00	1,500.00	788.05	892.21	1,057.49
01-2008	TELEPHONE	300.13	2,323.66	58.09 %	333.00	4,000.00	1,676.34	2,666.05	3,849.67
01-2009	PROFESSIONAL	1,150.50	58,656.43	97.76 %	5,000.00	60,000.00	1,343.57	69,641.92	87,955.59
01-2010	INSURANCE	0.00	6,493.03	39.11 %	1,383.00	16,600.00	10,106.97	496.95	596.95
01-2011	PRINTING & PUBLICATION	203.78	2,343.06	39.05 %	500.00	6,000.00	3,656.94	5,341.57	6,715.32
01-2012	MISCELLANEOUS	32.63	3,638.61	80.86 %	375.00	4,500.00	861.39	2,909.51	2,056.78
01-2013	OFFICE SUPPLIES	0.00	3,460.91	49.44 %	583.00	7,000.00	3,539.09	4,269.35	5,985.82
01-2014	ELECTION	0.00	2,226.65	44.53 %	417.00	5,000.00	2,773.35	200.00	200.00
01-2015	CHEMICAL & INSECT	0.00	250.00	50.00 %	42.00	500.00	250.00	0.00	0.00
01-2016	MISC. SUPPLIES	0.00	0.00	0.00 %	104.00	1,250.00	1,250.00	16.65	16.65
01-2017	COPIER PAYMENT	0.00	1,879.66	62.66 %	250.00	3,000.00	1,120.34	1,984.57	2,951.66
01-2018	TRANSFER SCHOOL	0.00	2,050.00	68.33 %	250.00	3,000.00	950.00	2,060.00	2,060.00
01-2020	ECON. DEVELOPMENT	0.00	20,000.00	100.00 %	1,667.00	20,000.00	0.00	15,000.00	15,000.00
01-2021	LABOR & MACHINE	0.00	512.70	51.27 %	83.00	1,000.00	487.30	476.55	794.25
01-2022	TRAVEL & CONF. MILE	130.53	12,044.84	100.37 %	1,000.00	12,000.00	(44.84)	6,351.81	10,440.98
01-2023	OFFICE EQUIPMENT	0.00	0.00	0.00 %	417.00	5,000.00	5,000.00	1,370.00	5,568.00
01-2024	TRANSFER	95,849.34	766,794.72	66.67 %	95,849.00	1,150,192.00	383,397.28	878,461.44	1,141,603.94
01-2025	RE IMPROVEMENTS	0.00	369.91	1.85 %	1,667.00	20,000.00	19,630.09	0.00	0.00
01-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
01-2043	DUES & CONV	0.00	1,441.57	48.05 %	250.00	3,000.00	1,558.43	2,751.57	7,293.57

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Expense (Continued)									
GENERAL									
01-2071	EQUIPMENT	0.00	0.00	0.00 %	417.00	5,000.00	5,000.00	0.00	0.00
01-2079	REFUNDS	0.00	0.00	0.00 %	208.00	2,500.00	2,500.00	321.25	321.25
01-2093	H CENTER TAXES	0.00	1,204.30	100.36 %	100.00	1,200.00	(4.30)	1,201.12	1,201.12
01-2095	CITY SHARE FICA	156.81	1,787.11	47.66 %	312.00	3,750.00	1,962.89	2,023.55	3,099.10
01-2096	CITY SHARE MEDICARE	36.71	418.35	46.48 %	75.00	900.00	481.65	473.21	724.75
01-2097	CITY SHARE IRA	75.84	689.47	45.96 %	125.00	1,500.00	810.53	799.13	1,139.60
01-2098	CITY SHARE ROTH	50.60	459.66	54.08 %	71.00	850.00	390.34	532.78	759.73
TOTAL Expense		101,883.16	933,596.38	64.95 %	119,778.00	1,437,342.00	503,745.62	1,047,846.53	1,373,685.89
PROFIT / (LOSS) :		140,307.28	(53,379.77)		(3,179.00)	(38,142.00)	15,237.77	(132,278.58)	60,827.27

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
STREET FUND									
02-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1004	OTHER INCOME	0.00	7,052.60	282.10 %	208.00	2,500.00	(4,552.60)	2,069.51	2,855.34
02-1005	INTEREST	16.49	189.06	75.62 %	21.00	250.00	60.94	138.27	1,852.34
02-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1007	TRANSFER	2,040.17	16,321.36	66.67 %	2,040.00	24,482.00	8,160.64	141,440.64	212,160.96
02-1013	LOCAL SALES TAX	0.00	8,207.65	0.00 %	0.00	0.00	(8,207.65)	0.00	0.00
02-1015	HIGHWAY ALLOCATION	17,015.96	152,504.15	68.72 %	18,494.00	221,924.00	69,419.85	145,752.70	222,108.13
02-1016	STREET ASSESSMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1018	MOTOR VEHICLE	1,590.99	17,267.95	172.68 %	833.00	10,000.00	(7,267.95)	7,900.38	10,731.11
02-1045	BOND PROCEEDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		20,663.61	201,542.77	77.77 %	21,596.00	259,156.00	57,613.23	297,301.50	449,707.88
Expense									
STREET FUND									
02-2001	SALARIES	10,129.49	114,536.39	61.91 %	15,417.00	185,000.00	70,463.61	118,432.41	161,395.60
02-2002	EMPLOYEE INSURANCE	6,336.96	54,517.10	69.01 %	6,583.00	79,000.00	24,482.90	50,603.69	73,690.29
02-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2004	SUPPLIES	1,140.59	8,354.95	46.42 %	1,500.00	18,000.00	9,645.05	16,374.43	19,115.97
02-2005	REPAIR & MAINTENANCE	4,809.14	22,084.94	73.62 %	2,500.00	30,000.00	7,915.06	27,775.75	36,188.24
02-2006	UTILITIES-ELECTRIC	234.54	1,665.89	41.65 %	333.00	4,000.00	2,334.11	1,727.87	2,476.47
02-2007	UTILITIES-SOURCE GAS	0.00	4,638.13	51.53 %	750.00	9,000.00	4,361.87	6,540.41	7,143.69
02-2008	TELEPHONE	184.00	1,489.44	74.47 %	167.00	2,000.00	510.56	1,389.73	2,227.95
02-2009	PROFESSIONAL	323.00	13,628.80	136.29 %	833.00	10,000.00	(3,628.80)	9,908.95	9,908.95
02-2010	INSURANCE	0.00	12,967.48	64.84 %	1,667.00	20,000.00	7,032.52	101.41	101.41
02-2012	MISCELLANEOUS	0.00	1,305.50	43.52 %	250.00	3,000.00	1,694.50	12.67	12.67
02-2015	CHEMICAL & INSECT	0.00	3,384.60	112.82 %	250.00	3,000.00	(384.60)	3,005.58	4,551.83
02-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2026	CAPITAL OUTLAY	63,850.00	63,850.00	98.23 %	5,417.00	65,000.00	1,150.00	12,262.50	12,262.50
02-2027	GAS & OIL	493.78	4,927.99	49.28 %	833.00	10,000.00	5,072.01	5,724.23	8,831.35
02-2028	SNOW REMOVAL	0.00	3,336.69	0.00 %	0.00	0.00	(3,336.69)	338.04	338.04
02-2029	SAND & GRAVEL	0.00	14,940.94	298.82 %	417.00	5,000.00	(9,940.94)	1,613.85	5,298.94
02-2030	CONC & BLACK TOP	732.00	4,525.24	30.17 %	1,250.00	15,000.00	10,474.76	2,798.88	10,379.89
02-2031	SIGNS	954.81	10,921.66	0.00 %	0.00	0.00	(10,921.66)	0.00	434.16
02-2032	PAVEMENT MARK	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
02-2033	FLAGS/FLAR/BAR	0.00	1,046.36	29.90 %	292.00	3,500.00	2,453.64	0.00	0.00
02-2034	BOND & INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2035	STREET IMPROVEMENTS	0.00	0.00	0.00 %	3,017.00	36,200.00	36,200.00	0.00	0.00
02-2095	CITY SHARE FICA	628.04	7,101.15	63.12 %	938.00	11,250.00	4,148.85	7,342.83	10,006.56
02-2096	CITY SHARE MEDICARE	146.85	1,660.70	47.45 %	292.00	3,500.00	1,839.30	1,717.25	2,340.29
02-2097	CITY SHARE IRA	278.73	3,405.40	59.22 %	479.00	5,750.00	2,344.60	3,513.71	4,647.86
02-2098	CITY SHARE ROTH	185.82	2,270.35	64.87 %	292.00	3,500.00	1,229.65	2,342.55	3,098.70
TOTAL Expense		90,427.75	356,559.70	68.08 %	43,644.00	523,700.00	167,140.30	273,526.74	374,451.36

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
PROFIT / (LOSS) :		(69,764.14)	(155,016.93)		(22,048.00)	(264,544.00)	(109,527.07)	23,774.76	75,256.52
Revenue									
SALES TAX FUND									
03-1004	OTHER INCOME	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-1005	INTEREST	0.00	0.00	0.00 %	1.00	10.00	10.00	0.00	0.00
03-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-1023	STATE SALES TAX	0.00	0.00	0.00 %	7,500.00	90,000.00	90,000.00	0.00	0.00
TOTAL Revenue		0.00	0.00	0.00 %	7,501.00	90,010.00	90,010.00	0.00	0.00
Expense									
SALES TAX FUND									
03-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2036	SALES TAX PD TO ST	0.00	0.00	0.00 %	7,501.00	90,010.00	90,010.00	0.00	0.00
03-2037	TAX RELIEF-CEM	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2049	EQUIPMENT PARK	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2091	EQUIPMENT GENERAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		0.00	0.00	0.00 %	7,501.00	90,010.00	90,010.00	0.00	0.00
PROFIT / (LOSS) :		0.00	0.00		0.00	0.00	0.00	0.00	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
CEMETERY FUND									
04-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1004	OTHER INCOME	40.00	270.00	10.80 %	208.00	2,500.00	2,230.00	630.00	1,014.33
04-1005	INTEREST	3.08	26.16	26.16 %	8.00	100.00	73.84	16.58	747.49
04-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1007	TRANSFER	5,650.00	45,200.00	66.67 %	5,650.00	67,800.00	22,600.00	45,200.00	67,800.00
04-1008	DONATIONS	25.00	525.00	52.50 %	83.00	1,000.00	475.00	25.00	150.00
04-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1024	GRAVE OPENING	200.00	5,800.00	116.00 %	417.00	5,000.00	(800.00)	6,550.00	10,850.00
04-1025	CEMETERY LOTS	800.00	3,200.00	64.00 %	417.00	5,000.00	1,800.00	4,405.00	8,025.00
04-1050	COLMBARIUM RECEIPTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	2,250.00
04-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1055	RECLAIMED LOT SALES	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
04-1062	PERPETUAL CARE	300.00	2,700.00	77.14 %	292.00	3,500.00	800.00	8,150.00	9,800.00
TOTAL Revenue		7,018.08	57,721.16	67.20 %	7,158.00	85,900.00	28,178.84	64,976.58	100,636.82
Expense									
CEMETERY FUND									
04-2001	SALARIES	5,177.07	21,691.43	57.08 %	3,167.00	38,000.00	16,308.57	19,543.71	36,524.43
04-2002	EMPLOYEE INSURANCE	422.71	2,553.11	30.04 %	708.00	8,500.00	5,946.89	6,639.68	7,351.67
04-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-2004	SUPPLIES	710.46	3,078.62	61.57 %	417.00	5,000.00	1,921.38	920.49	1,282.28
04-2005	REPAIR & MAINTENANCE	274.44	1,049.79	21.00 %	417.00	5,000.00	3,950.21	1,727.57	4,495.69
04-2006	UTILITIES-ELECTRIC	39.80	358.05	39.78 %	75.00	900.00	541.95	508.13	846.32
04-2008	TELEPHONE	90.90	739.94	67.27 %	92.00	1,100.00	360.06	669.63	1,036.01
04-2010	INSURANCE	0.00	2,708.09	90.27 %	250.00	3,000.00	291.91	181.32	181.32
04-2012	MISCELLANEOUS	176.25	1,093.10	54.66 %	167.00	2,000.00	906.90	7,112.40	7,234.95
04-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	2,912.44
04-2027	GAS & OIL	0.00	1,205.16	24.10 %	417.00	5,000.00	3,794.84	944.56	2,435.23
04-2038	FUTURE CAPITAL	5,000.00	5,000.00	41.67 %	1,000.00	12,000.00	7,000.00	0.00	10,050.00
04-2095	CITY SHARE FICA	320.96	1,344.85	56.04 %	200.00	2,400.00	1,055.15	1,211.70	2,264.52
04-2096	CITY SHARE MEDICARE	75.06	314.55	31.46 %	83.00	1,000.00	685.45	283.38	529.62
04-2097	CITY SHARE IRA	75.78	366.03	36.60 %	83.00	1,000.00	633.97	541.14	838.48
04-2098	CITY SHARE ROTH	50.51	243.96	30.50 %	67.00	800.00	556.04	360.74	558.96
TOTAL Expense		12,413.94	41,746.68	48.71 %	7,143.00	85,700.00	43,953.32	40,644.45	78,541.92
PROFIT / (LOSS) :		(5,395.86)	15,974.48		15.00	200.00	(15,774.48)	24,332.13	22,094.90

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
POLICE FUND									
05-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1004	OTHER INCOME	0.00	0.00	0.00 %	85.00	1,025.00	1,025.00	0.00	0.00
05-1005	INTEREST	0.00	0.00	0.00 %	2.00	20.00	20.00	1.79	1.93
05-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1007	TRANSFER	15,083.33	120,666.64	66.67 %	15,083.00	181,000.00	60,333.36	116,683.36	174,551.19
05-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		15,083.33	120,666.64	66.28 %	15,170.00	182,045.00	61,378.36	116,685.15	174,553.12

Expense									
POLICE FUND									
05-2001	SALARIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2004	SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2005	REPAIR & MAINTENANCE	0.00	0.00	0.00 %	17.00	200.00	200.00	0.00	0.00
05-2006	UTILITIES-ELECTRIC	37.19	366.21	52.32 %	58.00	700.00	333.79	293.21	508.70
05-2007	UTILITIES-SOURCE GAS	0.00	783.19	43.51 %	150.00	1,800.00	1,016.81	1,161.37	1,187.35
05-2008	TELEPHONE	61.95	498.52	62.32 %	67.00	800.00	301.48	498.21	812.52
05-2010	INSURANCE	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	0.00
05-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2022	TRAVEL & CONF. MILE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2027	GAS & OIL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2041	DOG EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2042	CLEANING	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2043	DUES & CONV	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2044	SHERIFF ALLOWANCE	14,770.60	117,731.25	66.12 %	14,837.00	178,045.00	60,313.75	114,696.35	172,044.55
05-2090	N CASH RESERVE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2095	CITY SHARE FICA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2096	CITY SHARE MEDICARE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2098	CITY SHARE ROTH	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		14,869.74	119,379.17	65.58 %	15,171.00	182,045.00	62,665.83	116,649.14	174,553.12

PROFIT / (LOSS) :

213.59	1,287.47	(1.00)	0.00	(1,287.47)	36.01	0.00
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City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
POOL FUND									
06-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1004	OTHER INCOME	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	975.76
06-1005	INTEREST	0.00	0.00	0.00 %	17.00	200.00	200.00	25.21	49.68
06-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1007	TRANSFER	5,600.00	44,800.00	66.67 %	5,600.00	67,200.00	22,400.00	66,426.64	67,288.69
06-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1019	POOL RECEIPTS	0.00	75.12	0.83 %	750.00	9,000.00	8,924.88	0.00	11,278.86
06-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1057	POOL BONDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		5,600.00	44,875.12	58.36 %	6,409.00	76,900.00	32,024.88	66,451.85	79,592.99
Expense									
POOL FUND									
06-2001	SALARIES	323.05	323.05	0.92 %	2,917.00	35,000.00	34,676.95	0.00	35,396.25
06-2002	EMPLOYEE INSURANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2004	SUPPLIES	0.00	102.48	1.71 %	500.00	6,000.00	5,897.52	1,530.31	2,658.41
06-2005	REPAIR & MAINTENANCE	0.00	98.00	2.45 %	333.00	4,000.00	3,902.00	5,675.13	9,647.38
06-2006	UTILITIES-ELECTRIC	57.65	515.20	9.37 %	458.00	5,500.00	4,984.80	570.04	6,493.76
06-2007	UTILITIES-SOURCE GAS	0.00	254.02	50.80 %	42.00	500.00	245.98	253.78	458.51
06-2008	TELEPHONE	35.64	286.47	31.83 %	75.00	900.00	613.53	269.68	620.69
06-2010	INSURANCE	0.00	7,209.67	144.19 %	417.00	5,000.00	(2,209.67)	114.00	114.00
06-2012	MISCELLANEOUS	0.00	238.00	15.87 %	125.00	1,500.00	1,262.00	59.00	234.00
06-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	667.00	8,000.00	8,000.00	6,000.00	14,833.00
06-2045	MERCHANDISE FOR RESALE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2046	CHEMICALS	0.00	0.00	0.00 %	625.00	7,500.00	7,500.00	0.00	6,429.01
06-2048	POOL PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2090	N CASH RESERVE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2095	CITY SHARE FICA	20.03	20.03	0.89 %	188.00	2,250.00	2,229.97	0.00	2,194.68
06-2096	CITY SHARE MEDICARE	4.68	4.68	0.62 %	62.00	750.00	745.32	0.00	513.30
06-2097	CITY SHARE IRA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2098	CITY SHARE ROTH	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		441.05	9,051.60	11.77 %	6,409.00	76,900.00	67,848.40	14,471.94	79,592.99
PROFIT / (LOSS) :		5,158.95	35,823.52		0.00	0.00	(35,823.52)	51,979.91	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
PARK FUND									
07-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1004	OTHER INCOME	59.57	534.57	53.46 %	83.00	1,000.00	465.43	0.00	365.87
07-1005	INTEREST	0.00	0.00	0.00 %	3.00	35.00	35.00	31.79	58.02
07-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1007	TRANSFER	17,455.42	139,643.36	66.67 %	17,455.00	209,465.00	69,821.64	139,643.36	151,299.04
07-1008	DONATIONS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	25,000.00
07-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1028	REIMBURSEMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		17,514.99	140,177.93	66.59 %	17,541.00	210,500.00	70,322.07	139,675.15	176,722.93
Expense									
PARK FUND									
07-2001	SALARIES	10,984.57	40,129.44	48.35 %	6,917.00	83,000.00	42,870.56	37,620.22	76,918.07
07-2002	EMPLOYEE INSURANCE	2,622.11	13,861.85	69.31 %	1,667.00	20,000.00	6,138.15	11,756.57	19,754.19
07-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2004	SUPPLIES	204.15	10,612.88	70.75 %	1,250.00	15,000.00	4,387.12	6,646.08	11,279.05
07-2005	REPAIR & MAINTENANCE	3,396.03	6,613.93	33.07 %	1,667.00	20,000.00	13,386.07	6,813.21	14,011.13
07-2006	UTILITIES-ELECTRIC	602.42	4,419.29	73.65 %	500.00	6,000.00	1,580.71	4,210.31	6,338.59
07-2008	TELEPHONE	122.29	929.84	46.49 %	167.00	2,000.00	1,070.16	991.77	1,418.38
07-2010	INSURANCE	0.00	7,832.69	78.33 %	833.00	10,000.00	2,167.31	0.00	0.00
07-2012	MISCELLANEOUS	0.00	1,233.52	61.68 %	167.00	2,000.00	766.48	2,038.17	2,312.76
07-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2026	CAPITAL OUTLAY	673.99	26,052.56	104.21 %	2,083.00	25,000.00	(1,052.56)	14,188.88	24,688.88
07-2027	GAS & OIL	399.60	2,447.91	27.20 %	750.00	9,000.00	6,552.09	2,003.37	5,646.25
07-2049	EQUIPMENT PARK	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
07-2050	MOWING	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2051	GOLF COURSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2052	BALL DIAMOND IMPROV	0.00	0.00	0.00 %	0.00	0.00	0.00	324.00	324.00
07-2053	PARK IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2054	HERITAGE CENTER	0.00	5,666.19	94.44 %	500.00	6,000.00	333.81	4,346.93	5,151.31
07-2055	COMMUNITY CENTER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2056	STUMP REMOVAL TREES	0.00	650.00	32.50 %	167.00	2,000.00	1,350.00	0.00	0.00
07-2057	NEW BALL PARK	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2085	Heritage Center & CC Expense	0.00	1,073.44	0.00 %	0.00	0.00	(1,073.44)	0.00	0.00
07-2095	CITY SHARE FICA	681.05	2,492.49	49.85 %	417.00	5,000.00	2,507.51	2,327.98	4,764.45
07-2096	CITY SHARE MEDICARE	159.29	582.93	58.29 %	83.00	1,000.00	417.07	544.45	1,114.30
07-2097	CITY SHARE IRA	182.87	1,057.24	70.48 %	125.00	1,500.00	442.76	1,068.13	1,800.93
07-2098	CITY SHARE ROTH	121.91	704.78	70.48 %	83.00	1,000.00	295.22	712.07	1,200.64
TOTAL Expense		20,150.28	126,360.98	60.03 %	17,543.00	210,500.00	84,139.02	95,592.14	176,722.93

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
PROFIT / (LOSS) :		(2,635.29)	13,816.95		(2.00)	0.00	(13,816.95)	44,083.01	0.00
Revenue									
FIRE FUND									
08-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1004	OTHER INCOME	0.00	420.00	42.00 %	83.00	1,000.00	580.00	1,447.00	2,217.00
08-1005	INTEREST	0.00	0.00	0.00 %	4.00	50.00	50.00	4.22	14.51
08-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1007	TRANSFER	5,004.17	40,033.36	66.67 %	5,004.00	60,050.00	20,016.64	49,700.00	66,765.39
08-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1030	RURAL FIRE DIST.	0.00	0.00	0.00 %	1,208.00	14,500.00	14,500.00	14,856.30	14,856.30
08-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1037	WARRANTS/LOAN	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1048	OCCUPATION TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	5.00	5.00
08-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		5,004.17	40,453.36	53.51 %	6,299.00	75,600.00	35,146.64	66,012.52	83,858.20
Expense									
FIRE FUND									
08-2004	SUPPLIES	0.00	1,316.50	26.33 %	417.00	5,000.00	3,683.50	1,050.00	1,050.00
08-2005	REPAIR & MAINTENANCE	93.75	737.00	14.74 %	417.00	5,000.00	4,263.00	4,578.72	8,361.82
08-2006	UTILITIES-ELECTRIC	145.76	1,372.27	45.74 %	250.00	3,000.00	1,627.73	1,488.22	2,271.54
08-2007	UTILITIES-SOURCE GAS	0.00	2,349.63	58.74 %	333.00	4,000.00	1,650.37	3,484.15	3,667.38
08-2008	TELEPHONE	0.00	0.00	0.00 %	0.00	0.00	0.00	212.48	212.48
08-2010	INSURANCE	0.00	11,641.67	36.38 %	2,667.00	32,000.00	20,358.33	9,977.00	28,821.08
08-2012	MISCELLANEOUS	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
08-2022	TRAVEL & CONF. MILE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	1,250.00	15,000.00	15,000.00	20,082.60	20,082.60
08-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-2058	ALLOWANCE	800.00	6,400.00	66.67 %	800.00	9,600.00	3,200.00	6,400.00	9,600.00
08-2095	CITY SHARE FICA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-2096	CITY SHARE MEDICARE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		1,039.51	23,817.07	31.50 %	6,301.00	75,600.00	51,782.93	47,273.17	74,066.90
PROFIT / (LOSS) :		3,964.66	16,636.29		(2.00)	0.00	(16,636.29)	18,739.35	9,791.30

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
LIBRARY FUND									
09-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1004	OTHER INCOME	0.00	385.11	77.02 %	42.00	500.00	114.89	606.64	744.66
09-1005	INTEREST	0.00	0.00	0.00 %	2.00	25.00	25.00	3.63	6.71
09-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1007	TRANSFER	8,184.58	65,476.64	66.67 %	8,185.00	98,215.00	32,738.36	62,143.36	89,141.26
09-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1031	LIBRARY FEES	0.00	221.54	22.15 %	83.00	1,000.00	778.46	296.55	304.74
09-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1056	LOST BOOK	0.00	2.99	2.99 %	8.00	100.00	97.01	26.95	26.95
TOTAL Revenue		8,184.58	66,086.28	66.19 %	8,320.00	99,840.00	33,753.72	63,077.13	90,224.32
Expense									
LIBRARY FUND									
09-2001	SALARIES	3,687.01	35,932.77	66.00 %	4,537.00	54,440.00	18,507.23	34,589.31	50,971.49
09-2002	EMPLOYEE INSURANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2004	SUPPLIES	127.68	2,166.09	61.89 %	292.00	3,500.00	1,333.91	2,172.96	3,198.90
09-2005	REPAIR & MAINTENANCE	0.00	3,120.95	78.02 %	333.00	4,000.00	879.05	2,603.79	4,552.21
09-2006	UTILITIES-ELECTRIC	155.43	4,253.81	51.88 %	683.00	8,200.00	3,946.19	5,106.02	7,506.21
09-2010	INSURANCE	0.00	3,450.90	69.02 %	417.00	5,000.00	1,549.10	0.00	0.00
09-2012	MISCELLANEOUS	0.00	739.66	49.31 %	125.00	1,500.00	760.34	580.99	1,518.08
09-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	2,000.00	2,000.00
09-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2060	UPKEEP	0.00	244.59	14.39 %	142.00	1,700.00	1,455.41	670.49	1,695.49
09-2061	BOOKS	62.44	4,919.26	46.85 %	875.00	10,500.00	5,580.74	5,474.10	10,482.68
09-2062	MAGAZINES	58.20	2,042.90	45.40 %	375.00	4,500.00	2,457.10	2,366.89	4,399.78
09-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2090	N CASH RESERVE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2095	CITY SHARE FICA	228.59	2,227.82	67.51 %	275.00	3,300.00	1,072.18	2,144.62	3,160.33
09-2096	CITY SHARE MEDICARE	53.46	520.98	43.42 %	100.00	1,200.00	679.02	501.58	739.15
09-2097	CITY SHARE IRA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2098	CITY SHARE ROTH	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		4,372.81	59,619.73	59.72 %	8,321.00	99,840.00	40,220.27	58,210.75	90,224.32
PROFIT / (LOSS) :		3,811.77	6,466.55		(1.00)	0.00	(6,466.55)	4,866.38	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
STREET LIGHTS									
10-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1004	OTHER INCOME	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1005	INTEREST	0.00	0.00	0.00 %	1.00	10.00	10.00	0.06	1.27
10-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1007	TRANSFER	3,499.17	27,993.36	66.67 %	3,499.00	41,990.00	13,996.64	27,993.36	38,720.06
10-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		3,499.17	27,993.36	66.65 %	3,500.00	42,000.00	14,006.64	27,993.42	38,721.33
Expense									
STREET LIGHTS									
10-2006	UTILITIES-ELECTRIC	2,944.46	23,270.99	58.18 %	3,333.00	40,000.00	16,729.01	26,913.89	38,479.35
10-2012	MISCELLANEOUS	0.00	582.81	29.14 %	167.00	2,000.00	1,417.19	46.98	241.98
10-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		2,944.46	23,853.80	56.79 %	3,500.00	42,000.00	18,146.20	26,960.87	38,721.33
PROFIT / (LOSS) :		554.71	4,139.56		0.00	0.00	(4,139.56)	1,032.55	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
HEALTH CENTER									
11-1005	INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-1009	RENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
Expense									
HEALTH CENTER									
11-2004	SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2005	REPAIR & MAINTENANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2007	UTILITIES-SOURCE GAS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2010	INSURANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2093	H CENTER TAXES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
PROFIT / (LOSS) :		0.00	0.00		0.00	0.00	0.00	0.00	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
SEWER FUND									
12-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-1004	OTHER INCOME	0.00	1,500.00	0.00 %	0.00	0.00	(1,500.00)	0.00	148.63
12-1005	INTEREST	63.51	484.68	96.94 %	42.00	500.00	15.32	330.77	559.59
12-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-1007	TRANSFER	0.00	0.00	0.00 %	10,417.00	125,000.00	125,000.00	0.00	115,000.00
12-1032	COLLECTIONS	20,094.50	160,673.50	66.95 %	20,000.00	240,000.00	79,326.50	159,796.43	228,965.98
12-1052	LATE FEES & RECONNECT	352.50	2,955.00	59.10 %	417.00	5,000.00	2,045.00	2,985.00	4,537.50
12-1054	UTILITY DEPOSITS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		20,510.51	165,613.18	44.70 %	30,876.00	370,500.00	204,886.82	163,112.20	349,211.70
Expense									
SEWER FUND									
12-2001	SALARIES	5,172.58	46,790.71	62.39 %	6,250.00	75,000.00	28,209.29	44,461.29	66,329.21
12-2002	EMPLOYEE INSURANCE	2,690.28	20,244.18	96.40 %	1,750.00	21,000.00	755.82	11,034.86	20,541.95
12-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-2004	SUPPLIES	117.08	1,534.24	153.42 %	83.00	1,000.00	(534.24)	173.20	223.20
12-2005	REPAIR & MAINTENANCE	45.54	34,157.42	227.72 %	1,250.00	15,000.00	(19,157.42)	15,911.25	16,233.01
12-2006	UTILITIES-ELECTRIC	247.98	5,097.18	63.71 %	667.00	8,000.00	2,902.82	5,389.02	8,843.03
12-2007	UTILITIES-SOURCE GAS	0.00	490.82	65.44 %	62.00	750.00	259.18	708.11	770.94
12-2008	TELEPHONE	54.53	381.14	0.00 %	0.00	0.00	(381.14)	273.29	495.65
12-2009	PROFESSIONAL	323.00	13,368.80	0.00 %	0.00	0.00	(13,368.80)	375.00	431.67
12-2010	INSURANCE	0.00	3,086.87	154.34 %	167.00	2,000.00	(1,086.87)	133.50	133.50
12-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
12-2015	CHEMICAL & INSECT	0.00	0.00	0.00 %	33.00	400.00	400.00	0.00	0.00
12-2024	TRANSFER	0.00	0.00	0.00 %	10,277.00	123,325.00	123,325.00	0.00	0.00
12-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	984.00	11,803.00	11,803.00	0.00	0.00
12-2026	CAPITAL OUTLAY	0.00	5,777.38	14.81 %	3,250.00	39,000.00	33,222.62	16,917.50	16,917.50
12-2027	GAS & OIL	112.35	971.40	97.14 %	83.00	1,000.00	28.60	0.00	291.01
12-2046	CHEMICALS	0.00	0.00	0.00 %	125.00	1,500.00	1,500.00	0.00	0.00
12-2063	CLEAN SEWER/CULVERTS	0.00	0.00	0.00 %	833.00	10,000.00	10,000.00	0.00	0.00
12-2064	SEWER LINES	0.00	20,695.80	0.00 %	0.00	0.00	(20,695.80)	0.00	33,323.00
12-2065	ENGINEERING	0.00	13,345.03	111.21 %	1,000.00	12,000.00	(1,345.03)	8,925.88	15,365.88
12-2066	LIFT STATION	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-2067	B & 1940 PAYMENT	0.00	0.00	0.00 %	16,667.00	200,000.00	200,000.00	0.00	0.00
12-2095	CITY SHARE FICA	320.68	2,900.88	64.46 %	375.00	4,500.00	1,599.12	2,756.58	4,112.43
12-2096	CITY SHARE MEDICARE	74.99	678.37	58.99 %	96.00	1,150.00	471.63	644.67	961.77
12-2097	CITY SHARE IRA	155.19	1,403.81	62.39 %	188.00	2,250.00	846.19	1,329.49	1,985.53
12-2098	CITY SHARE ROTH	103.44	935.81	62.39 %	125.00	1,500.00	564.19	886.37	1,323.77
TOTAL Expense		9,417.64	171,859.84	32.29 %	44,348.00	532,178.00	360,318.16	109,920.01	188,283.05
PROFIT / (LOSS) :		11,092.87	(6,246.66)		(13,472.00)	(161,678.00)	(155,431.34)	53,192.19	160,928.65

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
GARBAGE FUND									
13-1005	INTEREST	0.00	0.00	0.00 %	1.00	10.00	10.00	1.11	3.31
13-1007	TRANSFER	624.17	4,993.36	66.67 %	624.00	7,490.00	2,496.64	4,993.36	2,679.31
13-1033	RECEIPTS	8,794.00	68,810.61	68.81 %	8,333.00	100,000.00	31,189.39	66,210.13	99,069.28
13-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
13-1035	LANDFILL/GRASS	300.00	2,708.40	270.84 %	83.00	1,000.00	(1,708.40)	1,200.00	1,400.00
TOTAL Revenue		9,718.17	76,512.37	70.52 %	9,041.00	108,500.00	31,987.63	72,404.60	103,151.90
Expense									
GARBAGE FUND									
13-2010	INSURANCE	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	0.00
13-2068	GARBAGE SERVICE	8,505.60	66,399.15	66.40 %	8,333.00	100,000.00	33,600.85	65,735.70	82,088.65
13-2069	LANDFILL	0.00	1,619.46	20.24 %	667.00	8,000.00	6,380.54	2,691.18	20,505.25
13-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		8,505.60	68,018.61	62.69 %	9,042.00	108,500.00	40,481.39	68,426.88	102,593.90
PROFIT / (LOSS) :		1,212.57	8,493.76		(1.00)	0.00	(8,493.76)	3,977.72	558.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
WATER FUND									
14-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1004	OTHER INCOME	50.00	300.00	15.00 %	167.00	2,000.00	1,700.00	720.95	3,797.08
14-1005	INTEREST	17.18	205.30	41.06 %	42.00	500.00	294.70	186.85	328.25
14-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1032	COLLECTIONS	25,468.64	183,449.32	69.23 %	22,083.00	265,000.00	81,550.68	179,653.81	296,463.25
14-1037	WARRANTS/LOAN	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1038	HOOKUPS/TAPPING	0.00	0.00	0.00 %	21.00	250.00	250.00	515.00	2,829.22
14-1052	LATE FEES & RECONNECT	357.50	2,990.00	59.80 %	417.00	5,000.00	2,010.00	2,890.00	4,422.50
14-1054	UTILITY DEPOSITS	0.00	0.00	0.00 %	0.00	0.00	0.00	200.00	(3,906.10)
TOTAL Revenue		25,893.32	186,944.62	68.54 %	22,730.00	272,750.00	85,805.38	184,166.61	303,934.20
Expense									
WATER FUND									
14-2001	SALARIES	5,838.01	52,947.18	66.18 %	6,667.00	80,000.00	27,052.82	50,199.18	74,649.60
14-2002	EMPLOYEE INSURANCE	3,230.59	24,316.35	63.99 %	3,167.00	38,000.00	13,683.65	24,516.37	36,071.26
14-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-2004	SUPPLIES	2,115.87	35,010.26	100.03 %	2,917.00	35,000.00	(10.26)	10,070.82	14,742.58
14-2005	REPAIR & MAINTENANCE	5,521.88	18,322.64	36.65 %	4,167.00	50,000.00	31,677.36	12,449.79	19,206.65
14-2006	UTILITIES-ELECTRIC	716.79	11,596.79	44.60 %	2,167.00	26,000.00	14,403.21	12,663.83	19,937.96
14-2007	UTILITIES-SOURCE GAS	0.00	460.02	23.00 %	167.00	2,000.00	1,539.98	430.93	658.99
14-2008	TELEPHONE	70.57	611.03	122.21 %	42.00	500.00	(111.03)	401.62	688.14
14-2009	PROFESSIONAL	674.00	15,219.74	507.32 %	250.00	3,000.00	(12,219.74)	2,320.44	2,689.61
14-2010	INSURANCE	0.00	9,952.26	117.09 %	708.00	8,500.00	(1,452.26)	133.49	133.49
14-2012	MISCELLANEOUS	0.03	286.27	28.63 %	83.00	1,000.00	713.73	535.14	735.14
14-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	0.00
14-2024	TRANSFER	0.00	0.00	0.00 %	2,193.00	26,320.00	26,320.00	0.00	0.00
14-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-2026	CAPITAL OUTLAY	0.00	133,674.54	267.35 %	4,167.00	50,000.00	(83,674.54)	16,917.50	16,917.50
14-2027	GAS & OIL	112.35	852.21	170.44 %	42.00	500.00	(352.21)	155.74	534.56
14-2065	ENGINEERING	0.00	13,840.01	138.40 %	833.00	10,000.00	(3,840.01)	0.00	617.88
14-2071	EQUIPMENT	0.00	0.00	0.00 %	417.00	5,000.00	5,000.00	799.00	799.00
14-2072	TESTS & CHLORINE	29.74	843.04	14.05 %	500.00	6,000.00	5,156.96	1,387.66	2,456.72
14-2073	REFUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	15.00
14-2074	WATER LINES	0.00	0.00	0.00 %	1,697.00	20,361.00	20,361.00	0.00	0.00
14-2075	WELLS	0.00	0.00	0.00 %	1,250.00	15,000.00	15,000.00	0.00	0.00
14-2076	PEOPLE SERVICE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-2079	REFUNDS	0.00	0.00	0.00 %	0.00	0.00	0.00	178.75	178.75
14-2095	CITY SHARE FICA	361.94	3,282.59	61.36 %	446.00	5,350.00	2,067.41	3,112.30	4,628.26
14-2096	CITY SHARE MEDICARE	84.64	767.61	41.49 %	154.00	1,850.00	1,082.39	727.89	1,082.41
14-2097	CITY SHARE IRA	175.16	1,588.54	58.83 %	225.00	2,700.00	1,111.46	1,506.09	2,239.63
14-2098	CITY SHARE ROTH	116.74	1,058.86	62.29 %	142.00	1,700.00	641.14	1,004.07	1,493.11
TOTAL Expense		19,048.31	324,629.94	83.39 %	32,443.00	389,281.00	64,651.06	139,510.61	200,476.24

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
PROFIT / (LOSS) :		6,845.01	(137,685.32)		(9,713.00)	(116,531.00)	21,154.32	44,656.00	103,457.96

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
SPECIAL SEWER									
15-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-1004	OTHER INCOME	0.00	34,675.33	311.69 %	125.00	1,500.00	(33,175.33)	62,875.94	126,577.08
15-1005	INTEREST	82.88	496.21	90.22 %	46.00	550.00	53.79	983.30	1,672.44
15-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-1026	INT & PRIN INDUSTRIES	77,961.78	350,828.01	76.59 %	38,174.00	458,082.00	107,253.99	272,866.23	428,895.01
15-1028	REIMBURSEMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-1032	COLLECTIONS	0.00	0.00	0.00 %	10,277.00	123,325.00	123,325.00	0.00	(1,580.21)
15-1039	COLLECTIONS-AM FOODS	144,862.00	674,882.20	79.40 %	70,833.00	850,000.00	175,117.80	527,074.36	833,842.47
15-1040	COLLECTIONS--DARLING	19,043.57	114,690.86	95.58 %	10,000.00	120,000.00	5,309.14	53,214.75	54,832.24
TOTAL Revenue		241,950.23	1,175,572.61	75.67 %	129,455.00	1,553,457.00	377,884.39	917,014.58	1,444,239.03

Expense									
SPECIAL SEWER									
15-2001	SALARIES	7,817.47	70,604.09	91.69 %	6,417.00	77,000.00	6,395.91	42,319.48	68,795.68
15-2002	EMPLOYEE INSURANCE	4,012.52	30,191.16	120.76 %	2,083.00	25,000.00	(5,191.16)	15,689.35	27,775.53
15-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2004	SUPPLIES	828.86	31,962.14	106.54 %	2,500.00	30,000.00	(1,962.14)	25,344.30	32,759.78
15-2005	REPAIR & MAINTENANCE	15,387.13	137,929.51	68.96 %	16,667.00	200,000.00	62,070.49	171,875.60	204,189.77
15-2006	UTILITIES-ELECTRIC	21,550.83	168,039.91	44.81 %	31,250.00	375,000.00	206,960.09	181,801.12	275,369.16
15-2007	UTILITIES-SOURCE GAS	0.00	1,835.13	61.17 %	250.00	3,000.00	1,164.87	2,092.55	2,411.03
15-2008	TELEPHONE	314.64	2,503.82	55.64 %	375.00	4,500.00	1,996.18	2,892.42	4,139.41
15-2009	PROFESSIONAL	323.00	16,935.24	846.76 %	167.00	2,000.00	(14,935.24)	9,641.90	9,997.31
15-2010	INSURANCE	0.00	19,906.62	153.13 %	1,083.00	13,000.00	(6,906.62)	88.02	88.02
15-2012	MISCELLANEOUS	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	150.00	160.25
15-2024	TRANSFER	0.00	0.00	0.00 %	52,424.00	629,082.00	629,082.00	0.00	619,082.00
15-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2026	CAPITAL OUTLAY	15,000.00	290,231.55	116.09 %	20,833.00	250,000.00	(40,231.55)	79,346.79	468,965.34
15-2027	GAS & OIL	112.36	835.73	16.71 %	417.00	5,000.00	4,164.27	3,316.22	3,926.38
15-2065	ENGINEERING	872.85	25,321.23	63.30 %	3,333.00	40,000.00	14,678.77	31,809.83	44,781.48
15-2076	PEOPLE SERVICE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2077	TESTS	6,440.00	47,368.45	118.42 %	3,333.00	40,000.00	(7,368.45)	34,104.65	54,004.65
15-2078	LAGOON CLEANING	0.00	0.00	0.00 %	1,667.00	20,000.00	20,000.00	0.00	0.00
15-2080	FUTURE CO RESER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2095	CITY SHARE FICA	484.68	4,377.33	104.22 %	350.00	4,200.00	(177.33)	2,623.87	4,265.37
15-2096	CITY SHARE MEDICARE	113.35	1,023.60	127.95 %	67.00	800.00	(223.60)	613.67	997.59
15-2097	CITY SHARE IRA	234.50	2,117.97	141.20 %	125.00	1,500.00	(617.97)	1,269.57	2,063.85
15-2098	CITY SHARE ROTH	156.36	1,412.11	94.14 %	125.00	1,500.00	87.89	846.37	1,375.92
TOTAL Expense		73,648.55	852,595.59	49.47 %	143,633.00	1,723,582.00	870,986.41	605,825.71	1,825,148.52

PROFIT / (LOSS) :	168,301.68	322,977.02	(14,178.00)	(170,125.00)	(493,102.02)	311,188.87	(380,909.49)
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City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
BOND & INTEREST									
16-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1004	OTHER INCOME	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1005	INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1007	TRANSFER	16,666.67	133,333.36	14.33 %	77,534.00	930,402.00	797,068.64	99,237.36	652,938.04
16-1012	MOTOR VEHICLE TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1041	PAVING ASSESSMENT	0.00	46,796.86	62.40 %	6,250.00	75,000.00	28,203.14	57,521.67	59,381.83
16-1043	SEWER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1044	STREET PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1045	BOND PROCEEDS	0.00	0.00	0.00 %	0.00	0.00	0.00	500,000.00	500,000.00
16-1046	LOAN PAYMENTS CITY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1047	TRANSFER INDUSTRIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1057	POOL BONDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		16,666.67	180,130.22	17.92 %	83,784.00	1,005,402.00	825,271.78	656,759.03	1,212,319.87
Expense									
BOND & INTEREST									
16-2079	REFUNDS	0.00	1,516.38	0.00 %	0.00	0.00	(1,516.38)	0.00	0.00
16-2081	BOND INTEREST	13,362.50	807,736.67	80.88 %	83,226.00	998,716.00	190,979.33	827,671.25	931,225.39
16-2087	WATER PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-2088	OTHER COSTS-AMERITUS	1,700.00	3,450.00	230.00 %	125.00	1,500.00	(1,950.00)	5,970.00	9,680.00
16-2089	FUTURE BONDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-2092	POOL PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-2094	SRF LOAN	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		15,062.50	812,703.05	81.25 %	83,351.00	1,000,216.00	187,512.95	833,641.25	940,905.39
PROFIT / (LOSS) :		1,604.17	(632,572.83)		433.00	5,186.00	637,758.83	(176,882.22)	271,414.48

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
RE IMPROVEMENT FUND									
17-1005	INTEREST	51.12	372.07	248.05 %	12.00	150.00	(222.07)	309.94	511.66
17-1007	TRANSFER	4,583.33	36,666.64	66.67 %	4,583.00	55,000.00	18,333.36	36,666.64	54,999.96
17-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		4,634.45	37,038.71	67.16 %	4,595.00	55,150.00	18,111.29	36,976.58	55,511.62
Expense									
RE IMPROVEMENT FUND									
17-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-2025	RE IMPROVEMENTS	0.00	7,176.37	1.88 %	31,786.00	381,429.00	374,252.63	3,250.94	4,904.31
17-2026	CAPITAL OUTLAY	2,240.66	2,678.96	0.00 %	0.00	0.00	(2,678.96)	8,640.80	8,640.80
17-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		2,240.66	9,855.33	2.58 %	31,786.00	381,429.00	371,573.67	11,891.74	13,545.11
PROFIT / (LOSS) :		2,393.79	27,183.38		(27,191.00)	(326,279.00)	(353,462.38)	25,084.84	41,966.51

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
Golf Course									
18-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1004	OTHER INCOME	11,434.05	16,025.09	106.83 %	1,250.00	15,000.00	(1,025.09)	26,242.80	42,477.96
18-1005	INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	3.43	32.00
18-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1007	TRANSFER	11,458.33	91,666.64	66.67 %	11,458.00	137,500.00	45,833.36	88,333.36	67,342.04
18-1008	DONATIONS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1009	RENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1017	MDSE SOLD	25.36	25.36	0.00 %	0.00	0.00	(25.36)	12.78	294.35
18-1032	COLLECTIONS	0.00	0.00	0.00 %	1,667.00	20,000.00	20,000.00	0.00	0.00
18-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1052	LATE FEES & RECONNECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1058	Golf Liquor	1,267.07	1,819.43	4.55 %	3,333.00	40,000.00	38,180.57	6,946.97	39,510.02
18-1059	Golf Food	154.52	223.43	2.23 %	833.00	10,000.00	9,776.57	1,699.31	11,305.70
18-1060	Golf Green Fee	2,289.09	3,151.66	15.76 %	1,667.00	20,000.00	16,848.34	5,726.02	33,775.53
18-1061	Golf Cart Fee	6,845.87	9,052.09	45.26 %	1,667.00	20,000.00	10,947.91	11,956.85	25,080.07
TOTAL Revenue		33,474.29	121,963.70	46.46 %	21,875.00	262,500.00	140,536.30	140,921.52	219,817.67

Expense									
Golf Course									
18-2001	SALARIES	7,614.35	44,149.71	44.15 %	8,333.00	100,000.00	55,850.29	50,657.31	90,103.51
18-2002	EMPLOYEE INSURANCE	2,322.35	17,476.45	69.91 %	2,083.00	25,000.00	7,523.55	15,005.04	22,914.06
18-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2004	SUPPLIES	285.34	3,335.58	11.12 %	2,500.00	30,000.00	26,664.42	4,566.05	13,964.68
18-2005	REPAIR & MAINTENANCE	413.68	5,387.14	44.89 %	1,000.00	12,000.00	6,612.86	5,076.75	14,696.27
18-2006	UTILITIES-ELECTRIC	471.56	8,489.01	77.17 %	917.00	11,000.00	2,510.99	8,179.55	10,302.76
18-2007	UTILITIES-SOURCE GAS	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
18-2008	TELEPHONE	105.18	843.60	70.30 %	100.00	1,200.00	356.40	842.29	1,268.25
18-2009	PROFESSIONAL	0.00	45.00	9.00 %	42.00	500.00	455.00	45.00	45.00
18-2010	INSURANCE	0.00	5,948.96	148.72 %	333.00	4,000.00	(1,948.96)	1,696.94	1,696.94
18-2011	PRINTING & PUBLICATION	0.00	12.05	1.20 %	83.00	1,000.00	987.95	12.05	31.05
18-2012	MISCELLANEOUS	0.00	2,045.13	24.06 %	708.00	8,500.00	6,454.87	445.62	15,274.80
18-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	44.49
18-2015	CHEMICAL & INSECT	2,498.01	8,800.43	103.53 %	708.00	8,500.00	(300.43)	2,715.10	7,539.80
18-2016	MISC. SUPPLIES	0.00	444.51	0.00 %	0.00	0.00	(444.51)	1,392.99	1,748.13
18-2021	LABOR & MACHINE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2022	TRAVEL & CONF. MILE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2023	OFFICE EQUIPMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2026	CAPITAL OUTLAY	0.00	6,900.00	34.50 %	1,667.00	20,000.00	13,100.00	9,529.20	9,529.20
18-2027	GAS & OIL	0.00	737.60	14.75 %	417.00	5,000.00	4,262.40	2,178.65	4,817.54
18-2045	MERCHANDISE FOR RESALE	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
18-2083	Liquor Purchased	1,280.10	1,176.46	5.88 %	1,667.00	20,000.00	18,823.54	4,045.96	16,201.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Expense (Continued)									
Golf Course									
18-2084	FOOD PURCHASE	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
18-2095	CITY SHARE FICA	472.11	2,737.33	45.62 %	500.00	6,000.00	3,262.67	3,140.70	5,586.32
18-2096	CITY SHARE MEDICARE	110.41	640.13	32.01 %	167.00	2,000.00	1,359.87	734.63	1,306.63
18-2097	CITY SHARE IRA	121.62	1,094.58	48.65 %	188.00	2,250.00	1,155.42	1,173.75	1,648.39
18-2098	CITY SHARE ROTH	81.08	729.72	47.08 %	129.00	1,550.00	820.28	782.45	1,098.85
TOTAL Expense		15,775.79	110,993.39	42.28 %	21,875.00	262,500.00	151,506.61	112,220.03	219,817.67
PROFIT / (LOSS) :		17,698.50	10,970.31		0.00	0.00	(10,970.31)	28,701.49	0.00

Date Range : 5/1/2020 To 5/31/2020
 Report is for 00-0000 through ZZ-ZZZZ.
 Only Active accounts are included.
 Report order = Fund
 Transaction Source Code = Include All

**MONTHLY SUMMARY OF ALL FUNDS
COMBINED CASH TRANSACTIONS & BALANCES
FOR THE MONTH ENDING**

May, 2020

	FUND	BALANCE	RECEIPTS	NET TRANS	EXPENSES	BALANCE
1	GENERAL	429,952.14	242,110.44	0.00	101,963.16	570,099.42
2	STREET	191,200.55	20,663.61	0.00	90,427.75	121,436.41
3	SALES TAX	0.00	0.00	0.00	0.00	0.00
4	CEMETERY	79,392.20	7,018.08	0.00	12,413.94	73,996.34
5	POLICE	1,073.88	15,083.33	0.00	14,869.74	1,287.47
6	POOL	30,664.57	5,600.00	0.00	441.05	35,823.52
7	PARK	16,452.24	17,514.99	0.00	20,150.28	13,816.95
8	FIRE	12,671.63	5,004.17	0.00	1,039.51	16,636.29
9	LIBRARY	2,654.78	8,184.58	0.00	4,372.81	6,466.55
10	STREET LIGHTS	3,584.85	3,499.17	0.00	2,944.46	4,139.56
12	SEWER	436,000.10	20,510.51	0.00	9,417.64	447,092.97
13	GARBAGE	7,281.19	9,718.17	0.00	8,505.60	8,493.76
14	WATER	117,942.68	25,626.57	0.00	19,048.31	124,520.94
15	SP SEWER PLANT	568,969.85	241,950.23	0.00	73,648.55	737,271.53
16	BOND & INTEREST	-1,086,730.75	16,666.67	0.00	15,062.50	-1,085,126.58
17	RE IMPROVEMENTS	350,911.22	4,634.45	0.00	2,240.66	353,305.01
18	GOLF COURSE	-6,728.19	33,474.29	0.00	15,775.79	10,970.31
	TOTALS	1,155,292.94	677,259.26	0.00	392,321.75	1,440,230.45

**YEAR TO DATE TOTALS
FOR THE MONTH ENDING**

May, 2020

1	GENERAL	623,639.19	880,136.61	0.00	933,676.38	570,099.42
2	STREET	276,453.34	201,542.77	0.00	356,559.70	121,436.41
3	SALES TAX	0.00	0.00	0.00	0.00	0.00
4	CEMETERY	57,962.01	57,781.01	0.00	41,746.68	73,996.34
5	POLICE	0.00	120,666.64	0.00	119,379.17	1,287.47
6	POOL	0.00	44,875.12	0.00	9,051.60	35,823.52
7	PARK	0.00	140,177.93	0.00	126,360.98	13,816.95
8	FIRE	0.00	40,453.36	0.00	23,817.07	16,636.29
9	LIBRARY	0.00	66,086.28	0.00	59,619.73	6,466.55
10	STREET LIGHTS	0.00	27,993.36	0.00	23,853.80	4,139.56
12	SEWER	453,339.63	165,613.18	0.00	171,859.84	447,092.97
13	GARBAGE	0.00	76,512.37	0.00	68,018.61	8,493.76
14	WATER	262,473.01	186,677.87	0.00	324,629.94	124,520.94
15	SP SEWER PLANT	414,294.51	1,175,572.61	0.00	852,595.59	737,271.53
16	BOND & INTEREST	-452,553.75	180,130.22	0.00	812,703.05	-1,085,126.58
17	RE IMPROVEMENTS	326,121.63	37,038.71	0.00	9,855.33	353,305.01
18	GOLF COURSE		121,963.70	0.00	110,993.39	10,970.31
	TOTALS	1,961,729.57	3,523,221.74	0.00	4,044,720.86	1,440,230.45

No assurance is provided on these financial statements

CITY OF GIBBON						
BUDGET SUMMARY						
May, 2020						
FUND	BUDGET RECEIPTS	RECEIVED FOR MONTH	RECEIVED YTD	BALANCE REMAINING	% OF BUDGET REMAINING	
1	GENERAL	1,399,200.00	242,110.44	880,136.61	519,063.39	37.10%
2	STREET	259,156.00	20,663.61	201,542.77	57,613.23	22.23%
3	SALES TAX	90,010.00	0.00	0.00	90,010.00	100.00%
4	CEMETERY	85,900.00	7,018.08	57,781.01	28,118.99	32.73%
5	POLICE	182,045.00	15,083.33	120,666.64	61,378.36	33.72%
6	POOL	76,900.00	5,600.00	44,875.12	32,024.88	41.64%
7	PARK	210,500.00	17,514.99	140,177.93	70,322.07	33.41%
8	FIRE	75,600.00	5,004.17	40,453.36	35,146.64	46.49%
9	LIBRARY	99,840.00	8,184.58	66,086.28	33,753.72	33.81%
10	STREET LIGHTS	42,000.00	3,499.17	27,993.36	14,006.64	33.35%
12	SEWER	370,500.00	20,510.51	165,613.18	204,886.82	55.30%
13	GARBAGE	108,500.00	9,718.17	76,512.37	31,987.63	29.48%
14	WATER	272,750.00	25,626.57	186,677.87	86,072.13	31.56%
15	SP SEWER PLANT	1,553,457.00	241,950.23	1,175,572.61	377,884.39	24.33%
16	BOND & INTEREST	1,005,402.00	16,666.67	180,130.22	825,271.78	82.08%
17	RE IMPROVEMENTS	55,150.00	4,634.45	37,038.71	18,111.29	32.84%
18	GOLF COURSE	262,500.00	33,474.29	121,963.70	140,536.30	53.54%
TRANSFER TOTALS		6,149,410.00	677,259.26	3,523,221.74	2,626,188.26	42.71%
FUND	BUDGET EXPENSES	EXPENSES FOR MONTH	EXPENSES YTD	BALANCE REMAINING	% OF BUDGET REMAINING	
1	GENERAL	1,437,342.00	101,963.16	933,676.38	503,665.62	35.04%
2	STREET	523,700.00	90,427.75	356,559.70	167,140.30	31.92%
3	SALES TAX	90,000.00	0.00	0.00	90,000.00	100.00%
4	CEMETERY	90,010.00	12,413.94	41,746.68	48,263.32	53.62%
5	POLICE	182,045.00	14,869.74	119,379.17	62,665.83	34.42%
6	POOL	76,900.00	441.05	9,051.60	67,848.40	88.23%
7	PARK	210,500.00	20,150.28	126,360.98	84,139.02	39.97%
8	FIRE	75,600.00	1,039.51	23,817.07	51,782.93	68.50%
9	LIBRARY	99,840.00	4,372.81	59,619.73	40,220.27	40.28%
10	STREET LIGHTS	42,000.00	2,944.46	23,853.80	18,146.20	43.21%
12	SEWER	532,178.00	9,417.64	171,859.84	360,318.16	67.71%
13	GARBAGE	108,500.00	8,505.60	68,018.61	40,481.39	37.31%
14	WATER	389,281.00	19,048.31	324,629.94	64,651.06	16.61%
15	SP SEWER PLANT	1,723,582.00	73,648.55	852,595.59	870,986.41	50.53%
16	BOND & INTEREST	1,000,216.00	15,062.50	812,703.05	187,512.95	18.75%
17	RE IMPROVEMENTS	381,429.00	2,240.66	9,855.33	371,573.67	97.42%
18	GOLF COURSE	262,500.00	15,775.79	110,993.39	151,506.61	57.72%
TRANSFER TOTAL		7,225,623.00	392,321.75	4,044,720.86	3,180,902.14	44.02%

No assurance is provided on these financial statements



GIBBON

AREA

2020 HOUSING STUDY

BOBBI PETTIT, AICP
FEBRUARY, 2020



RURAL PLANNING

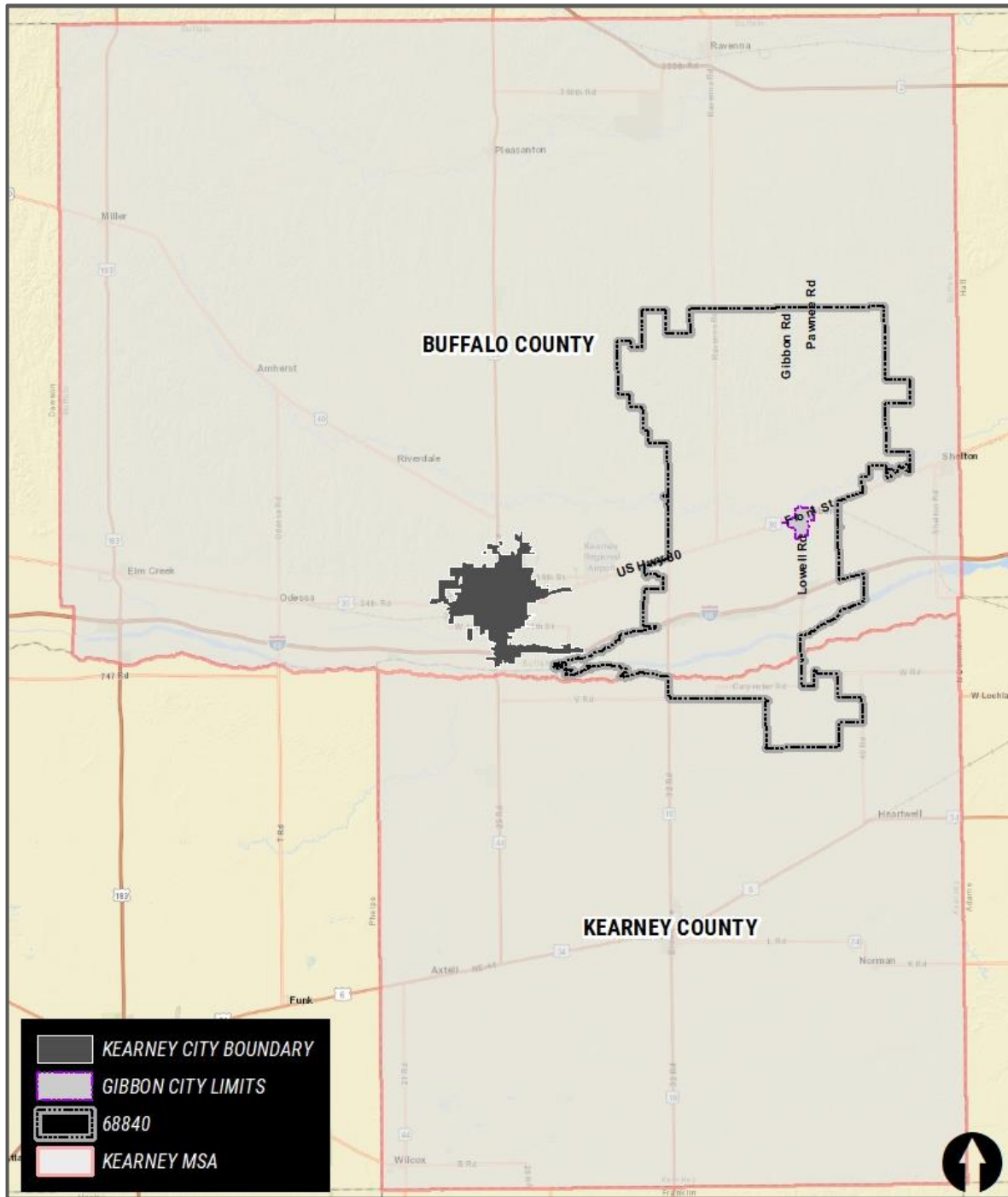
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EXISTING HOUSING CONDITIONS WITHIN THE COMMUNITY

KEARNEY MICROPOLITAN STATISTICAL AREA

The City of Gibbon is located within the Kearney Micropolitan Statistical Area (MSA). The Kearney MSA consists of two counties, Kearney and Buffalo, with the City of Kearney being the largest population and economic center. The City of Gibbon is located 13 miles east of Kearney on Highway 30 and is the closest first-class city to Kearney.



The 2010 decennial (100% population count) census counted roughly 52,000 people living in the Kearney MSA. According to the American Community Survey (ACS), each second-class city (population greater than 800) has experienced some level of growth. The City of Gibbon actually experienced the most dramatic increase from 2010 to 2017, with a percent change in population six times greater than that of the City of Kearney.

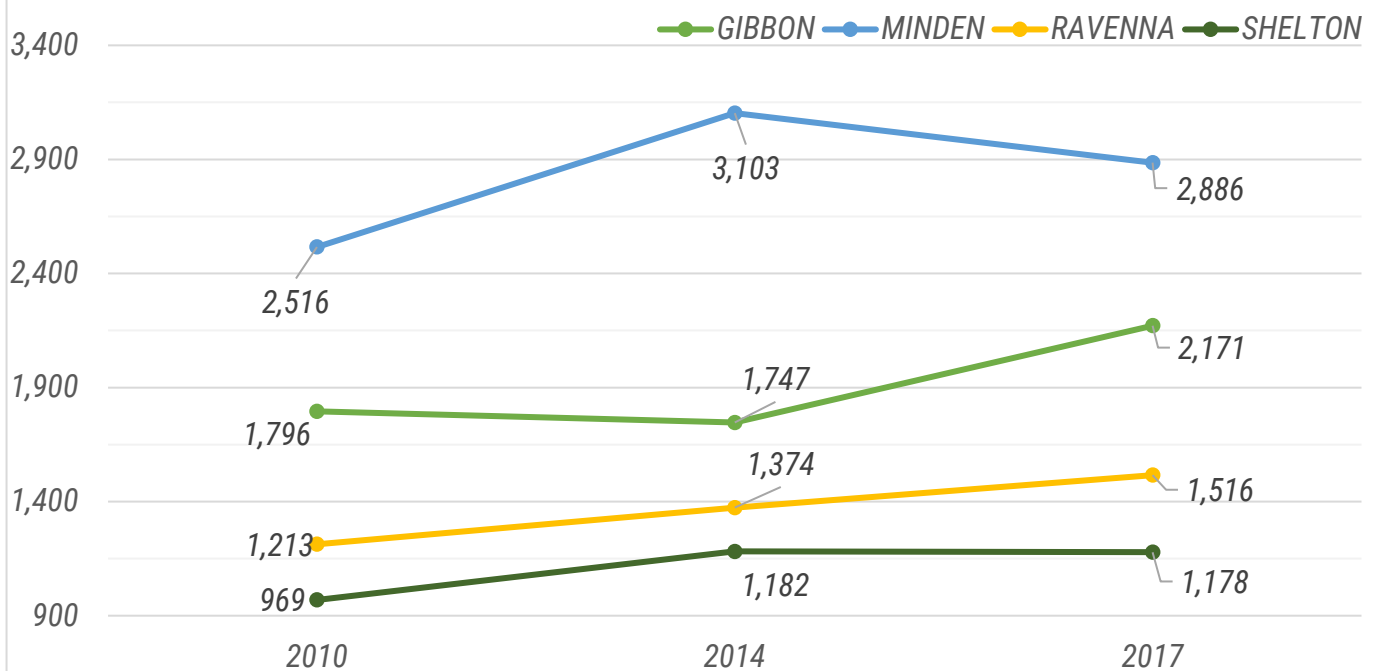
TABLE 1.0 CHANGE IN POPULATION, KEARNEY MSA 1ST CLASS CITIES and KEARNEY

	2010	2014	% CHANGE	2017	% CHANGE
MINDEN	2,516	3,103	23.3%	2,886	-7.0%
GIBBON	1,796	1,747	-2.7%	2,171	24.3%
RAVENNA	1,213	1,374	13.3%	1,516	10.3%
SHELTON	969	1,182	22.0%	1,178	-0.3%
KEARNEY	30,214	31,759	5.1%	33,082	4.2%

SOURCE: AMERICAN COMMUNITY SURVEY

When compared only to other communities with similar population counts in the MSA, Gibbon is experiencing the strongest growth trend. The ACS estimates that roughly 300 more residents are living in Gibbon today than in 2010. According to recent household size estimates (reviewed later in this study) of roughly 3 person households, an increase of 300 residents should correlate to an increase of 100 housing units.

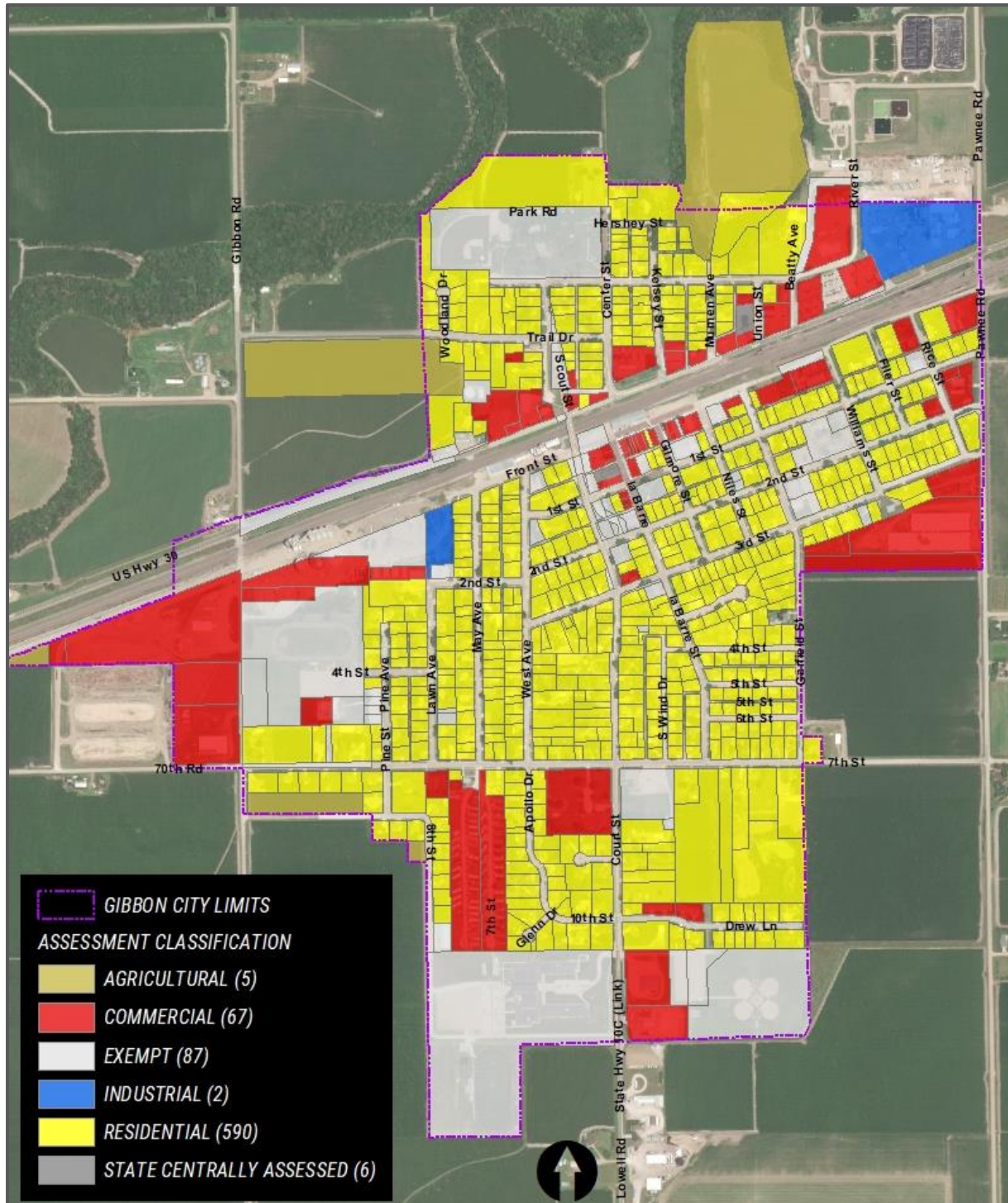
CHART 1.0 CHANGE IN POPULATION, KEARNEY MSA 1ST CLASS CITIES (AMERICAN COMMUNITY SURVEY)



LAND USE PATTERNS

City of Gibbon

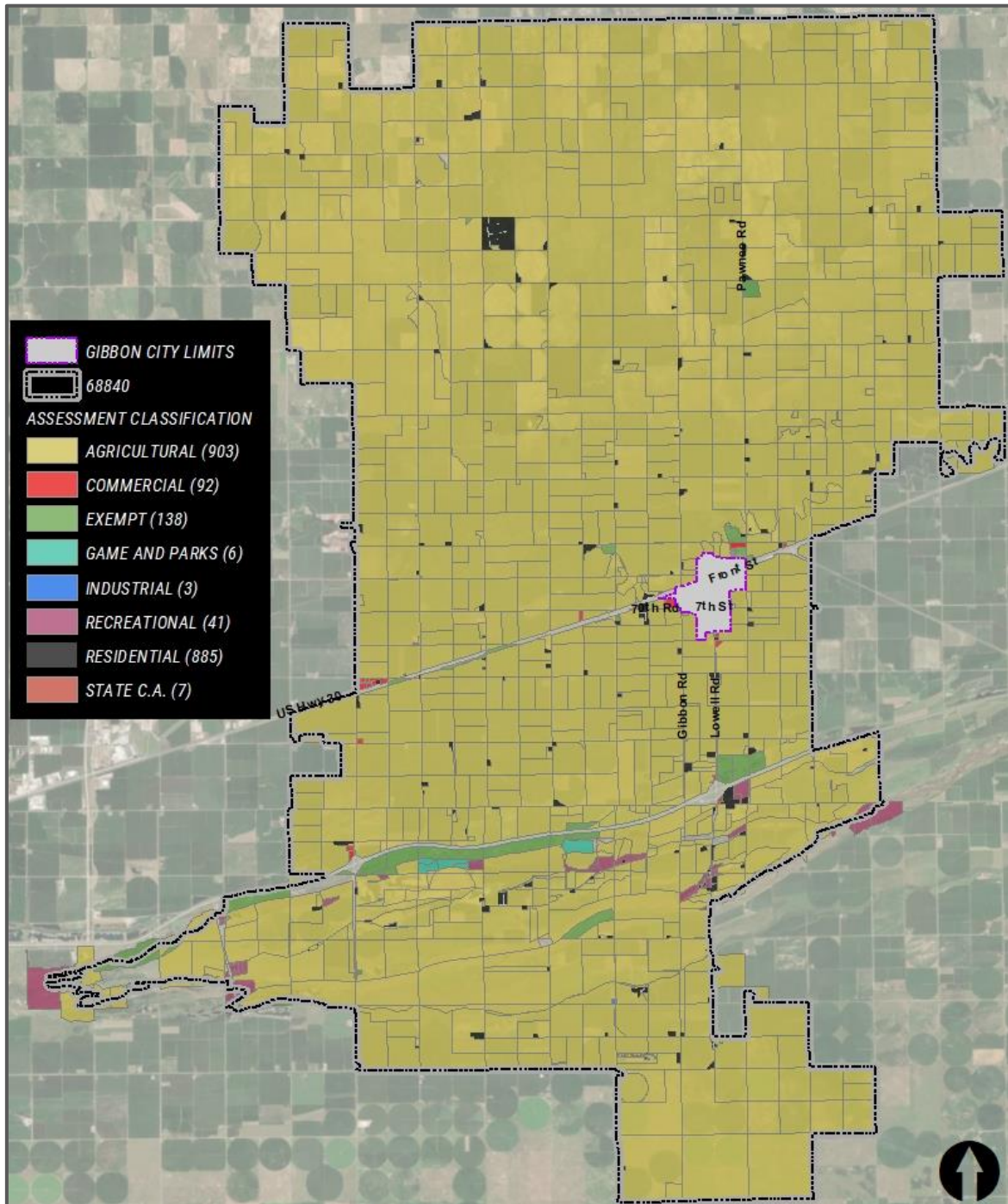
According to the Buffalo County Assessor 2020 records, the largest user of land within the City of Gibbon boundary is residential.



Gibbon Zip Code

Due to the nature of communities in Rural Nebraska, when studying the housing patterns and conditions of a community, it is not accurate to only consider residents living within the city limits. Therefore, the following data describing Gibbon's current housing conditions involve all residents and their housing units within the 68840-zip code.

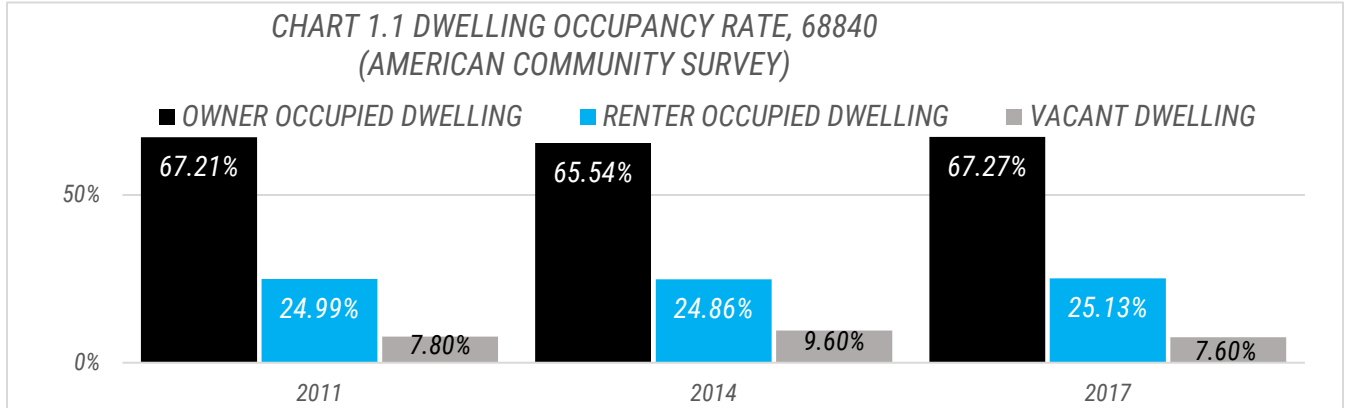
The largest user of land within the entire Gibbon zip code is agricultural, followed closely by residential.



EXISTING HOUSING CONDITIONS

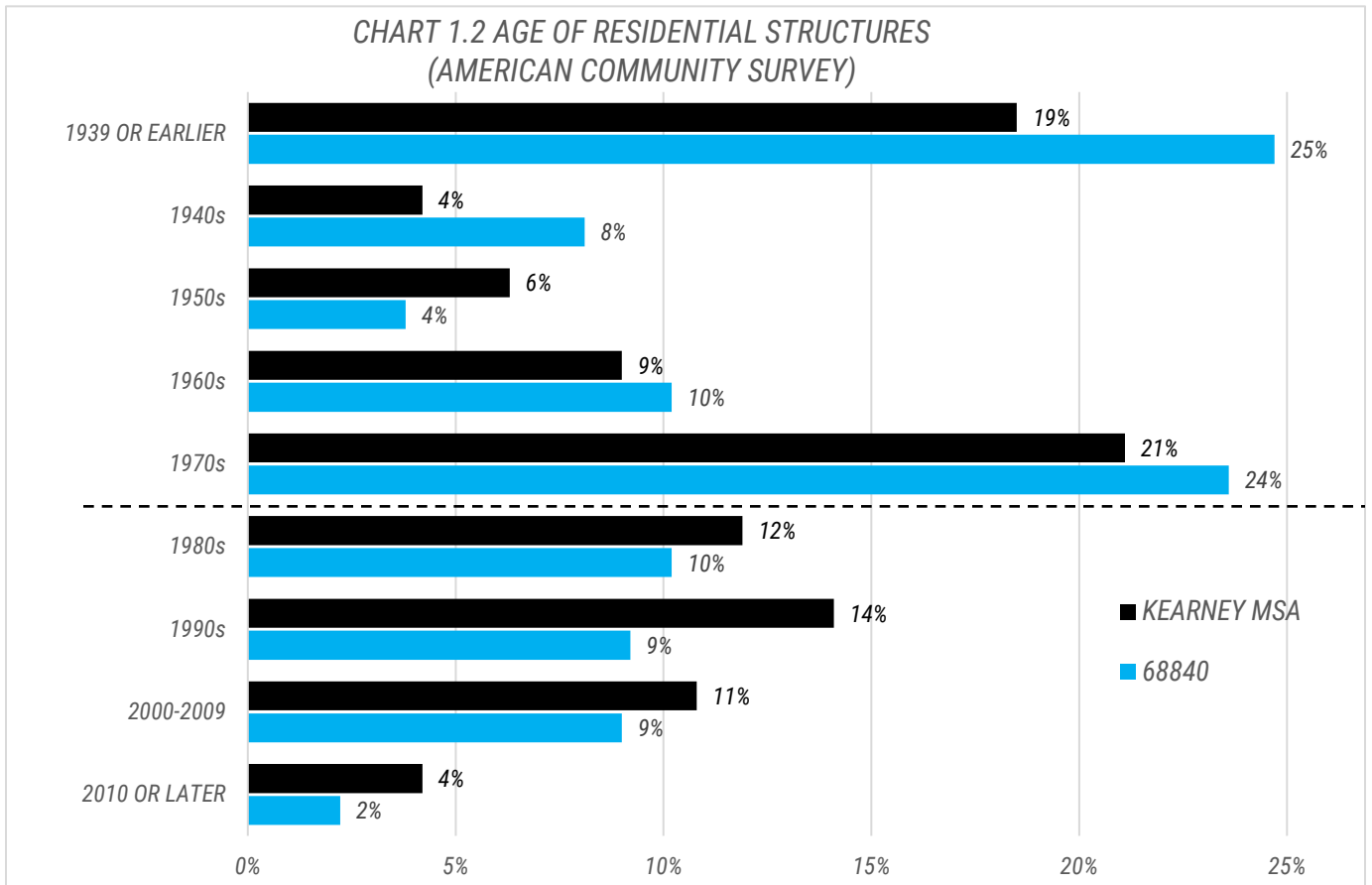
Occupancy Rate

The breakdown of renter occupied and owner-occupied units has remained consistent since 2011.



Age of Structures

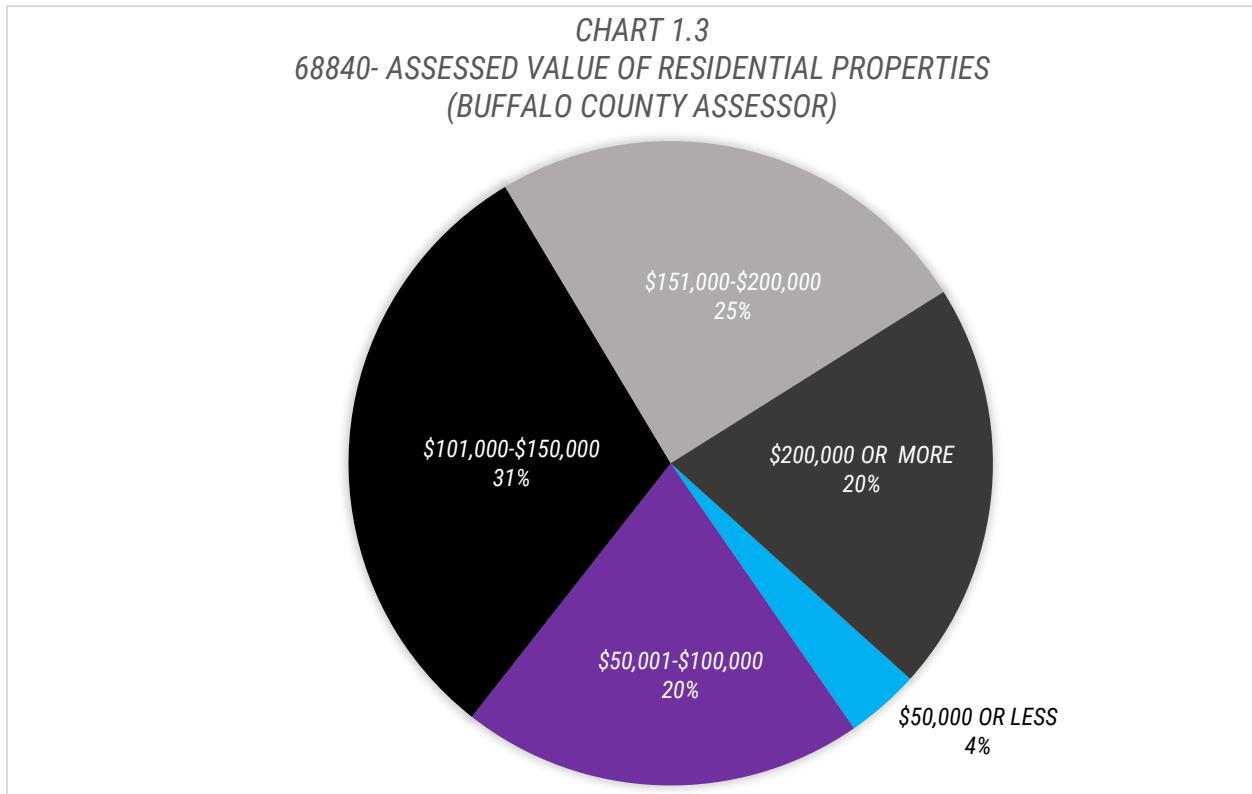
Roughly 30% of Gibbon’s housing stock has been constructed since 1980 while 40% of the overall housing stock in the Kearney MSA has been built since 1980. The Gibbon Area as well as the Kearney MSA experienced the second and third largest housing construction periods during the 1970s and before 1939.



Home Values

In order to obtain a more accurate picture of what the home values in Gibbon most closely resemble, two sources of information were considered: 2020 Buffalo County Assessor and 2017 ACS data.

According to the Buffalo County Assessor, roughly 50% of the residential properties in the 68840 zip code are assessed at a value of \$50,000-150,000, while only 4% are assessed at \$50,000 or less.

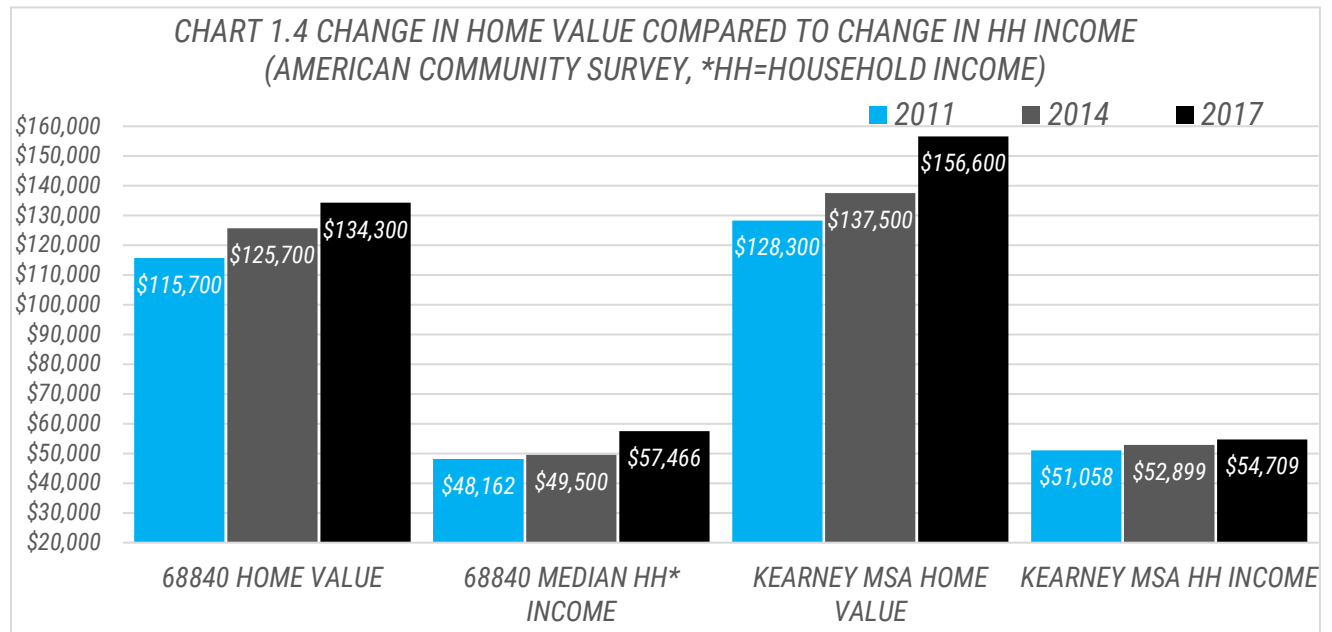


According to ACS data, incomes and housing values are growing in Gibbon as well as the entire Kearney MSA. Growth in household income is stronger in Gibbon, while growth in housing values is stronger for the entire MSA.

TABLE 1.1 INCREASE IN HOME VALUE COMPARED TO INCREASE IN HOUSEHOLD INCOME					
	2011	2014	% INCREASE	2017	% INCREASE
68840 HOME VALUE	\$115,700	\$125,700	9%	\$134,300	7%
68840 MEDIUM HH* INCOME	\$48,162	\$49,500	3%	\$57,466	16%
KEARNEY MSA HOME VALUE	\$128,300	\$137,500	7%	\$156,600	14%
KEARNEY MSA HH INCOME	\$51,058	\$52,899	4%	\$54,709	3%

SOURCE: AMERICAN COMMUNITY SURVEY, 2017, *HH=HOUSEHOLD

The following chart is a visual representation of Table 1.1. Incomes and home values are climbing. Currently, incomes in the 68840 area are keeping pace with home values; however, both increased by more than 10% in a 6-year period. Employers will eventually struggle to keep up with steep climbing labor costs. These climbs suggest a lack in the supply of labor as well as a lack in the supply of homes for that labor. Maintaining the labor cost will require the recruitment of more labor to the area which will in turn require an increase in homes.



Housing Costs

The ongoing increase in the cost of housing will create a shortage of housing. The result will be an increase in the cost of housing that will most heavily impact cost burdened households. Cost burdened household is defined in the following pages.

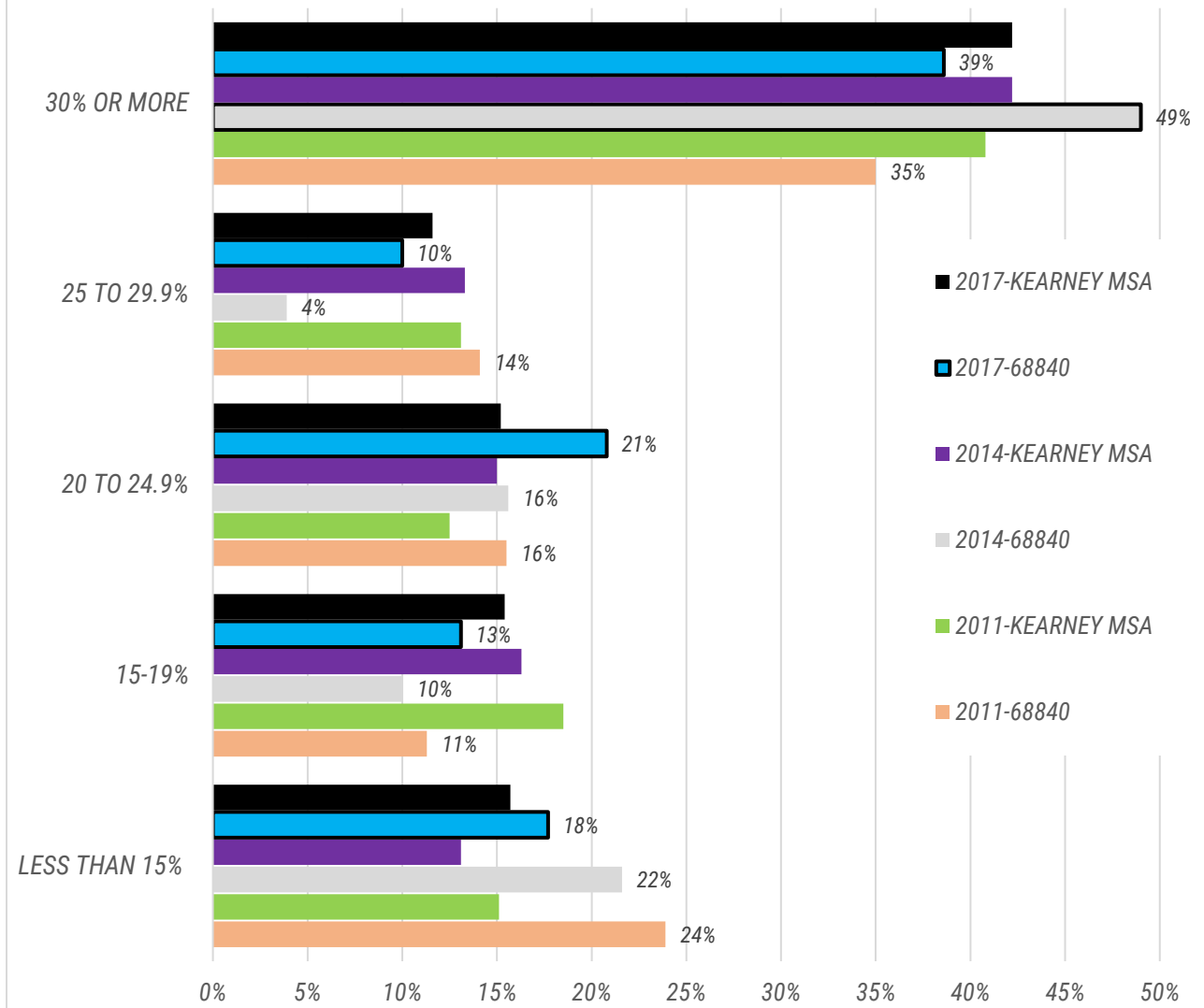
Renter Occupied

The following chart depicts the number of rental households that are cost burdened by housing. For renter occupied units, households that are spending more than 30% of its income on gross rent are considered cost burdened. The ACS's definition of gross rent is the contract rent plus the estimated average monthly cost of utilities and fuels. This definition assumes the renter pays these (utilities and fuels) costs.

- \$ Contract rent
- +\$ Utilities (electricity, gas, water, sewer)
- +\$ Fuels (oil, kerosene, wood)

- \$ Gross Rent**

CHART 1.5 RENTAL HOUSEHOLDS, % OF INCOME PAID TOWARDS HOUSING
(AMERICAN COMMUNITY SURVEY)



Well over one-third of renter occupied households in the Gibbon area as well as the entire Kearney MSA are cost burdened by the amount of their income being spent on gross rent.

According to the Buffalo County Assessor, there are 885 residential properties in the 68840 zip code. According to the ACS, 25.13% of those households are renter occupied. Also according to the ACS, 39% of those renter occupied households are cost burdened by their gross rent payments. This suggests that roughly 80 households or families are struggling monthly with maintaining their households:

$$885 \text{ residences} \times 25.13\% =$$

$$222 \text{ renter occupied residences} \times 39\% =$$

86 cost burdened households

If more than 30% of their income is being spent on housing, other needs in the home are most likely going unmet, which could include food, transportation, medical care, and clothing. As long as these other basic needs continue to go unmet, other struggles will require these households to seek more support and resources from the community, city, or other social agencies.

Owner Occupied

Monthly owner costs for owner occupied households are defined by the ACS as the sum of mortgage payments, real estate taxes, insurance, utilities, fuels, mobile home costs, and condominium fees:

- \$ Mortgage payment
- +\$ Real estate taxes
- +\$ Insurance
- +\$ Utilities (electricity, gas, water, sewer)
- +\$ Fuels (oil, kerosene, wood)
- +\$ Mobile home costs
- +\$ Condominium fees

\$ Monthly Owner Costs

Though the amount of mortgage holders seems to be decreasing, well over half of the owner-occupied households in the Gibbon area have a mortgage.

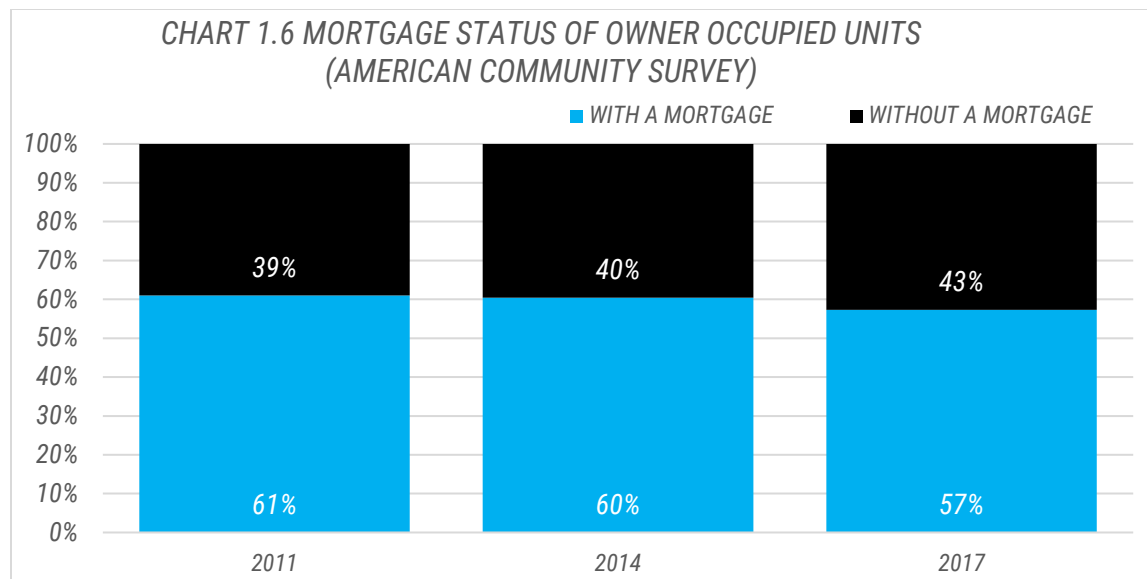
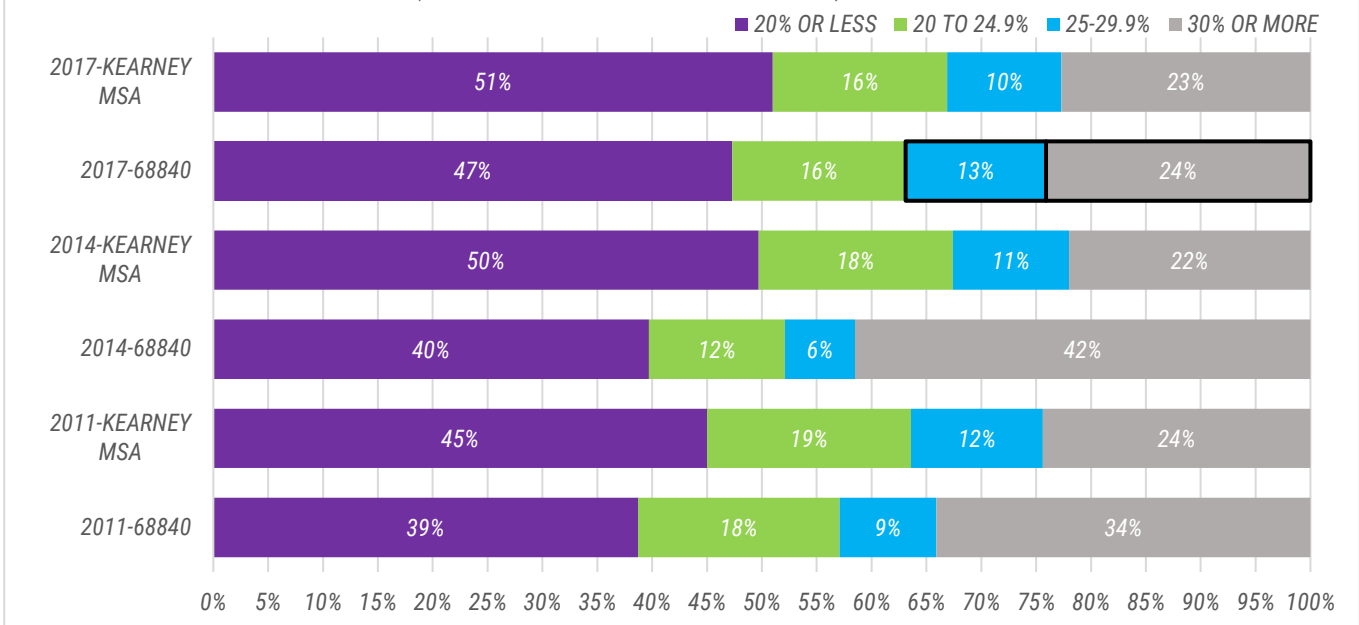


CHART 1.7 OWNER OCCUPIED, MORTGAGE HOUSEHOLDS, % OF INCOME PAID TOWARD HOUSING COSTS (AMERICAN COMMUNITY SURVEY)



Roughly one-quarter of owner-occupied households [with a mortgage] are cost burdened by their housing. This is a dramatic increase from the ACS 2011 and 2014 estimates.

According to the Buffalo County Assessor, there are 885 residential properties in the 68840 zip code. According to the ACS, 67.27% of those households are owner occupied. Also, according to the ACS, 57% of those owner-occupied houses have a mortgage. The ACS estimates that 24% of those mortgage holders are housing cost burdened. This suggests that roughly another 80 households or families are struggling monthly with maintaining their households.

$$885 \text{ residences} \times 67.27\% = 595 \text{ owner occupied residences} \times 57\% =$$

$$339 \text{ owner occupied mortgage holding households} \times 24\% =$$

81 cost burdened households

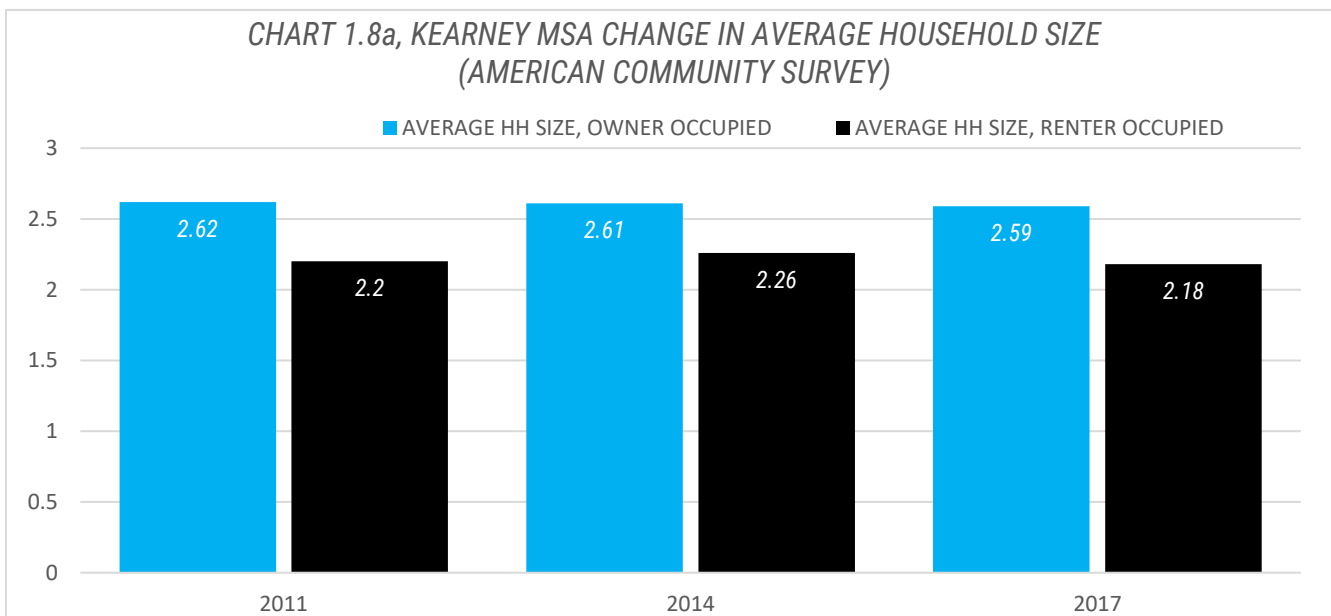
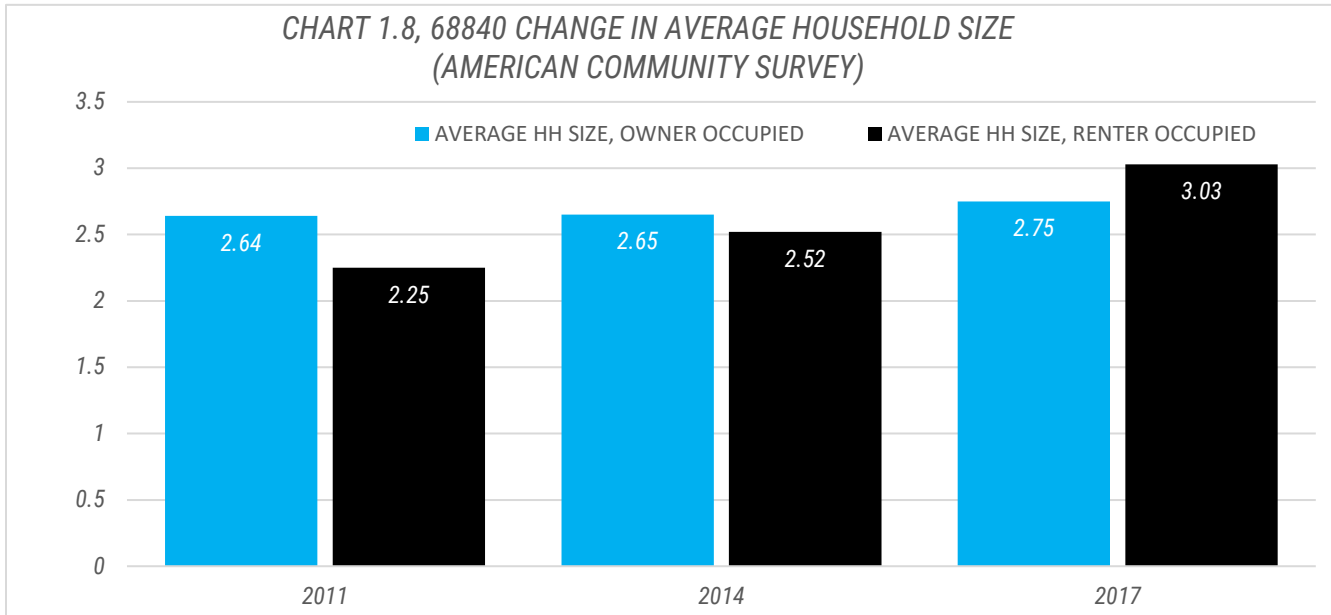
The total number of renter occupied and owner occupied households living in the 68840 area that are cost burdened is roughly 160 households.

Renter Occupied	86
Owner Occupied (mortgage holders)	81
Total estimated number of cost burdened households in the 68840 area	167

Household Size

The charts below represent the size of families or number of people living in each household, on average. The size of renter occupied households is growing at a faster pace than owner occupied households in 68840 as well as both household types in the Kearney MSA.

This would correlate with the growth in population in the Gibbon area within the last 3 years. Within the Kearney MSA, the size of renter and owner occupied households is decreasing; the opposite is taking place within the Gibbon area.



EXISTING HOUSING CONDITIONS-KEY TAKEAWAYS

Growing pains: The Gibbon area is primarily covered by agricultural and residential land uses. While the city provides some employment to the area, the 2016 comprehensive plan cites that the majority of residents commute outside of Gibbon for work. Therefore, Gibbon is primarily a bedroom community providing housing that is supporting the overall growth of the Kearney MSA. As the MSA continues to grow, the demand for housing will continue to rise. If supply continues to lag behind demand, the price of housing will grow at a pace that exceeds incomes, thereby increasing the cost burden on existing households in Gibbon while also hampering growth for the entire MSA.

Cost burdened: Roughly 160 households in the Gibbon area are spending more than 30% of their household income on housing costs, thereby considered to be cost burdened. Cost burdened households are most likely putting off paying for other basic needs such as transportation, healthcare, or education. As these households continue to delay paying these other expenses, the need for public resources in Gibbon will increase.

IDENTIFICATION OF WORKFORCE HOUSING NEEDS

CURRENT HOUSING AFFORDABILITY ESTIMATES

Data collected from the U.S. Census American Community Survey, the Buffalo County Assessor, and the Existing Land Use (ELU) map within the 2016 Comprehensive Plan was utilized to complete an affordability analysis for the Gibbon area (68840). An explanation of the columns in each table is provided below:

Column A-HOUSHEOLD INCOME-Grouped together in the same manner as the U.S. Census Bureau American Community Survey (ACS)

Column B-# OF HOUSEHOLDS TODAY-The ACS estimates the percentage of households within each income bracket. This percentage provided by the ACS was then multiplied by the total number of residential properties documented by the Buffalo County Assessor.

For instance, the ACS estimated that 10.4% of households within the 68840 area have a total household income of \$25,000-34,999; multiplying 10.4% by the total number of residential properties counted by the Assessor and ELU inventory (multi-family and single family units = 885) provides an estimate of the total number of households inside of 68840 that have a household income of \$25,000-34,999: 92 households.

Column C- AFFORDABLE HOUSING VALUE RANGE-Due to the variation in personal budgets, interest rates, credit scores, and pre-existing debt, the value of a home that is affordable to a working household is very difficult to identify. However, this analysis assumes that a household can rent/own a home that is valued at roughly double its annual income, without being considered cost burdened.

For instance, a household earning \$50,000 per year should be able to afford a home that is valued at \$100,000.

Column D-# OF EXISTING UNITS AVAILABLE TODAY-The ACS estimates the value of housing units in a community. The percentages provided by the ACS were multiplied by the total number of residential properties documented by the Assessor.

For instance, the ACS estimated that 11% of the homes in the 68840 area were valued at \$50,000-80,000; multiplying that percentage (11%) by the total number of residential properties (885) provides an estimate that 97 housing units located within the 68840 area code are valued at \$50,000-80,000.

Column E-GAP/SURPLUS-The gap/surplus is estimated by subtracting the total number of households that can afford a certain housing value from the total number of households at that value that are available. For instance:

TOTAL UNITS VALUED AT \$100,000-150,000 IN 68840	213
-TOTAL HOUSEHOLDS IN 68840 MAKING \$50,000-74,999	270
GAP/SURPLUS OF HOUSING UNITS VALUED \$100,000-150,000	-57

This analysis claims that the Gibbon area has a surplus of units valued >\$150,000. The overall table identifies a shortage of units valued at <\$50,000 and units valued at \$100,000-150,000. This suggests low income (<\$25,000 annually) and middle income (\$50,000-74,000/annually) residents are living in units that are priced above what they can afford.

HOUSING AFFORDABILITY ANALYSIS, 68840				
A	B	C	D	E
<i>HOUSEHOLD INCOME</i>	<i># OF HOUSEHOLDS TODAY</i>	<i>AFFORDABLE HOUSING VALUE RANGE</i>	<i># OF EXISTING UNITS AVAILABLE TODAY</i>	<i>GAP/SURPLUS</i>
<i>LESS THAN \$25,000</i>	150	<i><\$50,000</i>	87	<i>-64</i>
<i>\$25,000-34,999</i>	92	<i>\$50,000-80,000</i>	97	5
<i>\$35,000-49,999</i>	114	<i>\$80,000-100,000</i>	114	1
<i>\$50,000-74,999</i>	270	<i>\$100,000-150,000</i>	213	<i>-57</i>
<i>\$75,000-99,999</i>	113	<i>\$150,000-200,000</i>	146	33
<i>\$100,000-149,999</i>	92	<i>\$200,000-300,000</i>	152	60
<i>\$150,000 OR MORE</i>	54	<i>\$300,000+</i>	74	20

SOURCE: ACS 2017 ESTIMATES, BUFFALO COUNTY 2020 ASSESSOR DATA, FIVE RULE RURAL PLANNING

Per this method of affordability analysis, the greatest demand is for housing for households earning less than \$25,000 annually and households earning \$50,000-75,000 annually. Low income housing and homes priced at no less than \$100,000 and no more than \$150,000 would address this shortage.

PUBLIC INPUT

2016 Comprehensive Plan

In 2016, Hanna Keelan Associates, P.C. (Lincoln, NE) completed a comprehensive plan on behalf of the city.

As part of the effort, residents were asked to participate in a community wide survey and later a series of community planning open houses.

Comments that directly correlated to housing in Gibbon are cited below.

Community Planning Survey

- Most participants indicated that housing was greatly needed for middle income families. New housing development should focus on three-bedroom units for both single family housing and general rental housing.

- Concerning elderly residents, housing for the following categories are greatly needed for Gibbon residents (listed in order of importance):
 - * Licensed assisted living with specialized services;
 - * Retirement housing for low-income elderly persons; and
 - * Middle-income housing elderly persons.

- Community survey respondents displayed strong support for grant funding and other incentives to improve the quality and quantity of housing in the Gibbon area:
 - * 53% supported owner occupied housing rehabilitation;
 - * 48% supported using outside funding sources to support "rental housing rehabilitation;
 - * 64% supported the development of a local program to purchase and demolish dilapidated housing and make the lot available for a family or individual to build a new house;
 - * 59% supported the use of grant funding to purchase, rehabilitate and resell vacant housing throughout the City of Gibbon; and
 - * 51% supported using grant funding to provide down payment assistance to first-time homebuyers in Gibbon.

Community Planning Open Houses:

- Owner occupied and renter occupied housing targeted to the needs of the Gibbon workforce that currently commute to Gibbon were the focus of recruiting new residents to the city.

- The lack of affordable vacant lots adjacent to required infrastructure was discussed as the issue resulting in a stabilizing population growth.

- * Attendees stated that Gibbon needs new residential subdivisions to attract more families and retirees to the community.
- Attendants are supportive of the city seeking local, state and federal funds that would encourage the development of affordable housing.
- Attendants recognized the city's need to supplement the availability of housing types with duplexes and smaller scale multifamily apartments, such as tri-plexes, four-plexes, and apartment buildings up to 12 or 16 units.
- Majority of attendees felt that the city needs to identify and maintain an available housing and a vacant parcel list for properties within the corporate limits and throughout the Gibbon planning jurisdiction.
- Several attendees indicated that landlords need to be more responsive to the condition of their properties to ensure that tenants are not living in substandard housing conditions.
- Majority of attendees were also in agreement that the city must enforce existing ordinances regarding parking, junk vehicles and property maintenance. Their comments also indicated that the city should require owner and rental properties to be rehabilitated to meet local housing code requirements.

2019 Strategic Plan

In the Spring of 2019, city officials and community members participated in a strategic planning session.

A lack of buildable lots that would support residential expansion was identified as an obstacle to growth for the city.

HOUSING PROJECTS, GOALS, AND INITIATIVES

COMPLETED OVER THE LAST FIVE YEARS

Plans

In the past 5 years, Gibbon has completed several planning documents that have assisted the city with understanding the current housing situation and setting goals that will address those documented housing shortfalls.

- In 2016, the City of Gibbon completed an update to its comprehensive development plan.
- In January of 2016, the City of Gibbon completed a Blight and Substandard Study and General Redevelopment Plan for Redevelopment Area #1.
- In October of 2018, the City of Gibbon completed a Blight and Substandard Study and General Redevelopment Plan for Redevelopment Area #2.
- In 2019, the City of Gibbon completed a strategic plan.

New dwelling unit construction permits issued since 2016

2016	2
2017	4
2018	1
2019	2

Total addition of new single-family residential units **9**

Project plans underway

The Economic Development Council of Buffalo County (EDCBC) is working with the City of Gibbon to support and encourage development of housing through new construction. The project being made available by EDCBC is funded through the recently passed Legislative Bill 518, Rural Workforce Housing Fund. The EDCBC intends to work with Gibbon and other communities in the county to fund the new construction of 3-5 new homes per year as well as create a revolving fund to perpetually support housing development through new construction.

PLANNED FOR THE NEXT FIVE YEARS

2019 Strategic Plan

Among other community development goals, housing lot development and enhancement was one of four key projects identified within the strategic plan for fiscal years 2021-2024.

2016 Comprehensive Plan

The following textual material is cited directly from the 2016 comprehensive plan that was adopted by the Gibbon City Council in September of 2016.

Land Development

Action Strategy 1.1.2 Promote infill residential development, as well as utilization of the designated growth areas of the city planning jurisdiction, specifically to the southwest and east-southeast portions of the community. Respondents to the Gibbon Community Survey indicated that 85 percent believed residential growth should occur in the "south" as the top response, followed by 58 percent that chose to the "west."

Action Strategy 1.1.3 Future multifamily residential development should focus on medium-density residential dwellings in close proximity to the downtown and areas adjacent to the corporate limits within each of the residential growth areas. Triplexes and fourplexes would be appropriate size structures in the City of Gibbon. Architectural styles and roof lines should be similar to those of adjacent single family residential neighborhoods.

Action Strategy 2.2.2 Two-story commercial buildings in the downtown should target the development potential of upper-level housing. Currently these second-stories of commercial buildings are utilized for storage or are mostly vacant.

Housing Development

Policy 1.1 Establish a Plan of Action for the development of residential options for residents of all ages and income levels.

Action Strategy 1.1.1 Develop up to 74 new housing units in Gibbon during the next 10 years. This includes the development of 44 owner and 30 rental housing units. An economic development boost potential of an additional 85 full-time employees to the city would increase the total target demand up to 94 housing units, including 56 owner and 38 rental housing units.

Action Strategy 1.1.2 Plan housing for a) new households, b) the replacement of up to 20% of substandard housing units and c) affordable units for local households with a housing cost burden status.

Action Strategy 1.1.3 Provide additional housing in Gibbon to eliminate the "pent-up" demand for housing for the current citizens of the community, with emphasis on family households.

Action Strategy 1.1.4 Develop housing rehabilitation programs and projects to improve the overall condition of housing in the community.

Action Strategy 1.1.5 Provide housing for special populations, including both owner and rental options for persons with a disability. Participate in a state-wide "home modification" program for persons with disabilities and the elderly.

Action Strategy 1.1.6 Actively pursue affordable housing programs available from local, state and federal agencies/departments.

Action Strategy 1.1.7 Maintain a minimum housing vacancy rate of 6% for modern, marketable housing stock.

Action Strategy 1.1.8 Encourage future residential development compatible with existing neighborhoods in Gibbon.

• Policy 1.2 Protect and preserve both existing and future residential areas through the implementation of programs and policies supporting best building practices.

Action Strategy 1.2.1 Establish a housing rehabilitation program to address both moderate and substantial rehabilitation of single family dwellings throughout the City of Gibbon.

Action Strategy 1.2.2 Remove and replace substantially deteriorated dwellings, not cost effective to be rehabilitated, with a variety of new housing types. Respondents to the community survey indicated that 64% would support a local program that would purchase dilapidated houses, demolish the house and make the lots available for individuals or families to build a new house.

Action Strategy 1.2.3 All new residential development should be served by a modern municipal utility system. Coordinate housing programs with economic development efforts and available public and private funding sources.

Policy 2.1 Mobilize local public and private resources and organizations to assist in the promotion and development of housing opportunities.

Action Strategy 2.1.1 Continue to work with South Central Nebraska Economic Development District and Community Action Partnership of Mid-Nebraska to fund and implement both new housing and rehabilitation of existing housing programs in Gibbon.

Action Strategy 2.1.2 Secure grants/financial assistance to develop both owner and renter housing rehabilitation programs for low and moderate income households to upgrade their homes to minimum housing quality standards.

Action Strategy 2.1.3 Support and utilize the State of Nebraska Consolidated Housing Plan to create affordable housing opportunities in Gibbon.

Action Strategy 2.1.4 Focus on the development of single family and duplex housing types and medium density multifamily structures, of 12 to 16 unit buildings, for both owner and renter occupancy. Secure builders and contractors to serve the housing needs of Gibbon.

Action Strategy 2.1.5 Residential growth areas are identified in the Land Use Plan to the east, southeast, and southwest of the current corporate limits. Local, state and federal incentives and funding sources should be used in combination to entice new residents to Gibbon. Community Development Block Grants, First-Time Home Buyer Programs, Credit-

or Lease-To-Own Housing Programs, HOME funds and Tax Increment Financing must be used in creative combinations to attract new housing and residents.

Policy 2.1 Promote the development of private and public partnerships for persons who travel daily to Gibbon for employment.

Action Strategy 2.1.1 Establish programs of housing development through low-interest loans, down payment assistance and others to attract daily commuters to the city as future residents.

Residential Land Development

Future residential development in and around the City of Gibbon should be of a high priority to the community during the planning period.

- An estimated 28 to 35 acres will be needed for housing development, if the city makes a conscious effort to provide additional housing options to all income sectors.
- The community should target 44 owner and 30 rental units, totaling 74 additional housing units through 2026. The Generalized Future Land Use Maps identify the newly designated residential areas in and around Gibbon with varying densities.
 - * These designations will allow developers the option of providing a variety of housing for families, singles, workforce, elderly and special populations.
- Single family development should occur in established neighborhoods and new subdivision areas, both within and in close proximity to the city.
 - * Single family residential growth areas are planned for the southwest, southeast and east-central areas adjacent and beyond the current corporate limits.
- Multifamily development should be pursued during the planning period. The development of additional units in higher densities allow for more affordable housing and greater efficiency of resources.
 - * Illustrations 4.5 and 4.6 of the comprehensive plan identify areas for development or redevelopment of multifamily housing.
 - * Multifamily residential areas units are planned to buffer lower density single family residential areas from more intensive uses within Downtown Gibbon and the industrial areas along the Union Pacific Railroad and the eastern Corporate Limits.

- * High density multifamily residential growth areas are recommended adjacent and south of the Legion Fields, west of the City near the Gibbon Public Schools and southwest of the intersection of 5th Street and Gibbon Road.

10 Year Housing Action Plan

The following housing issues are associated with the needed housing to support the projected population increases throughout the 10-year planning period.

Specific housing needs are addressed for both owner and renter housing units for all family types and income ranges.

- The **Total Target Demand of 44 new owner housing units** are needed in income categories between:
 - * 31 to 60 percent Area Median Income (AMI) and
 - * 126 percent and above AMI.
- An economic development boost during the 10-year period has the potential to raise the demand from 44 to 56 owner housing units.
- New rental housing units have a **Total Target Demand of 30 new rental housing units** and are projected to be concentrated evenly between:
 - * 31 to 60 percent AMI,
 - * 61 to 80 percent AMI, and
 - * 81 to 125 percent AMI.
- An economic development (ED) boost during the 10-year period has the potential to raise the demand from 30 to 38 rental housing units.
- New owner and rental housing for families ranging between 18 to 54 years of age should be targeted for:
 - * 24 owner and 6 rental units of single family units,
 - * 6 owner occupied town home units, (8 units with ED Boost), and
 - * 8 units of rental occupied duplex/triplex units.
- The estimated land required to sustain these units is 18 acres, but would increase to 24.5 acres with an economic development boost.
- New owner and rental housing for 55+ years should be targeted for:
 - * 6 single family owner units
 - * 8 owner occupied town home units, and
 - * 16 units of rental occupied duplex/triplex units.
- The estimated land required to sustain these units is 9.5 acres, but has the potential to increase by the ED Boost to 10.5 acres.

- Housing Demand for specific population groups through 2026 allocates 44 units of owner housing to:
 - * 14 units of Elderly 55+ housing concentrated between 81% and 126% AMI and above.
 - 2 units should be for the workforce sector
 - * 27 units of family housing between 31% and 126% AMI and above.
 - A total of 24 units should be developed for the workforce sector.
 - * 3 units of Special Population housing concentrated between 31% and 80% of Area Median Income.

- Housing Demand for specific population groups through 2026 allocates 30 units of rental housing to:
 - * 16 units of Elderly 55+ housing concentrated between 31% and 125% AMI,
 - 2 units should be for the Workforce Sector.
 - * 12 units of Family housing between 31% and 125% AMI.
 - All 12 units should be for the Workforce Sector.
 - * 2 units of Special Populations housing concentrated between 31% and 80% AMI.

- Target Price Products for the 44 owner housing units in Gibbon by 2026 should be concentrated on 14 units of two bedroom homes and 30 units of three bedroom homes or larger.

Affordable Purchase Price Goals

- Low to Moderate Income families between 31% and 80% AMI should have an Average Affordable Purchase Prices between \$115,000 to \$134,500.

- Moderate Income families between 81% and 125% AMI should have an Average Affordable Purchase Price of \$180,300.

- Upper Income families of 126% and above AMI should have an Average Affordable Purchase Price of \$219,900.

- Target Price Products for the 30 rental housing units in Gibbon, by 2026, should be concentrated on 15 units of two bedroom homes and 15 units of three bedroom homes or larger.

- Low Income families between 31% and 60% AMI should have an average affordable monthly rent of \$545.

- Moderate Income families between 61% and 125% AMI should have an average affordable monthly rent of between \$605 and \$795.
- Upper Income families of 126% AMI and above should have an average affordable monthly rent of \$895.

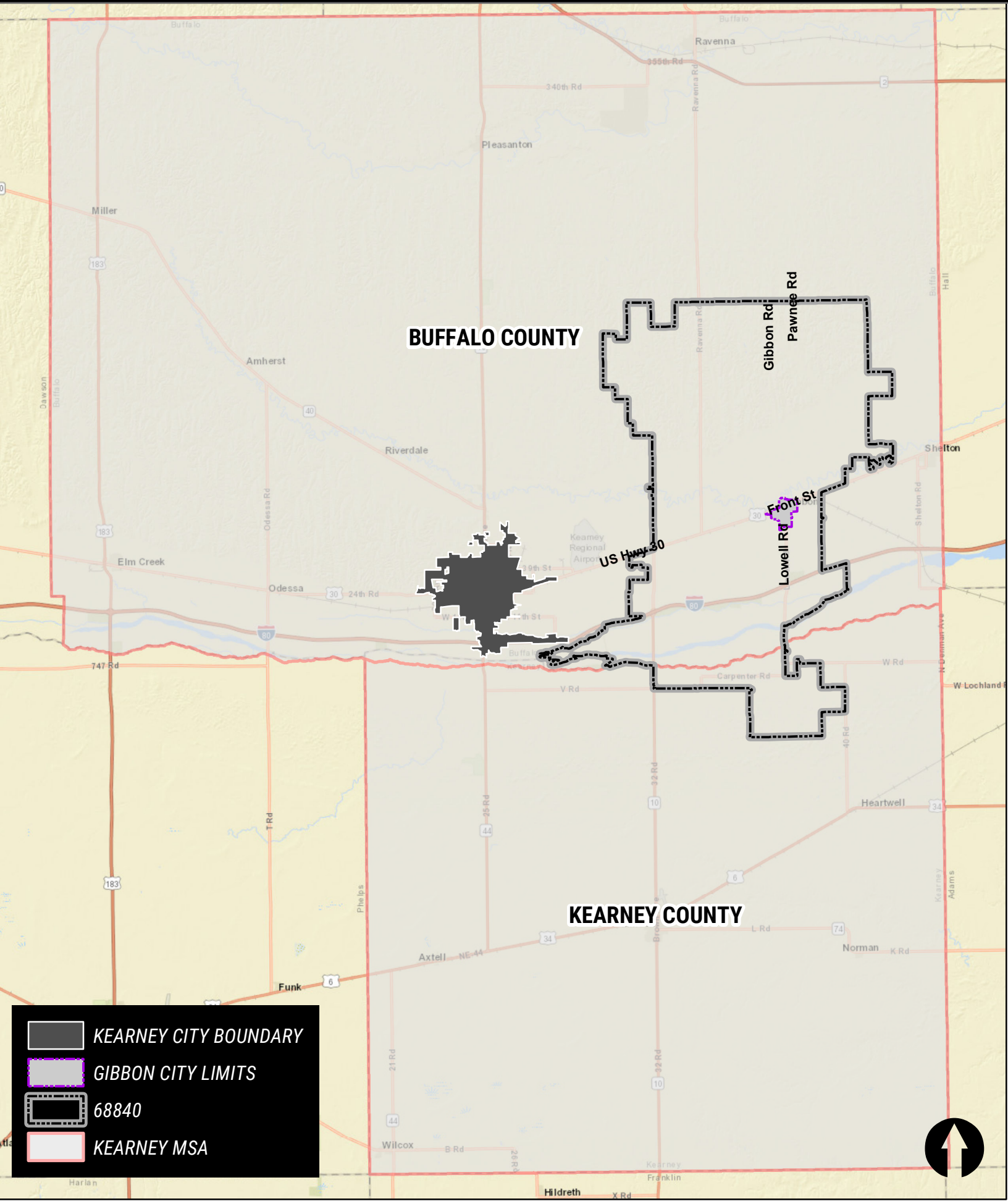
APPENDIX

MAP 1.1 KEARNEY MSA

MAP 1.2 CITY OF GIBBON EXISTING LAND USE





MAP 1.3 68840 EXISTING LAND USE

MAP 1.1 KEARNEY MICROPOLITAN STATISTICAL AREA (MSA)



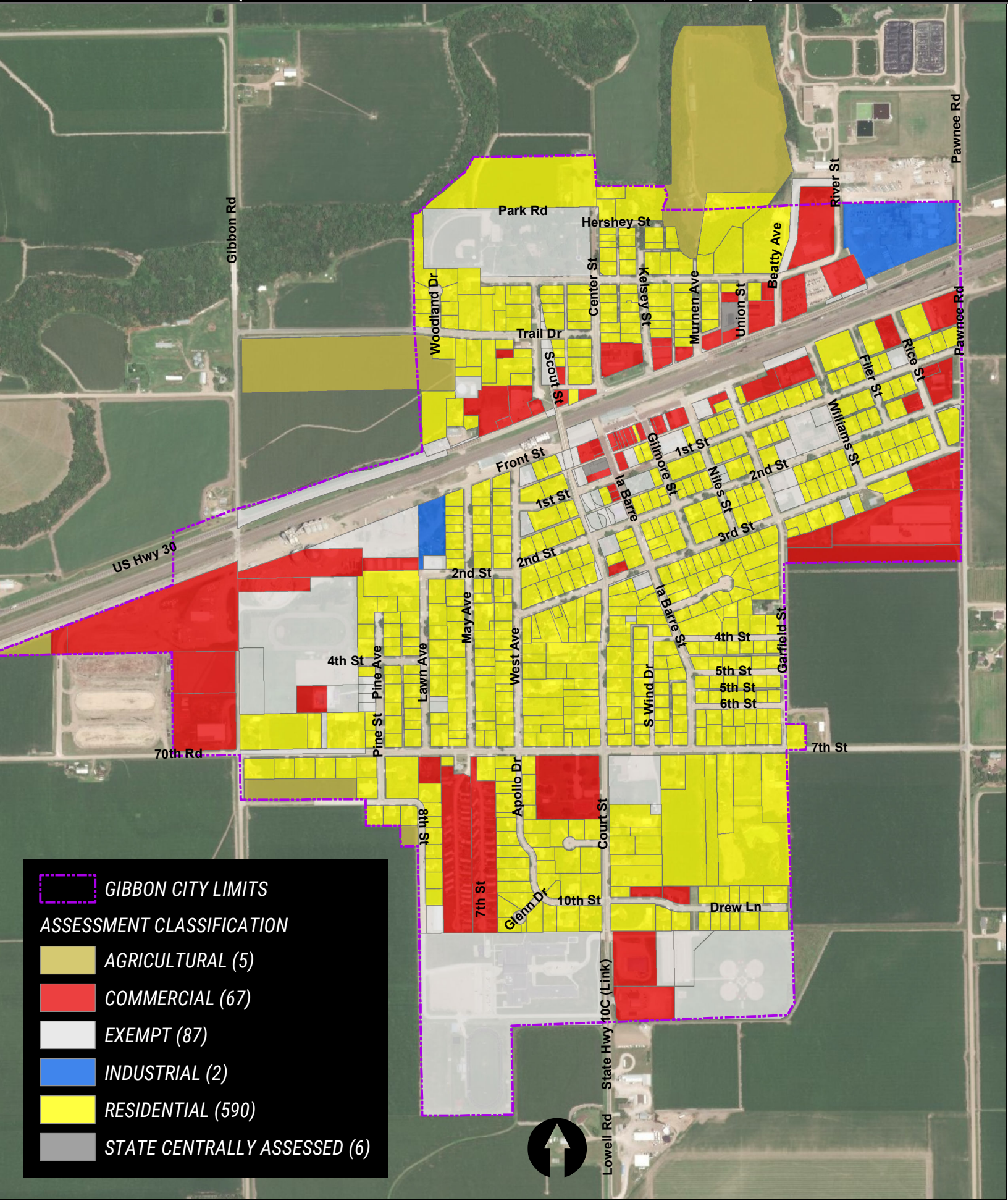
BUFFALO COUNTY

KEARNEY COUNTY

-  **KEARNEY CITY BOUNDARY**
-  **GIBBON CITY LIMITS**
-  **68840**
-  **KEARNEY MSA**



MAP 1.2 GIBBON PROPERTY CLASSIFICATION (BUFFALO COUNTY ASSESSOR, 2020)




GIBBON CITY LIMITS


ASSESSMENT CLASSIFICATION

- AGRICULTURAL (5)
- COMMERCIAL (67)
- EXEMPT (87)
- INDUSTRIAL (2)
- RESIDENTIAL (590)
- STATE CENTRALLY ASSESSED (6)











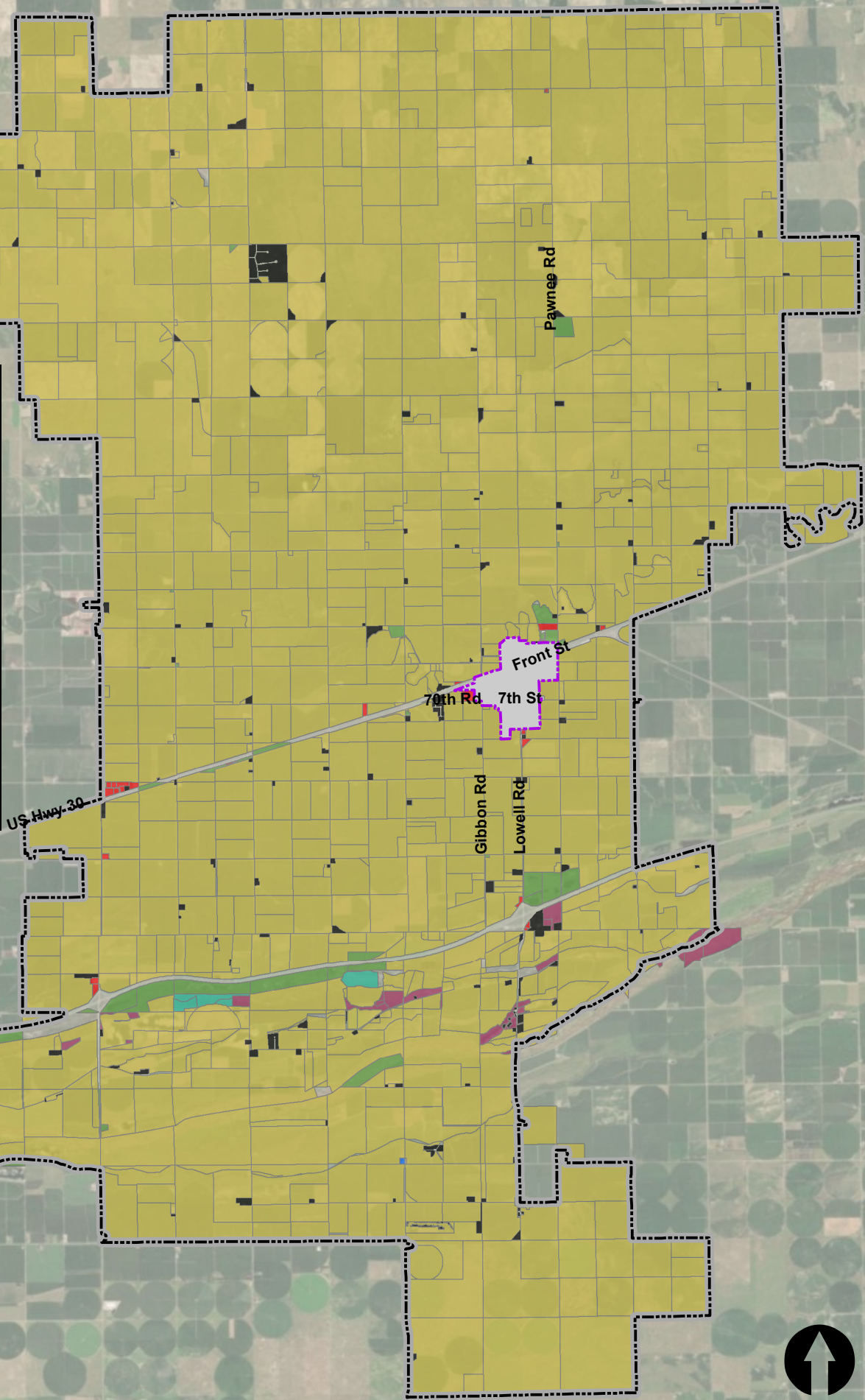
MAP 1.3 68840 PROPERTY CLASSIFICATION (BUFFALO COUNTY ASSESSOR/FIVE RULE 2020)

 GIBBON CITY LIMITS

 68840

ASSESSMENT CLASSIFICATION

-  AGRICULTURAL (903)
-  COMMERCIAL (92)
-  EXEMPT (138)
-  GAME AND PARKS (6)
-  INDUSTRIAL (3)
-  RECREATIONAL (41)
-  RESIDENTIAL (885)
-  STATE C.A. (7)

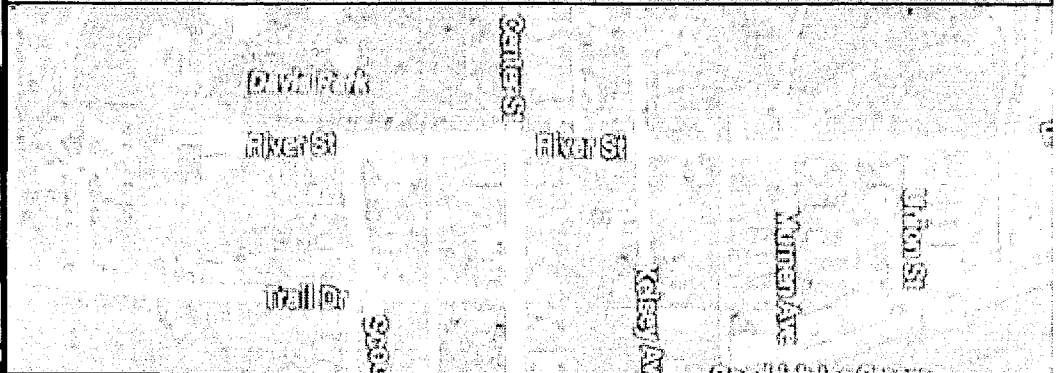
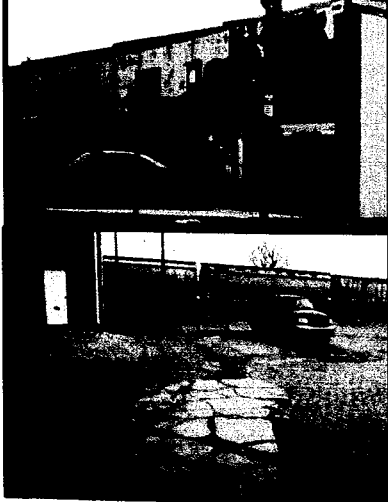




RURAL PLANNING

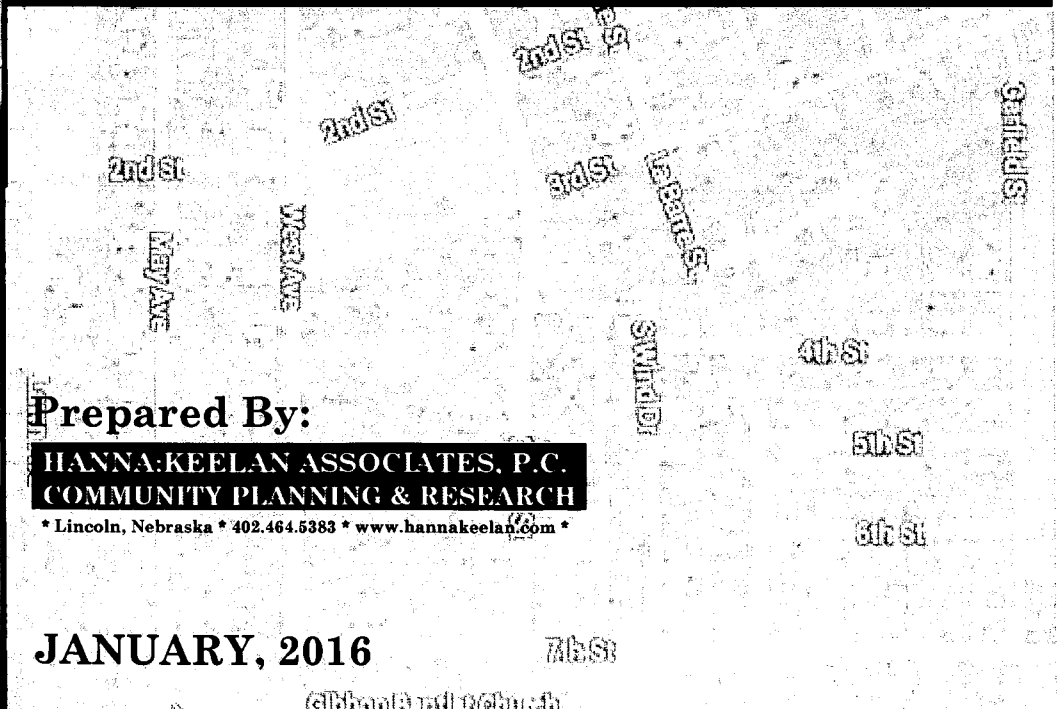
fiveruleplanning.com

Gibbon, Nebraska



BLIGHT & SUBSTANDARD DETERMINATION STUDY & GENERAL REDEVELOPMENT PLAN.

REDEVELOPMENT AREA #1.



Prepared By:

**HANNA-KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

* Lincoln, Nebraska * 402.464.5383 * www.hannakeelan.com *

JANUARY, 2016

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(11/11/2015) 11:11 AM

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** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl **

Gibbon, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #1

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law, Section 18-2103**, to the designated **Gibbon Redevelopment Area #1** in Gibbon, Nebraska. The results of this **Study** will assist the City in declaring **Gibbon Redevelopment Area #1** both **blighted and substandard**.

Location

The referenced **Redevelopment Area #1**, in the City of Gibbon, Nebraska, includes the following identified Additions, Blocks and/or Lots:

Original Town Addition:

All of the following Blocks: 1 through 4.

Fifth Addition:

All of the following Blocks: 1 through 4.

Gilmore's Addition:

Block 1: Lots 5 through 8.

Cook's Addition:

Block 2: Lots 5-8.

Irregular Tracts of Land:

Several tracts of land located between Gibbon Road and Lawn Avenue, from 2nd Street north to the Union Pacific Railroad right-of-way, associated with the Cargill grain elevator facility.

Part of Tax Lot #10:

- Parcel #640011080.
- Elmer Rosen Memorial Park, Track & Field north of 4th Street – 760130477.

Part of Section 14-9-14 (west of Gibbon Road and south of Union Pacific Railroad):

- Parcel #640011260.
- Parcel #640011300.
- Parcel #660144110.
- Parcel #660144105.

Part of Section 13-9-14 (Pt. of Tax Lot 9, north of Highway 30):

- Parcel #660124000.

Part of Section 13-9-14:

- Several unreferenced parcels located within the Corporate Limits of Gibbon, generally between west Corporate Limit Line and Scout Street, along the north side of Highway 30.
- Parcel #640009000.
- Parcel #640009100.
- Parcel #640009010.

- Unreferenced parcels of the Kwik Shop located along the north side of Highway 30, between Scout Street and Center Avenue.

Davis Addition:

- All of Block 1.

Hites Addition:

- Block 4, Lots 1 and 2, and part of 3.

6th Addition:

- All of Blocks 1 and 2.
- Block 3, Lots 6-8, part of 9, and all of Lots 10-12.
- Block 4, Lots 6, part of 7 and Section 13-9-14 part of Tax Lot 24.

Part of Section 13-9-14:

- Part of Tract "B" in Tax Lot 18 (generally including the Gibbon Packing Plant.) Including Parcel 64014000 and unreferenced parcels associated with its parking lot.

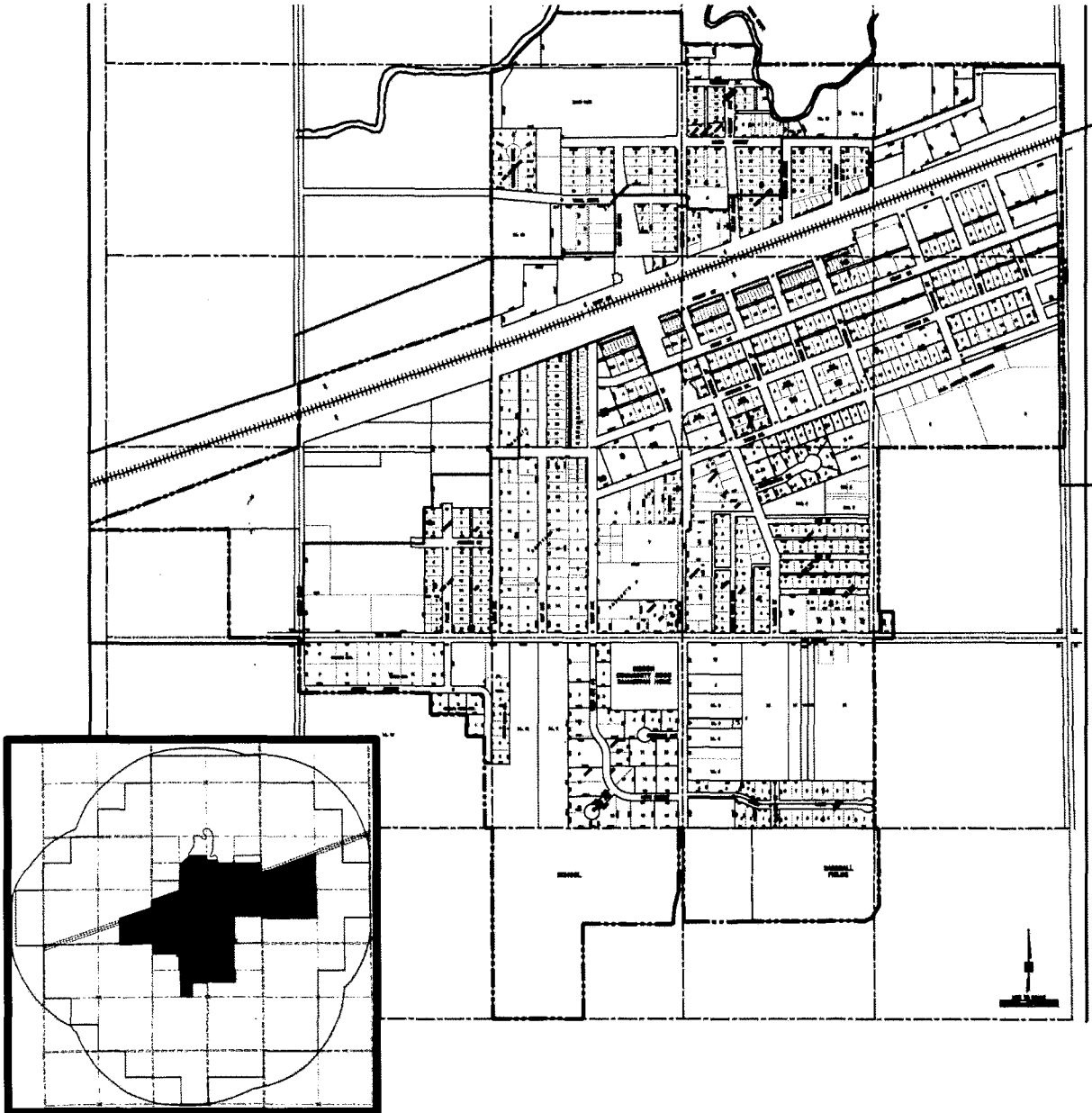
Three vacant tracks of land generally located to the east of Pawnee Street, south of the Union Pacific Railroad.

- Parcel #700280000.
- Parcel #700281000.
- Parcel #700282000.



Illustration 1, Context Map, identifies the location of **Redevelopment Area #1** in relation to the City of Gibbon. The primary streets and roads within the **Redevelopment Area** include Highway 30, Court Street, Front Street, Gibbon Road and Pawnee Street. A portion of **Redevelopment Area #1** is located outside but adjacent the Corporate Limits of Gibbon. This portion of **Area #1** will need to be annexed into the City prior to utilizing Tax Increment Financing for development purposes.

CONTEXT MAP

REDEVELOPMENT AREA #1
GIBBON, NEBRASKA



LEGEND

-  Redevelopment Area #1 within the Corporate Limits.
-  Redevelopment Area #1 Located Beyond the Current Corporate Limits.

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ILLUSTRATION 1

Gibbon, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #1

This **blight and substandard evaluation** included a detailed **exterior structural survey of 139 structures**, a parcel-by-parcel field inventory, conversations with City of Gibbon staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4. (a) High density of population and overcrowding; or
(b) The existence of conditions which endanger life or property by fire and other causes; or
(c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;

8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #1** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #1 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

All four Substandard Factors, set forth in the Nebraska Community Development Law, represent a "strong presence," within Redevelopment Area #1. The Substandard Factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #1
GIBBON, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ■ |

Strong Presence of Factor ■
 Reasonable Presence of Factor ■
 No Presence of Factor ○
 Source: Hanna:Keelan Associates, P.C., 2016.

Strong Presence of Factor -

The results of the field survey identified 85 structures, or 61.1 percent of the 139 total structures in Redevelopment Area #1 as being *Deteriorating or Dilapidated*. This Factor is a strong presence throughout the Area.

Based on the results of a parcel-by-parcel field survey analysis, approximately 84, or 60.4 percent of the 139 total buildings are *40+ years of age* (built prior to 1976). Additionally, based on records available at the Buffalo County Assessor's Office, the estimated average age of commercial structures in the Redevelopment Area is approximately 57.9 years and the average age of residential structures is 87.3 years. The Factor of *Age or Obsolescence* is a strong presence throughout the Area.

The conditions which result in *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are **strongly present** and distributed throughout the **Redevelopment Area**. The majority of municipal water and sewer mains are appropriately sized by current engineering standards, but they are approximately 80+ years of age, thus prone to repeated maintenance and or replacement. Additionally, the analysis of overall site conditions of parcels throughout the **Redevelopment Area** revealed that 80.7 percent of the parcels had "fair to poor" site conditions. **Portions of land within Redevelopment Area #1, but outside the Gibbon Corporate Limits, lack sufficient, modern utilities, including water and sewer.**

The parcel-by-parcel field analysis determined that the **Substandard Factor Existence of Conditions Which Endanger Life or Property** by fire and other causes is a **strong presence** throughout **Redevelopment Area #1**. The primary contributing elements include a significant number of deteriorating and dilapidated buildings and the existence of wood frame and masonry buildings containing combustible elements and fixtures. Additionally, the majority of the **Redevelopment Area** consists of water mains that are 80+ years of age and are prone to need repeated maintenance and breakage.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the field survey, include:

1. Aging structures;
2. Dilapidated/deteriorated structures;
3. "Fair" to "Poor" overall site conditions;
4. Frame buildings and wood structural components in masonry buildings as potential fire hazards;
5. Average age of residential and commercial structures being in excess of 40+ years of age; and
6. Portions of **Redevelopment Area #1** having water and sewer mains that are 80+ years of age and advanced in age by current engineering standards.

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, nine represent a “strong presence” in the Redevelopment Area and one represents a “reasonable presence.” The Factor “tax or special assessment exceeding the fair value of land,” was of little or “no presence” and the Factor, “defective or unusual condition of title,” was not reviewed. All Blight Factors are reasonably distributed throughout Redevelopment Area #1.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #1
GIBBON, NEBRASKA**

- | | | |
|-----|--|----|
| 1. | A substantial number of deteriorated or dilapidated structures. | ■ |
| 2. | Existence of defective or inadequate street layout. | ■ |
| 3. | Faulty lot layout in relation to size, adequacy, accessibility or usefulness. | ■ |
| 4. | Insanitary or unsafe conditions. | ■ |
| 5. | Deterioration of site or other improvements. | ■ |
| 6. | Diversity of Ownership. | ■ |
| 7. | Tax or special assessment delinquency exceeding the fair value of land. | ○ |
| 8. | Defective or unusual condition of title. | NR |
| 9. | Improper subdivision or obsolete platting. | ■ |
| 10. | The existence of conditions which endanger life or property by fire or other causes. | ■ |
| 11. | Other environmental and blighting factors. | ■ |
| 12. | One of the other five conditions. | ■ |

Strong Presence of Factor ■
Reasonable Presence of Factor ■
Little or No Presence of Factor ○
NR = Not Reviewed NR
 Source: Hanna:Keelan Associates, P.C., 2016.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are present to a strong extent in **Redevelopment Area #1**. A total of 85 structures, or 61.1 percent of the 139 total structures were documented as deteriorating, or in dilapidated condition.



Faulty Lot Layout is a strong presence throughout **Redevelopment Area #1**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, whereby irregular tracts of land were too large, encouraging piecemeal development through subsequent lot splits for individual development sites. Platted parcels just 24' in width in the Downtown and 66' wide in residential areas are undersized by current development standards.

Insanitary or Unsafe Conditions are a strong presence throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include poorly designed and implemented storm water surface drainage in the industrial areas and the advanced age of underground water and sewer mains in the Downtown and adjacent residential properties. **Portions of land within Redevelopment Area #1, but outside the Gibbon Corporate Limits, lack sufficient, modern utilities, including water and sewer.**

Deterioration of Site or Other Improvements is a strong presence throughout the **Redevelopment Area**. Of the total 161 parcels examined, 80.7 percent, or 130 parcels have “fair” to “poor” overall site conditions.



Diversity of Ownership is a **strong presence** throughout **Redevelopment Area #1**. Research of public records from the Buffalo County Assessor's office indicates that 108 individuals or corporations own property in the **Area**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #1**. Lot sizes throughout the **Area** are not supportive of today's residential, commercial or industrial development requirements. Several irregular tracts of land in the **Area** were oversized and incrementally subdivided to support individual uses.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is a **strong presence** throughout **Redevelopment Area #1**. Conditions associated with this **Factor** include the existence of wood frame buildings and masonry buildings containing combustible elements and fixtures in which the buildings are also deteriorating or are dilapidated. Additionally, residential areas within the **Redevelopment Area** have water mains that were constructed of obsolete materials, are 80+ years of age and are undersized by current engineering standards.

In regards to ***Other Environmental and Blighting Factors***, economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #1**. The **Area** contains residential, commercial and industrial buildings in substandard condition, with outmoded infrastructure. Several buildings are too small, or poorly designed in order to be adapted for new uses and as a result are functionally obsolescent.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the field survey analysis, the estimated average age of residential buildings is approximately 87.3 years. Average age of commercial buildings is estimated to be 57.9 years.

Reasonable Presence of Factor -

Defective or Inadequate Street Layout is present to a **reasonable extent** in **Redevelopment Area #1**, due to a significant percentage of streets that are deteriorated. The assessment of street conditions revealed that approximately 70 parcels, or 43.5 percent of the total 161 parcels front on streets in need of resurfacing or paving. Property analysis revealed that 25.5 percent of the parcels fronted on gravel surfaced streets, while 17.4 percent fronted on brick streets and 56.5 percent fronted on concrete paved streets. Additionally, several off-street parking areas or driveways are gravel surfaced and deteriorating.

Conclusion

It is the conclusion of the Consultant retained by the City of Gibbon that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant, that the findings of this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #1** as "substandard" and "blighted."

The conclusions presented in this **Study**, are those of the Consultant, engaged by the City of Gibbon to examine whether conditions of **blight and substandard** exist. The Gibbon City Council should review this Study and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



BASIS FOR REDEVELOPMENT

For a project in Gibbon to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a "**substandard**" and "**blighted**" area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of **Redevelopment Area #1** as a "**blighted and substandard area**" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4. (a) High density of population and overcrowding; or
(b) The existence of conditions which endanger life or property by fire and other causes; or
(c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the Gibbon City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #1**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of the **Gibbon Redevelopment Area #1** in Gibbon, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

Location

The referenced **Redevelopment Area #1**, in the City of Gibbon, Nebraska, includes the following identified Additions, Blocks and/or Lots:

Original Town Addition:

All of the following Blocks: 1 through 4.

Fifth Addition:

All of the following Blocks: 1 through 4.

Gilmore's Addition:

Block 1: Lots 5 through 8.

Cook's Addition:

Block 2: Lots 5-8.

Irregular Tracts of Land:

Several tracts of land located between Gibbon Road and Lawn Avenue, from 2nd Street north to the Union Pacific Railroad right-of-way, associated with the Cargill grain elevator facility.

Part of Tax Lot #10:

- Parcel #640011080.
- Elmer Rosen Memorial Park, Track & Field north of 4th Street – 760130477.

Part of Section 14-9-14 (west of Gibbon Road and south of Union Pacific Railroad):

- Parcel #640011260.
- Parcel #640011300.
- Parcel #660144110.
- Parcel #660144105.

Part of Section 13-9-14 (Pt. of Tax Lot 9, north of Highway 30):

- Parcel #660124000.

Part of Section 13-9-14:

- Several unreferenced parcels located within the Corporate Limits of Gibbon, generally between west Corporate Limit Line and Scout Street, along the north side of Highway 30.
- Parcel #640009000.
- Parcel #640009100.
- Parcel #640009010.

- Unreferenced parcels of the Kwik Shop located along the north side of Highway 30, between Scout Street and Center Avenue.

Davis Addition:

- All of Block 1.

Hites Addition:

- Block 4, Lots 1 and 2, and part of 3.

6th Addition:

- All of Blocks 1 and 2.
- Block 3, Lots 6-8, part of 9, and all of Lots 10-12.
- Block 4, Lots 6, part of 7 and Section 13-9-14 part of Tax Lot 24.

Part of Section 13-9-14:

- Part of Tract "B" in Tax Lot 18 (generally including the Gibbon Packing Plant.) Including Parcel 64014000 and unreferenced parcels associated with its parking lot.

Three vacant tracks of land generally located to the east of Pawnee Street, south of the Union Pacific Railroad.

- Parcel #700280000.
- Parcel #700281000.
- Parcel #700282000.

Illustration 1, Context Map, identifies the location of **Redevelopment Area #1** in relation to the City of Gibbon. The primary streets and roads within the **Redevelopment Area** include Highway 30, Court Street, Front Street, Gibbon Road and Pawnee Street. A portion of **Redevelopment Area #1** is located outside but adjacent the Corporate Limits of Gibbon. This portion of **Area #1** will need to be annexed into the City prior to utilizing Tax Increment Financing for development purposes.

The **Redevelopment Area** is comprised of all modern land use types, including residential, commercial, industrial, public/quasi-public and vacant land. These land uses are identified in **Illustration 2**. The **Area** contains an estimated 331 acres, of which approximately 50.3 percent of the **Redevelopment Area** has been developed.

The major roadways within **Redevelopment Area #1** are the Highway 30 Corridor, Court Street, Front Street, Gibbon Road and Pawnee Street.

Table 3 identifies the estimated **existing land use** within the **Redevelopment Area**, in terms of number of acres and percentage of total for all existing land uses.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #1
GIBBON, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	4.5	1.4%
Park/Recreational	14.7	4.4%
Single Family	16.2	4.9%
Commercial	9.9	3.0%
Industrial	59.2	17.9%
Streets (Municipal/Priv.)	45.7	13.8%
Railroad Corridor	16.3	4.9%
<u>Vacant</u>	<u>164.4</u>	<u>49.7</u>
Total Acreage	330.9	100.0%

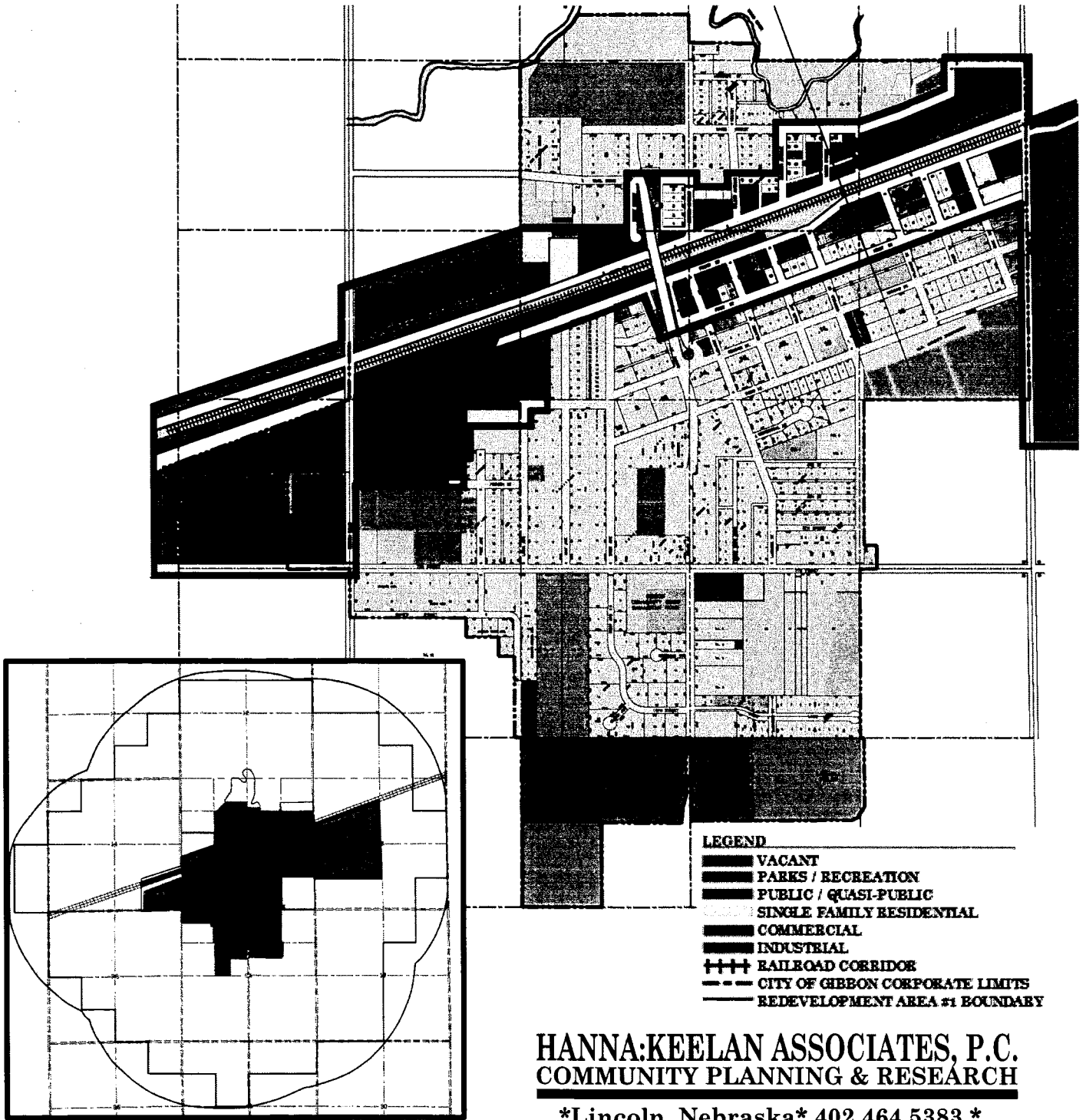
(Approximately 187 acres are located beyond the current Corporate Limits.)

Source: Hanna:Keelan Associates, P.C., 2016.

Illustration 3 identifies the existing **Zoning Classifications** within **Redevelopment Area #1**, which includes lands that are both within and adjacent, but beyond the current Corporate Limits of the City of Gibbon. Zoning activities throughout the **Redevelopment Area** are controlled by the City of Gibbon. All parcels within **Redevelopment Area #1** are either located within the current Corporate Limits of the City of Gibbon, Nebraska, or within the One-Mile Planning Jurisdiction of the City.

EXISTING LAND USE MAP

REDEVELOPMENT AREA #1
GIBBON, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

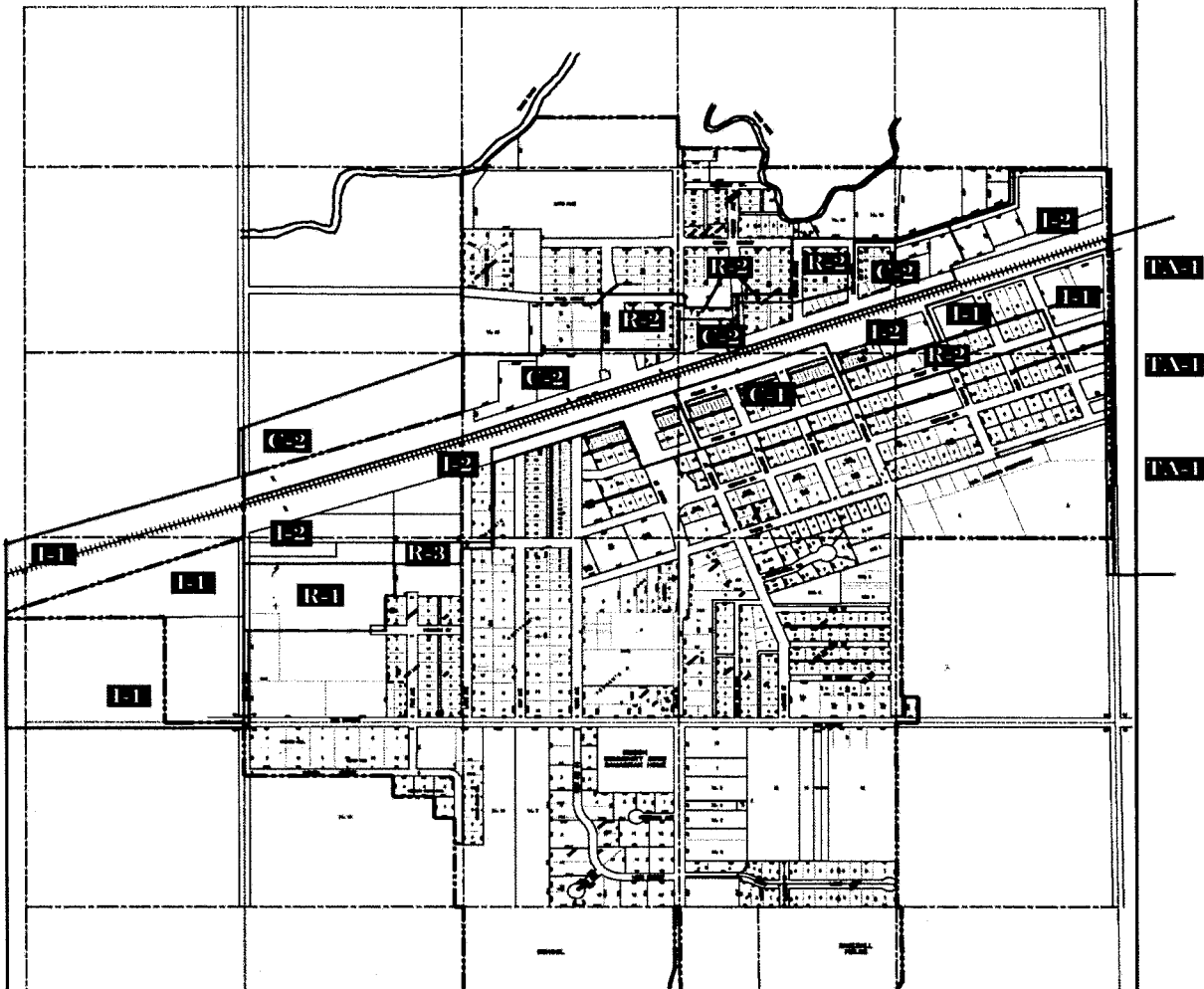
Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 2

Gibbon, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #1

EXISTING ZONING MAP

REDEVELOPMENT AREA #1
GIBBON, NEBRASKA



LEGEND

- TA-1 - TRANSITIONAL AGRICULTURAL DISTRICT
- R-1 - LOW-DENSITY RESIDENTIAL DISTRICT
- R-2 - MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3 - HIGH DENSITY RESIDENTIAL DISTRICT
- C-1 - GENERAL COMMERCIAL DISTRICT
- C-2 - HIGHWAY COMMERCIAL DISTRICT
- I-1 - LIGHT INDUSTRIAL DISTRICT
- I-2 - HEAVY INDUSTRIAL DISTRICT
- ZONING DISTRICT BOUNDARY
- REDEVELOPMENT AREA #1 BOUNDARY

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 3

Gibbon, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #1

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #1** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A structural condition survey was conducted in January, 2016. A total of **139 structures** received exterior inspections. These structures were examined to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #1**. The "Structural Condition Survey Form" utilized in this process is provided in the **Appendix**.

Parcel-by-Parcel Field Survey

A parcel-by-parcel field survey was also conducted in January, 2016. A total of **161 separate, legal parcels and sub-parcels** were inspected for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The Condition Survey Form is included in the **Appendix**, as well as the results of the Survey.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #1** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #1** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in **Redevelopment Area #1**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **139 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. **Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures / buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures / buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual **Exterior Rating Form** is completed for each structure/building. The results of the **Exterior Rating** of all structures/buildings are presented in a **Table format.**

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Field Survey Conclusions.**

The conditions of the total **139 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Eighteen (18) structures were classified as **structurally sound**;
- Thirty-Six (36) structures were classified as **deteriorating** with **minor** defects.
- Twenty-Six (26) structures were classified as **deteriorating** with **major** defects; and
- Fifty-Nine (59) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #1**. Of the 139 total structures, 85 structures (61.1 percent) were either deteriorating with major defects, or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate **deteriorating structures** are a **strong presence** throughout the **Redevelopment Area**. **Table 4** identifies the results of the structural rating process per building type.

**TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1
GIBBON, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	6	15	8	15	44	23
Commercial	8	8	7	14	37	21
Industrial	4	10	9	27	50	36
<u>Other</u>	<u>0</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>8</u>	<u>5</u>
Totals	18	36	26	59	139	85
Percent	12.9%	25.9%	18.7%	42.4%	100.0%	61.1%

Source: Hanna:Keelan Associates, P.C., 2016.

(2) Age of Obsolescence.

As per the results of the field survey and by confirmation from Buffalo County Assessor's Office property records, an estimated 84 (60.4 percent) of the total 139 structures in the Area are 40+ years of age, or built prior to 1976. Additionally, the estimated average age of residential structures in **Redevelopment Area #1** is 87.3 years of age, while the estimated average age of commercial buildings is 57.9 years.

Conclusion.

The age and obsolescence of the structures is a strong presence throughout Redevelopment Area #1.

(3) **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions in **Redevelopment Area #1**. Factors contributing to insanitary and unsafe conditions are discussed below.

As per the results of the field survey, 85 structures, or 61.1 percent of the total 139 structures in **Redevelopment Area #1** were rated as deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose safety and sanitary problems. Wood frame buildings and masonry buildings with wooden structural elements or combustible materials were found to be deteriorating or dilapidated and in need of structural repair and fire protection, or should be demolished. Site features, such as parking lots, privately owned driveways, yard and landscaping, conditions were also observed to be deteriorating. **Approximately 80.7 percent of the total 161 parcels were identified as having "fair" or "poor" overall site conditions.**

The City of Gibbon Staff estimate that the majority of municipal water and sewer mains in the **Area** are of adequate size, but contain water and sewer mains 80+ years of age. Water mains along Highway 30, however were replaced in 1995. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Gibbon. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent. **Portions of land within Redevelopment Area #1, but outside the Gibbon Corporate Limits, lack sufficient, modern utilities, including water and sewer.**

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #1 is a strong presence to constitute a Substandard Factor.

4) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible.**

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #1**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 85 buildings, or 61.1 percent of the total 139 buildings have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Gibbon Staff estimate that the majority of municipal water and sewer mains in the **Area** are of adequate size, but contain water and sewer mains 80+ years of age. Water mains along Highway 30, however were replaced in 1995. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Gibbon. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent. **Portions of land within Redevelopment Area #1, but outside the Gibbon Corporate Limits, lack sufficient, modern utilities, including water and sewer.**

Specific data relating to **Redevelopment Area #1** are discussed in the following paragraphs.

Approximately 84 (60.4 percent) of the total 139 structures in the **Redevelopment Area** were built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 87.3 years. The estimated average age of commercial buildings is 57.9 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area**, are in need of structural repair or fire protection.

The overall site conditions of 80.7 percent of the properties throughout **Redevelopment Area #1** were determined to be in "fair" to "poor" condition. The field survey identified 114 parcels, or 70.8 percent of the total 161 parcels as being in "fair" condition, and an additional 16 parcels, or 9.9 percent, in "poor" condition. **Overall, a total of 130 parcels, or 80.7 percent of the parcels are in "fair" or "poor" condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #1.



BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #1**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **139 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

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Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points**.

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An individual *Exterior Rating Form* is completed for each structure/building. The results of the *Exterior Rating* of all structures/buildings are presented in a *Table format*.

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The conditions of the total **139 buildings** within **Redevelopment Area #1** were determined based on the finding of the exterior survey. These surveys indicated the following:

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- Twenty-Six (26) structures were classified as **deteriorating** with **major** defects; and
- Fifty-Nine (59) structures were classified as **dilapidated**.

The results of the exterior structural survey identified the condition of structures throughout **Redevelopment Area #1**. Of the 139 total structures, 85 (61.1 percent) were either deteriorating or dilapidated to a substandard condition.

Conclusion.

The results of the structural condition survey indicate **deteriorating structures are a strong presence throughout the Redevelopment Area. Table 5 identifies the results of the structural rating process per building type.**

**TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1
GIBBON, NEBRASKA**

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
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Commercial	8	8	7	14	37	21
Industrial	4	10	9	27	50	36
<u>Other</u>	<u>0</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>8</u>	<u>5</u>
Totals	18	36	26	59	139	85
Percent	12.9%	25.9%	18.7%	42.4%	100.0%	61.1%

Source: Hanna:Keelan Associates, P.C., 2016.



(2) Existence of Defective or Inadequate Street Layout.

The street pattern within **Redevelopment Area #1** consists of a standard rectilinear grid system that is angled to be parallel to the Union Pacific Railroad and Highway 30 Corridor. Major problem conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets.

Street conditions throughout the **Redevelopment Area**, overall, were found to be in "fair" to "good" condition. Several of the streets fronting on residential and industrial properties are gravel surfaced and were observed to be in deteriorating or dilapidated condition. Approximately 57 parcels were found to be fronting on streets in "fair" condition. An additional 13 parcels were observed to front on streets in poor condition.

Several privately owned concrete and gravel surfaced parking areas and driveways are cracked and settling, or gravel surfaced and in "fair" to "poor" condition.

2. Streets with inadequate speed control devices.

Vehicles traveling throughout **Redevelopment Area #1**, along the Highway 30 Corridor, were observed to be moving at speeds in excess of posted limits. Additionally, secondary streets, including Gibbon Road and Pawnee Street are utilized by many vehicles to avoid traveling through the community to access the Court Street overpass of the Highway 30 and Union Pacific Railroad Corridors. Additional traffic control devices are needed to reduce vehicle speeds that endanger pedestrians and other vehicles.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #1 is a reasonable presence and constitutes a Blight Factor.

3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the identification of conditions associated with faulty lot layout in relation to size, adequacy and accessibility, or usefulness of land within **Redevelopment Area #1**. The problem conditions include:

1. **Inadequate Lot Size and Adequacy Issues.**

Platted lots, such as those located along the south side of Front Avenue in Downtown Gibbon are 24' in width, while the residential lots throughout the **Redevelopment Area** are typically platted as 66' width lots. Narrow commercial buildings constructed in the late 1800s were ideally suited for these lot sizes. The evolution of Downtown Gibbon suggests that modern commercial businesses need bigger lots and larger buildings. Many examples exist in Downtown Gibbon, where businesses have expanded into adjacent storefronts or have constructed much wider new buildings requiring multiple 24' lots to accommodate new commercial buildings.

In several instances, dwellings on corner lots front on the side street, splitting the lot into two or even three separate lots, ignoring the legal plat lots.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a strong presence throughout Redevelopment Area #1.

(4) Insanitary and Unsafe Conditions.

The results of the area-wide field survey, along with information retained from City Officials provided the basis for the identification of insanitary and unsafe conditions within the **Redevelopment Area #1.**

1. Age of Structures.

The analysis of all 139 structures in the **Redevelopment Area** identified 60.4 percent, or 84 structures as being 40+ years of age or built prior to 1976. Additionally, the estimated average age of residential buildings is 87.3 years. The average age of commercial buildings is approximately 57.9 years. The advanced age of residential structures results in the potential for deteriorating buildings and other structures with deferred maintenance.

2. Deteriorating Buildings.

The deteriorating or dilapidated conditions documented in this **Study** were prevalent in an estimated 61.1 percent of the existing structures. Structures in this condition can result in hazards which endanger adjacent properties.

3. Lack of Adequate Utilities.

The City of Gibbon Staff estimate that the majority of municipal water and sewer mains in the **Area** are of adequate size, but contain water and sewer mains 80+ years of age. Water mains along Highway 30, however were replaced in 1995. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Gibbon. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent. **Portions of land within Redevelopment Area #1, but outside the Gibbon Corporate Limits, lack sufficient, modern utilities, including water and sewer.**

Conclusion.

Insanitary and unsafe conditions are a strong presence throughout the Redevelopment Area.

(5) Deterioration of Site or Other Improvements.

Field observations were conducted to determine the condition of site improvements within **Redevelopment Area #1**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in the **Redevelopment Area** are building and associated property conditions, street and sidewalk conditions and private parking areas.

The analysis of properties identified 114 parcels, or 70.8 percent of the total 139 parcels within **Redevelopment Area #1** received an overall site condition rating of "fair", while an additional 16 parcels, or 9.9 percent, received a "poor" rating. Combined, these parcels amount to an estimated 80.7 percent of the parcels in the **Area** having substandard site conditions. Conditions that lead to these findings included:

1. A total of 66, or 41 percent of the parcels have no sidewalks. An additional 16 parcels have sidewalks in "fair" to "poor" condition. These parcels could potentially force pedestrians to walk along the side of the streets, putting their health, safety and well-being at risk.
2. A total of 57 parcels, 35.4 percent of the total 161 parcels, front on streets that were identified to be in "fair" condition. An additional 13 parcels front on streets in "poor" condition. Thus, a total of 70 (43.5 percent) of the streets adjacent parcels in the **Redevelopment Area** are in need of repair/resurfacing.
3. Approximately 26, or 18.7 percent of the total 139 structures were identified as deteriorating with major defects. An additional 59, or 42.4 percent of the structures were observed to be dilapidated. Collectively, these structures account for 61.1 percent of the buildings throughout **Redevelopment Area #1** needing rehabilitation, or potentially, if cost prohibitive to be restored, should be targeted for demolition and replacement with a new structure. In general, the parcels that these structures are situated on, also, lack upkeep and maintenance and exhibit minimal landscaping or other improvements.
4. A total of 46 parking areas, or 52 percent of the total 139 developed parcels, were observed to be gravel or dirt surfaced and in fair to poor condition.

Conclusion.

Deterioration of site improvements is a strong presence in Gibbon Redevelopment Area #1.

(6) Diversity of Ownership.

The total number of unduplicated owners within **Redevelopment Area #1** is estimated to be **108 individuals, partnerships or corporations.** Publicly owned lands and local street public rights-of-way are located throughout the **Redevelopment Area.**

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor “diversity of ownership” is a strong presence in Redevelopment Area #1.



(7) **Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

A thorough examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #1**. It should be noted, real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **seven** of the parcels were classified as delinquent by the Buffalo County Treasurer's Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #1** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within the **Redevelopment Area** is **\$9,002,250**.

3. **Tax Exempt.**

There are **16 properties** within the **Redevelopment Area**, identified by the Buffalo County Assessor and Treasurer's Offices, as having full exemption from property taxes.

Conclusion.

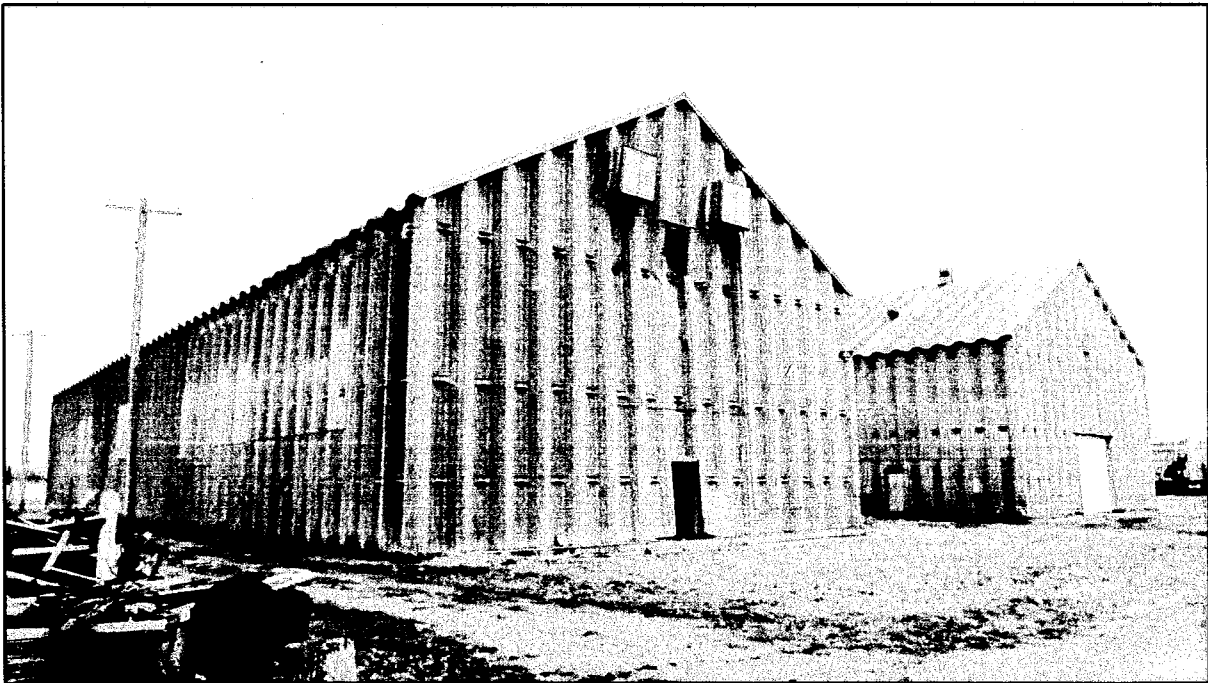
Taxes or special assessments delinquency were of no presence in Redevelopment Area #1.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #1.



(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #1** revealed that improper subdivision and obsolete platting is prevalent throughout the **Area**. Individual parcels throughout the **Redevelopment Area** have a wide range of sizes and shapes. Irregular tracts of land exist several portions of **Redevelopment Area #1**. Tracts of land located to the east of Pawnee Street, to the west of Lawn Avenue and parcels located to the northeast of Highway 30 and Beatty Avenue were developed upon irregular tracts of land that were incrementally split off from larger lots. The subsequent lot splits were accomplished by metes and bounds descriptions to legally establish ownership, without officially platting and subdividing the lands to guide development of the larger area. In many instances the underlying parcel boundaries no longer support current or future uses.

Although several irregular tracts have developed, many include large areas of vacant land that could potentially be further split off to support future development. These irregular tracts are also large enough in area to be exempt from the Subdivision Regulation requirements of the City of Gibbon. These irregular tracts of land do not conform to current municipal subdivision standards, or specifically to those of the City of Gibbon. In order for the redevelopment of these parcels areas to occur, large areas should be replatted to support current and future development needs.

The individual lot sizes throughout Downtown Gibbon were platted at 24' x 132' or 3,168 square feet in area and were all included in the Original Town Plat of the City of Gibbon. Narrow lot sizes of 24' width parcels were intended to support commercial development in the mid-1880s, during the initial development phases of the City. Residential parcels were generally platted as 66' x 132', or a 8,712 square foot parcel. As Downtown Gibbon evolved, current development standards advocate much larger lots to support modern commercial and residential development. The fact that many of the older businesses and residential dwellings acquired multiple lots to accommodate needs the needs of large buildings indicates that these platted lots are functionally and economically obsolete.

In order for redevelopment of these functionally obsolete properties to occur, the assemblage of multiple parcels would be necessary. This process inhibits the acquisition of property and makes redevelopment efforts difficult to occur solely within the private sector.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #1.

10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible.**

There are wood-framed and masonry buildings containing combustible elements and fixtures, located throughout **Redevelopment Area #1**. Several of these buildings have been vacant for an extended length of time and not adequately maintained. These vacant structures will require extensive rehabilitation to be able to support new commercial tenants. **Approximately 85 buildings, or 61.1 percent of the total 139 buildings have been determined to be deteriorating or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Gibbon Staff estimate that the majority of municipal water and sewer mains in the **Area** are of adequate size, but contain water and sewer mains 80+ years of age. Water mains along Highway 30, however were replaced in 1995. Privately owned water and sewer "service lines" connect to municipal mains beyond the individual properties. These privately owned utility service lines are undersized and in substandard condition by current engineering standards utilized by the City of Gibbon. As the underground mains and service lines continue to age, repeated maintenance and repair issues will become more prevalent. **Portions of land within Redevelopment Area #1, but outside the Gibbon Corporate Limits, lack sufficient, modern utilities, including water and sewer.**

Specific data relating to **Redevelopment Area #1** are discussed in the following paragraphs.

Approximately 84 (60.4 percent) of the total 139 structures in the **Redevelopment Area** were built prior to 1976, thus 40+ years of age. The average age of the residential structures is estimated to be 87.3 years. The estimated average age of commercial buildings is 57.9 years. Wood frame and masonry buildings containing combustible elements and fixtures are located throughout the **Area**, many of which are deteriorated or dilapidated. These buildings, located throughout the **Redevelopment Area**, are in need of structural repair or fire protection.

The overall site conditions of 80.7 percent of the properties throughout **Redevelopment Area #1** were determined to be in "fair" to "poor" condition. The field survey identified 114 parcels, or 70.8 percent of the total 161 parcels as being in "fair" condition, and an additional 16 parcels, or 9.9 percent, in "poor" condition. **Overall, a total of 130 parcels, or 80.7 percent of the parcels are in "fair" or "poor" condition.** Generally, conditions combining for this determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #1.



(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Public improvements in **Redevelopment Area #1** have generally been concentrated on maintenance and resurfacing municipal owned street systems. As recently as the mid-1990s, new water mains were replaced along the Highway 30 Corridor and within limited segments along Front Street, as breakages occurred. Water mains that were constructed of obsolete materials remain in the Downtown and adjacent residential parcels throughout the **Redevelopment Area**. These water mains are 80+ years of age and in need of replacement. **Portions of land within Redevelopment Area #1, but outside the Gibbon Corporate Limits, lack sufficient, modern utilities, including water and sewer.**

Lastly, functional and economic obsolescence is apparent in several commercial and residential structures within the **Redevelopment Area**. Originally built in the late 1800s to early 1900s, these commercial and residential buildings are 120+ years of age. These older buildings are much smaller by current commercial and residential development standards. Due to the lack of adequate maintenance and upkeep, several of these structures are also deteriorating or have become dilapidated. The size, age and condition of these structures are often incapable of being renovated for use by current businesses or residences and thus are functionally and economically obsolete.

Although infrastructure improvements have occurred throughout portions of the **Redevelopment Area**, additional efforts are needed. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. These include removal of substantially dilapidated structures and socially undesirable land uses, the improvement of water and sewer systems that are outdated and becoming excessively old.

Conclusion.

Other Environmental, Blighted Factors are a strong presence throughout Redevelopment Area #1, containing a significant amount of functionally and economically obsolete commercial properties and a variety of undevelopable narrow width lots.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law, Section 18-2102**, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of the residential or commercial units in the area is at least forty (40) years.

The estimated average age of the residential structures in **Redevelopment Area #1** is 87.3 years. The average age of commercial structures is approximately 57.9 years. Approximately 60 percent, or 84 of the total 139 structures throughout the **Redevelopment Area** are at least 40+ years of age.

Conclusion.

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #1.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #1 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted**, **10** are at least a reasonable presence in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

Substandard Factors

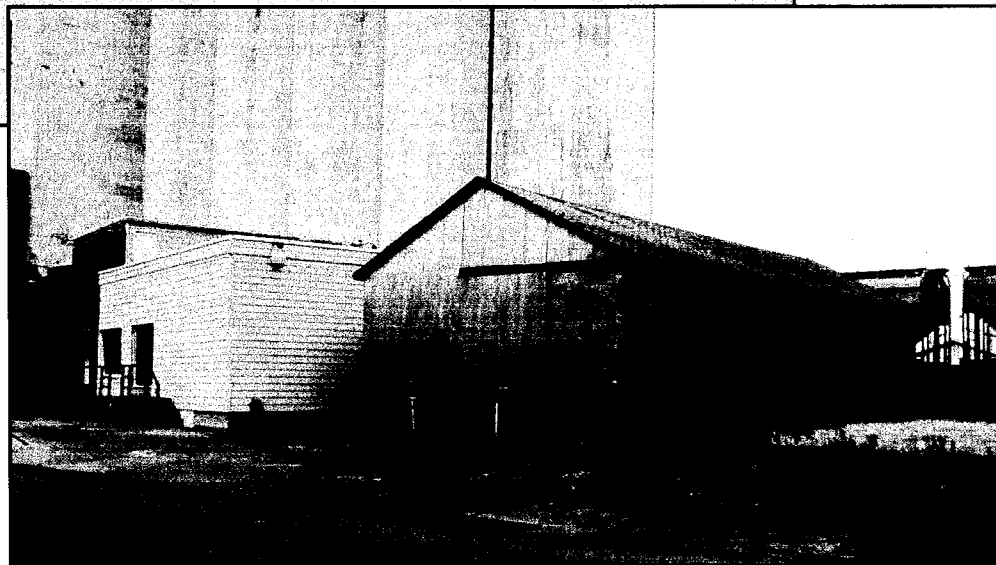
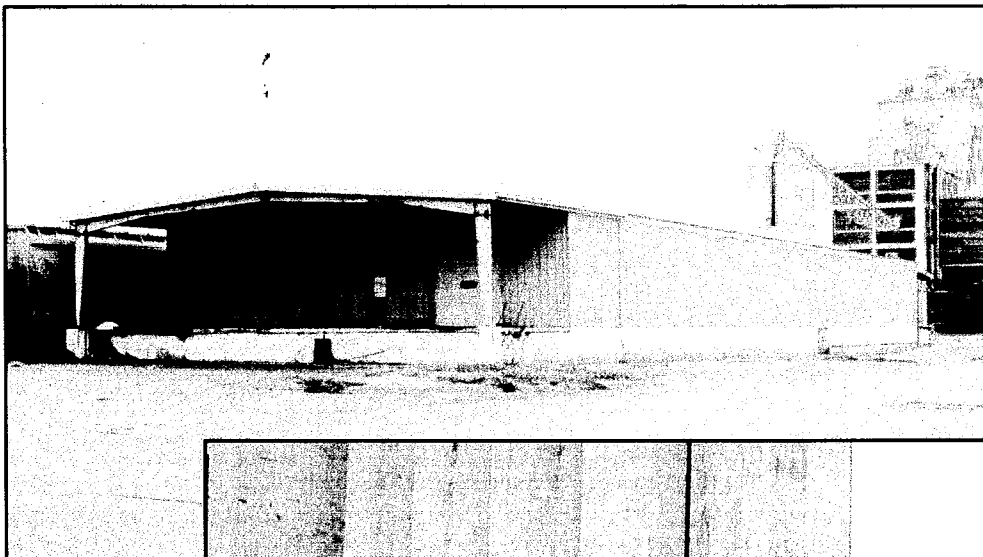
1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Unsanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #1**, the conclusion is that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #1** as **blighted and substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #1**, addressed in this Study, is presented in **Tables 1 and 2, Pages 6 and 8**. The eligibility findings indicate that **Redevelopment Area #1** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Gibbon and support any value added developments. Indications are that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.



**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
2. Units: _____ Under construction/rehab _____ For Sale _____ Both
3. Vacant Units: _____ Inhabitable _____ Uninhabitable
4. Vacant Parcel: _____ Developable _____ Undevelopable
5. Non-residential Use: _____ Commercial _____ Industrial ___ Public
Other/Specify: _____

Section II: Structural Components

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deteriorating _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: Revitalization Area

1. Adjacent Land Usage: _____
2. Street Surface Type: _____
3. Street Condition: _____ E _____ G _____ F _____ P
4. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P
5. Parking (Off-Street): _____ N _____ # of Spaces _____
Surface
6. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P
7. Existence of Debris: _____ MA _____ MI _____ N
8. Existence of Vagrants: _____ MA _____ MI _____ N
9. Overall Site Condition: _____ E _____ G _____ F _____ P

GIBBON REDEVELOPMENT AREA #1

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

AGE OF STRUCTURE

1-5 Years	7	5.0%	1	4	2	N/A	0
5-10 Years	9	6.5%	1	1	7	N/A	0
10-20 Years	6	4.3%	2	0	4	N/A	0
20-40 Years	33	23.7%	1	9	20	N/A	3
40-100 Years	67	48.2%	26	20	16	N/A	5
100+ Years	17	12.2%	13	3	1	N/A	0
TOTAL	139	100.0%	44	37	50	N/A	8

FINAL STRUCTURAL RATING

Sound	18	12.9%	6	8	4	N/A	0
Deteriorating-Minor	36	25.9%	15	8	10	N/A	3
Deteriorating-Major	26	18.7%	8	7	9	N/A	2
Dilapidated	59	42.4%	15	14	27	N/A	3
TOTAL	139	100.0%	44	37	50	N/A	8

STREET CONDITION

None	0	0.0%	0	0	0	0	0
Excellent	17	10.6%	11	0	4	1	1
Good	74	46.0%	26	15	21	8	4
Fair	57	35.4%	5	22	20	5	5
Poor	13	8.1%	2	0	11	0	0
TOTAL	161	100.0%	44	37	56	14	10

SIDEWALK CONDITION

None	66	41.0%	2	10	45	6	3
Excellent	14	8.7%	6	3	4	0	1
Good	65	40.4%	28	18	6	7	6
Fair	14	8.7%	7	5	1	1	0
Poor	2	1.2%	1	1	0	0	0
TOTAL	161	100.0%	44	37	56	14	10

DEBRIS

None	149	92.5%	42	34	49	14	10
Major	5	3.1%	1	2	2	0	0
Minor	7	4.3%	1	1	5	0	0
TOTAL	161	100.0%	44	37	56	14	10

OVERALL SITE CONDITION

Excellent	4	2.5%	1	2	1	0	0
Good	27	16.8%	16	4	2	0	5
Fair	114	70.8%	22	26	47	14	5
Poor	16	9.9%	5	5	6	0	0
TOTAL	161	100.0%	44	37	56	14	10

PARKING SPACES

Ranges	0-300	0.0%	0-2	0-80	0-70	N/A	1-300
None	51	36.7%	8	18	20	0	5
Hard Surfaced	42	30.2%	19	10	11	0	2
Unimproved	46	33.1%	17	9	19	0	1
TOTAL	139	100.0%	44	37	50	0	8

GIBBON REDEVELOPMENT AREA #1

TOTAL PERCENT RESIDENTIAL COMMERCIAL INDUSTRIAL VACANT OTHER

DOORS

None	0	0.0%	0	0	0	N/A	0
Sound	89	64.0%	31	24	30	N/A	4
Minor	38	27.3%	8	11	15	N/A	4
Substandard	10	7.2%	5	1	4	N/A	0
Critical	2	1.4%	0	1	1	N/A	0
TOTAL	139	100.0%	44	37	50	N/A	8

WINDOWS

None	6	4.3%	0	1	3	N/A	2
Sound	86	61.9%	27	22	33	N/A	4
Minor	37	26.6%	14	12	9	N/A	2
Substandard	7	5.0%	3	1	3	N/A	0
Critical	3	2.2%	0	1	2	N/A	0
TOTAL	139	100.0%	44	37	50	N/A	8

STREET TYPE

None	1	0.6%	0	0	1	0	0
Concrete	91	56.5%	38	16	24	9	4
Asphalt	0	0.0%	0	0	0	0	0
Gravel	41	25.5%	4	1	30	3	3
Dirt	0	0.0%	0	0	0	0	0
Brick	28	17.4%	2	20	1	2	3
TOTAL	161	100.0%	44	37	56	14	10

PORCHES...

None	0	0.0%	0	0	0	N/A	0
Sound	45	32.4%	11	12	19	N/A	3
Minor	58	41.7%	18	17	19	N/A	4
Substandard	33	23.7%	15	7	10	N/A	1
Critical	3	2.2%	0	1	2	N/A	0
TOTAL	139	100.0%	44	37	50	N/A	8

PAINT

None	27	19.4%	1	5	21	N/A	0
Sound	59	42.4%	24	15	15	N/A	5
Minor	32	23.0%	9	11	9	N/A	3
Substandard	17	12.2%	9	5	3	N/A	0
Critical	4	2.9%	1	1	2	N/A	0
TOTAL	139	100.0%	44	37	50	N/A	8

DRIVEWAY

None	0	0.0%	0	0	0	N/A	0
Sound	33	23.7%	9	9	12	N/A	3
Minor	41	29.5%	13	18	8	N/A	2
Substandard	63	45.3%	22	9	29	N/A	3
Critical	2	1.4%	0	1	1	N/A	0
TOTAL	139	100.0%	44	37	50	N/A	8

GIBBON REDEVELOPMENT AREA #1

ROOF STRUCTURE	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
None	0	0%	0	0	0	N/A	0
Sound	45	32%	13	11	19	N/A	2
Minor	82	59%	26	23	27	N/A	6
Substandard	10	7%	5	2	3	N/A	0
Critical	2	1%	0	1	1	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

WALL FOUNDATION

None	0	0%	0	0	0	N/A	0
Sound	72	53%	18	15	35	N/A	4
Minor	54	40%	22	17	11	N/A	4
Substandard	38	28%	4	3	3	N/A	28
Critical	15	11%	0	1	1	N/A	13
TOTAL	135	100%	44	36	50	N/A	5

FOUNDATION

None	0	0%	0	0	0	N/A	0
Sound	95	68%	28	21	42	N/A	4
Minor	31	22%	13	10	4	N/A	4
Substandard	10	7%	3	4	3	N/A	0
Critical	3	2%	0	2	1	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

FOUNDATION TYPE

Concrete	133	96%	44	32	49	N/A	8
Stone	1	1%	0	1	0	N/A	0
Rolled Asphalt	3	2%	0	2	1	N/A	0
Brick	2	1%	0	2	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

ROOF SURFACE

None	0	0%	0	0	0	N/A	0
Sound	84	60%	38	14	28	N/A	4
Minor	43	31%	3	18	18	N/A	4
Substandard	9	6%	3	3	3	N/A	0
Critical	3	2%	0	2	1	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

ROOF TYPE

Asphalt Shingles	49	35%	42	2	3	N/A	2
Rolled Asphalt	47	34%	1	24	20	N/A	2
Cedar	1	1%	0	0	1	N/A	0
Combination	1	1%	0	1	0	N/A	0
Other	41	29%	1	10	26	N/A	4
TOTAL	139	100%	44	37	50	N/A	8

GIBBON REDEVELOPMENT AREA #1

	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	102	73%	31	24	39	N/A	8
Sound	11	8%	1	2	8	N/A	0
Minor	20	14%	7	10	3	N/A	0
Substandard	5	4%	5	0	0	N/A	0
Critical	1	1%	0	1	0	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

GUTTER, DOWNSPOUTS							
None	28	20%	13	4	9	N/A	2
Sound	80	58%	27	15	33	N/A	5
Minor	27	19%	3	17	6	N/A	1
Substandard	2	1%	1	0	1	N/A	0
Critical	2	1%	0	1	1	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

WALL SURFACE							
None	36	26%	0	0	36	N/A	0
Sound	54	39%	31	17	0	N/A	6
Minor	30	22%	7	12	10	N/A	1
Substandard	16	12%	5	7	3	N/A	1
Critical	3	2%	1	1	1	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

WALL SURFACE TYPE							
Frame	9	6%	7	0	1	N/A	1
Masonry	46	33%	0	21	22	N/A	3
Siding	73	53%	34	10	26	N/A	3
Combination	6	4%	1	4	0	N/A	1
Stucco	3	2%	0	2	1	N/A	0
Other	2	1%	2	0	0	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

PARKING SURFACE							
None	0	0%	0	0	0	N/A	0
Concrete	40	45%	19	9	11	N/A	1
Asphalt	2	2%	0	1	0	N/A	1
Gravel	44	50%	16	9	18	N/A	1
Dirt	2	2%	1	0	1	N/A	0
Brick	0	0%	0	0	0	N/A	0
TOTAL	88	100%	36	19	30	N/A	3

PARKING SPACES							
None	51	37%	8	18	20	N/A	5
1 to 2	40	29%	36	4	0	N/A	0
3 to 5	30	22%	0	9	18	N/A	3
6 to 10	9	6%	0	5	4	N/A	0
11 to 20	8	6%	0	1	7	N/A	0
21 or More	1	1%	0	0	1	N/A	0
TOTAL	139	100%	44	37	50	N/A	8

GENERAL REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of development and redevelopment activities within **Redevelopment Area #1**, in the City of Gibbon, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the Gibbon Community Development Agency (CDA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
- (2) a land-use plan showing proposed uses of the area;
- (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment;
- (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
- (5) a site plan of the area; and
- (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CDA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and

Gibbon, Nebraska

General Redevelopment Plan
Gibbon Redevelopment Area #1

other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location

The referenced **Redevelopment Area #1**, in the City of Gibbon, Nebraska, includes the following identified Additions, Blocks and/or Lots:

Original Town Addition:

All of the following Blocks: 1 through 4.

Fifth Addition:

All of the following Blocks: 1 through 4.

Gilmore's Addition:

Block 1: Lots 5 through 8.

Cook's Addition:

Block 2: Lots 5-8.

Irregular Tracts of Land:

Several tracts of land located between Gibbon Road and Lawn Avenue, from 2nd Street north to the Union Pacific Railroad right-of-way, associated with the Cargill grain elevator facility.

Part of Tax Lot #10:

- Parcel #640011080.
- Elmer Rosen Memorial Park, Track & Field north of 4th Street – 760130477.

Part of Section 14-9-14 (west of Gibbon Road and south of Union Pacific Railroad):

- Parcel #640011260.
- Parcel #640011300.
- Parcel #660144110.
- Parcel #660144105.

Part of Section 13-9-14 (Pt. of Tax Lot 9, north of Highway 30):

- Parcel #660124000.

Part of Section 13-9-14:

- Several unreferenced parcels located within the Corporate Limits of Gibbon, generally between west Corporate Limit Line and Scout Street, along the north side of Highway 30.
- Parcel #640009000.
- Parcel #640009100.
- Parcel #640009010.

- Unreferenced parcels of the Kwik Shop located along the north side of Highway 30, between Scout Street and Center Avenue.

Davis Addition:

- All of Block 1.

Hites Addition:

- Block 4, Lots 1 and 2, and part of 3.

6th Addition:

- All of Blocks 1 and 2.
- Block 3, Lots 6-8, part of 9, and all of Lots 10-12.
- Block 4, Lots 6, part of 7 and Section 13-9-14 part of Tax Lot 24.

Part of Section 13-9-14:

- Part of Tract "B" in Tax Lot 18 (generally including the Gibbon Packing Plant.) Including Parcel 64014000 and unreferenced parcels associated with its parking lot.

Three vacant tracks of land generally located to the east of Pawnee Street, south of the Union Pacific Railroad.

- Parcel #700280000.
- Parcel #700281000.
- Parcel #700282000.

Illustration 1, Context Map, identifies the location of **Redevelopment Area #1** in relation to the City of Gibbon. The primary streets and roads within the **Redevelopment Area** include Highway 30, Court Street, Front Street, Gibbon Road and Pawnee Street. A portion of **Redevelopment Area #1** is located outside but adjacent the Corporate Limits of Gibbon. This portion of **Area #1** will need to be annexed into the City prior to utilizing Tax Increment Financing for development purposes.

The planning process for the **Redevelopment Area** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #1** as **blighted and substandard**.

Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within the **Redevelopment Area**, the City of Gibbon will need to consider the following general planning and redevelopment actions. **Tax Increment Financing (TIF) should be considered as a tool to assist in financing both development and redevelopment projects.**

- Create an **“Economic Development Initiative,”** specifically, in the **Redevelopment Area** directed at increasing the tax base and creating jobs. Utilize TIF and private investment for the expansion of existing and the development of new businesses in conformance with the City’s Future Land Use Map and Zoning Regulations. City of Gibbon leadership will want to consider the collection and expenditure of local tax revenues for economic development activities, as allowed in the Local Option Municipal Economic Development Act, known as LB 840.

Currently, Cargill Inc. is preparing to develop a two million bushel grain storage facility west of Gibbon; south of the Union Pacific Railroad Corridor and east of Gibbon Road. The project will include the development of up to four grain bins, a scale and necessary office space. All necessary public infrastructure is in place, but road connections will be needed.

- **Promote the development of new commercial and industrial entities along the Highway 30 Corridor, combined with a local initiative to promote housing development as identified on the Future Land Use Map.** A continued partnership with the Buffalo County Economic Development Council is critical to support development opportunities in Gibbon.
- Prepare an **Annexation Plan** for properties in **Redevelopment Area #1**, currently outside the Corporate Limits.
- **Acquire, demolish and replace** functionally and economically obsolescent commercial, industrial and residential properties throughout the **Redevelopment Area**.

- **Reuse vacant lots** and land areas throughout the **Redevelopment Area**, including along the Highway 30 Corridor. The study of the **Area** identified parcels that are vacant and/or underutilized. Future commercial, public/quasi-public and residential uses should in accordance with the **Land Use Plan** should be marketed for new businesses in these locations.
- Create an **urban/corridor design plan** and implement enhancements along the Highway 30 Corridor that provide landscaped areas for better separation between pedestrian sidewalks and the edges of the highway.
- **Plan and implement housing construction projects in the Redevelopment Area. A Community Housing Study should be developed and implemented as a guide for development.**
- Plan and implement a **program of housing rehabilitation** in the **Area**, in an effort to both improve living conditions and enhance the real estate tax base.
- Plan and implement **flood control activities** throughout the **Redevelopment Area**.
- Implement **alternative energy systems** throughout the **Redevelopment Area**. This would include the consideration and possible use of wind, solar, geothermal, hydropower and methane energy systems in both existing and new buildings.

Infrastructure Systems throughout the Redevelopment Area:

Municipal Infrastructure:

- Replace **undersized and aging water and sewer utility mains**, as needed. Portions of the Redevelopment Area consist of water and sewer mains that are an estimated 80+ years of age.
- Municipal sidewalks within **Redevelopment Area #1** are, overall, in “fair” to “poor” condition. Sidewalks should be repaired or installed to allow for the ease of use by pedestrian traffic.
- Local streets in “fair” to “poor” condition should be planned for resurfacing or paving. This includes Front Street from Garfield to Pawnee Streets; Williams, Filer and Rice Streets between First and Front Streets, Beatty Avenue between Highway 30 and River Street; and River Street east of Beatty Avenue.

Privately Owned Infrastructure:

- To facilitate the redevelopment of **Redevelopment Area #1**, all privately owned water and sewer service lines are recommended to be replaced in conjunction planned improvements to structures or property. Privately owned and maintained water and sewer service lines that extend from municipal mains to individual structures are typically undersized, constructed of outmoded materials, and are deteriorating. Privately owned and maintained driveways, access roads and parking areas were observed to be deteriorating and in substandard condition.

Implementation

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be eight to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in the **Redevelopment Area** is deemed to be an essential and integral element of the **Area**. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving the **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Gibbon and Buffalo County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "But For" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

1. **Future Land Use Patterns.**

The existing land use patterns within **Redevelopment Area #1** are described in detail in the **Blight and Substandard Determination Study**. In general, the **Redevelopment Area** consists of agricultural, residential, commercial, industrial, public/quasi-public, parks/open space and vacant land use types. The field survey identified properties and structures classified as being in a deteriorating condition, as well as vacant lands that have remained undeveloped in spite of having available utilities.

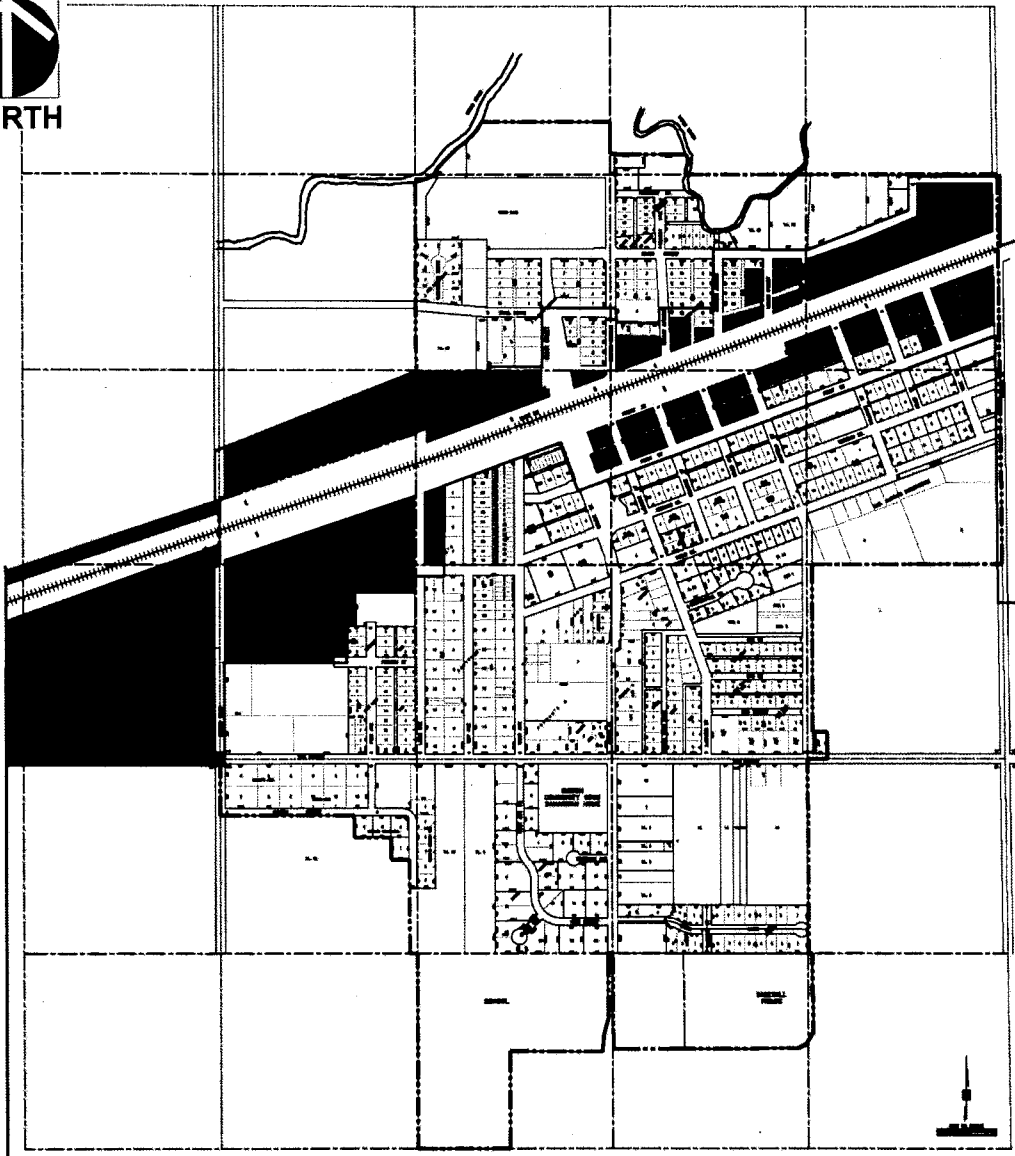
Illustrations 4 and 5, Future Land Use Maps, represents an effort to encourage land uses that reflect the land use plan contained within the **Gibbon Comprehensive Plan** and the current **Zoning Regulations**. The **Future Land Use Maps** recommend the development of future commercial uses along and north of the Highway 30 Corridor. Single family residential uses are recommended to be located south of Downtown Gibbon, as well as north of existing and future commercial developments in the northern portion of the **Redevelopment Area**. Industrial land development is recommended in the **Redevelopment Area**, both east and west of the Gibbon Corporate Limits. This supports the development of the proposed Cargill grain storage facility, as well as additional industrial growth opportunities east of Pawnee Street. Public/Quasi-Public land uses are to remain in their current locations. All identified land uses are in conformance with the **Land Use Plan** from the **Comprehensive Plan** and the current **Zoning Regulations**.

2. **Future Zoning Districts.**









The recommended **Future Zoning Map** for **Redevelopment Area #1** is identified in **Illustration 6**. The **Future Zoning Map** is in conformance with the current **Gibbon Comprehensive Plan** and specifically with the **Future Land Use Maps, Illustrations 4 and 5**. It is recommended that land zoned "TA-1 – Transitional Agricultural" be rezoned to "I-1 – Light Industrial" to support development of new, or expansion of existing industries.

FUTURE LAND USE MAP

REDEVELOPMENT AREA #1 (CORPORATE LIMITS)
GIBBON, NEBRASKA



LEGEND

-  PARKS/RECREATION
-  PUBLIC/QUASI-PUBLIC
-  SINGLE FAMILY RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  RAILROAD CORRIDOR
-  CITY OF GIBBON CORPORATE LIMITS
-  REDEVELOPMENT AREA #1 BOUNDARY

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

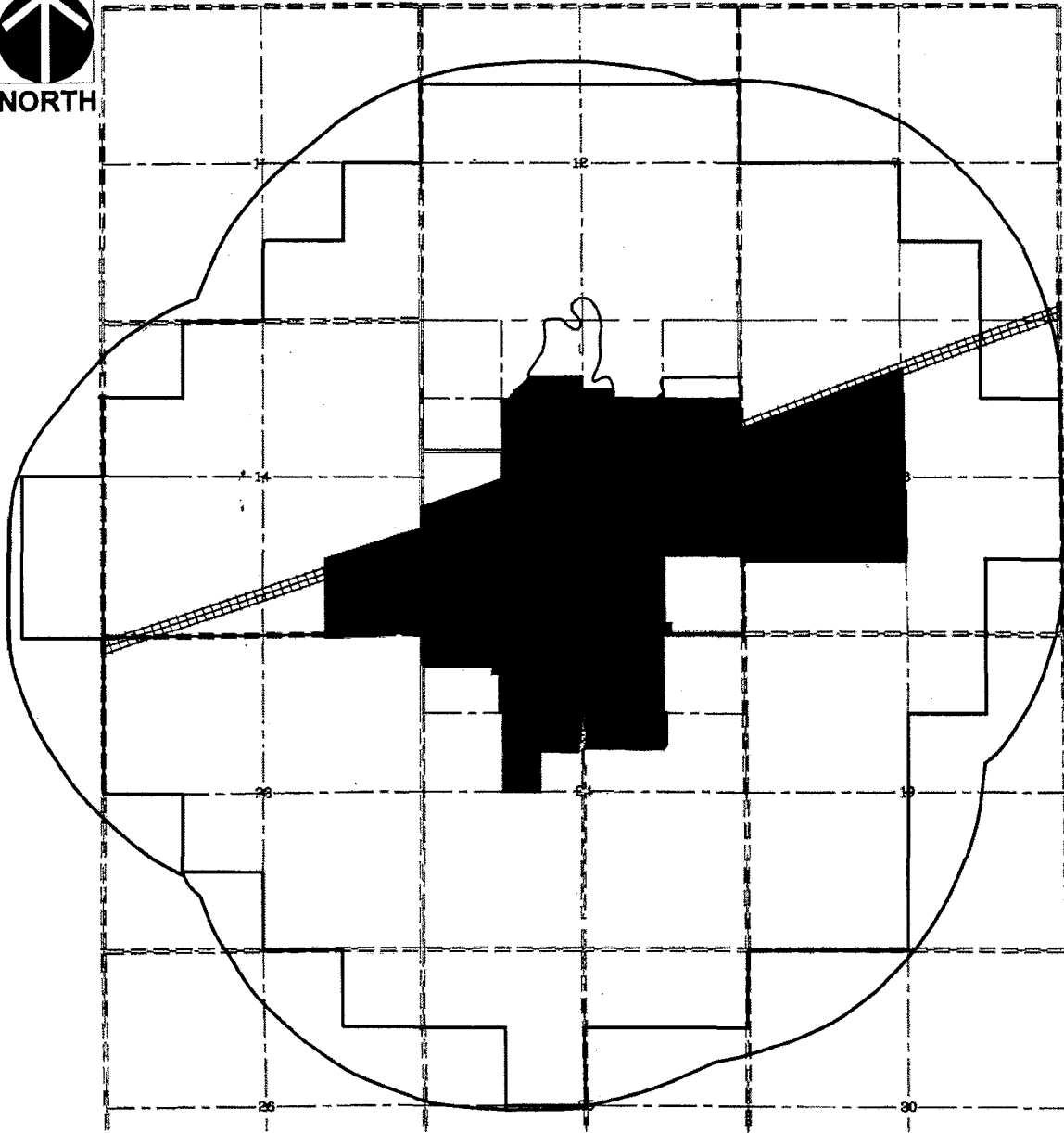
Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 4

Gibbon, Nebraska
General Redevelopment Plan
Gibbon Redevelopment Area #1

FUTURE LAND USE MAP

REDEVELOPMENT AREA #1 (PLANNING JURISDICTION)
GIBBON, NEBRASKA



LEGEND

-  COMMERCIAL
-  INDUSTRIAL
-  RAILROAD CORRIDOR

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

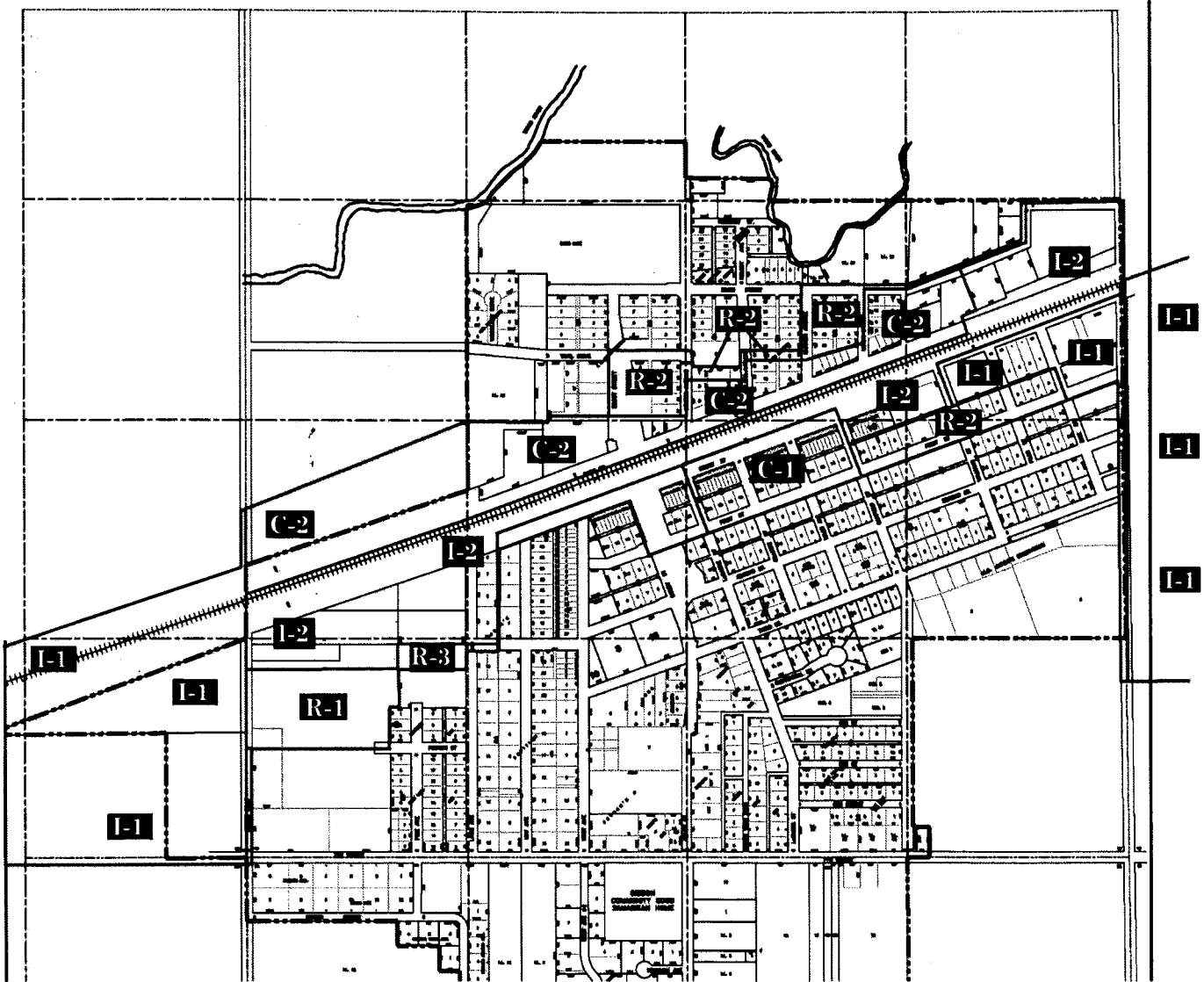
***Lincoln, Nebraska* 402.464.5383 ***

ILLUSTRATION 5

Gibbon, Nebraska
General Redevelopment Plan
Gibbon Redevelopment Area #1

FUTURE ZONING MAP

REDEVELOPMENT AREA #1
GIBBON, NEBRASKA



LEGEND

- TA-1 - TRANSITIONAL AGRICULTURAL DISTRICT
- R-1 - LOW-DENSITY RESIDENTIAL DISTRICT
- R-2 - MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3 - HIGH DENSITY RESIDENTIAL DISTRICT
- C-1 - GENERAL COMMERCIAL DISTRICT
- C-2 - HIGHWAY COMMERCIAL DISTRICT
- I-1 - LIGHT INDUSTRIAL DISTRICT
- I-2 - HEAVY INDUSTRIAL DISTRICT
- ZONING DISTRICT BOUNDARY
- REDEVELOPMENT AREA #1 BOUNDARY

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

***Lincoln, Nebraska* 402.464.5383 ***

ILLUSTRATION 6

Gibbon, Nebraska
General Redevelopment Plan
Gibbon Redevelopment Area #1

3. Recommended Public Improvements

The primary purpose for a **General Redevelopment Plan** is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area**. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age.

Pedestrian and vehicular safety should be a concern along the Highway 30 Corridor, as well as Court Street/Scout Avenue. The tendency of vehicles to exceed posted speed limits along these corridors hinders the ability of pedestrians to cross these busy street and could create a potentially hazardous situation with vehicles attempting to access the Highway Corridor. A pedestrian walkway is provided as part of the Court Street/Scout Avenue overpass at the Railroad Corridor.

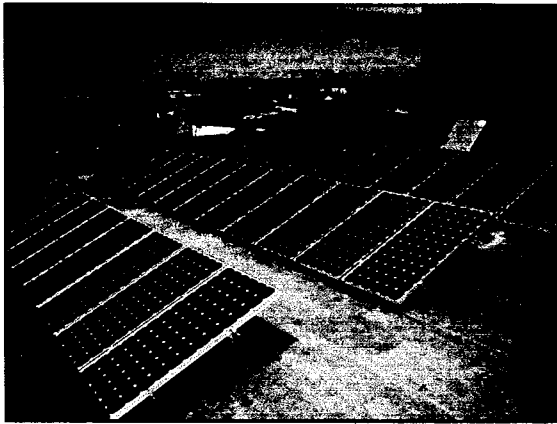
The Blight and Substandard Determination Study focused on the public improvement needs for new water and sewer mains, primarily within areas east of Pawnee Street and west of Gibbon Road not served by municipal water and sewer. Many privately owned driveways, access roads and parking areas are in substandard condition and a detriment to potential redevelopment activity.

It is recommended that the City of Gibbon work closely with developers to ensure that future streets within **Redevelopment Area #1** are implemented in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines shall meet the provisions of the Subdivision Regulations of Gibbon.

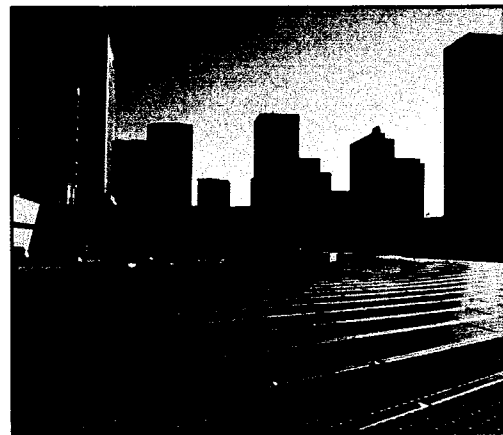
4. Alternative Energy Considerations

Development and redevelopment projects on the scale of those identified in document are supplementing the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and large commercial developments are strongly accessing these alternative energy sources in combination with "**green building**" techniques.

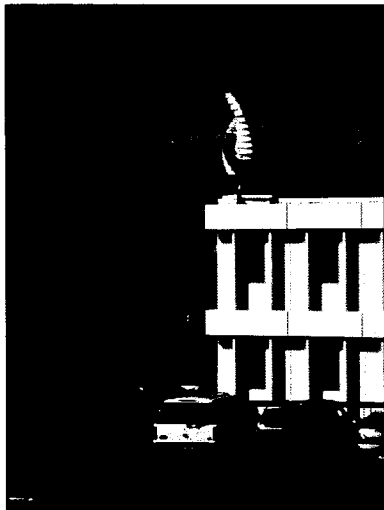
“LEED” building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being “green.”



Roof top application of an older building in Philadelphia.



Solar panels on top of the Denver Convention Center.



A Helix Wind Turbine on top of a Lincoln, Nebraska Office

Conclusions

A successful **General Redevelopment Plan for Redevelopment Area #1** should guide redevelopment and development opportunities, while securing the viability of this **Area** as a combined Downtown and Highway commercial and industrial service area, while supporting adjacent residential uses. New construction should not imitate, but be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The City of Gibbon and the CDA should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #1**. The demolition of existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #1.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$45 per square yard. Asphalt overlay has a cost of \$3 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$150 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$300 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$20 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$40 per linear foot.

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$50 to \$60 per linear foot

Water Valves

\$750 each

Fire Hydrants

\$2,500 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore the cost of a 2" overlay of a 150 x 150 foot parking lot is \$15,000.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness. A 6" thick concrete alley would cost \$45 per square yard.

The cost of a 6" thick, 16 foot wide concrete alley is \$80 per linear foot.

The cost of a 6" thick, 20 foot wide concrete alley is \$100 per linear foot.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

- 15" RCP costs \$22 per linear foot
- 18" RCP costs \$26 per linear foot
- 24" RCP costs \$35 per linear foot
- 30" RCP costs \$44 per linear foot
- 36" RCP costs \$52 per linear foot
- 42" RCP costs \$61 per linear foot
- 48" RCP costs \$70 per linear foot

Inlets cost an estimated \$2,500 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$30,680.

Public and Private Foundations

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #1**, in Gibbon, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

- Building Improvement District
- Tax Increment Financing
- LB 840 or LB 1240
- Historic Preservation Tax Credits
- Low Income Housing Tax Credits
- Sales Tax

Gibbon, Nebraska
General Redevelopment Plan
Gibbon Redevelopment Area #1

Community Development Block Grants - Re-Use Funds
Local Lender Financing
Owner Equity
Small Business Association-Micro Loans
Community Assistance Act
Donations and Contributions
Intermodal Surface Transportation Efficiency Act

Private Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundati on
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

<u>PROJECT NAME / LOCATION AND COST</u>	<u>RESOLUTION #</u>
1. _____ \$ _____	_____
2. _____ \$ _____	_____
3. _____ \$ _____	_____
4. _____ \$ _____	_____
5. _____ \$ _____	_____
6. _____ \$ _____	_____
7. _____ \$ _____	_____
8. _____ \$ _____	_____
9. _____ \$ _____	_____
10. _____ \$ _____	_____



City of
Gibbon, Nebraska

**Blight and Substandard Study
Redevelopment Area #2**

Project No. 18-0174 Phase 400

Prepared by

olsson

Joe J. Johnson
6415 Second Avenue, Suite 1
Kearney, NE 68847

October 19, 2018

BLIGHT AND SUBSTANDARD DETERMINATION STUDY

REDEVELOPMENT AREA #2

City of Gibbon, Buffalo County, Nebraska
August 2018

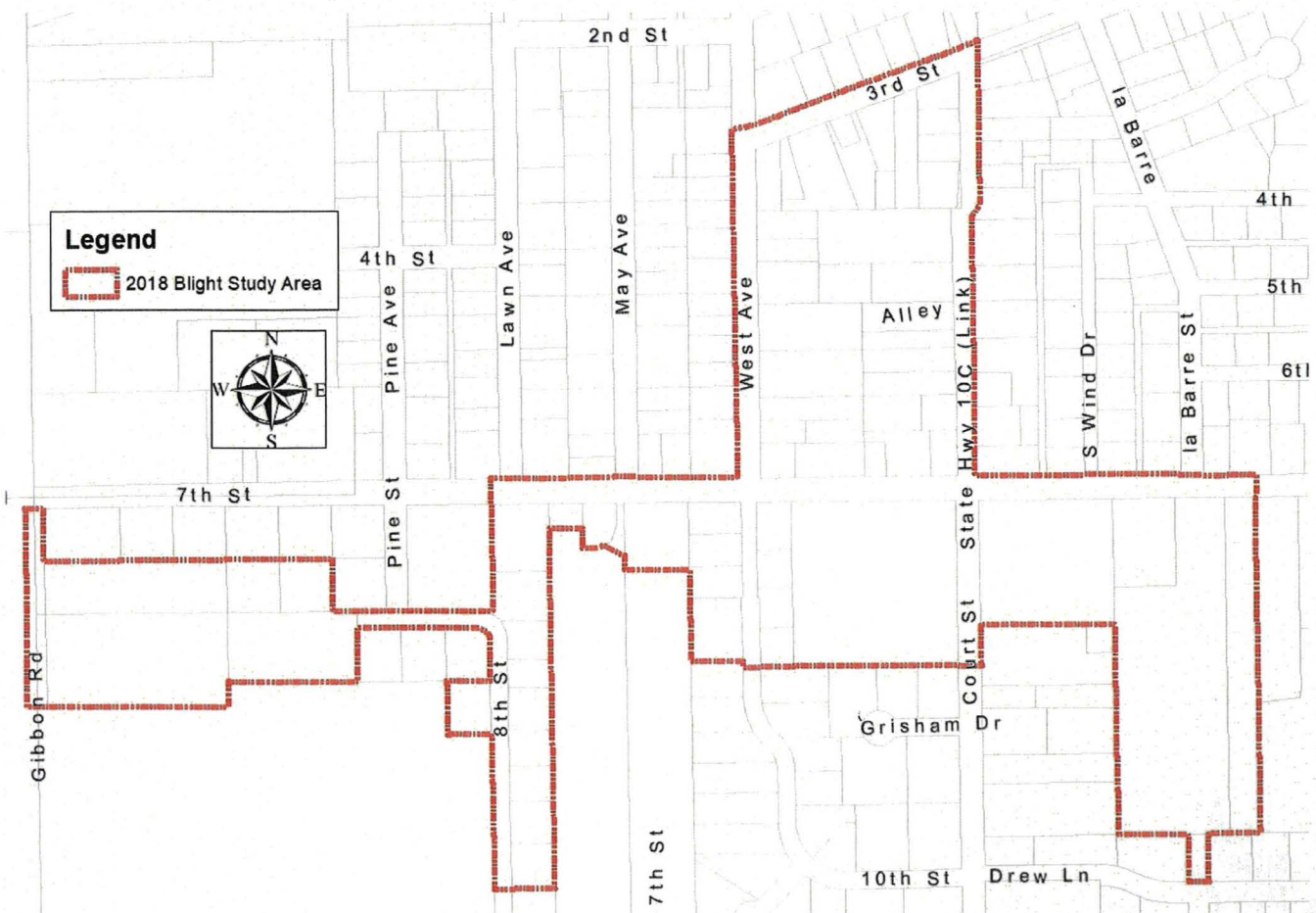
EXECUTIVE SUMMARY

Purpose of Study

The purpose of this study is to determine whether a specific area of the City of Gibbon, Nebraska, qualifies as a blighted and substandard area with the definition set forth in the Nebraska Community Development Law, Revised State Statutes, Sections 18-2101 to 18-2144.

The findings presented in this City of Gibbon, Nebraska, Blight and Substandard Determination Study are based on surveys and analyses conducted by Olsson for the City of Gibbon, Nebraska, for specifically identified area within the corporate limits, also referred to as the study area. **Illustration 1** delineates the study area.

Illustration 1



REVELOPMENT AREA #2 DESCRIPTION

A TRACT OF LAND BOUNDED BY THE NORTH LINE OF THIRD STREET, THE WEST LINE OF GIBBON ROAD, THE EAST LINE OF TAX LOT 17, AND THE NORTH LINE OF LOT 3, KROLL'S FOURTH ADDITION TO THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THIRD STREET AND THE EAST LINE OF COURT STREET; THENCE SOUTHERLY 69.6' MORE OR LESS TO THE INTERSECTION OF THE SOUTH LINE OF THIRD STREET AND THE EAST LINE OF COURT STREET; THENCE SOUTHERLY ON THE EAST LINE OF COURT STREET, 430.9 FEET MORE OR LESS TO A BEND IN THE EAST LINE OF SAID COURT STREET; THENCE SOUTHWESTERLY ON THE EAST LINE OF COURT STREET, 44.7 FEET MORE OR LESS TO A BEND IN THE EAST LINE OF SAID COURT STREET; THENCE SOUTHERLY ON THE EAST LINE OF COURT STREET, 709.9 FEET MORE OR LESS TO THE INTERSECTION OF THE EAST LINE OF COURT STREET AND THE NORTH LINE OF SEVENTH STREET; THENCE EASTERLY ON THE NORTH LINE OF 7TH STREET, 797.0 FEET MORE OR LEES; THENCE SOUTHERLY ON THE EXTENSION OF THE EAST LINE OF OUT LOT 17, 1,024.0 FEET MORE OR LESS; THENCE WESTERLY ON THE SOUTH LINE OF TAX LOTS 17 AND 16, 150.6 FEET MORE OR LESS; THENCE SOUTHERLY ON THE EAST LINE OF LABARRE STREET, 136.8 FEET MORE OR LESS; THENCE WESTERLY ON THE NORTH LINE OF DREW LANE, 60.0' MORE OR LESS; THENCE NORTHERLY ON THE WEST LINE OF LABARRE STREET, 136.8 FEET MORE OR LESS; THENCE WESTERLY ON THE SOUTH LINE OF TAX LOT 16, 197.4 FEET MORE OR LESS; THENCE NORTHERLY ON THE EAST LINE OF TAX LOT 16, 605.0 FEET MORE OR LESS; THENCE WESTERLY ON THE NORTH LINE OF TAX LOT 2, 380.0 FEET; THENCE SOUTHERLY ON THE EAST LINE OF COURT STREET, 113.7 FEET MORE OR LESS; THENCE WESTERLY ON THE EXTENSION OF THE SOUTH LINE OF GIBBON COMMUNITY GOOD SAMARITAN HOME TO A POINT ON THE WEST LINE OF WEST AVENUE, 678.8 FEET MORE OR LESS; THENCE NORTHERLY ON THE WEST LINE OF WEST AVENUE 16.7 FEET MORE OR LESS; THENCE WESTERLY ON THE SOUTH LINE OF LOT 7, SPACE ACRES SUBDIVISION, 146.1 FEET MORE OR LESS; THENCE NORTHERLY ON THE EAST LINE OF TAX LOT 9, 252.5 FEET MORE OR LESS; THENCE WESTERLY TO THE WEST LINE OF TAX LOT 9, 207.8 FEET MORE OR LESS; THENCE NORTHERLY ON THE EAST LINE OF TAX LOT 10, 62.0 FEET MORE OR LESS; THENCE NORTHWESTERLY 29.6 FEET MORE OR LESS; THENCE WESTERLY, 85.0 FEET MORE OR LESS; THENCE NORTHERLY 40.0 FEET MORE OR LESS; THENCE WESTERLY TO THE WEST LINE OF TAX LOT 10, 89.2 FEET MORE OR LESS; THENCE SOUTHERLY ON THE WEST LINE OF TAX LOT 10, 997.1 FEET MORE OR LESS; THENCE WESTERLY ON THE NORTH LINE OF LOT 3, KROLL'S FOURTH ADDITION EXTENDED TO A PONT ON THE WEST LINE OF LAWN AVENUE, 175.0 FEET; THENCE NORTHERLY ON THE WEST LINE OF LAWN AVENUE, 428.0 FEET MORE OR LESS; THENCE WESTERLY ON THE SOUTH LINE OF LOT 1, KROLL'S THIRD ADDITION, 125.0 FEET MORE OR LESS; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 150.0 FEET MORE OR LESS; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 125.0 FEET MORE OR LESS; THENCE NORTHERLY ON THE WEST LINE OF LAWN AVENUE, 119.7 FEET MORE OR LESS; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 30.0 FEET AND A LENGTH OF 47.66 FEET MORE OR LESS; THENCE WESTERLY ON THE SOUTH LINE OF EIGHTH STREET, 344.7 FEET MORE OR LESS; THENCE SOUTHERLY ON THE WEST LINE OF LOT 4, KROLL'S THIRD ADDITION, 150.0 FEET MORE OR LESS; THENCE WESTERLY ON THE SOUTH LINE OF PART OF TAX LOT 12, 354.9 FEET MORE OR LESS; THENCE SOUTHERLY 50.0 FEET MORE OR LESS; THENCE WESTERLY TO A POINT ON THE WEST LINE OF GIBBON ROAD, 583.0 FEET MORE OR LESS; THENCE NORTHERLY ON THE WEST LINE OF GIBBON ROAD 550.0 FEET MORE OR LESS; THENCE EASTERLY TO THE EAST LINE OF GIBBON ROAD AND THE NORTHWEST CORNER OF LOT 6, KROLL'S ADDITION, 66.00 FEET MORE OR LESS; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 6, 150.0 FEET MORE OR LESS; THENCE

EASTERLY ON THE SOUTH LINE OF LOTS 6, 5, 4, 3, AND 2 OF KROLL'S ADDITION, 816.8 FEET MORE OR LESS; THENCE SOUTHERLY ON THE WEST LINE OF LOT 12, KROLL'S ADDITION, 150.0 FEET MORE OR LESS; THENCE EASTERLY ON THE NORTH LINE OF EIGHTH STREET, 290.4 FEET MORE OR LESS; THENCE NORTHERLY ON THE EAST LINE OF A TRACT IN PART OF LOT 12 IN THE NW 1/4 SECTION 24, T9N, R14W, EXTENDED TO A POINT ON THE NORTH LINE OF 7TH STREET, 366.0 FEET MORE OR LESS; THENCE EASTERLY ON THE NORTH LINE OF 7TH STREET TO THE INTERSECTION OF THE NORTH LINE OF SEVENTH STREET AND THE WEST LINE OF COURT STREET, 709.3 FEET MORE OR LESS; THENCE NORTHERLY ON THE WEST LINE OF WEST AVENUE, 968.9 FEET MORE OR LESS TO A POINT THAT INTERSECTS WITH THE SOUTHWESTERLY EXTENSION OF THE NORTH R.O.W. LINE OF THIRD STREET; THENCE NORTHEASTERLY ON THE NORTH LINE OF THIRD STREET 762.2 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 56.65 ACRES MORE OR LESS.

CONCLUSION

The study findings support a blighted and substandard designation for the study area. The presence of blighted and substandard factors reveals the study area needs revitalization and strengthening to ensure it will contribute to the physical, economic, and social well-being of the City of Gibbon, Nebraska. Study findings support that the private sector has not invested in the growth or development of the study area. In addition, the area cannot be reasonably developed without ("but for" test) the Nebraska Community Development Law's potential aid.

The City of Gibbon's elected board and city management are encouraged to review the results of this study with legal counsel to compare these findings to the requirements of the Nebraska Community Development Law and take into consideration the declaration of the study area as blighted and substandard.

INTRODUCTION

This blight and substandard determination study examines existing conditions of land use, buildings, and structures within the City of Gibbon, Buffalo County, Nebraska, to determine eligible areas for redevelopment activities. Specific areas within the city that have the potential for redevelopment activities to overcome blighted and substandard conditions were studied. When evaluating blight and substandard conditions, the city shall adhere to Nebraska Community Development Law, as provided for in the Nebraska Revised State Statutes.

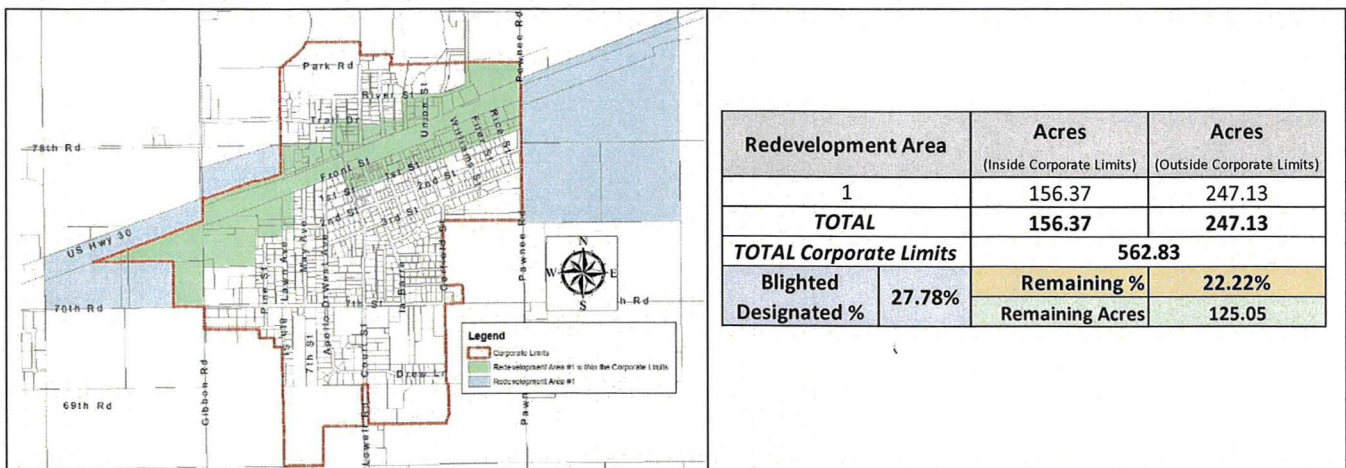
Nebraska Revised State Statute 18-2101.01, enables a municipality to declare that blight and substandard conditions exist. The statute reads as follows:

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

Furthermore, Nebraska Revised State Statute 18-2103.11 provides:

...In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

Illustration 2



- Total acres for each redevelopment area were generated by geographic information system and not by legal survey. For exact acres, a legal survey is required.

This blight and substandard determination study for Redevelopment Area #2 would add 56.69 acres to the City's designated blighted and cause a total percentage of 37.85% as designated blighted area.

This blight and substandard determination study is intended to give the community development agency (CDA) and the city's elected board the basis for determining whether blighted and substandard conditions exist within the City of Gibbon's corporate limits. Through the determination process, the city attempts to eliminate economic and/or social concerns, which are detrimental to the future public health, safety, morals, and general welfare of the entire community.

The findings of this blight and substandard study provide the structure of the redevelopment plan for the community. The redevelopment plan will contain, in accordance with the provisions of Nebraska Community Development Law, local objectives regarding appropriate land uses, improved traffic circulation, trails and bike paths, economic development activities, public infrastructure, public utilities, and other public improvements.

BLIGHT AND SUBSTANDARD ELIGIBILITY ANALYSIS

The evaluation that the City of Gibbon, Nebraska is eligible for a blight and substandard analysis was made on the basis that existing blighted and substandard factors must be present to an extent which would lead a reasonable person to conclude public intervention is appropriate or necessary to assist with any redevelopment activities.



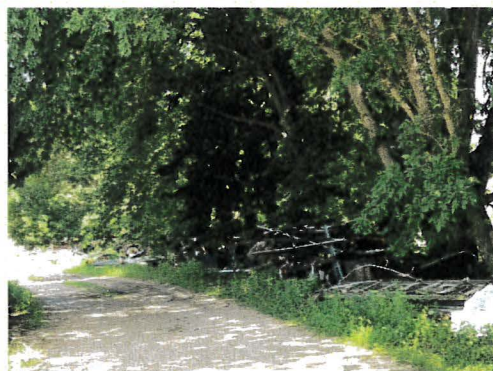
Substandard areas are defined by Nebraska Revised State Statute 18-2103.10 as the following:

Substandard areas shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals, or welfare.



Blighted areas are defined by Nebraska Revised State Statute 18-2103.11 as the following:

Blighted area shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial





units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or City in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses...

Because of these definitions, the City of Gibbon, Nebraska, was deemed eligible for a blight and substandard analysis, and public intervention is appropriate or necessary to assist with redevelopment of specific areas in the community.



Contributing Factors

Population

Illustration 3 provides U.S. Census Bureau recorded population numbers for communities and unincorporated areas within Buffalo County, Nebraska, and the state of Nebraska from 1990 to 2010. The City of Gibbon's population has increased more than 16 percent since 1990. Based on the last two decennial censuses, the City of Gibbon's population growth does not make population a contributing factor of blighted conditions within a community.

Illustration 3
Population 1990 - 2010
Buffalo County Communities and Unincorporated Areas

Community	1990	2000	% Change 1990-2000	2010	% Change 2000-2010	% Change 1970-2010	% Change Last Two Decennial Censuses 1990-2010
Nebraska	37603	42341	11.19%	1826341	97.68%	98.29%	97.94%
Buffalo County	37603	42341	11.19%	46102	8.16%	32.09%	18.44%
Gibbon	1530	1754	12.77%	1835	4.41%	100.00%	16.62%
Amherst	230	261	11.88%	248	-5.24%	100.00%	7.26%
Elm Creek	852	894	4.70%	901	0.78%	100.00%	5.44%
Kearney	24993	27576	9.37%	30997	11.04%	100.00%	19.37%
Miller	130	156	16.67%	136	-14.71%	100.00%	4.41%
Pleasanton	375	361	-3.88%	341	-5.87%	100.00%	-9.97%
Ravenna	1375	1385	0.72%	1362	-1.69%	100.00%	-0.95%
Riverdale	216	209	-3.35%	182	-14.84%	100.00%	-18.68%
Shelton	959	1135	15.51%	1060	-7.08%	100.00%	9.53%
Incorporated Areas	30660	33731	9.10%	37062	8.99%	100.00%	17.27%
Unincorporated Areas	6943	8610	19.36%	9040	4.76%	-246.32%	23.20%

Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics, 1990-2010

Structure Age

Structure obsolescence or age are contributing factors of blight and substandard conditions in the study area.

Illustration 4 provides information that a majority of structures in the study area are more than 40 years old. The study area has 82 structures. Based upon structure age research using photographic information and parcel information gained from <http://buffalo.gisworkshop.com>, 39 structures are at least 40 years old and 23 structures have an unknown age. Based upon field observations and additional research from <http://buffalo.gisworkshop.com>, there are approximately 16.04 acres of land within the study area that are vacant or undeveloped. Study results demonstrate that 75.61 percent of the structures surveyed may be classified as obsolescent, or at least 40 years old.

Structure Condition

Structure dilapidation, deterioration, and/or existence of conditions that endanger life or property by fire and other causes, or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime and are detrimental to the public health, safety, morals, or welfare of the community. All are contributing factors of blight and substandard conditions in the study area.

This section explores the land use, building, and structural conditions found within the study area and are based upon the statutory definitions and on contributing factors.

The structural survey inspected the exterior conditions of structures through a “windshield survey.” This means that structural surveyors were only able to evaluate the physical conditions of a structure and its immediate surroundings as visible from the public right-of-way. This survey did not include any evaluation of interior structural conditions or any other physical condition not detectable from the street.

Exterior conditions of structures were evaluated and rated in accordance with the following schedule: sound condition, minor repairs needed, major repairs needed, or dilapidated. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

Sound Condition

- *A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged, and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.*

Minor Repairs Needed

- *A unit that show signs of deferred maintenance or that needs only one major component, such as a roof.*

Major Repairs Needed

- *A unit in need of replacement of one or more major components and other repairs (e.g., no storm shelter, incomplete foundation work, roof structure replacement and reroofing, as well as painting and window replacement).*

Dilapidated

- *A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition, or that—at a minimum—major rehabilitation will be required.*



Illustration 5 demonstrates the existence of structures that are dilapidated, are deteriorating, or have conditions that endanger life or property by fire and other causes. The study area has 89 structures. The results of the survey indicate that 36 (40 percent) of the structures show signs of dilapidation, deterioration, and/or existence of conditions that endanger life or property by fire and other causes or any combination of such factors; are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; and are detrimental to the public health, safety, morals, or welfare in the study area.

Lot Layout



Faulty lot layout in relation to size and other conditions is a contributing factor to blight. There are four lots within the study area that are enclosed by parcels of property that may be of separate ownership and having no navigable route to surrounding public infrastructure. **Illustration 6** demonstrates the faulty lot layouts, which causes the use of other property to access the island property. Also, a large lot located in the south part of the study area, which was once a nursing home and assisted living facility, has been determined to be of inadequate size, configuration, accessibility, and usefulness in the present layout. There is a large presence of vacant and/or unimproved

land that is a limiting factor to the growth of the area. The present layout, or lack of appropriate land-use planning, impedes potential development and growth of the study area. Preliminary and final platting would be required for future development to occur.

Public Infrastructure Analysis

This section analyzes the condition of water, sewer, sidewalks, streets, and curb and gutter (drainage). These are the main components comprising the public infrastructure system in the study area. The public infrastructure, where possible, was analyzed and rated in a fashion similar to the structure conditions analysis.

Curb and Gutter

The presence of curb and gutter in the study area was analyzed, with the results contained within **Illustration 7**. The study area has 1.668 total centerline miles. Within the study area, 87.35 percent of the streets have curb and gutter. The remaining 12.65 percent lack curb and gutters.

Curbs and gutters are a means of stormwater collection and play an important role in the overall community drainage system. It should be noted that the study area lacks a comprehensive stormwater management plan. Curbs and Gutters are not contributing factor to the blighted and substandard conditions of the study area.



Street Conditions



Streets within the study area were analyzed for condition and status in relation to the provision of safe and efficient public circulation and access. **Illustration 7** provides the street conditions in the study area for 1.66 centerline miles. The study indicates that roughly 87.35 percent of the streets within the study area are in great condition. Roughly 8.43 percent of the streets within the area are gravel.

The condition of streets, as the inability/ability of those streets to move traffic in and through the study area, is a not contributing factor to the blighted and substandard conditions of the study area.

Sidewalks

The condition of sidewalks in the study area were analyzed; the results are presented in **Illustration 8**. The sidewalk analysis determined if sidewalks are either passable or impassable. Passable means that the sidewalk is in good condition. Impassable means that the sidewalk is in deteriorated condition or dilapidated condition or that there are no sidewalks. Sidewalks aid in separating pedestrian and vehicular traffic. The sidewalks within the study area were determined to be in passable condition and are not contributing factor to the blighted and substandard conditions of the study area.



Wastewater Utility Infrastructure

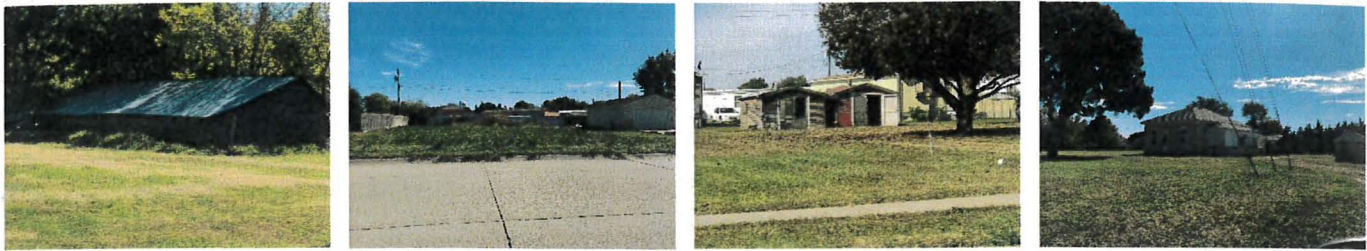
The condition of the public sanitary sewer system was analyzed and found to be maintained and operating as designed. Development of the study area may cause additional wastewater utility infrastructure demands on the system and may play a critical role in the development or growth of the study area.

Water Utility Infrastructure

The condition of the public water system was analyzed and found to be maintained and operating as designed. Development of the study area may cause additional water utility infrastructure demands on the system and may play a critical role in the development or growth of the study area.

Fire Hydrant Protection Infrastructure

A 300-foot buffer was drawn around each fire hydrant to establish a fire protection coverage area map. In general, a 350-foot buffer is used to determine a fire protection coverage area because that is the typical length of a city residential block. However, a 300-foot buffer was used in this study because 14 structures are not abutting public water services and gaining water from a hydrant may be difficult for fire protection. The results are presented in **Illustration 9**. The analysis determined that properties and structures within the study area are greater than 300 feet from a fire hydrant and are contributing factors to the blighted and substandard conditions of the study area. It should be noted that water flow (gallons per minute) is an extremely important factor when determining the appropriate distance between a fire hydrant and structures.



BLIGHT AND SUBSTANDARD STUDY FINDINGS

Of the 12 blighted factors set forth in the Nebraska Community Development Law, 9 are present in the study area. The factors of tax or special assessment exceeding the fair value of land and defective or unusual condition of title are of little to no presence. The blighting factors that are present are reasonably distributed throughout the study area.

Blighted Conditions Present in the Study Area:

- *Substantial number of deteriorating structures*
- *Unsanitary or unsafe conditions*
- *Deterioration of site or other improvements*
- *Defective or unusual conditions that endanger life or property by fire and other causes*
- *Factors that substantially impair or arrest the sound growth of the community*
- *Structures in the area at least 40 years old*
- *Faulty lot layout in relation to size and other conditions*
- *Trash, material, and other debris throughout the area*
- *Economic or social liability detrimental to health, safety, and welfare of the community*

Substandard Conditions Present in the Study Area

- *Dilapidation, deterioration, old age, or obsolescence of structures*
- *Existence of conditions that endanger life or property by fire and other causes*
- *Property structures 40 years or older*

The other eligibility criteria for blight and substandard are not present in the area but include the following:

- *Defective or unusual condition of property ownership title*
- *Inadequate provisions for ventilation, light, air, open spaces, or sanitation*
- *Diversity of ownership*
- *Declining population over the last two census periods*

Issues that were not researched because of a lack of data, confidentially, and other potential disclosure concerns include the following:

- *Tax/special assessment delinquency greater than fair value of land*
- *Tax delinquency*
- *Underemployment that equals 120 percent of the state or national average*
- *Per capita income less than city-wide average*
- *High-density population and overcrowding*

GENERAL REDEVELOPMENT PLAN

Purpose of Plan

The purpose of the Redevelopment Plan is to guide the implementation of the community development activities within the previously examined Redevelopment Study Area #2 in the City of Gibbon, Nebraska.

Nebraska Revised State Statute 18-2105 grants legal authority to the governing body to formulate a redevelopment program. The statute reads as follows:

The governing body of a city or an authority at its direction for the purposes of sections 18-2101 to 18-2144 may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.

Nebraska Revised State Statute 18-2111 requires general planning element shall be included. The statute reads,

The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional

public facilities or utilities which will be required to support the new land uses in the area after redevelopment. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.

Furthermore, the Redevelopment Plan should demonstrate that proposed redevelopment efforts are in conformance with the Comprehensive Development Plan for the City of Gibbon, Nebraska. Also, the Plan should demonstrate through its design and implementation the efficient use of public funds and the mitigation of blighted and substandard conditions.

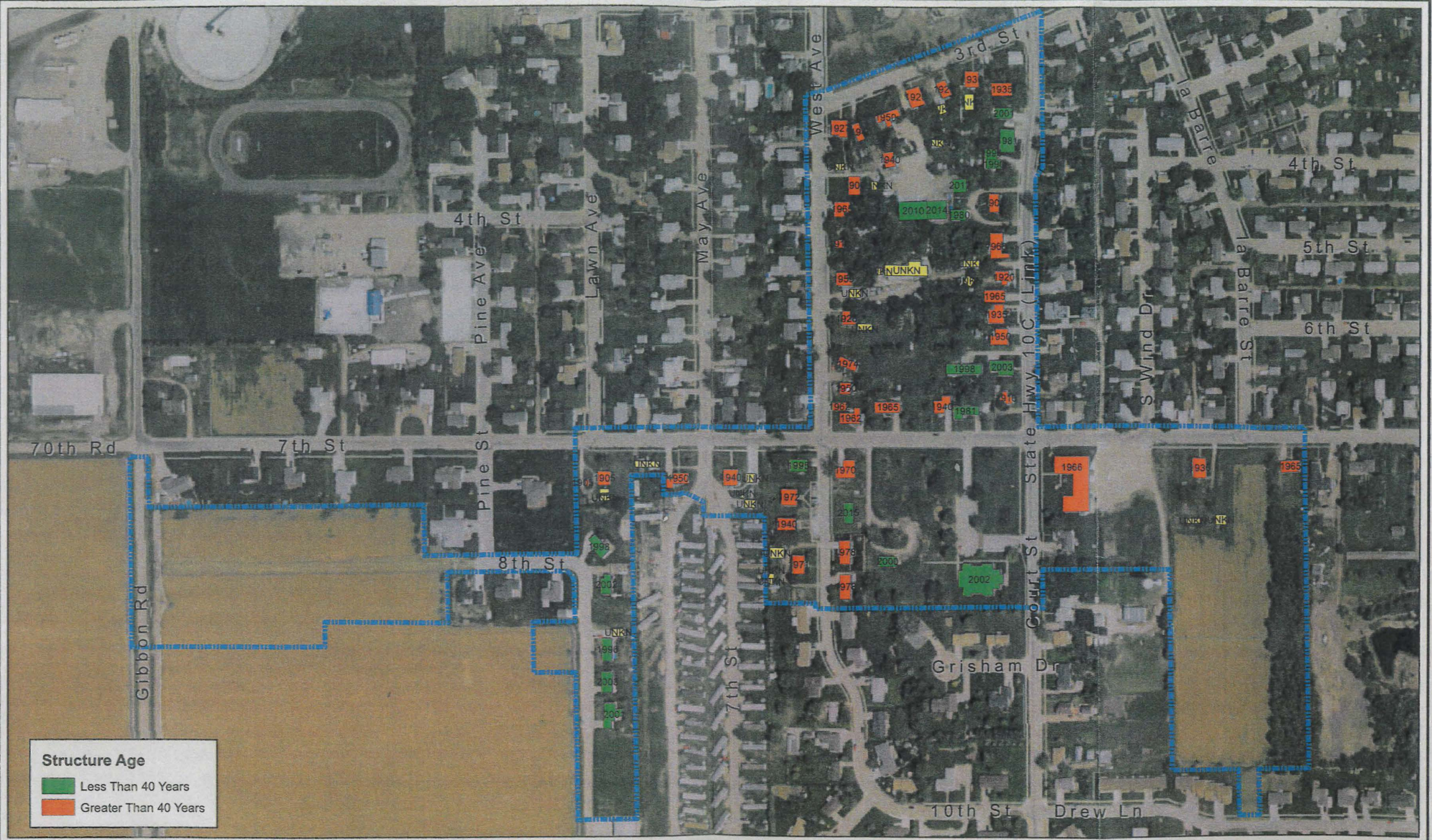
Recommendations

For the purpose of this report, primary redevelopment projects include the development of single family residential, multifamily residential and elderly living units. The specific Redevelopment Plan for Redevelopment Study Area #2 should be amended on an as-needed basis to ensure and promote the development of this area in a comprehensive way.

Redevelopment projects in Redevelopment Study Area #2 will require significant investment in public infrastructure including water, sanitary sewer, and streets. However, specific needs are unknown at this time in the redevelopment planning process.

Finally, the Gibbon, Nebraska Comprehensive Plan 2026 (Adopted September, 2016) recommends that Redevelopment Study Area #2 serve as an area for single family and multifamily residential. The recommended residential development of the Redevelopment Study Area #2 poses no land use conflicts but the City of Gibbon should revisit each redevelopment project in this area to ensure each project doesn't have an adverse consequence on the current and future uses of this area.

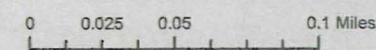
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Structure Age

- Less Than 40 Years
- Greater Than 40 Years

PROJECT: 018-0174 PHASE: 400
 DRAWN BY: JJJOHNSON
 DATE: October 18, 2018

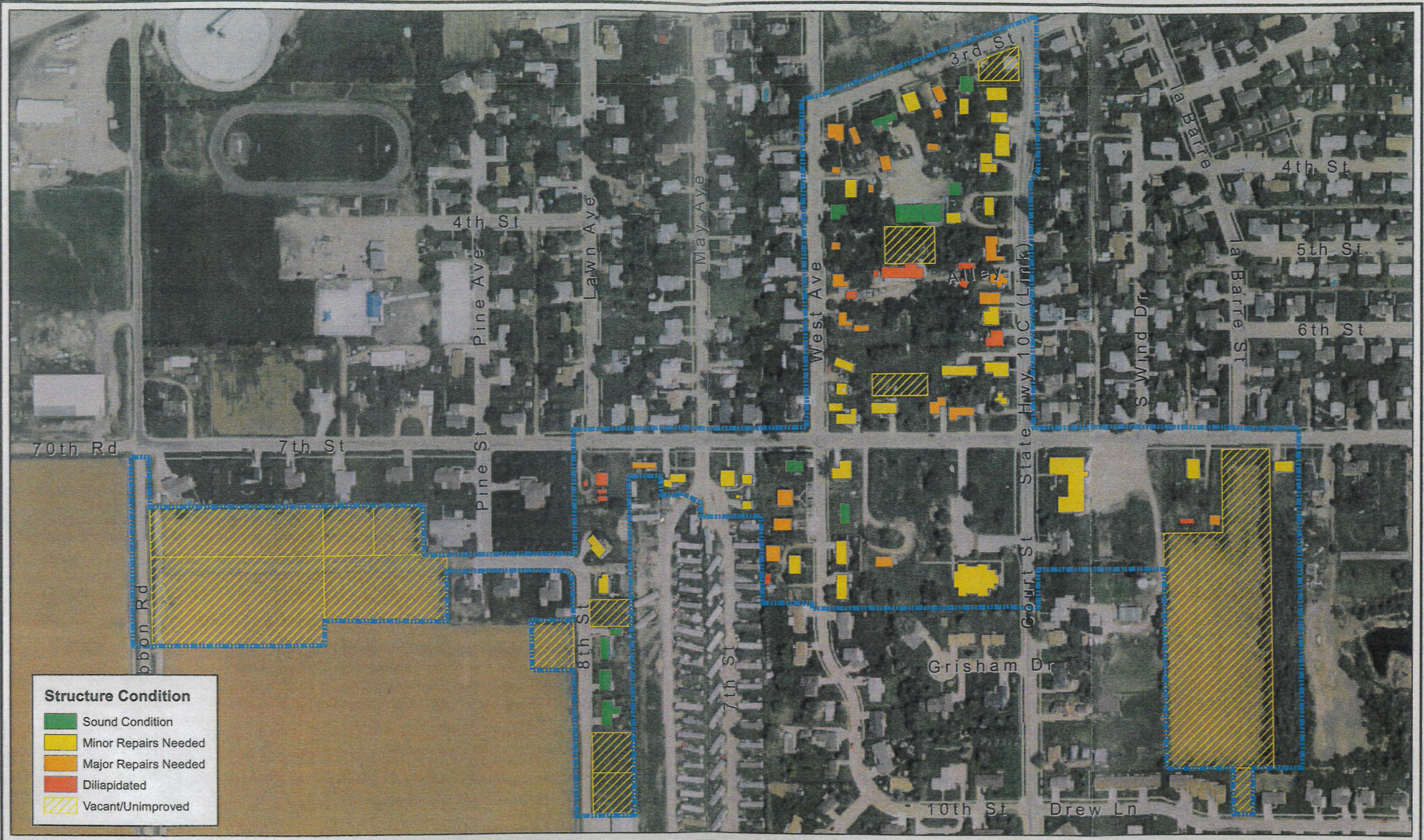


BLIGHT AND SUBSTANDARD STUDY
 STRUCTURE AGE MAP
 CITY OF GIBBON, NEBRASKA

Legend
 2018 Blight Study Area

olsson
6415 2nd Avenue, Suite 1 Kearney, NE 68845 TEL 308.708.7850 FAX 308.384.6752 www.olssonblight.com

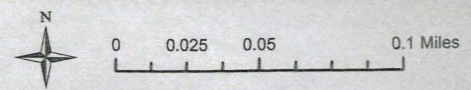
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Structure Condition

- Sound Condition
- Minor Repairs Needed
- Major Repairs Needed
- Dilapidated
- Vacant/Unimproved

PROJECT: 018-0174 PHASE: 400
 DRAWN BY: JJJOHNSON
 DATE: October 18, 2018

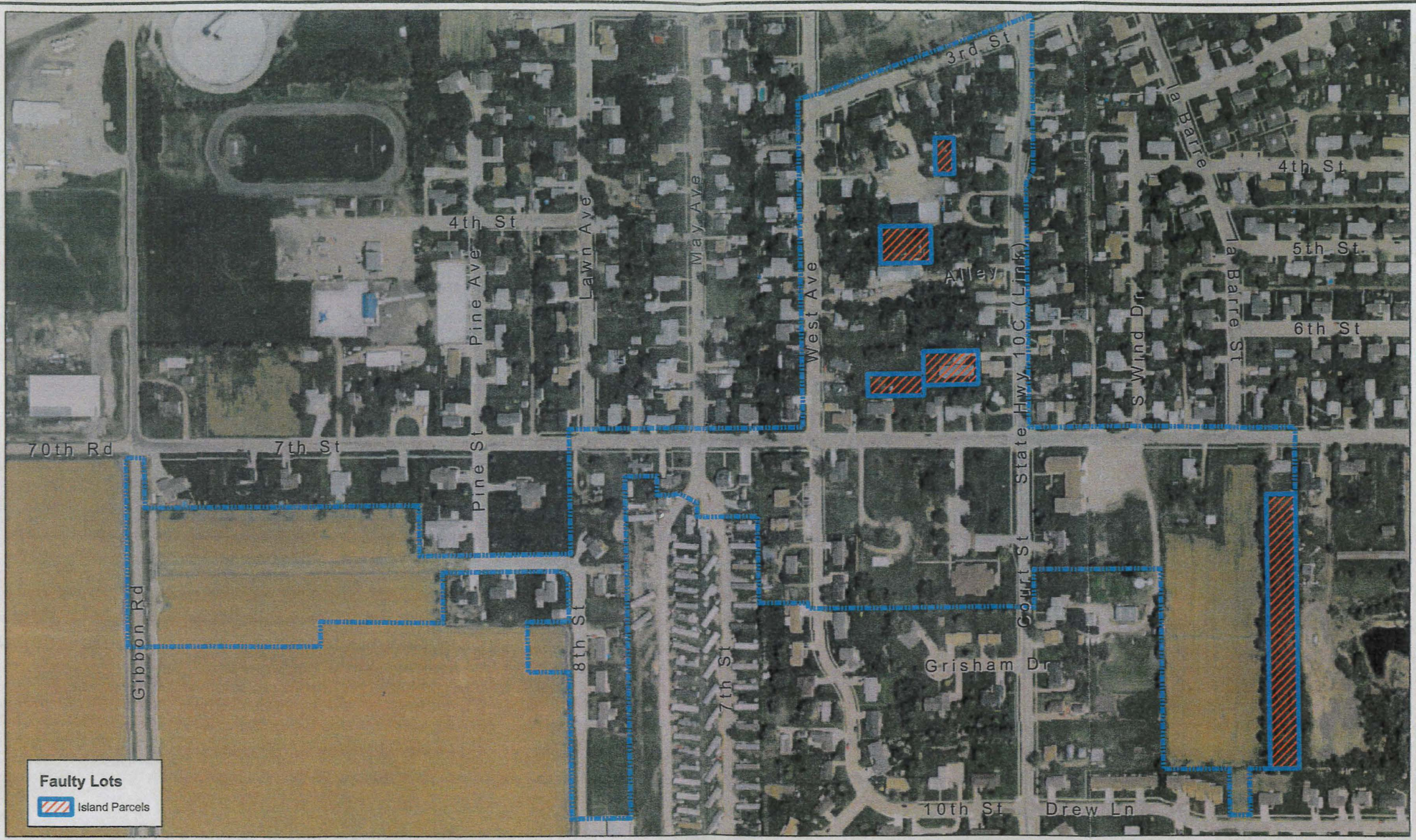


BLIGHT AND SUBSTANDARD STUDY
 STRUCTURE CONDITION MAP
 CITY OF GIBBON, NEBRASKA

Legend
 2018 Blight Study Area

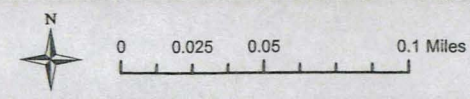
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 FAX: 308.384.8752
 www.olsoneng.com

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Faulty Lots
 Island Parcels

PROJECT: 018-0174 PHASE: 400
 DRAWN BY: JJJOHNSON
 DATE: October 18, 2018

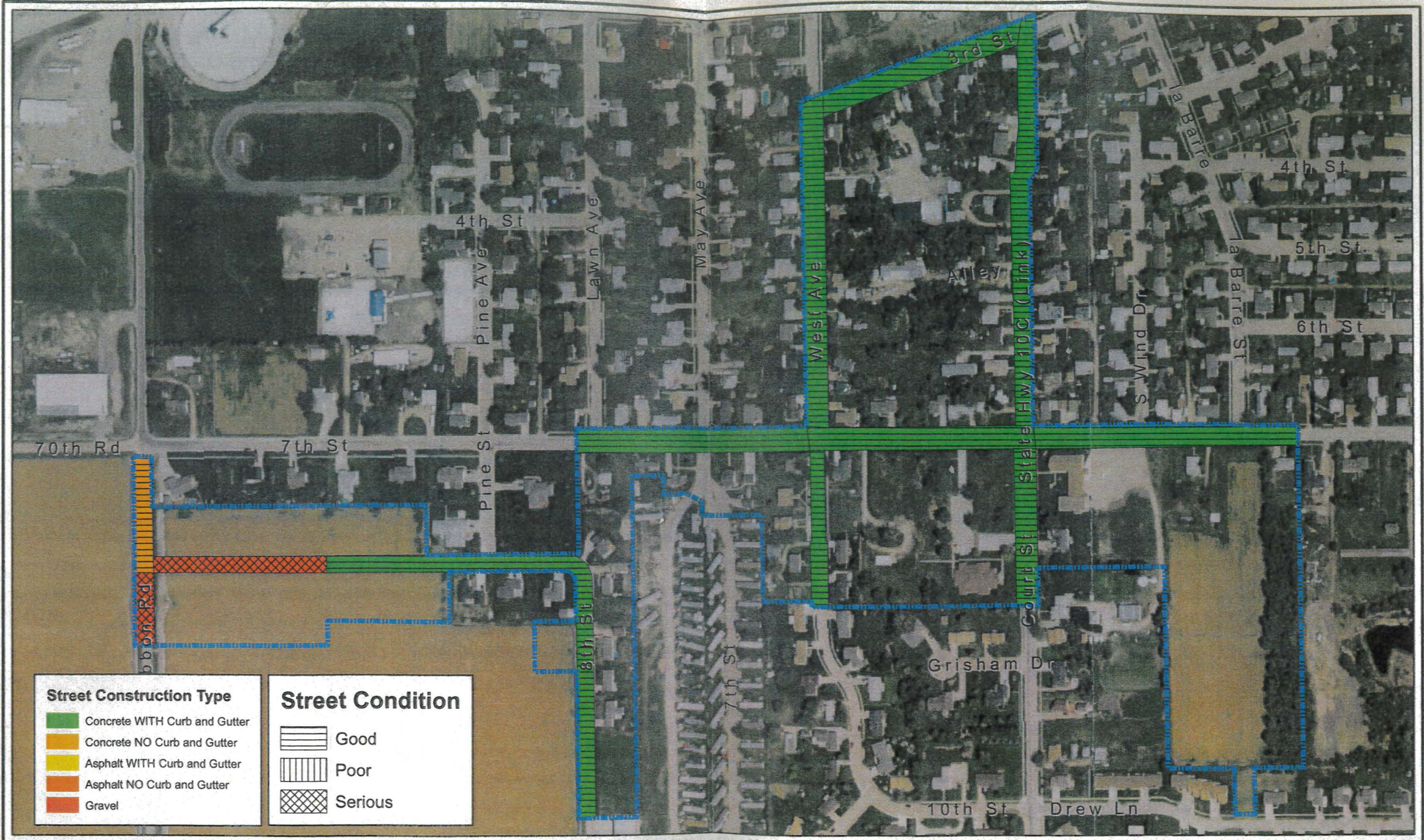


**BLIGHT AND SUBSTANDARD STUDY
 FAULTY LOT LAYOUT MAP
 CITY OF GIBBON, NEBRASKA**

Legend
 2018 Blight Study Area

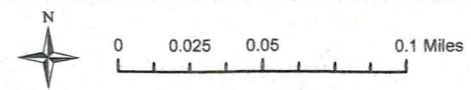
olsson
 6415 2nd Avenue, Suite 1
 Kearney, NE 68845
 TEL 308.708.7950
 FAX 308.584.8792
 www.olssonllp.com

C:\Users\jjohnson\OneDrive - Olsson Associates\GIS DATA FILES\Gibbon, NE\2018 Blight Study.mxd User: jjohnson



Street Construction Type		Street Condition	
	Concrete WITH Curb and Gutter		Good
	Concrete NO Curb and Gutter		Poor
	Asphalt WITH Curb and Gutter		Serious
	Asphalt NO Curb and Gutter		
	Gravel		

PROJECT: 018-0174 PHASE: 400
 DRAWN BY: JJJOHNSON
 DATE: October 18, 2016

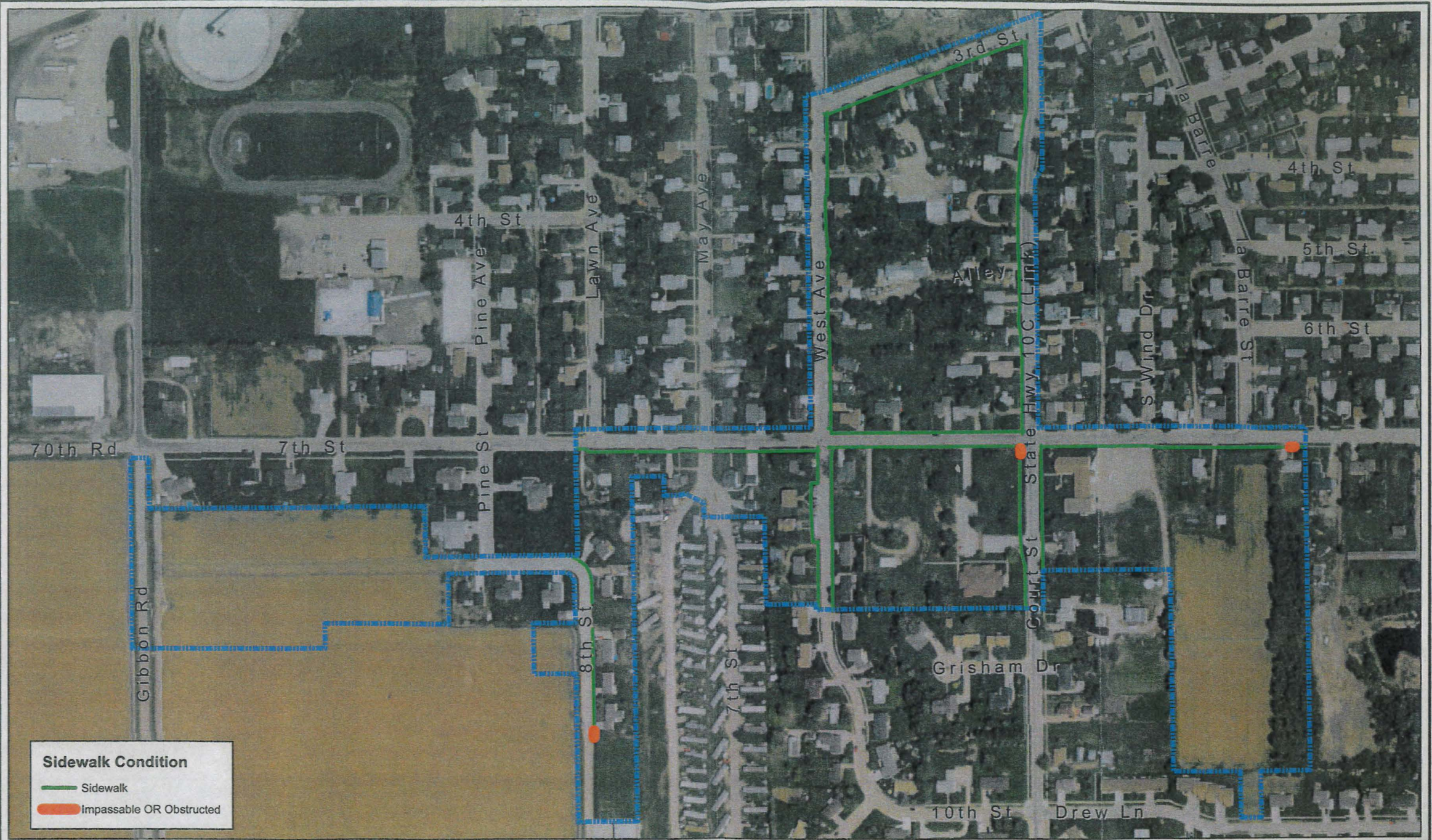


BLIGHT AND SUBSTANDARD STUDY
 PUBLIC INFRASTRUCTURE - STREET CONDITION MAP
 CITY OF GIBBON, NEBRASKA

Legend
 2018 Blight Study Area

olsson
 0416 2nd Avenue, Suite 1
 Kearney, NE 68845
 TEL 308.706.7850
 FAX 308.394.6752
 www.olssoneng.com

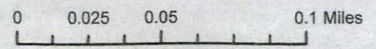
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Sidewalk Condition

- Sidewalk
- Impassable OR Obstructed

PROJECT: 018-0174 PHASE: 400
 DRAWN BY: JJJOHNSON
 DATE: October 18, 2018

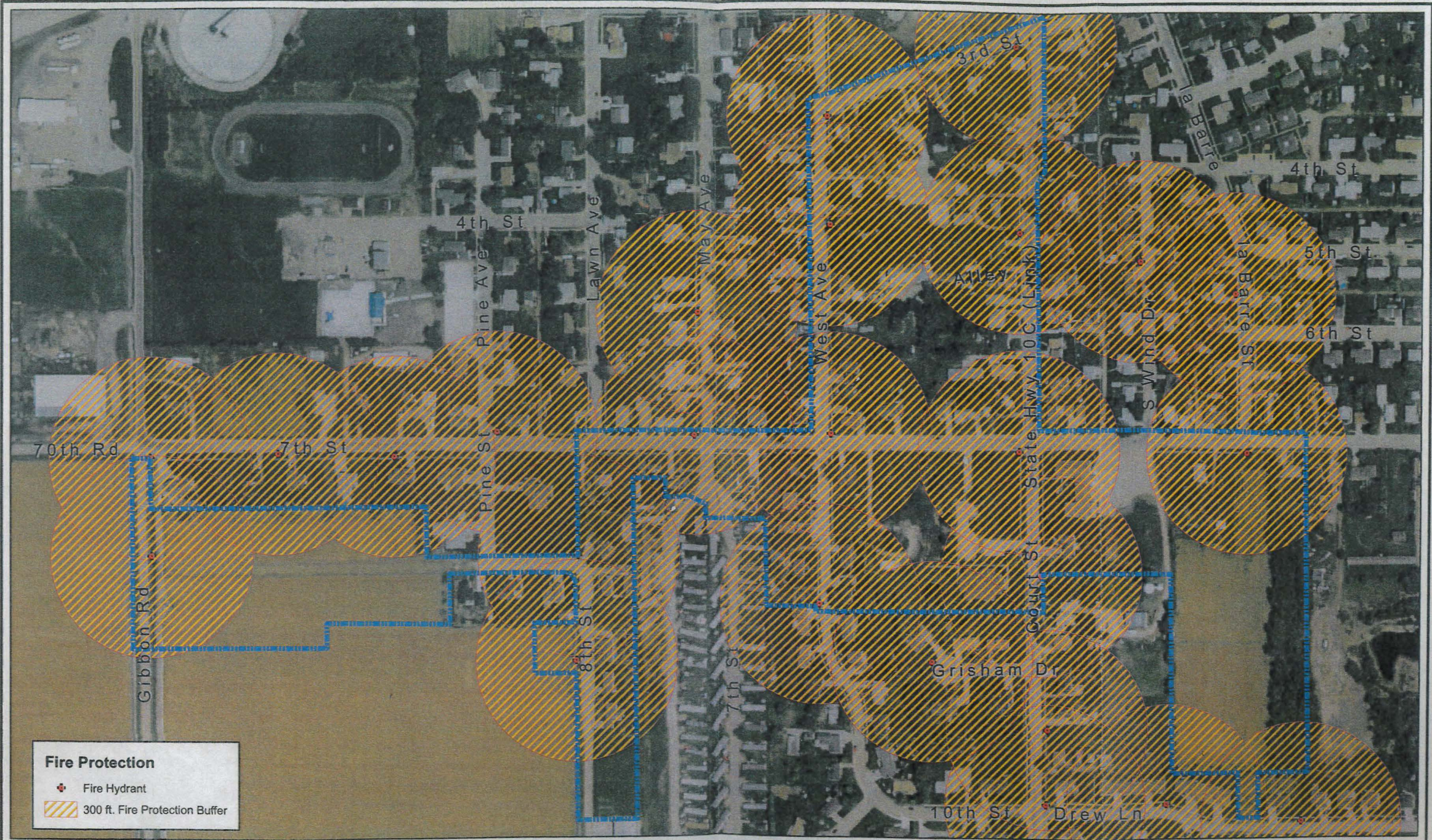


BLIGHT AND SUBSTANDARD STUDY
 PUBLIC INFRASTRUCTURE - SIDEWALK CONDITION MAP
 CITY OF GIBBON, NEBRASKA

Legend
 2018 Blight Study Area

olsson
 6415 2nd Avenue, Suite 1
 Kearney, NE 68845
 TEL 308.708.7800
 FAX 308.264.4792
 www.olssoneng.com

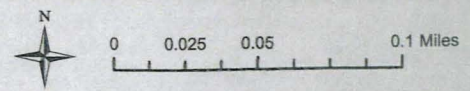
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Fire Protection

-  Fire Hydrant
-  300 ft. Fire Protection Buffer

PROJECT: 018-0174 PHASE: 400
 DRAWN BY: JJJOHNSON
 DATE: October 18, 2018



BLIGHT AND SUBSTANDARD STUDY
 PUBLIC INFRASTRUCTURE - FIRE HYDRANT MAP
 CITY OF GIBBON, NEBRASKA

Legend
 2018 Blight Study Area

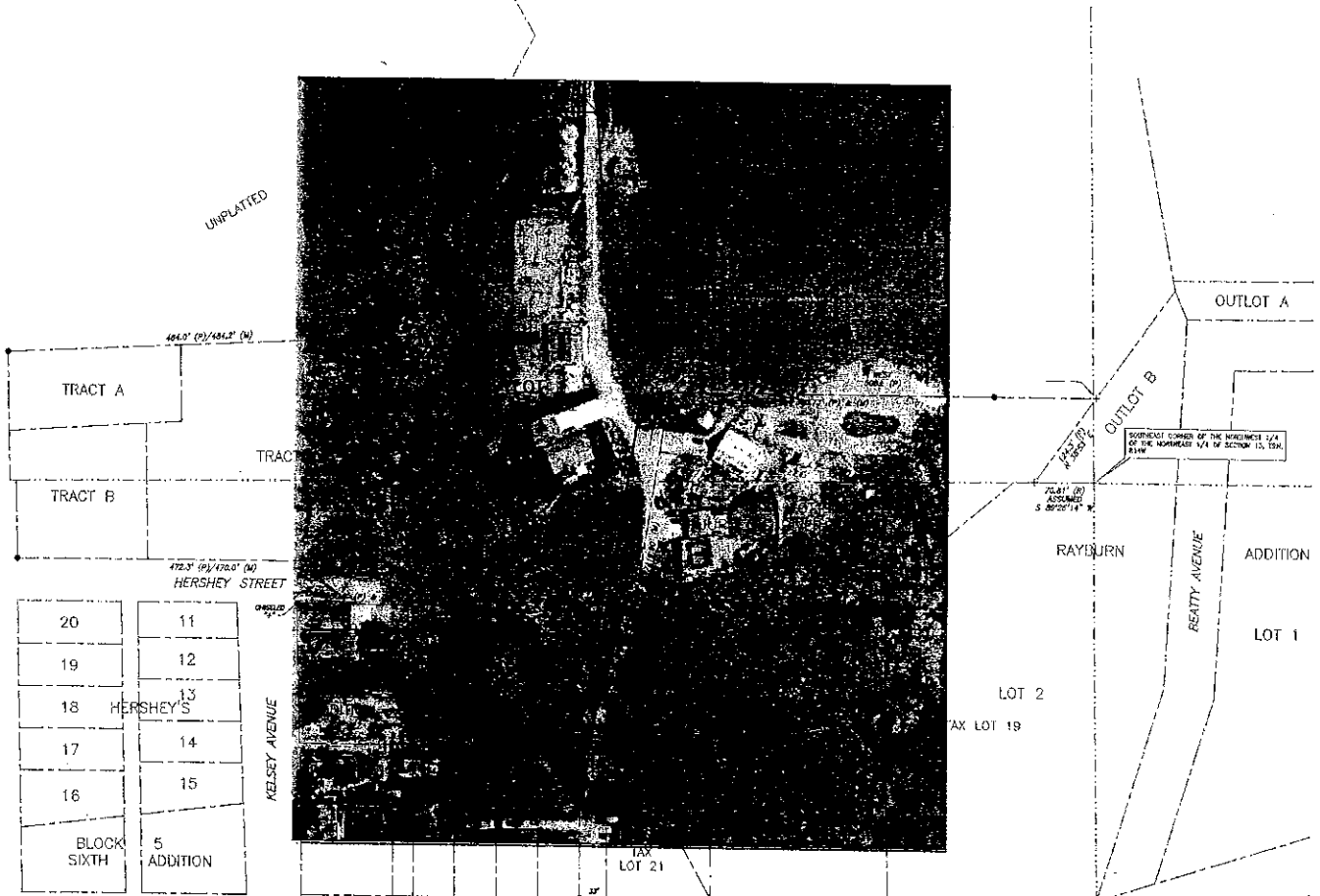


0118 2nd Avenue, Suite 1
 Kearney, NE 68845
 TEL 308.798.7800
 FAX 308.384.6762
 www.parcemapping.com

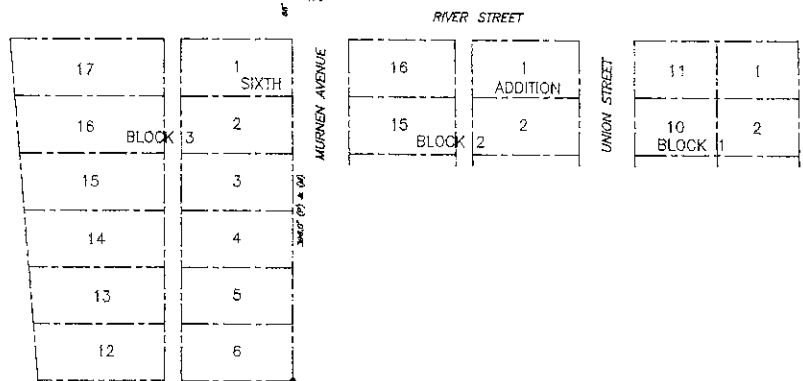
PROPOSED
JURGEN'S RIVER SECOND SUBDIVISION
 A SUBDIVISION BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
 AND PART OF TAX LOT 22 IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and part of Tax Lot Twenty-two (22) in Section Thirteen (13), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 13 and assuming the south line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°25'14" W and all bearings contained herein are relative thereto; thence S 89°25'14" W on the aforesaid south line a distance of 70.81 feet to a point on the centerline of Wood River, said point also being on the east line of Lot 1 Jurgen's River Subdivision, a subdivision being part of the North Half of the Northeast Quarter (N1/2 NE1/4) and part of Tax Lot Twenty-two (22) in Section Thirteen (13), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence N 36°53' E on the aforesaid centerline of Wood River and the east line of said Lot 1 a distance of 124.3 feet to the northeast corner of said Lot 1; thence WEST on the ACTUAL PLACE OF BEGINNING, said point being the northwest corner of a 33.0 foot ingress-egress easement; thence WEST a distance of 33.4 feet to 60.00 feet; thence N 03°25' W a distance of 285.00 feet; thence WEST a distance of 124.3 feet to a point on the centerline of Wood River; thence downstream on the aforesaid centerline S 28°15'14" W a distance of 161.30 feet; thence WEST a distance of 124.3 feet to a point on the centerline of Wood River; thence S 05°35'30" E a distance of 73.94 feet; thence S 61°34'50" E a distance of 100.45 feet; thence S 40°44'07" E a distance of 101.75 feet; thence S 12°39'04" E a distance of 130.77 feet; thence S 43°52'05" E a distance of 39.65 feet to a point on the west line of Murnen Avenue, a street in the City of Gibbon, Buffalo County, Nebraska, if extended north; thence leaving the centerline of Wood River N 09°00' E on the west line of a 33.0 foot ingress-egress easement, said line being parallel with and 33.0 feet westerly of the west line of Lot 1, Jurgen's River Subdivision, a distance of 464.4 feet to the place of beginning.



20	11
19	12
18	13
17	14
16	15
BLOCK SIXTH	5 ADDITION



N

0 100' 200'

Scale: 1" = 100'

(M) = Measured Distance
 (R) = Recorded Distance
 (P) = Platted Distance
 + = Temporary Point
 • = Corner (Found (5/8" Rebar, Except As Indicated)
 ○ = Corner Established (5/8" x 24" Capped Rebar)

TRENTON D. SNOW, LLC
 A Land Surveying Company

1000 Center Avenue
 P.O. Box 1772
 Kearney, NE 68849
 Office: (402) 233-1714
 Fax: (402) 233-1478
 Cell: (402) 233-1045
 www.trentonsurvey.com

PRELIMINARY PLAT

JURGEN'S RIVER SECOND SUBDIVISION

A SUBDIVISION BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
AND PART OF TAX LOT 22 IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

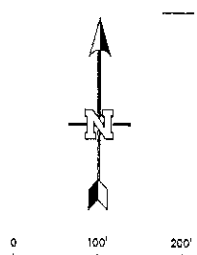
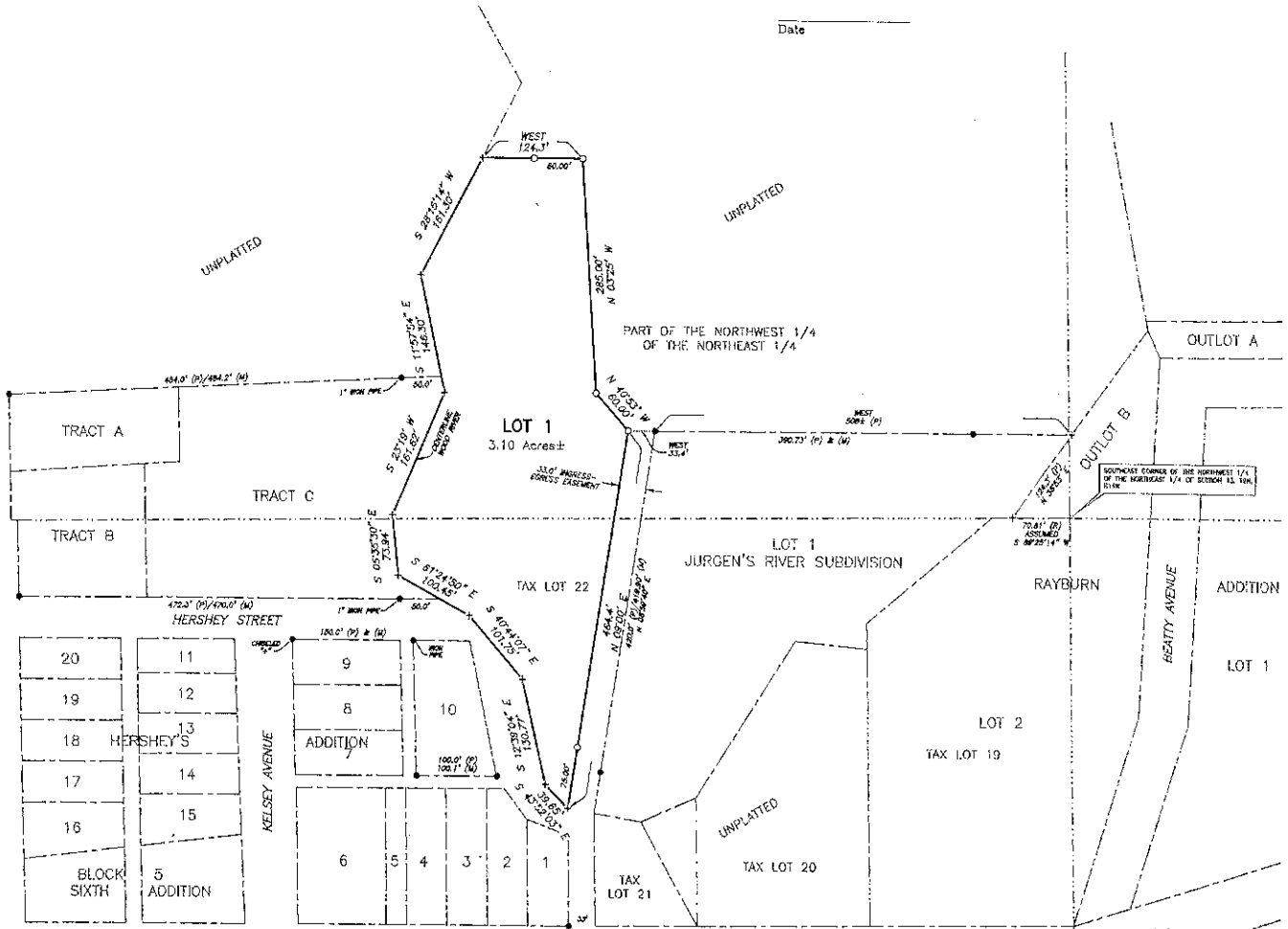
SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "JURGEN'S RIVER SECOND SUBDIVISION", a subdivision being part of the Northwest 1/4 of the Northeast 1/4 and part of Tax Lot 22 in Section 13, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

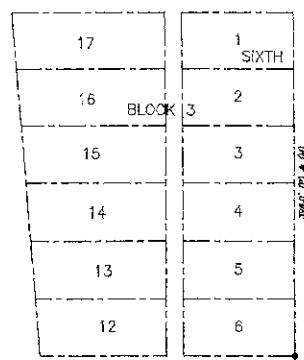
(S E A L)

Trenton D. Snow
Nebr. Reg. L.S. No. 626

Date _____



- Scale: 1" = 100'
- (M) = Measured Distance
 - (R) = Recorded Distance
 - (P) = Platted Distance
 - + = Temporary Point
 - = Corner Found (5/8" Rebar, Except As Indicated)
 - = Corner Established (5/8" x 24" Cupped Rebar)



TRENTON D. SNOW, LLC
A Land Surveying Company

1200 Central Expressway
P.O. Box 1775
Nebraska NE 68604
Other: (402) 254-1774
Fax: (402) 254-1775
Cell: (402) 254-1776
www.trentonsurveying.com

JURGEN'S RIVER SECOND SUBDIVISION
 A SUBDIVISION BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
 AND PART OF TAX LOT 22 IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and part of Tax Lot Twenty-two (22) in Section Thirteen (13), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 13 and assuming the south line of said Northwest 1/4 of the Northeast 1/4 as bearing S 89°25'14" W and all bearings contained herein are relative thereto; thence S 89°25'14" W on the aforesaid south line a distance of 70.81 feet to a point on the centerline of Wood River, said point also being on the east line of Lot 1 Jurgen's River Subdivision, a subdivision being part of the North Half of the Northeast Quarter (N1/2 NE1/4) and part of Tax Lot Twenty-two (22) in Section Thirteen (13), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence N 36°53' E on the aforesaid centerline of Wood River and the east line of said Lot 1 a distance of 124.3 feet to the northeast corner of said Lot 1; thence WEST on the north line of said Lot 1 a distance of 508 feet, more or less to the northwest corner of said lot; thence continuing WEST a distance of 33.4 feet to the ACTUAL PLACE OF BEGINNING, said point being the northwest corner of a 33.0 foot ingress-egress easement; thence N 40°53' W a distance of 50.00 feet; thence N 03°23' W a distance of 285.00 feet; thence WEST a distance of 124.3 feet to a point on the centerline of Wood River; thence downstream on the aforesaid centerline S 28°15'14" W a distance of 161.30 feet; thence continuing downstream on the aforesaid centerline S 11°57'54" E a distance of 146.30 feet; thence S 23°19' W a distance of 161.82 feet; thence S 05°35'30" E a distance of 73.94 feet; thence S 61°24'50" E a distance of 100.45 feet; thence S 40°44'07" E a distance of 101.75 feet; thence S 12°39'04" E a distance of 130.77 feet; thence S 43°52'03" E a distance of 39.65 feet to a point on the west line of Murnen Avenue, a street in the City of Gibbon, Buffalo County, Nebraska, if extended north; thence leaving the centerline of Wood River N 09°00' E on the west line of a 33.0 foot ingress-egress easement, said line being parallel with and 33.0 feet westerly of the west line of Lot 1, Jurgen's River Subdivision, a distance of 464.4 feet to the place of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Lonnie Jurgens and Heather Jurgens, husband and wife, being the sole owner(s) of the land described hereon has caused the same to be surveyed, subdivided, platted and designated as JURGEN'S RIVER SECOND SUBDIVISION, a subdivision being part of the Northwest 1/4 of the Northeast 1/4 and part of Tax Lot 22 in Section 13, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners hereby ratify and approve the disposition of the property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and further dedicates to the sole use and benefit of abutting owners the ingress-egress easement, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this ____ day of _____, 20__.

 Lonnie Jurgens, Husband of Heather Jurgens

 Heather Jurgens, Wife of Lonnie Jurgens

ACKNOWLEDGMENTS

STATE OF _____)
) ss:
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Lonnie Jurgens, husband of Heather Jurgens.

 (signature) (S E A L)

 (print name)

Notary Public
 My Commission Expires _____

STATE OF _____)
) ss:
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Heather Jurgens, wife of Lonnie Jurgens.

 (signature) (S E A L)

 (print name)

Notary Public
 My Commission Expires _____

APPROVAL OF GIBBON, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, _____, Chairperson or Vice-Chairperson of the City Planning Commission of the City of Gibbon, Buffalo County, Nebraska, does hereby certify that the foregoing plat of JURGEN'S RIVER SECOND SUBDIVISION, a subdivision being part of the Northwest 1/4 of the Northeast 1/4 and part of Tax Lot 22 in Section 13, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, was submitted to the Gibbon, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Gibbon, Nebraska, Planning Commission was made to the City Council on the ____ day of _____, 20__.

 (signature) _____

 (print name) Title
 Chairman or Vice-Chairman

APPROVAL OF GIBBON, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Gibbon, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the ____ day of _____, 20__, and upon motion duly made and recorded, the same was approved, in all respects by a majority vote of the members of such council.

Dated this ____ day of _____, 20__.

 (signature)

 (print name)

PRESIDENT OF THE COUNCIL
 AND EX-OFFICIO MAYOR

ATTEST: _____ (S E A L)

 (signature)

 (print name)

CITY CLERK

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GIBBON, NEBRASKA, that the plat of JURGEN'S RIVER SUBDIVISION, a subdivision being part of the North Half of the Northeast Quarter (N1/2 NE1/4) and part of Tax Lot Twenty-two (22) in Section Thirteen (13), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved and accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska;

PASSED AND APPROVED THIS ____ DAY OF _____, 20__.

 (signature)

 (print name)

PRESIDENT OF THE COUNCIL
 AND EX-OFFICIO MAYOR

ATTEST: _____ (S E A L)

 (signature)

 (print name)

CITY CLERK

TRINITY D. SNOW, LLC
 A Land Surveying Company



1309 Circle Avenue
 200, Box 1772
 Kearney, NE 68542
 Office: (402) 224-4784
 Fax: (402) 224-7679
 Cell: (402) 785-0562
 www.trinitydsnow.com

PROPOSED
SHIERS ESTATES THIRD
 A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

NEAREST CORNER OF THE NORTH 1/2 OF THE
 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9
 NORTH, RANGE 14 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN

NEAREST CORNER OF THE NORTH 1/2 OF THE
 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9
 NORTH, RANGE 14 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN



- (A) Boundary Line
- (B) Easement
- (C) Encroachment
- (D) Easement
- (E) Easement
- (F) Easement
- (G) Easement
- (H) Easement
- (I) Easement
- (J) Easement
- (K) Easement
- (L) Easement
- (M) Easement
- (N) Easement
- (O) Easement
- (P) Easement
- (Q) Easement
- (R) Easement
- (S) Easement
- (T) Easement
- (U) Easement
- (V) Easement
- (W) Easement
- (X) Easement
- (Y) Easement
- (Z) Easement

NEAREST CORNER OF THE NORTH 1/2 OF THE
 NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9
 NORTH, RANGE 14 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN

TRENTON D. SNOW, J.C.
 A Land Surveying Company

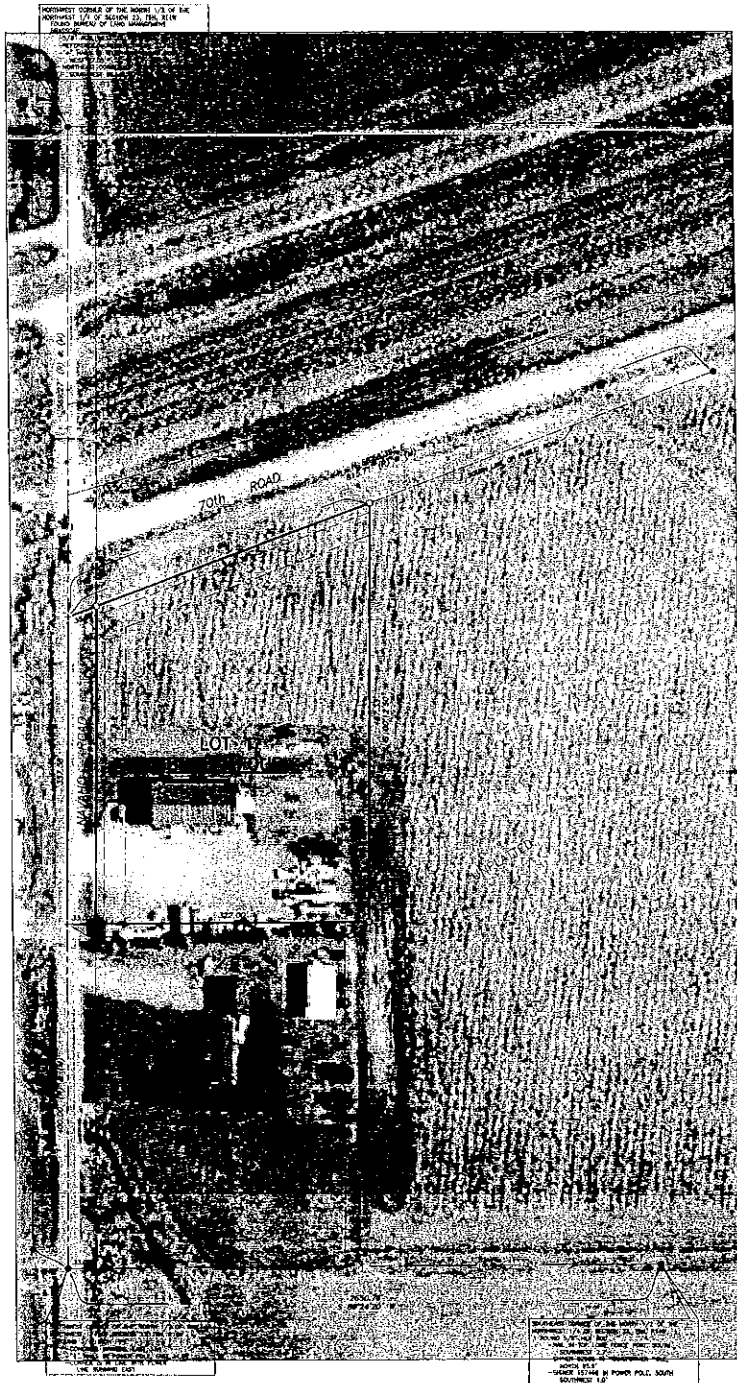
1509 Central Avenue
 P.O. Box 1772
 Hastings, NE 68404

Office: (402) 546-1144
 Fax: (402) 537-7878
 Cellular: (402) 792-1566
www.tdsw.com

SHEET 1 OF 2 SHEETS

2005-01-05 08:27

PROPOSED
SHIERS ESTATES THIRD
 A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA



LEGAL DESCRIPTION

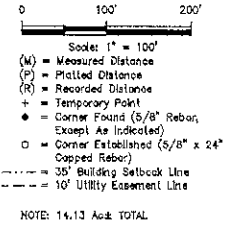
A tract of land being part of the North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to Northeast corner of the Northwest 1/4 of said Section 23 and assuming the north line of said Northwest 1/4 as bearing S 89°26' W and all bearings contained herein are relative thereto; thence S 89°26' W on the aforesaid north line a distance of 775.13 feet to the ACTUAL PLACE OF BEGINNING, said point being the northwest corner of Shiers Estates, a subdivision being part of the North Half of the Northwest Quarter of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence continuing S 89°26' W on the afore described course a distance of 354.60 feet; thence S 08°01'48" E a distance of 396.38 feet to a point on a non-tangent curve; thence on a 467.00 foot non-tangent radius curve to the right, concave southerly, forming a central angle of 07°19'33" an arc distance of 59.71 feet to the point of tangency, said point being N 55°46'13" E a chord distance of 59.47 feet from the previously described point; thence N 89°26' E a distance of 285.45 feet to the northwest corner of Lot 3, Block 3, in said Shiers Estates; thence N 00°01'36" W on the west line of said Shiers Estates a distance of 33.00 feet; thence S 89°26' W a distance of 45.23 feet; thence N 00°01'36" W on the aforesaid west line a distance of 355.15 feet to the place of beginning;

ALSO

A tract of land being part of the North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the North 1/2 of the Northwest 1/4 of said Section 23 and assuming the south line of said North 1/2 of the Northwest 1/4 as bearing S 89°24'20" W and all bearings contained herein are relative thereto; thence S 89°24'20" W on the aforesaid south line a distance of 739.90 feet; thence N 00°01'36" W a distance of 323.00 feet; thence N 89°26' E a distance of 10.20 feet; thence N 00°01'36" W a distance of 323.06 feet to the southwest corner of Shiers Estates, a subdivision being part of the North Half of the Northwest Quarter of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence N 89°24'46" E on the south line of said Shiers Estates a distance of 330.00 feet to the northwest corner of Lot 1, Block 2, Shiers Estates Second, a subdivision being part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence S 00°01'36" E on the west line of said Shiers Estates Second a distance of 356.18 feet to a point on the south line of 67th Road, a road in Buffalo County, Nebraska; thence N 89°26' E on the aforesaid south line a distance of 163.75 feet to a point on a non-tangent curve; thence on a non-tangent 50.00 foot radius curve to the left, concave northerly, forming a central angle of 138°42' an arc distance of 121.04 feet to the southwest corner of Lot 1, Block 1 in said Shiers Estates Second, said point being N 68°47' E a chord distance of 93.33 feet from the previously described point; thence N 89°26' E on the south line of said Lot 1, Block 1 a distance of 148.59 feet to the southeast corner of said lot, said point being on the east line of said North 1/2 of the Northwest 1/4; thence S 00°01'36" E on the aforesaid east line a distance of 322.95 feet to the place of beginning;

AND ALSO

A tract of land being part of the North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 23 and assuming the West line of said Northwest 1/4 as bearing N 00°12'50" E and all bearings contained herein are relative thereto; thence N 00°12'50" E on the aforesaid west line a distance of 400.00 feet to the ACTUAL PLACE OF BEGINNING; thence continuing N 00°12'50" E on the afore described course a distance of 357.58 feet to a point on the south line of 70th Road, a road in Buffalo County, Nebraska; thence N 68°58'39" E on the aforesaid south line a distance of 379.69 feet; thence S 00°12'50" W parallel with the aforesaid west line a distance of 487.38 feet to a point 400.00 feet northerly of the south line of said North 1/2 of the Northwest 1/4; thence S 89°24'20" W parallel with the aforesaid south line a distance of 355.00 feet to the place of beginning.



NOTE: 14.13 AC± TOTAL

TRENTON D. SNOW, LLC
 A Land Surveying Company



SHIERS ESTATES THIRD

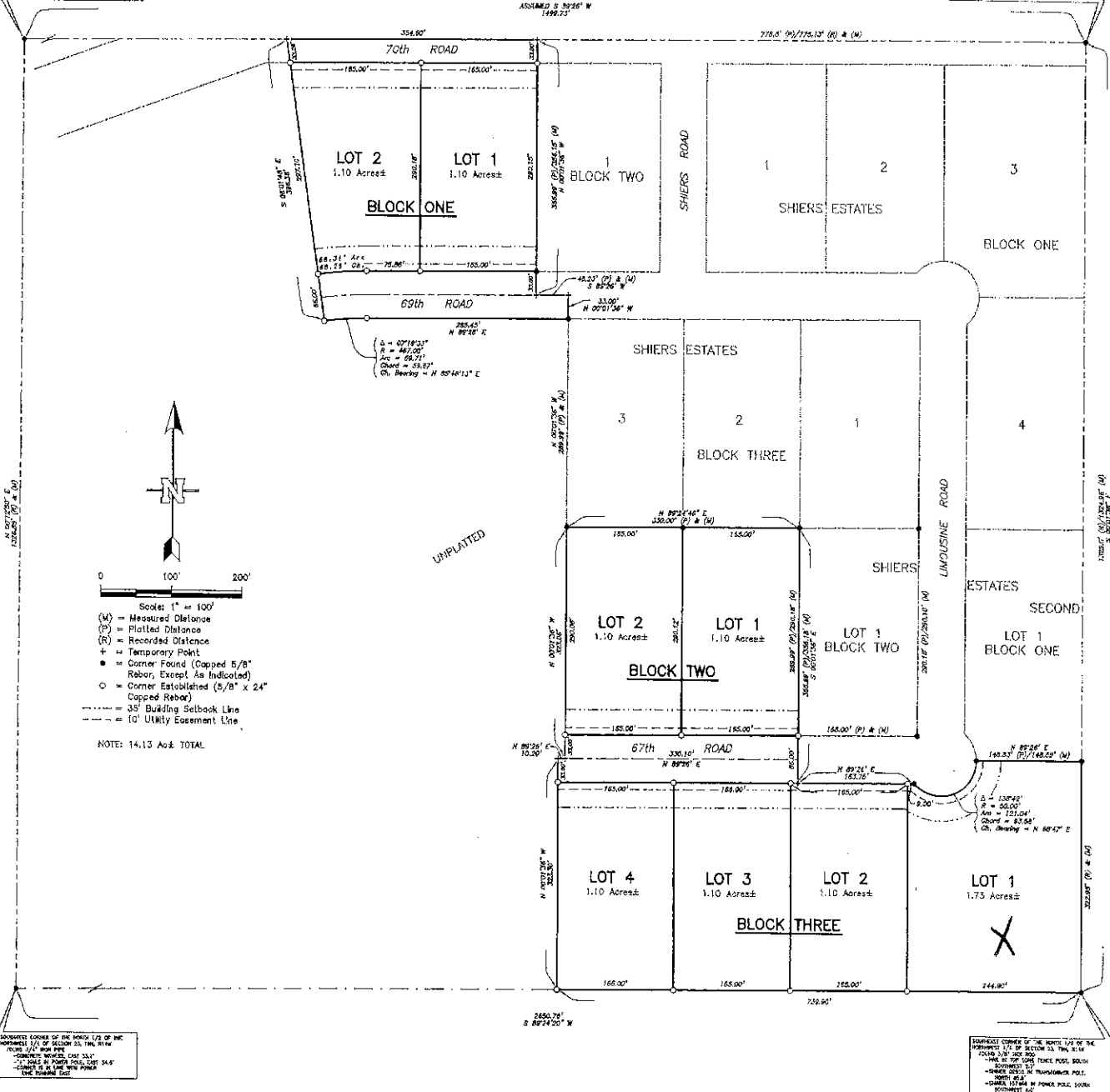
A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 14 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

WESTWEST CORNER OF THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 14 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BUFFALO COUNTY,
NEBRASKA

1/4" = 100' HORIZ. SCALE
1/8" = 100' VERT. SCALE
1" = 100' DIAGONAL SCALE

NORTHWEST CORNER OF THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 14 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BUFFALO COUNTY,
NEBRASKA

1/4" = 100' HORIZ. SCALE
1/8" = 100' VERT. SCALE
1" = 100' DIAGONAL SCALE



SOUTHWEST CORNER OF THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 14 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BUFFALO COUNTY,
NEBRASKA

1/4" = 100' HORIZ. SCALE
1/8" = 100' VERT. SCALE
1" = 100' DIAGONAL SCALE

SOUTHWEST CORNER OF THE NORTH 1/2 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 3
NORTH, RANGE 14 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, BUFFALO COUNTY,
NEBRASKA

1/4" = 100' HORIZ. SCALE
1/8" = 100' VERT. SCALE
1" = 100' DIAGONAL SCALE

TRENTON D. SNOW, LLC
A Land Surveying Company



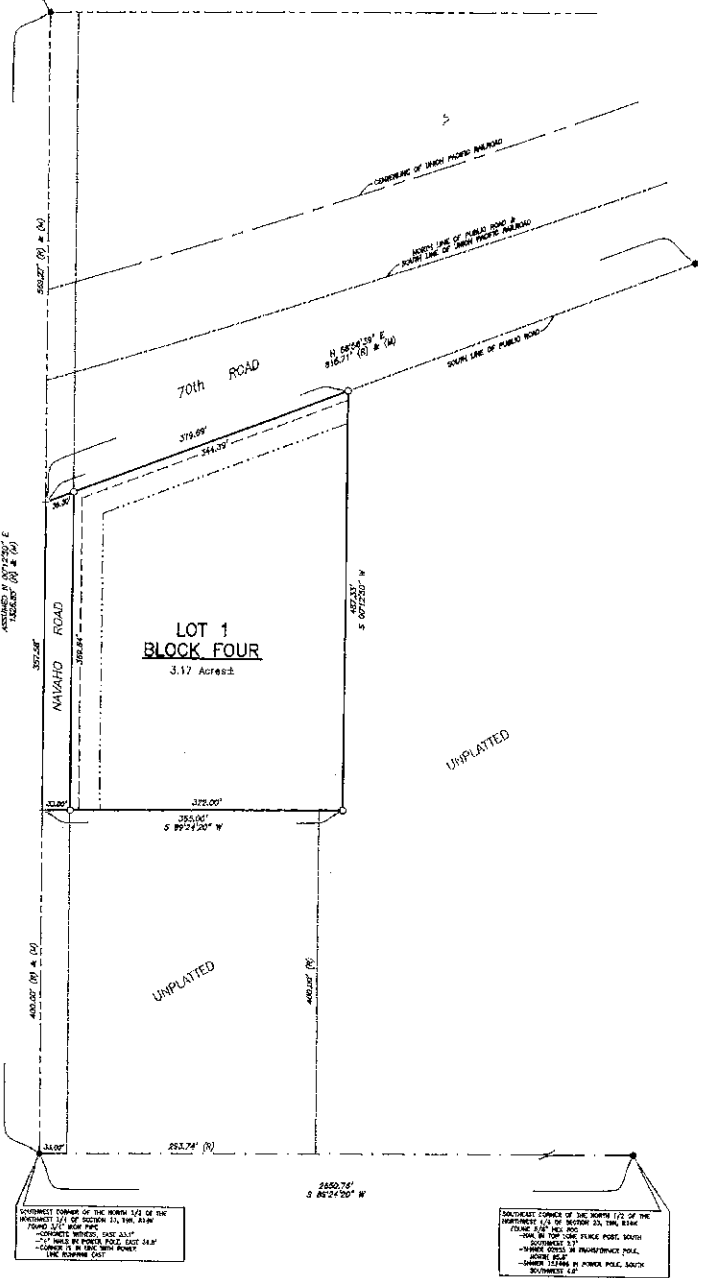
1209 Central Avenue
P.O. Box 1172
Kearney, NE 68849
Office (402) 882-1264
Fax (402) 882-7471
Cellular (308) 785-1080
www.tdsurvey.com

SHEET 1 OF 3 SHEETS

SHIERS ESTATES THIRD

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

WEST-SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA. BEARING S 89°26' W DISTANCE 775.13 FEET TO THE ACTUAL PLACE OF BEGINNING.



LEGAL DESCRIPTION

A tract of land being part of the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to Northeast corner of the Northwest 1/4 of said Section 23 and assuming the north line of said Northwest 1/4 as bearing S 89°26' W and all bearings contained herein are relative thereto; thence S 89°26' W on the aforesaid north line a distance of 775.13 feet to the ACTUAL PLACE OF BEGINNING, said point being the northwest corner of Shiers Estates, a subdivision being part of the North Half of the Northwest Quarter of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence continuing S 89°26' W on the afore described course a distance of 354.60 feet; thence S 08°01'48\"/>

ALSO
A tract of land being part of the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of the North 1/2 of the Northwest 1/4 of said Section 23 and assuming the south line of said North 1/2 of the Northwest 1/4 as bearing S 89°24'20\"/>

AND ALSO
A tract of land being part of the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section Twenty-three (23), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 23 and assuming the West line of said Northwest 1/4 as bearing N 00°12'50\"/>

SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "SHIERS ESTATES THIRD", a subdivision being part of the North 1/2 of the Northwest NW 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow
Nebr. Reg. L.S. No. 626

Date

SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA. BEARING S 89°24'20\"/>

SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA. BEARING S 89°24'20\"/>



- 0 100' 200'
- Scale: 1" = 100'
- (M) = Measured Distance
- (P) = Plotted Distance
- (R) = Recorded Distance
- + = Temporary Point
- = Corner Found (5/8" Rebar, Except As Indicated)
- = Corner Established (6/8" x 24" Capped Rebar)
- - - = 35' Building Setback Line
- - - = 10' Utility Easement Line

NOTE: 14.13 Ac± TOTAL

TRENTON D. SNOW, LLC
 A Land Surveying Company

 1576 Central Avenue
 P.O. Box 1172
 Kearney, NE 68542
 Phone: (402) 251-1964
 Fax: (402) 257-2872
 Cell: (402) 257-1965
 www.NebraskaSurveyors.com

SHIERS ESTATES THIRD

A SUBDIVISION BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4
OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 14 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that David L. Shiers and Carol A. Shiers, husband and wife, and First National Bank of Omaha, Trustee and Beneficiary of Deed of Trust by and through _____ (print name), its _____ (print title), being the sole owners of the land described herein have caused the same to be surveyed, subdivided, platted and designated as "SHIERS ESTATES THIRD", a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, and said owners hereby ratify and approve the disposition of the property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this ____ day of _____, 20____.

David L. Shiers, husband of Carol A. Shiers

Carol A. Shiers, wife of David L. Shiers

_____(signature)

_____(print name)

_____(print title)

of First National Bank of Omaha, Trustee and Beneficiary of Deed of Trust

ACKNOWLEDGMENTS

STATE OF _____)

COUNTY OF _____) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by David L. Shiers, husband of Carol A. Shiers.

_____(signature) (S E A L)

Notary Public

My Commission Expires _____

STATE OF _____)

COUNTY OF _____) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Carol A. Shiers, wife of David L. Shiers.

_____(signature) (S E A L)

Notary Public

My Commission Expires _____

STATE OF _____)

COUNTY OF _____) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by First National Bank of Omaha, Trustee and Beneficiary of Deed of Trust by and through _____ (print name) its _____ (print title)

_____(signature) (S E A L)

Notary Public

My Commission Expires _____

APPROVAL OF GIBBON, NEBRASKA, CITY PLANNING COMMISSION

The undersigned, _____, Chairperson or Vice-Chairperson of the City Planning Commission of the City of Gibbon, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "SHIERS ESTATES THIRD", a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range 14 West of the Sixth Principal Meridian, Buffalo County, Nebraska, was submitted to the Gibbon, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Gibbon, Nebraska, Planning Commission was made to the City Council on the ____ day of _____, 20____.

_____(signature)

_____(print name)

Chairman or Vice-Chairman

APPROVAL OF GIBBON, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Gibbon, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the ____ day of _____, 20____, and upon motion duly made and recorded, the same was approved, in all respects by a majority vote of the members of such council.

Dated this ____ day of _____, 20____.

_____(signature)

_____(print name)

PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

ATTEST:

(S E A L)

_____(signature)

_____(print name)

CITY CLERK

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GIBBON, NEBRASKA, that the plat of "SHIERS ESTATES THIRD", a subdivision being part of the North 1/2 of the Northwest 1/4 of Section 23, Township 9 North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved and accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska;

PASSED AND APPROVED THIS ____ DAY OF _____, 20____.

_____(signature)

_____(print name)

PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

ATTEST:

(S E A L)

_____(signature)

_____(print name)

CITY CLERK

TRENTON D. SNOW, LLC
A Land Surveying Company



1369 Central Avenue
P.O. Box 1172
Kearney, NE 68642
Office: (402) 865-0204
Fax: (402) 865-7519
Cellular: (402) 265-7085
www.tdsurveyors.com

MINUTE RECORD
GIBBON CITY COUNCIL
Monday, May 18, 2020

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Monday, May 18, 2020 along with three teleconferenced participants. Notice of the meeting was given in The Shelton Clipper on May 14, 2020 and by posting at Gibbon City Hall, Gibbon Post Office and Gibbon Exchange Bank.

Mayor Deb VanMatre called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. The Open Meetings Notice is posted on the north wall of the Council Chambers. The City of Gibbon abides by the Open Meetings Act in conducting business.

Roll Call: Jeff Burmood: Present
Bob Krier: Present
Leon Stall: Present
Derrick Clevenger: Present
Present: 4: Absent: 0

Submittal of Requests for Future Items: None

Reserve Time to Speak on Agenda Items: Ron Robinson requested time to speak if he had questions on any agenda item.

Presentations and Proclamations:

Buffalo County Sheriff Department— Captain Bob Anderson: Via teleconference Captain Anderson reported on activity during the month of April, which was normal for Gibbon. They have seen more disturbances county wide with the COVID-19 circumstances. The “click it or ticket” campaign has begun. Captain Anderson is pleased with Gibbon’s social distancing during this time. Councilman Stall asked what the procedure is when there is a loud party complaint. Captain Anderson advised him to have the reporting person call dispatch to have a deputy sent to the disturbance. He said unless there is a complaint generally the deputies don’t go to the residence. Mayor VanMatre requested more residential patrol. Councilman Burmood let the Captain know of a couple areas in town that need extra patrol on traffic as they have continued speeding and traffic violations. Again, the Captain Anderson advised him to call dispatch when this occurs as in the event the deputy is on one side of town he can’t be where the violation may have occurred but can make contact with the subject.

Mayor Report—Deb VanMatre: The mayor reported that she and Chris have been working with Chad from Chief on options for the fire hall renovations and expansion. He has a much better grasp on our needs and utilization of the space. This would include moving the city hall, adding a community room and expansion of the fire hall. We have requested a meeting with the representatives with the fire department to review the options before moving forward with a public presentation. We should be able to continue moving forward over the next few months to be prepared to make application for a grant through the Nebraska Department of Economic Development’s Civic and Community Center Financing Fund. The mayor asked for one of the council members to participate on the committee for this project. Kevin Hynes had participated in the past. Councilman Stall agreed to participate on the committee.

The mayor updated the council on the effect on city operations and the steps the city has taken since early March with the COVID-19 pandemic on protecting the staff and the public. The opening of the swimming pool situation remains fluid, with the recommendation currently from Governor Ricketts to not open before July 15 if at all. Nebraska Department of Environment and Energy recommends pools remain closed or delay in opening until after state and local Directed Health Measures are lifted. Our insurance carrier does not recommend opening pools this year at all. If the school opens as usual, we could be open a month at the most. Also, unless the number changes, we would be limited to 10 people and would need to adhere to social distancing. The logistics of opening the pool would be difficult to adhere to. City Hall continues to participate in weekly calls with the League of Nebraska Municipalities and Governor Ricketts on the current state directives and recommendations, and with the White House Office of Intergovernmental Affairs with updates from most federal agencies, in addition to daily emailed updates. Mr. Robinson asked questions on the City’s agreement with Two Rivers Public Health Department. He was advised Two Rivers must follow the direction of Nebraska Health and Human Services and Governor Ricketts. This agreement may be terminated at any time. It was clarified that Directive Health Measures are enforceable by law and recommendations are not. The City is following the Nebraska Health Directives.

Mayor VanMatre discussed the flood mitigation and drainage. The City of Gibbon experienced two unique and unprecedented flood events in 2019. There seems to be a sense among some citizens that we have not done anything to address the issues within our jurisdiction to mitigate the potential damage from future events. Be assured that we have and continue to do so. Each community is different in topography

and in the effect the location and flow of the river has in a high rain or runoff event. Following the flood events, we met with affected property owners, attended planning sessions with the other agencies, applied for grant funding, and authorized the fire department to work with landowners in clearing the river. In preparation for spring and summer rain events, we have cleaned ditches and culverts, jetted and vacuumed storm sewers, removed log jams in the river, and hired a contractor to clear downed trees. We continue to communicate with our Buffalo County Commissioner on clearing ditches east of town off Pawnee Road. They are finally working with landowners and are making some progress. We provided them with information on a CDBG grant which could be used to help fund this endeavor. We have asked UPRR to address the drainage east on Highway 30, and while they were to have hired an engineer, they have since declined to make any improvements, even if we were to cost share. These are short term actions, however long-term planning is in progress, specifically with the NRD and the USACE, with the potential for future flood control projects to be proposed. However, these are years long undertakings, and in no way a quick fix. While there are limits on what we can do outside of our jurisdiction, having experienced last year's flood events, we are prepared to take immediate action to assist in the movement water out of town as quickly as possible.

Chris and Susan will begin working on the budget process. They will provide the most up-to-date current and projected numbers. We anticipate the budget to be similar to this year, with the goal being to continue to maintain or increase our cash reserve, especially due to the unknowns with COVID-19 going forward at this point.

City Attorney Report—Barry Hemmerling: Barry gave the council an update on the City Code Book. He discussed the procedure on abatement of nuisance and unsafe buildings. The council can direct the City Administrator to demolish the unsafe building and all costs are assessed back to the property owner to be collected. There is no time line for the city to demolish and no bid needed to hire a contractor to demolish the building.

City Administrator Report—Chris Rector: Chris reported on city operations. There was no report on Keno as there was no play for last month. Sales tax for April 2020 was \$21,474.86 compared to April 2019 at \$17,597.10.

The parks department have rebuilt Legion baseball fields three and four. They just need to top dress to finish. At this time, the Governor has opened baseball and softball for practice beginning June 1st and for games on June 18th. The Governor and League of Municipalities have recommended that we require coaches and the Ball Association to sign waivers acknowledging the City is not responsible if the kids playing baseball or softball get sick from the Corona Virus. We have signed a contract with a painter to have the old bus barn building painted at Rosen Park. The cemetery has a familiar face working this summer as Mike Stalder has come back to help for the summer on a part time basis. No work has been done on the fence yet, but it will be installed soon.

We are planning to have a redevelopment plan for the former nursing home property. The proposed new owner is putting an application together and will submit it to Darren at the Economic Development Council. We will need to have a CDA meeting before the council meeting next month to accept and approve the redevelopment plan and forward on to the city council. The EDC is also working on acquiring a lot in town to give to a builder who would be willing to build a house to required specs for workforce housing. Darren is also working with a company to locate their business in Gibbon. We have a commitment from a landowner and Chief Construction is working on a design and layout for the lot and building. The building would be between 5,000 and 10,000 square foot and employ 25 to 30 people. The EDC is willing to provide some development funds and they would also require TIF.

Mapping is complete for the gWorks program and now training needs to be scheduled. The backhoe was delivered. We had applied for a grant, which was not received, however we had budgeted for this purchase.

Code enforcement has been taking place but on a limited basis as the Sheriff's Department has been limiting face to face contact. Letters were mailed to 32 residents for cars, trash, appliances, etc. in their yards which the CSO is following up on, in addition to tagging houses for length of grass in the yards. This is a constant process.

City Treasurer Report—Susan Tonniges: Susan reported on the monthly financial activities for the city. She went over the March and April reports. Nothing unusual sticks out. Susan also noted we have collected higher sales tax. The city is 58% into the fiscal year. She will begin working on the budget with Chris.

Ordinance:

Ordinance No. 615—Vacation of Subdivision

AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, VACATING LOT ONE (1), BLOCK THREE (3), SHIERS ESTATES SECOND, BUFFALO COUNTY, NEBRASKA.

Council Member Leon Stall introduced Ordinance No. 615 entitled: AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, VACATING LOT ONE (1), BLOCK THREE (3), SHIERS ESTATES SECOND, BUFFALO COUNTY, NEBRASKA.

and moved that the statutory rule requiring reading on three different days be suspended. Council member Derrick Clevenger seconded the motion to suspend the rule.

Leon Stall: Yea; Derrick Clevenger: Yea; Jeff Burmood: Yea; Bob Krier: Yea
Yea: 4; Nay: 0 Motion carried.

Said Ordinance No. 615 was then read by title and thereafter Council Member Leon Stall moved for final passage of the Ordinance, which motion was seconded by Council Member Derrick Clevenger. The Mayor then stated the question "Shall Ordinance No 615 be passed and adopted?"

Leon Stall: Yea; Derrick Clevenger: Yea; Jeff Burmood: Yea; Bob Krier: Yea
Yea: 4; Nay: 0 Motion carried.

The passage and adoption of said Ordinance having been concurred by a majority of all members of the Council, the Mayor declared the Ordinance adopted and the Mayor in the presence of the Council signed and approved the Ordinance and the Clerk attested the passage and approval of the same and affixed her signature thereto and ordered the Ordinance to be published in pamphlet form as provided therein.

Consent Agenda:

A motion was made by Jeff Burmood to approve the Consent Agenda, seconded by Leon Stall.
Jeff Burmood: Yea; Leon Stall: Yea; Bob Krier: Yea; Derrick Clevenger: Yea;
Yea: 4 Nay: 0 Motion carried.

The items approved in the Consent Agenda are as follows:

Minutes of the April 20, 2020 Regular Council Meeting
Claims for the Month of May
Buffalo County Sheriff Department Report
Treatment Plant Report & Water Report
Treasurers Report
Planning Commission Report
Building Permit # 2020-09—Faith United Church Parsonage--507 Lawn Avenue--Fence
Building Permit # 2020-10—Buffalo Chipz—1029 Court Street—Fence
Building Permit # 2020-11—Brycen Gillming—705 Drew Lane—Accessory Building
Building Permit #2020-12—Heather Babbitt & Eric Schade—912 West Avenue—Fence
Building Permit #2020-13—Darrell Claypool—218 Center Street—Accessory Building
Building Permit #2020-14—Skip Walker—810 2nd Street—Fence & Decks
Building Permit #2020-15—Jesse Roberts—1002 Gresham Drive—Fence
Building Permit #2020-16—Robert Krier—1008 3rd Street—Accessory Building & Fence
Building Permit #2020-17—Gibbon Packing Plant—218 E Hwy 30—Water Storage Tank
Sign Permit #2020-02—MBW Daniels, LLC—707 Front Street-Sign
Library Report
Firework Application—Stacy Rockefeller—720 6th Street

Motions:

A motion was made by Leon Stall for the pool to remain closed for the 2020 season due to COVID-19, seconded by Bob Krier. Discussion included challenges in following the Directed Health Measures, and that our insurance carrier does not recommend opening. If the DHM were lifted on July 15 we would only be open about four weeks. Councilman Burmood stated not opening will create other issues such as residents getting pools of their own and not putting up a fence and not maintaining them causing mosquito problems.

Leon Stall: Yea; Bob Krier: Yea; Derrick Clevenger: Yea; Jeff Burmood: Abstain
Yea: 3; Nay: 0; Abstain: 1. Motion carried.

A motion was made by Leon Stall to deny the request for an extension of time to maintain property owned by Juan Rodriguez located at 108 LaBarre Street, seconded by Jeff Burmood.

Leon Stall: Yea; Jeff Burmood: Yea; Bob Krier: Yea; Derrick Clevenger: Yea
Yea: 4; Nay: 0. Motion carried.

A motion was made by Leon Stall to move forward with abatement of unsafe property owned by Juan Rodriguez located at 108 LaBarre Street and proceed with the demolition of the building no sooner than two weeks after certified letter is received by the property owner, seconded by Derrick Clevenger.

Leon Stall: Yea; Derrick Clevenger: Yea; Bob Krier: Yea; Jeff Burmood: Yea
Yea: 4; Nay: 0. Motion carried.

A motion was made by Derrick Clevenger to move forward with abatement of unsafe property owned by Tom Sommerfeld located at 210 Murnen Avenue and proceed with the demolition of the building no sooner than two weeks after certified letter is received by the property owner, seconded by Jeff Burmood.

Derrick Clevenger: Yea; Jeff Burmood: Yea; Bob Krier: Yea; Leon Stall: Yea
Yea: 4; Nay: 0. Motion carried.

Requests and Referrals: None

Other Items:

Council Planning Sessions will be held on Monday, June 1, 2020 at 7:00 p.m., Wednesday, June 3, 2020 at 7:00 p.m. and Wednesday, June 10, 2020 at 7:00 p.m.

The next regular Council Meeting will be on Monday, June 15, 2020 at 7:00 p.m.

Adjourn:

A motion was made by Leon Stall to adjourn the meeting, seconded by Jeff Burmood.

Leon Stall: Yea; Jeff Burmood: Yea; Derrick Clevenger: Yea; Bob Krier: Yea
Yea: 4; Nay: 0. Motion carried.

Mayor VanMatre adjourned the meeting at 8:45 p.m.

Pamela Rasmussen



City Clerk

Chris Rector



City Administrator

Deborah VanMatre



Mayor



MINUTE RECORD
GIBBON CITY COUNCIL
WORK SESSION
Monday, June 1, 2020

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Monday, June 1, 2020. Notice of the work session was given in the Shelton Clipper and by posting at Gibbon City Hall, Gibbon Post Office and Adam's Corner Market.

Mayor Deb VanMatre called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. The Open Meetings Notice is posted on the north wall of the Council Chambers. The City of Gibbon abides by the Open Meetings Act in conducting business.

Roll Call: Jeff Burmood: Present
Derrick Clevenger: Present
Bob Krier: Present
Leon Stall: Present

Present: 4; Absent: 0

Presentations and Proclamations:

Mayor VanMatre turned the meeting over to Councilman Stall to facilitate the discussion. The council shared their concerns and ideas with Mayor VanMatre, City Administrator Chris Rector and City Clerk Pam Rasmussen.

Other Items:

The Mayor requested the Council Planning Session, which was scheduled for Wednesday, June 3, 2020 be cancelled.

Other Items:

The next Council Planning Session will be held on Wednesday, June 10, 2020 at 7:00 p.m.

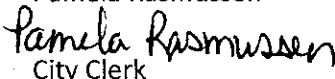
The next regular Council Meeting will be held on Monday, June 15, 2020 at 7:00 p.m.

Adjourn: A motion was made by Bob Krier to adjourn the work session, seconded by Leon Stall

Bob Krier: Yea; Leon Stall: Yea; Jeff Burmood: Yea; Derrick Clevenger: Yea


Yea: 4; Nay 0 Motion Carried

Mayor VanMatre adjourned the work session at 8:53p.m.

Pamela Rasmussen

City Clerk

Chris Rector

City Administrator

Deborah VanMatre

Mayor

SEAL:

MINUTE RECORD
GIBBON CITY COUNCIL
WORK SESSION
Wednesday, June 10, 2020

The Gibbon City Council, Buffalo County, Nebraska met in open public session at 7:00 p.m. at City Hall on Wednesday, June 10, 2020. Notice of the work session was given in the Shelton Clipper and by posting at Gibbon City Hall, Gibbon Post Office and Adam's Corner Market.

Mayor Deb VanMatre called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. The Open Meetings Notice is posted on the north wall of the Council Chambers. The City of Gibbon abides by the Open Meetings Act in conducting business.

Roll Call: Jeff Burmood: Present
Derrick Clevenger: Present
Bob Krier: Present
Leon Stall: Present
Present: 4; Absent: 0

Presentations and Proclamations:

Mayor VanMatre turned the meeting over to Councilman Stall to facilitate the discussion. The Mayor addressed the concerns and ideas shared by the council at the previous session, and reviewed an outline on the governance, meeting structure, city operations and partnerships. City Administrator Chris Rector provided an overview of the activities and assistance area businesses and the city have received from the Buffalo County Economic Development Council over the last few years. City Clerk Pam Rasmussen discussed issues regarding after hours calls and perceived concerns over community appearance.

Other Items:

The next regular Council Meeting will be held on Monday, June 15, 2020 at 7:00 p.m.

Adjourn: A motion was made by Bob Krier to adjourn the work session, seconded by Leon Stall.
Bob Krier: Yea; Leon Stall: Yea; Jeff Burmood: Yea; Derrick Clevenger: Yea
Yea: 4; Nay 0 Motion Carried

Mayor VanMatre adjourned the work session at 8:48 p.m.

Pamela Rasmussen

Pamela Rasmussen
City Clerk

Chris Rector

Chris Rector
City Administrator

Deborah VanMatre

Deborah VanMatre
Mayor

SEAL:



Claims Register

City of Gibbon - 6/15/2020

6/12/2020 4:01:25 PM

Page 1 of 3

<u>Vendor Name</u>	<u>Description</u>	<u>Amount</u>
Adam's Corner Market	SUPPLIES-GOLF	\$26.93
All Makes Auto Supply	SUPPLIES/REPAIRS-STREET/PARK/POOL/CEMETER	\$487.85
Ask Supply Co. LLC	SUPPLIES-LIBRARY/STREET	\$203.54
Aurora Cooperative	FUEL-PARK/STREET/ WWTP	\$1,735.55
Axmann Heating & Air Conditioning	REPAIRS-HEALTH CENTER	\$99.75
BENSON TREE SERVICE	TREE REMOVAL-HERITAGE CENTER	\$450.00
BOKF, NA	PRINCIPAL/INTEREST-GENERAL OBLIGATION SWIM	\$97,100.00
BOKF, NA	PRINCIPAL/INTEREST/FEE-GENERAL OBLIGATION F	\$27,455.00
Black Hills Energy	GAS SERVICE-CITY SHOP	\$62.49
Black Hills Energy	GAS SERVICE-POOL	\$54.51
Black Hills Energy	GAS SERVICE-CITY HALL	\$56.57
Black Hills Energy	GAS SERVICE-FIRE/POLICE	\$126.49
Black Hills Energy	GAS SERVICE-HERITAGE CENTER	\$151.12
Black Hills Energy	GAS SERVICE-WWTP	\$81.21
Black Hills Energy	GAS SERVICE-FOX BUILDING	\$49.40
Black Hills Energy	GAS SERVICE-ROSEN SHOP	\$50.41
Black Hills Energy	GAS SERVICE-WATER STORAGE	\$49.40
Blue Cross Blue Shield Of Nebraska	DENTAL INSURANCE	\$962.61
Buffalo County Election Commissioner	PRIMARY ELECTION EXPENSES	\$759.31
Buffalo County Redi-Mix	MAN HOLE BASE	\$256.00
Buffalo Outdoor Power LLC	REPAIR-CEMETERY	\$79.05
Buffalo Outdoor Power LLC	SUPPLIES-PARK	\$33.06
Builders	REPAIRS-GOLF	\$78.80
Builders	REPAIRS-GOLF	\$92.98
Builders	REPAIRS-GOLF	\$126.97
Builders	SUPPLIES-GOLF	\$5.50
Cardmember Service	REPAIRS/POSTAGE/SUPPLIES-WATER/PARK/SEWEI	\$2,959.84
Cash-Wa Distributing Co.	SUPPLIES-GOLF	\$535.46
Central Plains Library System	REPAIRS-LIBRARY	\$47.03
Chemsearch	SUPPLIES-SP SEWER	\$1,047.65
Chemsearch	SUPPLIES-SP SEWER	\$357.00
Chesterman Company	SUPPLIES-GOLF	\$530.00
Clevenger's Tires and Convenience	FUEL/REPAIRS-PARK/STREET	\$440.85
Clipper Publishing	LEGAL PUBLICATIONS	\$320.83
Companion Life Insurance Company	LIFE INSURANCE	\$46.80
Construction Rental Inc.	SUPPLIES-PARK	\$269.00
Construction Rental Inc.	SUPPLIES-STREET	\$32.51
Core & Main LP	SUPPLIES-WATER	\$447.93
D&D Industries	SUPPLIES-PARK	\$804.00
DOUG MICEK	REIMBURSEMENT OF SUPPLIES/REPAIRS-GOLF	\$63.37
Dawson Public Power District	ELECTRICITY-CEMETERY	\$151.21
Dawson Public Power District	ELECTRICITY-GOLF	\$276.11
Dee Krolikowski	REFUND ON FAMILY POOL PASS	\$80.00
Ditch Witch Under Con	REPAIRS-WATER/SEWER/STREET	\$1,801.08
Eakes Office Solutions	OFFICE SUPPLIES-GENERAL/WATER/GOLF	\$554.63
Fastenal Co.	FENCE-CEMETERY	\$71.30
Gangwish Turf	SOD-CEMETERY	\$105.75
Guideposts	BOOKS-LIBRARY	\$21.24
Guideposts	BOOKS-LIBRARY	\$17.94
Guideposts	BOOKS-LIBRARY	\$19.11
Gibbon Fire Department	MONTHLY ALLOWANCE	\$800.00
Gibbon Insurance Agency	GVFD INSURANCE	\$16,127.00
Grainger	SUPPLIES-PARK/STREET/GENERAL	\$62.34
HOA Solutions, Inc.	REPAIRS-SP SEWER	\$562.50
HiTech Inc.	REPAIRS-SP SEWER	\$5,037.98
Holmes Plbg & Htg Supply Co.	REPAIRS-PARK	\$10.92
Ingram Library Services	BOOKS-LIBRARY	\$1,230.51
Johnson Service Company	CLEAN /VAC --SEWER	\$10,530.40
Johnson Service Company	REPAIRS-STREET CLEAN STORM SEWER	\$9,000.00
KUCERA PAINTING, INC.	CAPITAL IMPROVEMENTS-CEMETERY FENCE	\$6,600.00
Kearney Concrete Co.	REPAIRS-STREET/PARK/WATER	\$402.19
Kearney Concrete Co.	STORM DRAINS-FRONT STREET	\$295.10
Kearney Crete & Block Co.	REAL ESTATE IMPROVEMENTS-PARK ROSEN	\$1,746.50
Kelly Supply Company	SUPPLIES-WATER	\$144.81
LaserTec	SUPPLIES-LIBRARY	\$66.38
MASTERS TRUE VALUE	SUPPLIES-SP SEWER	\$109.19
Michael Todd & Company	REPAIRS-STREET	\$426.14

Claims Register

6/12/2020 4:01:25 PM

City of Gibbon - 6/15/2020

Page 2 of 3

<u>Vendor Name</u>	<u>Description</u>	<u>Amount</u>
MacQueen Equipment Group	REPAIRS-STREET	\$379.79
Mayo's Electric Service Inc.	REPAIRS-PARK	\$195.13
Mayo's Electric Service Inc.	REPAIRS-GOLF	\$1,864.91
Mayo's Electric Service Inc.	REPAIRS-PARK	\$285.36
Meredith Books	BOOKS-LIBRARY	\$42.50
Mid-NE Garage Doors, Inc.	REPAIRS-STREET/PARK	\$150.00
Mid-Nebraska Aggregate Inc.	GRAVEL-STREET RICE/FILER/WILLIAMS	\$673.93
Mid-Nebraska Aggregate Inc.	GRAVEL-STREET 1ST/2ND/FOX BUILDING	\$435.65
Mid-Nebraska Disposal, Inc.	GARBAGE SERVICE	\$8,406.80
Municipal Supply Inc.	STORM SEWER-FRONT STREET	\$830.00
NCTC	PHONE SERVICE-LIBRARY	\$156.28
NCTC	PHONE SERVICE-POOL	\$35.64
NCTC	PHONE SERVICE-GOLF	\$105.18
NCTC	PHONE SERVICE-SP SEWER	\$170.33
NCTC	PHONE SERVICE-WWTP	\$89.77
NCTC	PHONE SERVICE-PARK	\$30.15
NCTC	PHONE SERVICE-POLICE	\$61.95
NCTC	PHONE SERVICE-SHOP-CITY HALL	\$293.57
NCTC	PHONE SERVICE-WATER	\$16.04
NCTC	CAPITAL-COMPUTER-LIBRARY	\$1,603.50
NPPD	ELECTRICITY-PARK	\$594.53
NPPD	ELECTRICITY-SOUTH LIFT STATION	\$273.93
NPPD	ELECTRICITY-HERSHEY LIFT STATION	\$180.72
NPPD	ELECTRICITY-HERITAGE CENTER	\$52.97
NPPD	ELECTRICITY-LIBRARY	\$187.80
NPPD	ELECTRICITY-NORTH WELL	\$226.13
NPPD	ELECTRICITY	\$25,763.75
Nebraska Dept Rev (ACH)	SALES TAX	\$2,772.91
Nebraska Generator Service LLC	REPAIRS-WATER	\$241.58
Nebraska Generator Service LLC	REPAIRS-SP SEWER	\$290.41
Nebraska Generator Service LLC	REPAIRS-FIRE HALL	\$165.00
Nebraska Generator Service LLC	REPAIRS-SP SEWER	\$627.79
Nebraska Municipal Clerk Institute	WORKSHOP LIQUOR LAW PROCESS-GENERAL	\$50.00
Nebraska Public Health Lab	ROUTINE TESTING	\$48.00
Nebraska Public Health Lab	ROUTINE TESTING-GOLF COURSE	\$15.00
Nebraska.gov	OFFICE SUPPLIES-GOLF	\$123.25
Olsson	6TH STREET & LABARRE-SEWER/WATER	\$2,142.13
One Call Concepts, Inc.	NE 811	\$33.04
Pep Co. Inc.	PEST CONTROL-MEDICAL BUILDING	\$250.00
Philip Carkoski Construction & Trenching	6TH & LABARRE SEWER	\$110,548.96
Philip Carkoski Construction & Trenching	REPAIRS-SP SEWER	\$2,745.00
Pioneer Simple IRA Investment Services	IRA	\$1,296.96
Pioneer ROTH Retirement Investment	Roth IRA	\$864.62
Platte Valley Lab	TESTS-SP SEWER	\$6,060.00
QUADIENT LEASING USA, INC.	POSTAGE	\$700.00
R & R Products	REPAIRS-GOLF	\$173.00
Rector, Chris	MONTHLY MILEAGE	\$169.63
Reinke's Heating, Air Cond & Elec.	REPAIRS-GOLF	\$95.00
SUSAN J TONNIGES CPA PC	TREASURER SERVICE	\$1,025.00
Ryan Smith	REIMBURSEMENT REPAIRS-GOLF	\$88.28
Social Security Administration	Federal	\$1,780.78
Social Security Administration	Medicare	\$913.30
Social Security Administration	SS	\$3,905.22
Social Security Administration	Federal	\$1,953.71
Social Security Administration	Medicare	\$986.92
Social Security Administration	SS	\$4,219.88
Sprinkler Service	REPAIRS-PARK/WWTP	\$608.00
Sprinkler Service	REPAIRS-CEMETERY	\$562.50
Sprinkler Service	REPAIRS-PARK	\$47.50
United Health Care Insurance Co.	MEDICAL INSURANCE	\$18,696.65
Van Diest Supply Co.	SUPPLIES-PARK	\$379.50
Willis Repair LLC	REPARIS-PARK	\$13.05
Willis Repair LLC	REPAIRS-STREET	\$86.74
Wolfe, Snowden, Hurd, Luers & AHL, LLP	ATTORNEY FEE	\$2,846.30

Claims Register

City of Gibbon - 6/15/2020

Vendor Name

Description

Amount

\$405,419.02

The claims listed above were approved by the City Of Gibbon City Council on 6/15/2020

Council Member Bob Krier

Council Member Leon Stall

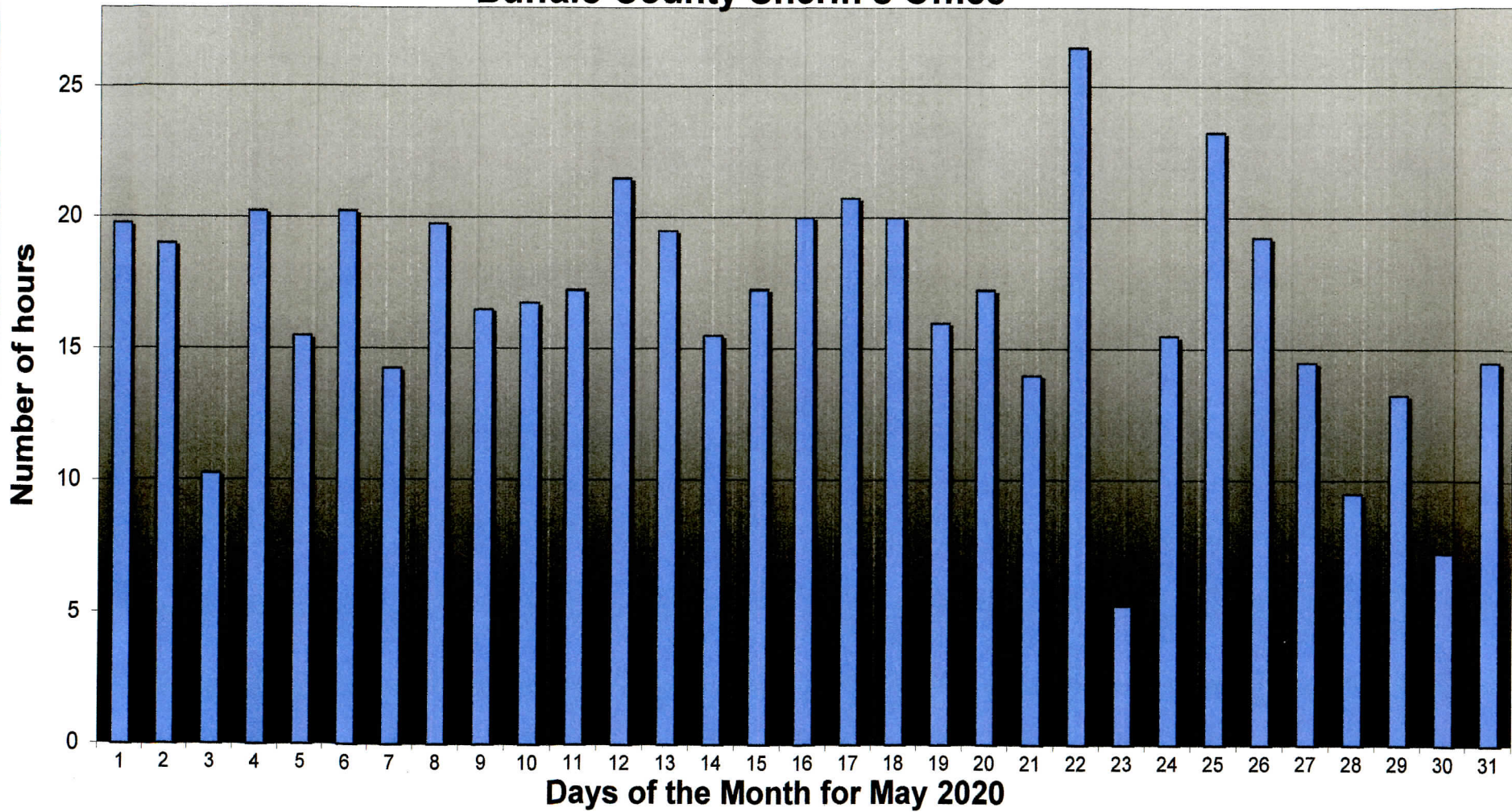
Council Member Derrick Clevenger

Council Member Jeff Burmood

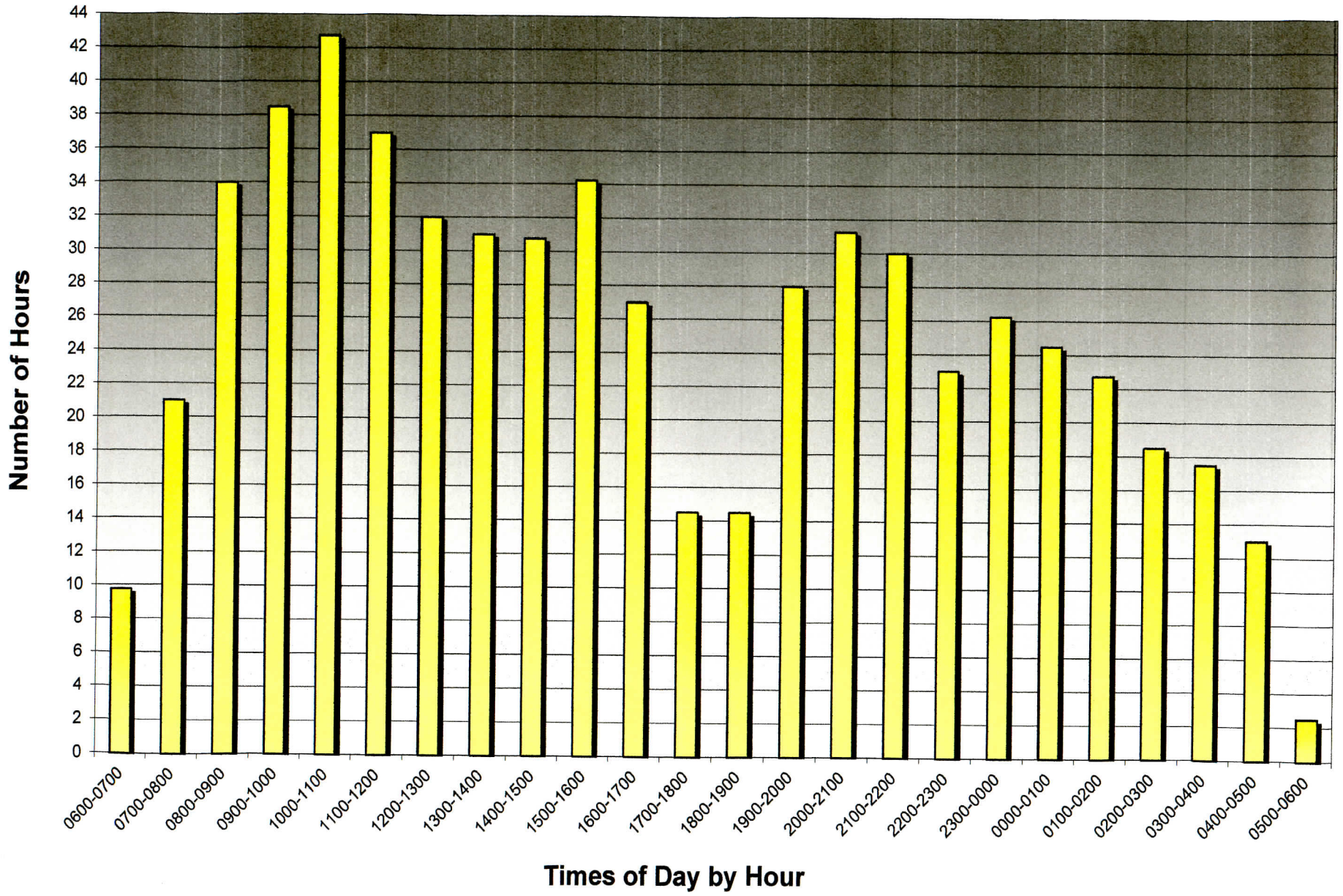
SEAL:

	PAYROLL	
	PAYROLL 5-19-20 THRU 6-15-20	
<u>VENDOR</u>	<u>FOR</u>	<u>AMOUNT</u>
Employee Checks 5-28-2020	Net	\$ 25,366.39
Employee Checks 6-11-2020	Net	\$ 27,442.26
	Total	\$ 52,808.65

Buffalo County Sheriff's Office

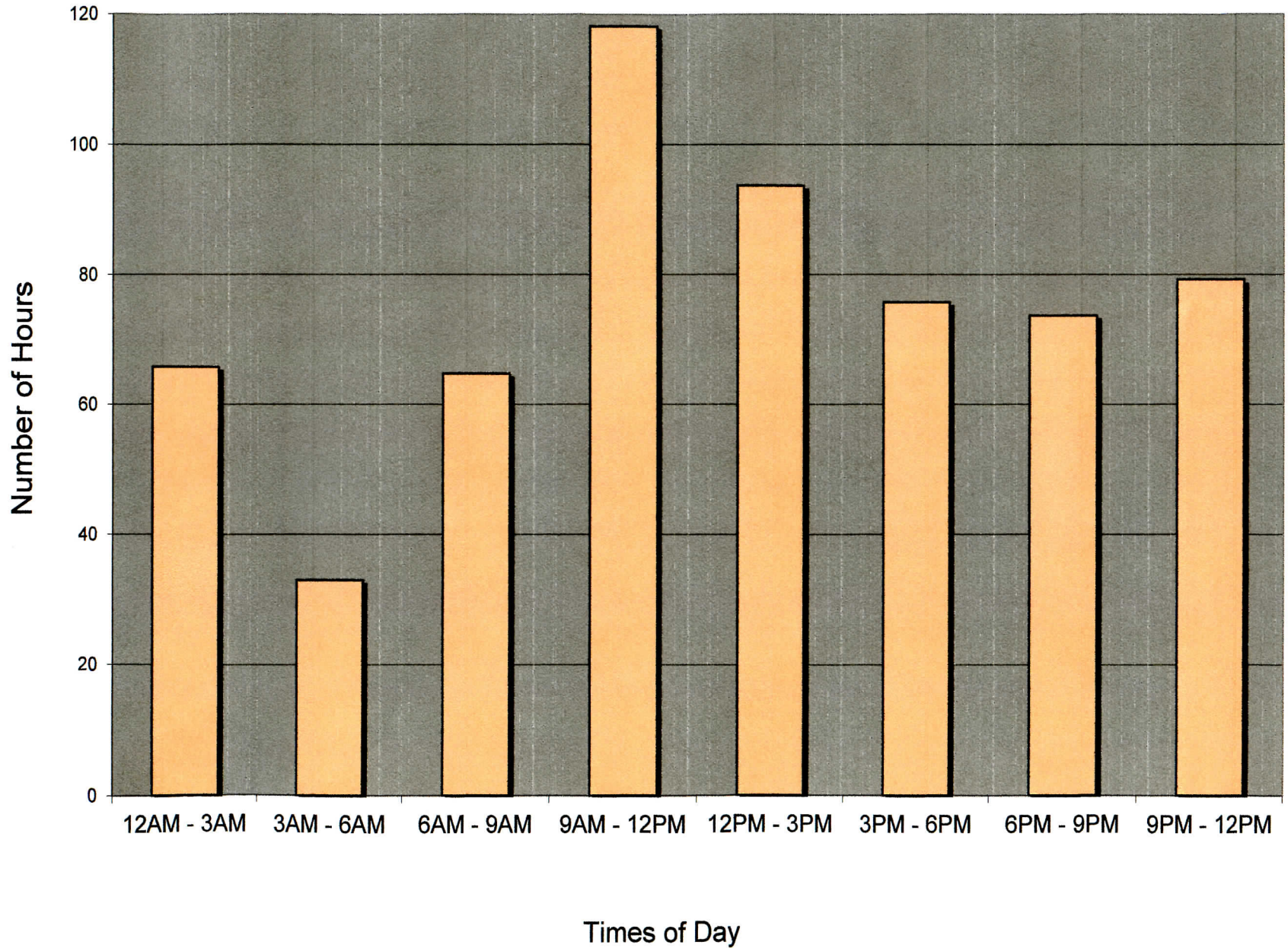


Buffalo County Sheriff's Office Gibbon Contract Hours

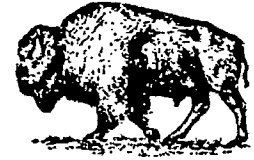


May 2020

Buffalo County Sheriff's Office Gibbon Contract Hours



May 2020



BUFFALO COUNTY SHERIFF'S OFFICE
CONTRACT LAW ENFORCEMENT
CITY OF GIBBON, NEBRASKA

May 2020

CONTRACTUAL TIME TOTALS

Contractual Law Enforcement Coverage Time	465.00 Hours
Actual Law Enforcement Coverage Time	520.00 Hours
Actual Contract CSO Time	92.75 Hours
Supervisory Law Enforcement Coverage Time	<u>5.00 Hours</u>
Total Law Enforcement Coverage Time	617.75 Hours

PATROL AND ENFORCEMENT

Citations Issued	5
Warnings Issued	13
Violations Issued	0
Accidents Investigated	0

CALLS FOR SERVICE

05-01-20	Disturbance	718 Hwy. 30.
05-01-20	Code Violation	600 Drew Ln.
05-01-20	Code Violation	200 Block 2 nd St.
05-01-20	Mental Health Investigation	509 Southwind Dr.
05-02-20	Security Alarm	1000 Hwy 30.
05-02-20	Disturbance	712 West Ave.
05-03-20	Motorist Assist	100 Hwy. 30.
05-04-20	Suspicious Activity	800 Block Park Rd.
05-06-20	Fraud	1103 River St.
05-06-20	Check Welfare	712 West Ave.
05-07-20	Medical Call	413 1 st St. #130.
05-07-20	Suspicious Activity	300 Lawn Ave.
05-07-20	Suspicious Activity	1018 2 nd St.
05-07-20	Check Welfare	#25 L&J Trlr. Crt.

05-07-20	Suspicious Activity	700 Block Court St.
05-08-20	Directed Patrol	1100 Block Hwy 30.
05-09-20	Suspicious Activity	1100 River St.
05-10-20	Directed Patrol	1100 Court St.
05-10-20	Assault	200 Lawn Ave.
05-10-20	Juveniles	100 Court St.
05-11-20	Suspicious Activity	1000 3 rd St.
05-11-20	Motorist Assist	1000 Hwy 30.
05-12-20	Motorist Assist	203 Garfield St.
05-13-20	Directed Patrol	1100 Hwy 30.
05-13-20	Traffic Complaint	100 Hwy. 30.
05-15-20	Code Violation	1028 7 th St.
05-15-20	Outside Agency Service	201 Kelsey Ave.
05-15-20	Motorist Assist	1100 River St.
05-15-20	Disturbance	219 Lawn Ave.
05-16-20	Check Welfare	709 River St.
05-16-20	Loud Party	219 Lawn Ave.
05-17-20	Disturbance	311 May Ave.
05-17-20	Medical Call	413 1 st St. #104.
05-17-20	Medical Call	805 Front St. #1.
05-17-20	D.U.I.	818 Hwy. 30.
05-18-20	Check Welfare	714 2 nd Ave.
05-18-20	Check Welfare	714 2 nd Ave.
05-18-20	Directed Patrol	300 Block Court St.
05-19-20	Medical Call	714 4 th St.
05-19-20	Mental Health Inv.	1507 7 th St.
05-19-20	Code Violation	115 Murnen Ave.
05-19-20	Code Violation	131 Filer St.
05-19-20	Theft	1031 Court St.
05-19-20	Medical Call	805 Front St. #1
05-20-20	Stray Dog	1100 River St.
05-20-20	Check Welfare	218 Hwy 30.
05-21-20	Motorist Assist	220 Court St.
05-21-20	Check Welfare	203 Gilmore St.
05-22-20	Check Welfare	112 1 st St.
05-22-20	Assault	714 2 nd St.
05-22-20	Damaged Property	112 Front St.
05-22-20	Damaged Property	904 Hwy 30.
05-22-20	Directed Patrol	1100 Hwy 30.

05-22-20	Disturbance	219 Lawn Ave.
05-23-20	Arrest Warrant	818 Hwy. 30.
05-24-20	Outside Agency Service	1030 Court St.
05-24-20	Directed Patrol	617 Front St.
05-25-20	Suspicious Activity	200 Garfield St.
05-25-20	Outside Agency Service	7 th /Court St.
05-25-20	Check Premise	802 7 th St.
05-26-20	Suspicious Activity	#17 L&J Trlr. Cr.
05-26-20	Suspicious Activity	1321 8 th St.
05-27-20	Traffic -- Misdemeanor	10 Court St.
05-27-20	Civil Dispute	714 2 nd St.
05-27-20	Suspicious Activity	103 Glenn Ave.
05-27-20	Found Property	200 Block 1 st St.
05-28-20	Directed Patrol	1100 River St.
05-28-20	Medical Call	413 1 st St. #130
05-28-20	Parking Violation	805 Front St.
05-28-20	Vandalism	1503 7 th St.
05-29-20	Check Welfare	301 Lawn Ave.
05-29-20	Disturbing the Peace	219 Lawn Ave.
05-29-20	Medical Call	815 2 nd St.
05-29-20	Suspicious Activity	1100 River St.
05-29-20	Disturbance	110 Gilmore Ave.
05-30-20	Juvenile Issues	212 Scout Ave.
05-30-20	Fraud	413 1 st St. #122
05-31-20	Medical Call	712 West Ave.
05-31-20	Message Delivery	712 West Ave. #3
05-31-20	Traffic Offense	1700 Hwy. 30

Buffalo County Sheriff's Office

Gibbon Contract Time - May 2020

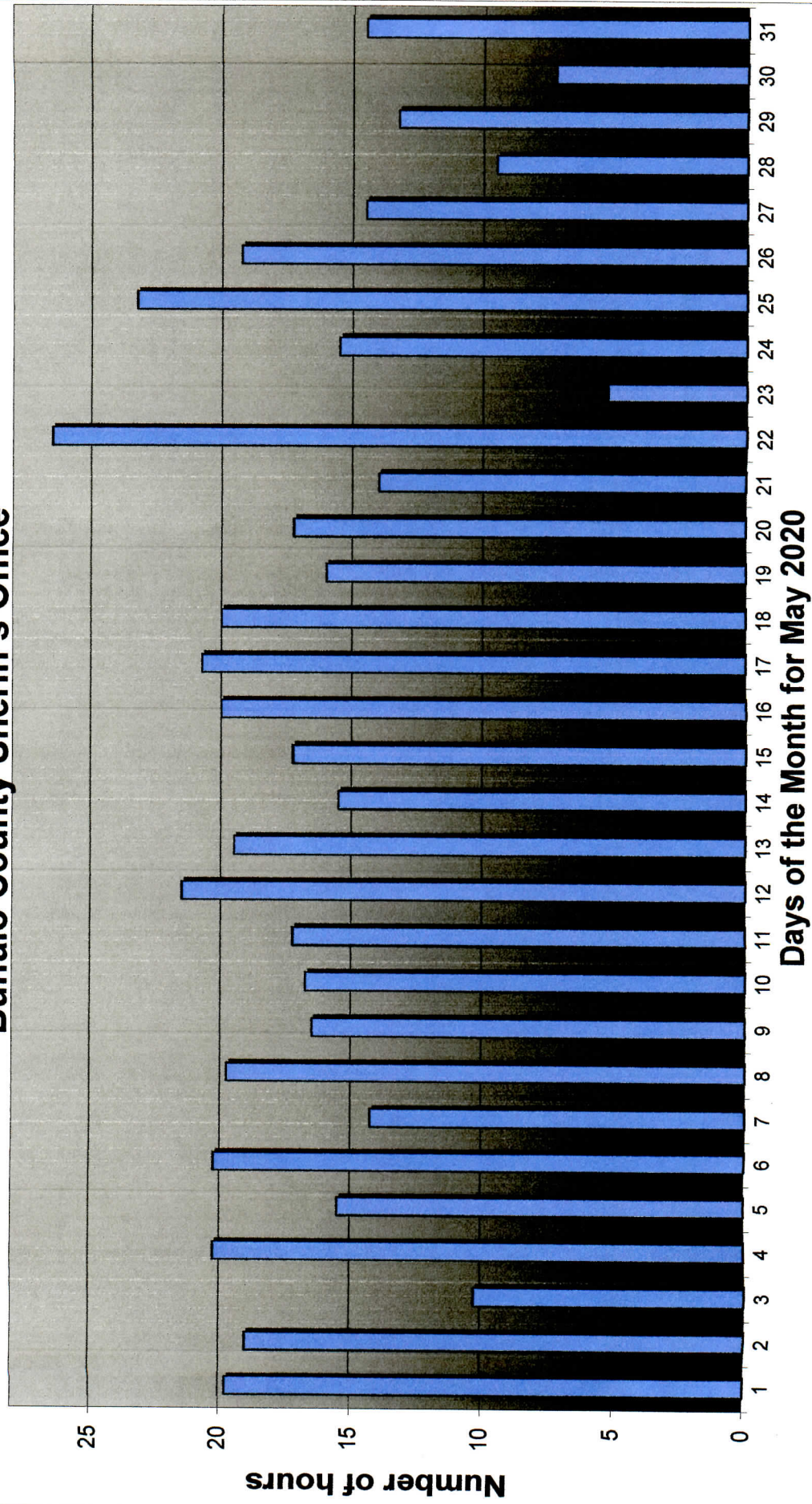
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL		
# of hours where need to be at	15	30	45	60	75	90	105	120	135	150	165	180	195	210	225	240	255	270	285	300	315	330	345	360	375	390	405	420	435	450	465			
Brueggemann																																	0.00	
Kirschner	0.00	0.00	5.25												9.75	0.00	7.25													0.00	1.00	5.00	28.25	
Valenzuela	6.50														1.50																		8.00	
Gibbs				3.00					1.50			2.25	2.25									2.50	1.25	3.00			3.00						18.75	
Thorman												10.00																					10.00	
Naiman								9.50	9.50	9.00				9.00																				37.00
Howe					9.00	9.75											8.50	7.25					4.50										39.00	
Alexander						10.75	5.75									10.50	8.50					4.00											39.50	
Betke													4.75	3.00													6.00	8.50					22.25	
Small																																	0.00	
Andersen								4.00	5.00	6.25											8.00	4.00	6.00										33.25	
Earhart	7.75	7.25	5.00			1.00	1.50									7.25	8.50				4.75								3.75	6.25			53.00	
Page											10.75	6.25			1.00	9.25										9.75	8.75		6.50				63.00	
Smith											6.50	5.25														7.75	5.75						25.25	
Ristine	4.50	1.00									7.00				5.00	3.50	5.00			1.00						3.00	3.00		3.00	0.00			36.00	
Hall				0.50				3.25	2.00								1.00				1.00		2.00				2.50						12.25	
Miller						8.00	5.00				1.00								6.75	vac					1.25								22.00	
Wilson						10.75	7.25				2.00								7.75	9.25					1.50	1.75							40.25	
Schmidt	1.00					0.50	0.50						2.50	1.25					0.25	1.75		2.50					3.00	1.00		9.50			23.75	
Investigators																						8.50											8.50	
L E Total	19.75	19.00	10.25	20.25	15.50	20.25	14.25	19.75	16.50	16.75	17.25	21.50	19.50	15.50	17.25	20.00	20.75	20.00	16.00	17.25	14.00	26.50	5.25	15.50	23.25	19.25	14.50	9.50	13.25	7.25	14.50		520.00	
Admin																																	5.00	
CSO Humpfer								1.75					0.75						0.25	0.75		0.25						0.75					4.50	
CSO Ochsner																																	0.00	
CSO Baughman	2.75			3.00	6.25	RTW	5.50	7.50			4.50	4.00	RTW	7.00	7.00		5.00	6.75	RTW	6.00	4.00					7.75	RTW	6.75	4.50				88.25	
Total																															617.75			

Buffalo County Sheriff's Office

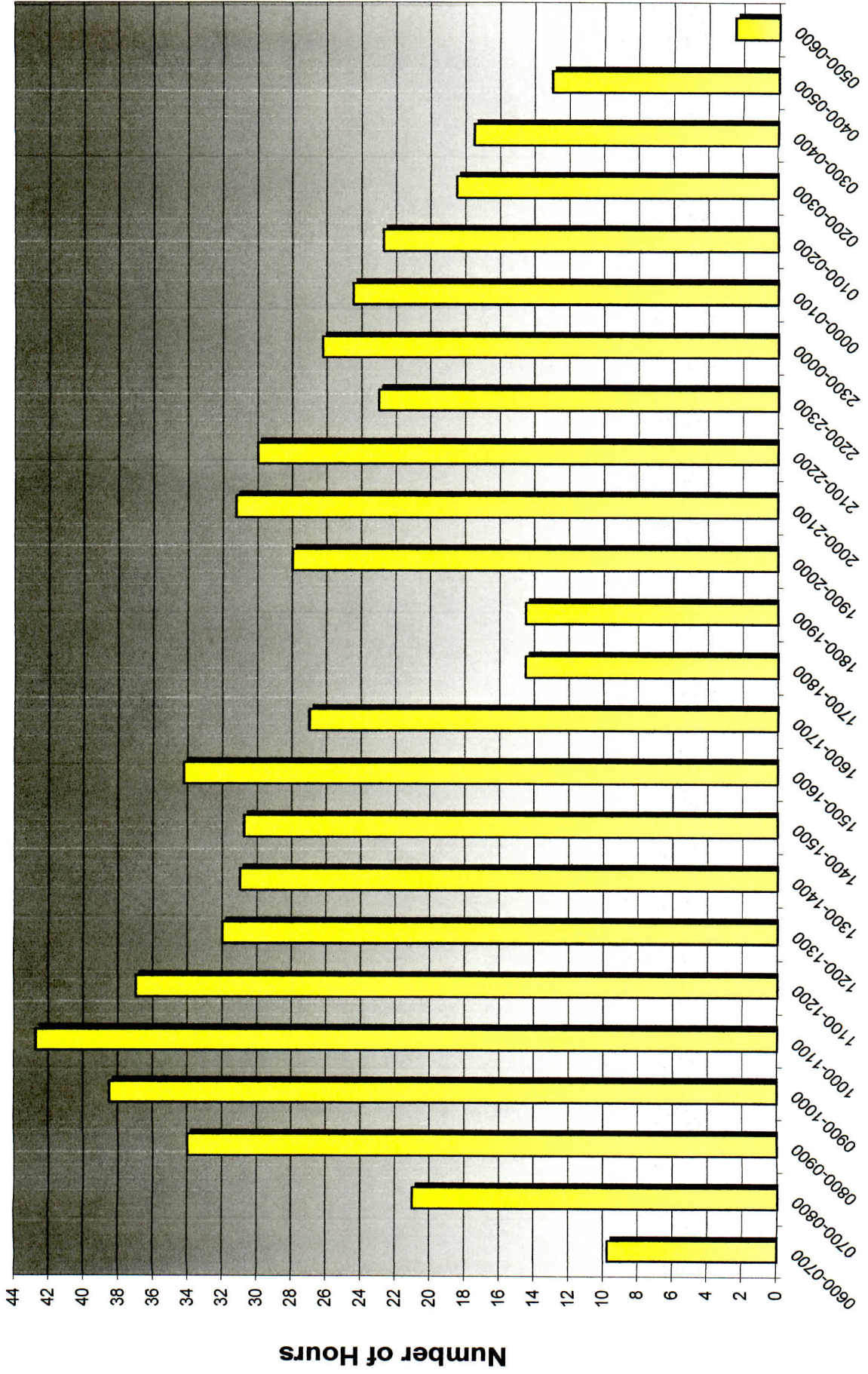
Gibbon Hour Report for May 2020

	9094	9096	9097	9099	910	911	913	914	917	919	920	923	924	926	927	929	930	170	171	172	Inv.	Admin.	Total Hours
0600-0700	0.50						1.00	0.00	1.00		4.25					3.00							9.75
0700-0800	3.50	1.00					3.00	0.50	4.00		5.00					4.00							21.00
0800-0900	3.00	0.50					4.00	2.50	5.25		4.25					4.75							34.00
0900-1000	4.00	1.00	0.25				4.00	2.25	5.50		4.75					3.75							38.50
1000-1100	3.75	1.00	2.00				5.00	2.00	4.75		6.75					2.25	0.75						42.75
1100-1200	3.00	0.50	2.00				5.00	1.25	3.25		5.25					3.50	1.75						37.00
1200-1300	3.00		2.25				3.00	1.75			6.75					5.00	3.00						32.00
1300-1400	3.00	0.50	2.00				2.00	3.50			7.00					4.25	3.00						31.00
1400-1500	2.25	1.00	3.25				2.50	3.25	2.50		5.00					2.50	0.25						30.75
1500-1600	2.00	1.00	3.50				4.00	3.00	3.75		4.25					1.25	0.25						34.25
1600-1700	0.25	1.00	3.00				4.00	2.00	3.00		3.50					2.00	1.25						27.00
1700-1800	0.50	0.50					2.00	0.25	0.25		6.25		0.25	0.50		4.00							14.50
1800-1900										2.50		1.00	2.25	1.50	0.50		1.25	0.25					14.50
1900-2000										6.25		1.50	6.00	1.00	2.75		1.50	0.50					28.00
2000-2100										6.75		1.25	8.00	1.50	3.75			1.25					31.25
2100-2200										6.00		2.25	8.00	1.50	2.75		0.75	1.00					30.00
2200-2300										4.00		3.25	3.00	1.00	3.00		1.00	0.25					23.00
2300-0000										3.75		3.00	4.00	1.50	3.00		2.00						26.25
0000-0100										3.75		3.75	2.50	2.00	1.75		2.00	0.25					24.50
0100-0200										4.75		2.50	1.00	1.75	0.25		1.50	1.00					22.75
0200-0300										5.25		1.00	1.00		0.25		1.00						18.50
0300-0400										4.25		1.75			2.75		1.00						17.50
0400-0500										4.75		3.00			1.25		1.00						13.00
0500-0600										1.00		1.00				0.50							2.50
Investigation																							8.50
Admin.																							5.00
TOTAL	28.25	8.00	18.75	10.00	37.00	39.00	39.50	22.25	33.25	53.00	63.00	25.25	36.00	12.25	22.00	40.25	23.75	4.50	0.00	88.25	8.50	5.00	617.75

Buffalo County Sheriff's Office



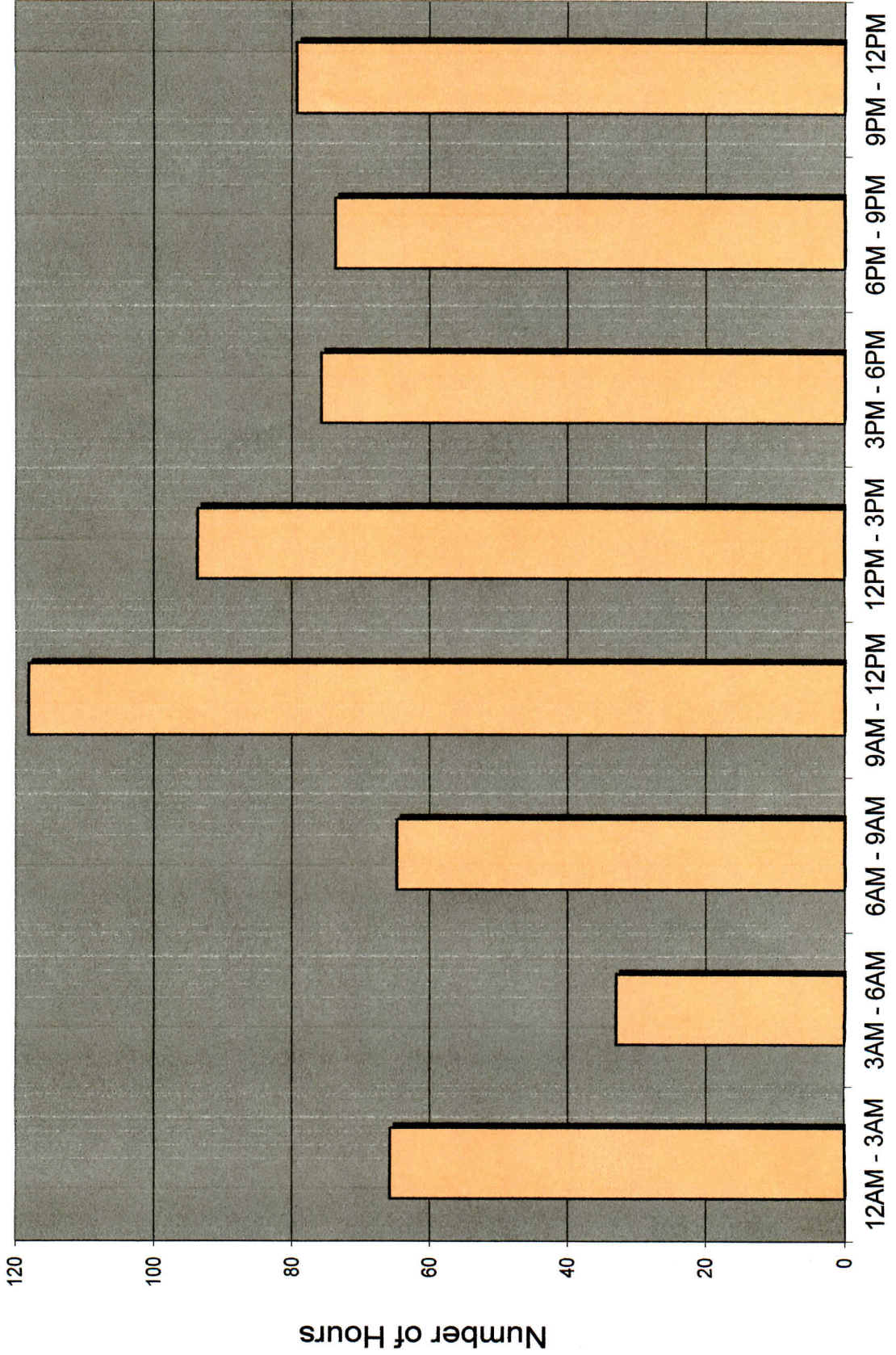
Buffalo County Sheriff's Office Gibbon Contract Hours



Times of Day by Hour

May 2020

Buffalo County Sheriff's Office Gibbon Contract Hours



Times of Day

May 2020



BUFFALO COUNTY SHERIFF'S OFFICE
 CONTRACT LAW ENFORCEMENT
 CITY OF GIBBON, NEBRASKA

May 2020

CONTRACTUAL TIME TOTALS

Contractual Law Enforcement Coverage Time	465.00 Hours
Actual Law Enforcement Coverage Time	520.00 Hours
Actual Contract CSO Time	92.75 Hours
Supervisory Law Enforcement Coverage Time	<u>5.00 Hours</u>
Total Law Enforcement Coverage Time	617.75 Hours

PATROL AND ENFORCEMENT

Citations Issued	5
Warnings Issued	13
Violations Issued	0
Accidents Investigated	0

CALLS FOR SERVICE

05-01-20	Disturbance	718 Hwy. 30.
05-01-20	Code Violation	600 Drew Ln.
05-01-20	Code Violation	200 Block 2 nd St.
05-01-20	Mental Health Investigation	509 Southwind Dr.
05-02-20	Security Alarm	1000 Hwy 30.
05-02-20	Disturbance	712 West Ave.
05-03-20	Motorist Assist	100 Hwy. 30.
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05-07-20	Suspicious Activity	300 Lawn Ave.
05-07-20	Suspicious Activity	1018 2 nd St.
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05-07-20	Suspicious Activity	700 Block Court St.
05-08-20	Directed Patrol	1100 Block Hwy 30.
05-09-20	Suspicious Activity	1100 River St.
05-10-20	Directed Patrol	1100 Court St.
05-10-20	Assault	200 Lawn Ave.
05-10-20	Juveniles	100 Court St.
05-11-20	Suspicious Activity	1000 3 rd St.
05-11-20	Motorist Assist	1000 Hwy 30.
05-12-20	Motorist Assist	203 Garfield St.
05-13-20	Directed Patrol	1100 Hwy 30.
05-13-20	Traffic Complaint	100 Hwy. 30.
05-15-20	Code Violation	1028 7 th St.
05-15-20	Outside Agency Service	201 Kelsey Ave.
05-15-20	Motorist Assist	1100 River St.
05-15-20	Disturbance	219 Lawn Ave.
05-16-20	Check Welfare	709 River St.
05-16-20	Loud Party	219 Lawn Ave.
05-17-20	Disturbance	311 May Ave.
05-17-20	Medical Call	413 1 st St. #104.
05-17-20	Medical Call	805 Front St. #1.
05-17-20	D.U.I.	818 Hwy. 30.
05-18-20	Check Welfare	714 2 nd Ave.
05-18-20	Check Welfare	714 2 nd Ave.
05-18-20	Directed Patrol	300 Block Court St.
05-19-20	Medical Call	714 4 th St.
05-19-20	Mental Health Inv.	1507 7 th St.
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05-21-20	Motorist Assist	220 Court St.
05-21-20	Check Welfare	203 Gilmore St.
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05-22-20	Damaged Property	904 Hwy 30.
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05-22-20	Disturbance	219 Lawn Ave.
05-23-20	Arrest Warrant	818 Hwy. 30.
05-24-20	Outside Agency Service	1030 Court St.
05-24-20	Directed Patrol	617 Front St.
05-25-20	Suspicious Activity	200 Garfield St.
05-25-20	Outside Agency Service	7 th /Court St.
05-25-20	Check Premise	802 7 th St.
05-26-20	Suspicious Activity	#17 L&J Trlr. Cr.
05-26-20	Suspicious Activity	1321 8 th St.
05-27-20	Traffic – Misdemeanor	10 Court St.
05-27-20	Civil Dispute	714 2 nd St.
05-27-20	Suspicious Activity	103 Glenn Ave.
05-27-20	Found Property	200 Block 1 st St.
05-28-20	Directed Patrol	1100 River St.
05-28-20	Medical Call	413 1 st St. #130
05-28-20	Parking Violation	805 Front St.
05-28-20	Vandalism	1503 7 th St.
05-29-20	Check Welfare	301 Lawn Ave.
05-29-20	Disturbing the Peace	219 Lawn Ave.
05-29-20	Medical Call	815 2 nd St.
05-29-20	Suspicious Activity	1100 River St.
05-29-20	Disturbance	110 Gilmore Ave.
05-30-20	Juvenile Issues	212 Scout Ave.
05-30-20	Fraud	413 1 st St. #122
05-31-20	Medical Call	712 West Ave.
05-31-20	Message Delivery	712 West Ave. #3
05-31-20	Traffic Offense	1700 Hwy. 30

WWTP Operating Report
For the...
CITY OF GIBBON

June, 2020

Presented by: *Matt Smalleomb*

GIBBON WWTP

MONTHLY REPORT

May, 2020

LOADING SUMMARY:

Influent (Averages)

Flow	1.11 MGD
BOD	3010 mg/l
TSS	1451 mg/l
FOG	451 mg/l
TKN (Ammonia)	154 mg/l
Chlorides	195 mg/l

Effluent (Averages)

CBOD	8 mg/l
TSS	5 mg/l
Ammonia	.1 mg/l
Total Nitrogen	135 mg/l
Total Phosph.	21 mg/l
Chloride	191 mg/l

Plant Performance/Efficiency

BOD Removal	99%
TSS Removal	99 %
FOG Removal	99 %
Ammonia	99%

OPERATIONS:

- 1) Switched over to east lagoon.
- 2) Northwest electric replaced the seal on blower #3.
- 3) Installed new decant line on SBR #1
- 4) Hi tech replaced the top half of the torch with Stainless Steel pipe.

UNSCHEDULED MAINTENANCE:

- Gear box on decant valve #2 failed. We had to take the gear box off of SBR #1 until we receive a replacement. We also ordered a spare gear box.

System Report City of Gibbon

- *Read water meters*
- *Replaced water service to the Heritage center.*
- *Replaced water line to meter pit at 400 Labarre.*
- *Sewer line is completed on 6th street. Currently waiting on sprinklers and sod work.*
- *Located water and sewer line near Gibbon Pack for their new fire suppression system.*
- *Completed 18 locates.*

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
GENERAL									
01-1001	PROPERTY TAX	183,687.57	342,848.31	66.63 %	42,877.00	514,529.00	171,680.69	284,326.27	482,593.54
01-1002	CONSUMERS 5%	0.00	0.00	0.00 %	2,917.00	35,000.00	35,000.00	32,588.03	32,588.03
01-1003	BUILDING PERMIT	385.00	830.00	83.00 %	83.00	1,000.00	170.00	475.00	800.00
01-1004	OTHER INCOME	0.00	8,622.68	215.57 %	333.00	4,000.00	(4,622.68)	2,951.60	5,949.83
01-1005	INTEREST	72.48	604.16	127.19 %	40.00	475.00	(129.16)	399.77	648.14
01-1006	NPPD	33,208.44	295,324.11	62.17 %	39,583.00	475,000.00	179,675.89	379,616.32	537,689.13
01-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
01-1009	RENT	750.00	6,000.00	75.00 %	667.00	8,000.00	2,000.00	5,750.00	8,750.00
01-1012	MOTOR VEHICLE TAX	0.00	8,859.53	29.53 %	2,500.00	30,000.00	21,140.47	24,101.27	37,993.80
01-1013	LOCAL SALES TAX	23,986.95	161,579.10	80.79 %	16,667.00	200,000.00	38,420.90	139,022.87	215,440.81
01-1014	PRO RATE	0.00	803.46	114.78 %	58.00	700.00	(103.46)	580.76	838.84
01-1020	SOURCE GAS FRANCHISE	0.00	4,185.30	104.63 %	333.00	4,000.00	(185.30)	4,078.87	4,078.87
01-1021	FINES & LICENSE	100.00	2,200.00	73.33 %	250.00	3,000.00	800.00	2,685.00	2,685.00
01-1022	CABLE FRANCHISE	0.00	13,234.96	110.29 %	1,000.00	12,000.00	(1,234.96)	12,624.07	12,624.07
01-1049	ACE REBATE	0.00	4,631.00	185.24 %	208.00	2,500.00	(2,131.00)	3,669.00	3,669.00
01-1051	MUNICIPAL EQUAL FUND	0.00	30,494.00	29.04 %	8,750.00	104,996.00	74,502.00	22,699.12	88,164.10
01-1054	UTILITY DEPOSITS	0.00	0.00	0.00 %	333.00	4,000.00	4,000.00	0.00	0.00
TOTAL Revenue		242,190.44	880,216.61	62.91 %	116,599.00	1,399,200.00	518,983.39	915,567.95	1,434,513.16

Expense									
GENERAL									
01-2001	SALARIES	2,528.34	28,814.58	47.24 %	5,083.00	61,000.00	32,185.42	33,022.39	50,370.33
01-2002	EMPLOYEE INSURANCE	1,367.95	10,674.27	48.30 %	1,842.00	22,100.00	11,425.73	11,873.45	16,880.34
01-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
01-2004	SUPPLIES	0.00	3,192.69	159.63 %	167.00	2,000.00	(1,192.69)	1,213.10	1,360.95
01-2005	REPAIR & MAINTENANCE	0.00	519.89	4.52 %	958.00	11,500.00	10,980.11	887.77	2,660.99
01-2006	UTILITIES-ELECTRIC	0.00	638.36	42.56 %	125.00	1,500.00	861.64	608.63	1,021.06
01-2007	UTILITIES-SOURCE GAS	0.00	711.95	47.46 %	125.00	1,500.00	788.05	892.21	1,057.49
01-2008	TELEPHONE	300.13	2,323.66	58.09 %	333.00	4,000.00	1,676.34	2,666.05	3,849.67
01-2009	PROFESSIONAL	1,150.50	58,656.43	97.76 %	5,000.00	60,000.00	1,343.57	69,641.92	87,955.59
01-2010	INSURANCE	0.00	6,493.03	39.11 %	1,383.00	16,600.00	10,106.97	496.95	596.95
01-2011	PRINTING & PUBLICATION	203.78	2,343.06	39.05 %	500.00	6,000.00	3,656.94	5,341.57	6,715.32
01-2012	MISCELLANEOUS	32.63	3,638.61	80.86 %	375.00	4,500.00	861.39	2,909.51	2,056.78
01-2013	OFFICE SUPPLIES	0.00	3,460.91	49.44 %	583.00	7,000.00	3,539.09	4,269.35	5,985.82
01-2014	ELECTION	0.00	2,226.65	44.53 %	417.00	5,000.00	2,773.35	200.00	200.00
01-2015	CHEMICAL & INSECT	0.00	250.00	50.00 %	42.00	500.00	250.00	0.00	0.00
01-2016	MISC. SUPPLIES	0.00	0.00	0.00 %	104.00	1,250.00	1,250.00	16.65	16.65
01-2017	COPIER PAYMENT	0.00	1,879.66	62.66 %	250.00	3,000.00	1,120.34	1,984.57	2,951.66
01-2018	TRANSFER SCHOOL	0.00	2,050.00	68.33 %	250.00	3,000.00	950.00	2,060.00	2,060.00
01-2020	ECON. DEVELOPMENT	0.00	20,000.00	100.00 %	1,667.00	20,000.00	0.00	15,000.00	15,000.00
01-2021	LABOR & MACHINE	0.00	512.70	51.27 %	83.00	1,000.00	487.30	476.55	794.25
01-2022	TRAVEL & CONF. MILE	130.53	12,044.84	100.37 %	1,000.00	12,000.00	(44.84)	6,351.81	10,440.98
01-2023	OFFICE EQUIPMENT	0.00	0.00	0.00 %	417.00	5,000.00	5,000.00	1,370.00	5,568.00
01-2024	TRANSFER	95,849.34	766,794.72	66.67 %	95,849.00	1,150,192.00	383,397.28	878,461.44	1,141,603.94
01-2025	RE IMPROVEMENTS	0.00	369.91	1.85 %	1,667.00	20,000.00	19,630.09	0.00	0.00
01-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
01-2043	DUES & CONV	0.00	1,441.57	48.05 %	250.00	3,000.00	1,558.43	2,751.57	7,293.57

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Expense (Continued)									
GENERAL									
01-2071	EQUIPMENT	0.00	0.00	0.00 %	417.00	5,000.00	5,000.00	0.00	0.00
01-2079	REFUNDS	0.00	0.00	0.00 %	208.00	2,500.00	2,500.00	321.25	321.25
01-2093	H CENTER TAXES	0.00	1,204.30	100.36 %	100.00	1,200.00	(4.30)	1,201.12	1,201.12
01-2095	CITY SHARE FICA	156.81	1,787.11	47.66 %	312.00	3,750.00	1,962.89	2,023.55	3,099.10
01-2096	CITY SHARE MEDICARE	36.71	418.35	46.48 %	75.00	900.00	481.65	473.21	724.75
01-2097	CITY SHARE IRA	75.84	689.47	45.96 %	125.00	1,500.00	810.53	799.13	1,139.60
01-2098	CITY SHARE ROTH	50.60	459.66	54.08 %	71.00	850.00	390.34	532.78	759.73
TOTAL Expense		101,883.16	933,596.38	64.95 %	119,778.00	1,437,342.00	503,745.62	1,047,846.53	1,373,685.89
PROFIT / (LOSS) :		140,307.28	(53,379.77)		(3,179.00)	(38,142.00)	15,237.77	(132,278.58)	60,827.27

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
STREET FUND									
02-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1004	OTHER INCOME	0.00	7,052.60	282.10 %	208.00	2,500.00	(4,552.60)	2,069.51	2,855.34
02-1005	INTEREST	16.49	189.06	75.62 %	21.00	250.00	60.94	138.27	1,852.34
02-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1007	TRANSFER	2,040.17	16,321.36	66.67 %	2,040.00	24,482.00	8,160.64	141,440.64	212,160.96
02-1013	LOCAL SALES TAX	0.00	8,207.65	0.00 %	0.00	0.00	(8,207.65)	0.00	0.00
02-1015	HIGHWAY ALLOCATION	17,015.96	152,504.15	68.72 %	18,494.00	221,924.00	69,419.85	145,752.70	222,108.13
02-1016	STREET ASSESSMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1018	MOTOR VEHICLE	1,590.99	17,267.95	172.68 %	833.00	10,000.00	(7,267.95)	7,900.38	10,731.11
02-1045	BOND PROCEEDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		20,663.61	201,542.77	77.77 %	21,596.00	259,156.00	57,613.23	297,301.50	449,707.88
Expense									
STREET FUND									
02-2001	SALARIES	10,129.49	114,536.39	61.91 %	15,417.00	185,000.00	70,463.61	118,432.41	161,395.60
02-2002	EMPLOYEE INSURANCE	6,336.96	54,517.10	69.01 %	6,583.00	79,000.00	24,482.90	50,603.69	73,690.29
02-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2004	SUPPLIES	1,140.59	8,354.95	46.42 %	1,500.00	18,000.00	9,645.05	16,374.43	19,115.97
02-2005	REPAIR & MAINTENANCE	4,809.14	22,084.94	73.62 %	2,500.00	30,000.00	7,915.06	27,775.75	36,188.24
02-2006	UTILITIES-ELECTRIC	234.54	1,665.89	41.65 %	333.00	4,000.00	2,334.11	1,727.87	2,476.47
02-2007	UTILITIES-SOURCE GAS	0.00	4,638.13	51.53 %	750.00	9,000.00	4,361.87	6,540.41	7,143.69
02-2008	TELEPHONE	184.00	1,489.44	74.47 %	167.00	2,000.00	510.56	1,389.73	2,227.95
02-2009	PROFESSIONAL	323.00	13,628.80	136.29 %	833.00	10,000.00	(3,628.80)	9,908.95	9,908.95
02-2010	INSURANCE	0.00	12,967.48	64.84 %	1,667.00	20,000.00	7,032.52	101.41	101.41
02-2012	MISCELLANEOUS	0.00	1,305.50	43.52 %	250.00	3,000.00	1,694.50	12.67	12.67
02-2015	CHEMICAL & INSECT	0.00	3,384.60	112.82 %	250.00	3,000.00	(384.60)	3,005.58	4,551.83
02-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2026	CAPITAL OUTLAY	63,850.00	63,850.00	98.23 %	5,417.00	65,000.00	1,150.00	12,262.50	12,262.50
02-2027	GAS & OIL	493.78	4,927.99	49.28 %	833.00	10,000.00	5,072.01	5,724.23	8,831.35
02-2028	SNOW REMOVAL	0.00	3,336.69	0.00 %	0.00	0.00	(3,336.69)	338.04	338.04
02-2029	SAND & GRAVEL	0.00	14,940.94	298.82 %	417.00	5,000.00	(9,940.94)	1,613.85	5,298.94
02-2030	CONC & BLACK TOP	732.00	4,525.24	30.17 %	1,250.00	15,000.00	10,474.76	2,798.88	10,379.89
02-2031	SIGNS	954.81	10,921.66	0.00 %	0.00	0.00	(10,921.66)	0.00	434.16
02-2032	PAVEMENT MARK	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
02-2033	FLAGS/FLAR/BAR	0.00	1,046.36	29.90 %	292.00	3,500.00	2,453.64	0.00	0.00
02-2034	BOND & INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
02-2035	STREET IMPROVEMENTS	0.00	0.00	0.00 %	3,017.00	36,200.00	36,200.00	0.00	0.00
02-2095	CITY SHARE FICA	628.04	7,101.15	63.12 %	938.00	11,250.00	4,148.85	7,342.83	10,006.56
02-2096	CITY SHARE MEDICARE	146.85	1,660.70	47.45 %	292.00	3,500.00	1,839.30	1,717.25	2,340.29
02-2097	CITY SHARE IRA	278.73	3,405.40	59.22 %	479.00	5,750.00	2,344.60	3,513.71	4,647.86
02-2098	CITY SHARE ROTH	185.82	2,270.35	64.87 %	292.00	3,500.00	1,229.65	2,342.55	3,098.70
TOTAL Expense		90,427.75	356,559.70	68.08 %	43,644.00	523,700.00	167,140.30	273,526.74	374,451.36

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
PROFIT / (LOSS) :		(69,764.14)	(155,016.93)		(22,048.00)	(264,544.00)	(109,527.07)	23,774.76	75,256.52
Revenue									
SALES TAX FUND									
03-1004	OTHER INCOME	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-1005	INTEREST	0.00	0.00	0.00 %	1.00	10.00	10.00	0.00	0.00
03-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-1023	STATE SALES TAX	0.00	0.00	0.00 %	7,500.00	90,000.00	90,000.00	0.00	0.00
TOTAL Revenue		0.00	0.00	0.00 %	7,501.00	90,010.00	90,010.00	0.00	0.00
Expense									
SALES TAX FUND									
03-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2036	SALES TAX PD TO ST	0.00	0.00	0.00 %	7,501.00	90,010.00	90,010.00	0.00	0.00
03-2037	TAX RELIEF-CEM	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2049	EQUIPMENT PARK	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
03-2091	EQUIPMENT GENERAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		0.00	0.00	0.00 %	7,501.00	90,010.00	90,010.00	0.00	0.00
PROFIT / (LOSS) :		0.00	0.00		0.00	0.00	0.00	0.00	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
CEMETERY FUND									
04-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1004	OTHER INCOME	40.00	270.00	10.80 %	208.00	2,500.00	2,230.00	630.00	1,014.33
04-1005	INTEREST	3.08	26.16	26.16 %	8.00	100.00	73.84	16.58	747.49
04-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1007	TRANSFER	5,650.00	45,200.00	66.67 %	5,650.00	67,800.00	22,600.00	45,200.00	67,800.00
04-1008	DONATIONS	25.00	525.00	52.50 %	83.00	1,000.00	475.00	25.00	150.00
04-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1024	GRAVE OPENING	200.00	5,800.00	116.00 %	417.00	5,000.00	(800.00)	6,550.00	10,850.00
04-1025	CEMETERY LOTS	800.00	3,200.00	64.00 %	417.00	5,000.00	1,800.00	4,405.00	8,025.00
04-1050	COLMBARIUM RECEIPTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	2,250.00
04-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-1055	RECLAIMED LOT SALES	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
04-1062	PERPETUAL CARE	300.00	2,700.00	77.14 %	292.00	3,500.00	800.00	8,150.00	9,800.00
TOTAL Revenue		7,018.08	57,721.16	67.20 %	7,158.00	85,900.00	28,178.84	64,976.58	100,636.82
Expense									
CEMETERY FUND									
04-2001	SALARIES	5,177.07	21,691.43	57.08 %	3,167.00	38,000.00	16,308.57	19,543.71	36,524.43
04-2002	EMPLOYEE INSURANCE	422.71	2,553.11	30.04 %	708.00	8,500.00	5,946.89	6,639.68	7,351.67
04-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
04-2004	SUPPLIES	710.46	3,078.62	61.57 %	417.00	5,000.00	1,921.38	920.49	1,282.28
04-2005	REPAIR & MAINTENANCE	274.44	1,049.79	21.00 %	417.00	5,000.00	3,950.21	1,727.57	4,495.69
04-2006	UTILITIES-ELECTRIC	39.80	358.05	39.78 %	75.00	900.00	541.95	508.13	846.32
04-2008	TELEPHONE	90.90	739.94	67.27 %	92.00	1,100.00	360.06	669.63	1,036.01
04-2010	INSURANCE	0.00	2,708.09	90.27 %	250.00	3,000.00	291.91	181.32	181.32
04-2012	MISCELLANEOUS	176.25	1,093.10	54.66 %	167.00	2,000.00	906.90	7,112.40	7,234.95
04-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	2,912.44
04-2027	GAS & OIL	0.00	1,205.16	24.10 %	417.00	5,000.00	3,794.84	944.56	2,435.23
04-2038	FUTURE CAPITAL	5,000.00	5,000.00	41.67 %	1,000.00	12,000.00	7,000.00	0.00	10,050.00
04-2095	CITY SHARE FICA	320.96	1,344.85	56.04 %	200.00	2,400.00	1,055.15	1,211.70	2,264.52
04-2096	CITY SHARE MEDICARE	75.06	314.55	31.46 %	83.00	1,000.00	685.45	283.38	529.62
04-2097	CITY SHARE IRA	75.78	366.03	36.60 %	83.00	1,000.00	633.97	541.14	838.48
04-2098	CITY SHARE ROTH	50.51	243.96	30.50 %	67.00	800.00	556.04	360.74	558.96
TOTAL Expense		12,413.94	41,746.68	48.71 %	7,143.00	85,700.00	43,953.32	40,644.45	78,541.92
PROFIT / (LOSS) :		(5,395.86)	15,974.48		15.00	200.00	(15,774.48)	24,332.13	22,094.90

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
POLICE FUND									
05-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1004	OTHER INCOME	0.00	0.00	0.00 %	85.00	1,025.00	1,025.00	0.00	0.00
05-1005	INTEREST	0.00	0.00	0.00 %	2.00	20.00	20.00	1.79	1.93
05-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1007	TRANSFER	15,083.33	120,666.64	66.67 %	15,083.00	181,000.00	60,333.36	116,683.36	174,551.19
05-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		15,083.33	120,666.64	66.28 %	15,170.00	182,045.00	61,378.36	116,685.15	174,553.12

Expense									
POLICE FUND									
05-2001	SALARIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2004	SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2005	REPAIR & MAINTENANCE	0.00	0.00	0.00 %	17.00	200.00	200.00	0.00	0.00
05-2006	UTILITIES-ELECTRIC	37.19	366.21	52.32 %	58.00	700.00	333.79	293.21	508.70
05-2007	UTILITIES-SOURCE GAS	0.00	783.19	43.51 %	150.00	1,800.00	1,016.81	1,161.37	1,187.35
05-2008	TELEPHONE	61.95	498.52	62.32 %	67.00	800.00	301.48	498.21	812.52
05-2010	INSURANCE	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	0.00
05-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2022	TRAVEL & CONF. MILE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2027	GAS & OIL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2041	DOG EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2042	CLEANING	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2043	DUES & CONV	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2044	SHERIFF ALLOWANCE	14,770.60	117,731.25	66.12 %	14,837.00	178,045.00	60,313.75	114,696.35	172,044.55
05-2090	N CASH RESERVE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2095	CITY SHARE FICA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2096	CITY SHARE MEDICARE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
05-2098	CITY SHARE ROTH	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		14,869.74	119,379.17	65.58 %	15,171.00	182,045.00	62,665.83	116,649.14	174,553.12

PROFIT / (LOSS) :

	213.59	1,287.47	(1.00)	0.00	(1,287.47)	36.01	0.00
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City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
POOL FUND									
06-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1004	OTHER INCOME	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	975.76
06-1005	INTEREST	0.00	0.00	0.00 %	17.00	200.00	200.00	25.21	49.68
06-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1007	TRANSFER	5,600.00	44,800.00	66.67 %	5,600.00	67,200.00	22,400.00	66,426.64	67,288.69
06-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1019	POOL RECEIPTS	0.00	75.12	0.83 %	750.00	9,000.00	8,924.88	0.00	11,278.86
06-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-1057	POOL BONDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		5,600.00	44,875.12	58.36 %	6,409.00	76,900.00	32,024.88	66,451.85	79,592.99
Expense									
POOL FUND									
06-2001	SALARIES	323.05	323.05	0.92 %	2,917.00	35,000.00	34,676.95	0.00	35,396.25
06-2002	EMPLOYEE INSURANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2004	SUPPLIES	0.00	102.48	1.71 %	500.00	6,000.00	5,897.52	1,530.31	2,658.41
06-2005	REPAIR & MAINTENANCE	0.00	98.00	2.45 %	333.00	4,000.00	3,902.00	5,675.13	9,647.38
06-2006	UTILITIES-ELECTRIC	57.65	515.20	9.37 %	458.00	5,500.00	4,984.80	570.04	6,493.76
06-2007	UTILITIES-SOURCE GAS	0.00	254.02	50.80 %	42.00	500.00	245.98	253.78	458.51
06-2008	TELEPHONE	35.64	286.47	31.83 %	75.00	900.00	613.53	269.68	620.69
06-2010	INSURANCE	0.00	7,209.67	144.19 %	417.00	5,000.00	(2,209.67)	114.00	114.00
06-2012	MISCELLANEOUS	0.00	238.00	15.87 %	125.00	1,500.00	1,262.00	59.00	234.00
06-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	667.00	8,000.00	8,000.00	6,000.00	14,833.00
06-2045	MERCHANDISE FOR RESALE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2046	CHEMICALS	0.00	0.00	0.00 %	625.00	7,500.00	7,500.00	0.00	6,429.01
06-2048	POOL PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2090	N CASH RESERVE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2095	CITY SHARE FICA	20.03	20.03	0.89 %	188.00	2,250.00	2,229.97	0.00	2,194.68
06-2096	CITY SHARE MEDICARE	4.68	4.68	0.62 %	62.00	750.00	745.32	0.00	513.30
06-2097	CITY SHARE IRA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
06-2098	CITY SHARE ROTH	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		441.05	9,051.60	11.77 %	6,409.00	76,900.00	67,848.40	14,471.94	79,592.99
PROFIT / (LOSS) :		5,158.95	35,823.52		0.00	0.00	(35,823.52)	51,979.91	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
PARK FUND									
07-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1004	OTHER INCOME	59.57	534.57	53.46 %	83.00	1,000.00	465.43	0.00	365.87
07-1005	INTEREST	0.00	0.00	0.00 %	3.00	35.00	35.00	31.79	58.02
07-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1007	TRANSFER	17,455.42	139,643.36	66.67 %	17,455.00	209,465.00	69,821.64	139,643.36	151,299.04
07-1008	DONATIONS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	25,000.00
07-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1028	REIMBURSEMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		17,514.99	140,177.93	66.59 %	17,541.00	210,500.00	70,322.07	139,675.15	176,722.93
Expense									
PARK FUND									
07-2001	SALARIES	10,984.57	40,129.44	48.35 %	6,917.00	83,000.00	42,870.56	37,620.22	76,918.07
07-2002	EMPLOYEE INSURANCE	2,622.11	13,861.85	69.31 %	1,667.00	20,000.00	6,138.15	11,756.57	19,754.19
07-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2004	SUPPLIES	204.15	10,612.88	70.75 %	1,250.00	15,000.00	4,387.12	6,646.08	11,279.05
07-2005	REPAIR & MAINTENANCE	3,396.03	6,613.93	33.07 %	1,667.00	20,000.00	13,386.07	6,813.21	14,011.13
07-2006	UTILITIES-ELECTRIC	602.42	4,419.29	73.65 %	500.00	6,000.00	1,580.71	4,210.31	6,338.59
07-2008	TELEPHONE	122.29	929.84	46.49 %	167.00	2,000.00	1,070.16	991.77	1,418.38
07-2010	INSURANCE	0.00	7,832.69	78.33 %	833.00	10,000.00	2,167.31	0.00	0.00
07-2012	MISCELLANEOUS	0.00	1,233.52	61.68 %	167.00	2,000.00	766.48	2,038.17	2,312.76
07-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2026	CAPITAL OUTLAY	673.99	26,052.56	104.21 %	2,083.00	25,000.00	(1,052.56)	14,188.88	24,688.88
07-2027	GAS & OIL	399.60	2,447.91	27.20 %	750.00	9,000.00	6,552.09	2,003.37	5,646.25
07-2049	EQUIPMENT PARK	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
07-2050	MOWING	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2051	GOLF COURSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2052	BALL DIAMOND IMPROV	0.00	0.00	0.00 %	0.00	0.00	0.00	324.00	324.00
07-2053	PARK IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2054	HERITAGE CENTER	0.00	5,666.19	94.44 %	500.00	6,000.00	333.81	4,346.93	5,151.31
07-2055	COMMUNITY CENTER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2056	STUMP REMOVAL TREES	0.00	650.00	32.50 %	167.00	2,000.00	1,350.00	0.00	0.00
07-2057	NEW BALL PARK	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
07-2085	Heritage Center & CC Expense	0.00	1,073.44	0.00 %	0.00	0.00	(1,073.44)	0.00	0.00
07-2095	CITY SHARE FICA	681.05	2,492.49	49.85 %	417.00	5,000.00	2,507.51	2,327.98	4,764.45
07-2096	CITY SHARE MEDICARE	159.29	582.93	58.29 %	83.00	1,000.00	417.07	544.45	1,114.30
07-2097	CITY SHARE IRA	182.87	1,057.24	70.48 %	125.00	1,500.00	442.76	1,068.13	1,800.93
07-2098	CITY SHARE ROTH	121.91	704.78	70.48 %	83.00	1,000.00	295.22	712.07	1,200.64
TOTAL Expense		20,150.28	126,360.98	60.03 %	17,543.00	210,500.00	84,139.02	95,592.14	176,722.93

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
PROFIT / (LOSS) :		(2,635.29)	13,816.95		(2.00)	0.00	(13,816.95)	44,083.01	0.00
Revenue									
FIRE FUND									
08-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1004	OTHER INCOME	0.00	420.00	42.00 %	83.00	1,000.00	580.00	1,447.00	2,217.00
08-1005	INTEREST	0.00	0.00	0.00 %	4.00	50.00	50.00	4.22	14.51
08-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1007	TRANSFER	5,004.17	40,033.36	66.67 %	5,004.00	60,050.00	20,016.64	49,700.00	66,765.39
08-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1030	RURAL FIRE DIST.	0.00	0.00	0.00 %	1,208.00	14,500.00	14,500.00	14,856.30	14,856.30
08-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1037	WARRANTS/LOAN	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-1048	OCCUPATION TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	5.00	5.00
08-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		5,004.17	40,453.36	53.51 %	6,299.00	75,600.00	35,146.64	66,012.52	83,858.20
Expense									
FIRE FUND									
08-2004	SUPPLIES	0.00	1,316.50	26.33 %	417.00	5,000.00	3,683.50	1,050.00	1,050.00
08-2005	REPAIR & MAINTENANCE	93.75	737.00	14.74 %	417.00	5,000.00	4,263.00	4,578.72	8,361.82
08-2006	UTILITIES-ELECTRIC	145.76	1,372.27	45.74 %	250.00	3,000.00	1,627.73	1,488.22	2,271.54
08-2007	UTILITIES-SOURCE GAS	0.00	2,349.63	58.74 %	333.00	4,000.00	1,650.37	3,484.15	3,667.38
08-2008	TELEPHONE	0.00	0.00	0.00 %	0.00	0.00	0.00	212.48	212.48
08-2010	INSURANCE	0.00	11,641.67	36.38 %	2,667.00	32,000.00	20,358.33	9,977.00	28,821.08
08-2012	MISCELLANEOUS	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
08-2022	TRAVEL & CONF. MILE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	1,250.00	15,000.00	15,000.00	20,082.60	20,082.60
08-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-2058	ALLOWANCE	800.00	6,400.00	66.67 %	800.00	9,600.00	3,200.00	6,400.00	9,600.00
08-2095	CITY SHARE FICA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
08-2096	CITY SHARE MEDICARE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		1,039.51	23,817.07	31.50 %	6,301.00	75,600.00	51,782.93	47,273.17	74,066.90
PROFIT / (LOSS) :		3,964.66	16,636.29		(2.00)	0.00	(16,636.29)	18,739.35	9,791.30

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
LIBRARY FUND									
09-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1004	OTHER INCOME	0.00	385.11	77.02 %	42.00	500.00	114.89	606.64	744.66
09-1005	INTEREST	0.00	0.00	0.00 %	2.00	25.00	25.00	3.63	6.71
09-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1007	TRANSFER	8,184.58	65,476.64	66.67 %	8,185.00	98,215.00	32,738.36	62,143.36	89,141.26
09-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1031	LIBRARY FEES	0.00	221.54	22.15 %	83.00	1,000.00	778.46	296.55	304.74
09-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-1056	LOST BOOK	0.00	2.99	2.99 %	8.00	100.00	97.01	26.95	26.95
TOTAL Revenue		8,184.58	66,086.28	66.19 %	8,320.00	99,840.00	33,753.72	63,077.13	90,224.32
Expense									
LIBRARY FUND									
09-2001	SALARIES	3,687.01	35,932.77	66.00 %	4,537.00	54,440.00	18,507.23	34,589.31	50,971.49
09-2002	EMPLOYEE INSURANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2004	SUPPLIES	127.68	2,166.09	61.89 %	292.00	3,500.00	1,333.91	2,172.96	3,198.90
09-2005	REPAIR & MAINTENANCE	0.00	3,120.95	78.02 %	333.00	4,000.00	879.05	2,603.79	4,552.21
09-2006	UTILITIES-ELECTRIC	155.43	4,253.81	51.88 %	683.00	8,200.00	3,946.19	5,106.02	7,506.21
09-2010	INSURANCE	0.00	3,450.90	69.02 %	417.00	5,000.00	1,549.10	0.00	0.00
09-2012	MISCELLANEOUS	0.00	739.66	49.31 %	125.00	1,500.00	760.34	580.99	1,518.08
09-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	2,000.00	2,000.00
09-2038	FUTURE CAPITAL	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2060	UPKEEP	0.00	244.59	14.39 %	142.00	1,700.00	1,455.41	670.49	1,695.49
09-2061	BOOKS	62.44	4,919.26	46.85 %	875.00	10,500.00	5,580.74	5,474.10	10,482.68
09-2062	MAGAZINES	58.20	2,042.90	45.40 %	375.00	4,500.00	2,457.10	2,366.89	4,399.78
09-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2090	N CASH RESERVE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2095	CITY SHARE FICA	228.59	2,227.82	67.51 %	275.00	3,300.00	1,072.18	2,144.62	3,160.33
09-2096	CITY SHARE MEDICARE	53.46	520.98	43.42 %	100.00	1,200.00	679.02	501.58	739.15
09-2097	CITY SHARE IRA	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
09-2098	CITY SHARE ROTH	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		4,372.81	59,619.73	59.72 %	8,321.00	99,840.00	40,220.27	58,210.75	90,224.32
PROFIT / (LOSS) :		3,811.77	6,466.55		(1.00)	0.00	(6,466.55)	4,866.38	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
STREET LIGHTS									
10-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1004	OTHER INCOME	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1005	INTEREST	0.00	0.00	0.00 %	1.00	10.00	10.00	0.06	1.27
10-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
10-1007	TRANSFER	3,499.17	27,993.36	66.67 %	3,499.00	41,990.00	13,996.64	27,993.36	38,720.06
10-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		3,499.17	27,993.36	66.65 %	3,500.00	42,000.00	14,006.64	27,993.42	38,721.33
Expense									
STREET LIGHTS									
10-2006	UTILITIES-ELECTRIC	2,944.46	23,270.99	58.18 %	3,333.00	40,000.00	16,729.01	26,913.89	38,479.35
10-2012	MISCELLANEOUS	0.00	582.81	29.14 %	167.00	2,000.00	1,417.19	46.98	241.98
10-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		2,944.46	23,853.80	56.79 %	3,500.00	42,000.00	18,146.20	26,960.87	38,721.33
PROFIT / (LOSS) :		554.71	4,139.56		0.00	0.00	(4,139.56)	1,032.55	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
HEALTH CENTER									
11-1005	INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-1009	RENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
Expense									
HEALTH CENTER									
11-2004	SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2005	REPAIR & MAINTENANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2007	UTILITIES-SOURCE GAS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2010	INSURANCE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2026	CAPITAL OUTLAY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
11-2093	H CENTER TAXES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
PROFIT / (LOSS) :		0.00	0.00		0.00	0.00	0.00	0.00	0.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
SEWER FUND									
12-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-1004	OTHER INCOME	0.00	1,500.00	0.00 %	0.00	0.00	(1,500.00)	0.00	148.63
12-1005	INTEREST	63.51	484.68	96.94 %	42.00	500.00	15.32	330.77	559.59
12-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-1007	TRANSFER	0.00	0.00	0.00 %	10,417.00	125,000.00	125,000.00	0.00	115,000.00
12-1032	COLLECTIONS	20,094.50	160,673.50	66.95 %	20,000.00	240,000.00	79,326.50	159,796.43	228,965.98
12-1052	LATE FEES & RECONNECT	352.50	2,955.00	59.10 %	417.00	5,000.00	2,045.00	2,985.00	4,537.50
12-1054	UTILITY DEPOSITS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		20,510.51	165,613.18	44.70 %	30,876.00	370,500.00	204,886.82	163,112.20	349,211.70
Expense									
SEWER FUND									
12-2001	SALARIES	5,172.58	46,790.71	62.39 %	6,250.00	75,000.00	28,209.29	44,461.29	66,329.21
12-2002	EMPLOYEE INSURANCE	2,690.28	20,244.18	96.40 %	1,750.00	21,000.00	755.82	11,034.86	20,541.95
12-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-2004	SUPPLIES	117.08	1,534.24	153.42 %	83.00	1,000.00	(534.24)	173.20	223.20
12-2005	REPAIR & MAINTENANCE	45.54	34,157.42	227.72 %	1,250.00	15,000.00	(19,157.42)	15,911.25	16,233.01
12-2006	UTILITIES-ELECTRIC	247.98	5,097.18	63.71 %	667.00	8,000.00	2,902.82	5,389.02	8,843.03
12-2007	UTILITIES-SOURCE GAS	0.00	490.82	65.44 %	62.00	750.00	259.18	708.11	770.94
12-2008	TELEPHONE	54.53	381.14	0.00 %	0.00	0.00	(381.14)	273.29	495.65
12-2009	PROFESSIONAL	323.00	13,368.80	0.00 %	0.00	0.00	(13,368.80)	375.00	431.67
12-2010	INSURANCE	0.00	3,086.87	154.34 %	167.00	2,000.00	(1,086.87)	133.50	133.50
12-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
12-2015	CHEMICAL & INSECT	0.00	0.00	0.00 %	33.00	400.00	400.00	0.00	0.00
12-2024	TRANSFER	0.00	0.00	0.00 %	10,277.00	123,325.00	123,325.00	0.00	0.00
12-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	984.00	11,803.00	11,803.00	0.00	0.00
12-2026	CAPITAL OUTLAY	0.00	5,777.38	14.81 %	3,250.00	39,000.00	33,222.62	16,917.50	16,917.50
12-2027	GAS & OIL	112.35	971.40	97.14 %	83.00	1,000.00	28.60	0.00	291.01
12-2046	CHEMICALS	0.00	0.00	0.00 %	125.00	1,500.00	1,500.00	0.00	0.00
12-2063	CLEAN SEWER/CULVERTS	0.00	0.00	0.00 %	833.00	10,000.00	10,000.00	0.00	0.00
12-2064	SEWER LINES	0.00	20,695.80	0.00 %	0.00	0.00	(20,695.80)	0.00	33,323.00
12-2065	ENGINEERING	0.00	13,345.03	111.21 %	1,000.00	12,000.00	(1,345.03)	8,925.88	15,365.88
12-2066	LIFT STATION	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
12-2067	B & 1940 PAYMENT	0.00	0.00	0.00 %	16,667.00	200,000.00	200,000.00	0.00	0.00
12-2095	CITY SHARE FICA	320.68	2,900.88	64.46 %	375.00	4,500.00	1,599.12	2,756.58	4,112.43
12-2096	CITY SHARE MEDICARE	74.99	678.37	58.99 %	96.00	1,150.00	471.63	644.67	961.77
12-2097	CITY SHARE IRA	155.19	1,403.81	62.39 %	188.00	2,250.00	846.19	1,329.49	1,985.53
12-2098	CITY SHARE ROTH	103.44	935.81	62.39 %	125.00	1,500.00	564.19	886.37	1,323.77
TOTAL Expense		9,417.64	171,859.84	32.29 %	44,348.00	532,178.00	360,318.16	109,920.01	188,283.05
PROFIT / (LOSS) :		11,092.87	(6,246.66)		(13,472.00)	(161,678.00)	(155,431.34)	53,192.19	160,928.65

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
GARBAGE FUND									
13-1005	INTEREST	0.00	0.00	0.00 %	1.00	10.00	10.00	1.11	3.31
13-1007	TRANSFER	624.17	4,993.36	66.67 %	624.00	7,490.00	2,496.64	4,993.36	2,679.31
13-1033	RECEIPTS	8,794.00	68,810.61	68.81 %	8,333.00	100,000.00	31,189.39	66,210.13	99,069.28
13-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
13-1035	LANDFILL/GRASS	300.00	2,708.40	270.84 %	83.00	1,000.00	(1,708.40)	1,200.00	1,400.00
TOTAL Revenue		9,718.17	76,512.37	70.52 %	9,041.00	108,500.00	31,987.63	72,404.60	103,151.90
Expense									
GARBAGE FUND									
13-2010	INSURANCE	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	0.00
13-2068	GARBAGE SERVICE	8,505.60	66,399.15	66.40 %	8,333.00	100,000.00	33,600.85	65,735.70	82,088.65
13-2069	LANDFILL	0.00	1,619.46	20.24 %	667.00	8,000.00	6,380.54	2,691.18	20,505.25
13-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		8,505.60	68,018.61	62.69 %	9,042.00	108,500.00	40,481.39	68,426.88	102,593.90
PROFIT / (LOSS) :		1,212.57	8,493.76		(1.00)	0.00	(8,493.76)	3,977.72	558.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
WATER FUND									
14-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1004	OTHER INCOME	50.00	300.00	15.00 %	167.00	2,000.00	1,700.00	720.95	3,797.08
14-1005	INTEREST	17.18	205.30	41.06 %	42.00	500.00	294.70	186.85	328.25
14-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1032	COLLECTIONS	25,468.64	183,449.32	69.23 %	22,083.00	265,000.00	81,550.68	179,653.81	296,463.25
14-1037	WARRANTS/LOAN	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-1038	HOOKUPS/TAPPING	0.00	0.00	0.00 %	21.00	250.00	250.00	515.00	2,829.22
14-1052	LATE FEES & RECONNECT	357.50	2,990.00	59.80 %	417.00	5,000.00	2,010.00	2,890.00	4,422.50
14-1054	UTILITY DEPOSITS	0.00	0.00	0.00 %	0.00	0.00	0.00	200.00	(3,906.10)
TOTAL Revenue		25,893.32	186,944.62	68.54 %	22,730.00	272,750.00	85,805.38	184,166.61	303,934.20
Expense									
WATER FUND									
14-2001	SALARIES	5,838.01	52,947.18	66.18 %	6,667.00	80,000.00	27,052.82	50,199.18	74,649.60
14-2002	EMPLOYEE INSURANCE	3,230.59	24,316.35	63.99 %	3,167.00	38,000.00	13,683.65	24,516.37	36,071.26
14-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-2004	SUPPLIES	2,115.87	35,010.26	100.03 %	2,917.00	35,000.00	(10.26)	10,070.82	14,742.58
14-2005	REPAIR & MAINTENANCE	5,521.88	18,322.64	36.65 %	4,167.00	50,000.00	31,677.36	12,449.79	19,206.65
14-2006	UTILITIES-ELECTRIC	716.79	11,596.79	44.60 %	2,167.00	26,000.00	14,403.21	12,663.83	19,937.96
14-2007	UTILITIES-SOURCE GAS	0.00	460.02	23.00 %	167.00	2,000.00	1,539.98	430.93	658.99
14-2008	TELEPHONE	70.57	611.03	122.21 %	42.00	500.00	(111.03)	401.62	688.14
14-2009	PROFESSIONAL	674.00	15,219.74	507.32 %	250.00	3,000.00	(12,219.74)	2,320.44	2,689.61
14-2010	INSURANCE	0.00	9,952.26	117.09 %	708.00	8,500.00	(1,452.26)	133.49	133.49
14-2012	MISCELLANEOUS	0.03	286.27	28.63 %	83.00	1,000.00	713.73	535.14	735.14
14-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	42.00	500.00	500.00	0.00	0.00
14-2024	TRANSFER	0.00	0.00	0.00 %	2,193.00	26,320.00	26,320.00	0.00	0.00
14-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-2026	CAPITAL OUTLAY	0.00	133,674.54	267.35 %	4,167.00	50,000.00	(83,674.54)	16,917.50	16,917.50
14-2027	GAS & OIL	112.35	852.21	170.44 %	42.00	500.00	(352.21)	155.74	534.56
14-2065	ENGINEERING	0.00	13,840.01	138.40 %	833.00	10,000.00	(3,840.01)	0.00	617.88
14-2071	EQUIPMENT	0.00	0.00	0.00 %	417.00	5,000.00	5,000.00	799.00	799.00
14-2072	TESTS & CHLORINE	29.74	843.04	14.05 %	500.00	6,000.00	5,156.96	1,387.66	2,456.72
14-2073	REFUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	15.00
14-2074	WATER LINES	0.00	0.00	0.00 %	1,697.00	20,361.00	20,361.00	0.00	0.00
14-2075	WELLS	0.00	0.00	0.00 %	1,250.00	15,000.00	15,000.00	0.00	0.00
14-2076	PEOPLE SERVICE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
14-2079	REFUNDS	0.00	0.00	0.00 %	0.00	0.00	0.00	178.75	178.75
14-2095	CITY SHARE FICA	361.94	3,282.59	61.36 %	446.00	5,350.00	2,067.41	3,112.30	4,628.26
14-2096	CITY SHARE MEDICARE	84.64	767.61	41.49 %	154.00	1,850.00	1,082.39	727.89	1,082.41
14-2097	CITY SHARE IRA	175.16	1,588.54	58.83 %	225.00	2,700.00	1,111.46	1,506.09	2,239.63
14-2098	CITY SHARE ROTH	116.74	1,058.86	62.29 %	142.00	1,700.00	641.14	1,004.07	1,493.11
TOTAL Expense		19,048.31	324,629.94	83.39 %	32,443.00	389,281.00	64,651.06	139,510.61	200,476.24

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
PROFIT / (LOSS) :		6,845.01	(137,685.32)		(9,713.00)	(116,531.00)	21,154.32	44,656.00	103,457.96

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
SPECIAL SEWER									
15-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-1004	OTHER INCOME	0.00	34,675.33	311.69 %	125.00	1,500.00	(33,175.33)	62,875.94	126,577.08
15-1005	INTEREST	82.88	496.21	90.22 %	46.00	550.00	53.79	983.30	1,672.44
15-1007	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-1026	INT & PRIN INDUSTRIES	77,961.78	350,828.01	76.59 %	38,174.00	458,082.00	107,253.99	272,866.23	428,895.01
15-1028	REIMBURSEMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-1032	COLLECTIONS	0.00	0.00	0.00 %	10,277.00	123,325.00	123,325.00	0.00	(1,580.21)
15-1039	COLLECTIONS-AM FOODS	144,862.00	674,882.20	79.40 %	70,833.00	850,000.00	175,117.80	527,074.36	833,842.47
15-1040	COLLECTIONS--DARLING	19,043.57	114,690.86	95.58 %	10,000.00	120,000.00	5,309.14	53,214.75	54,832.24
TOTAL Revenue		241,950.23	1,175,572.61	75.67 %	129,455.00	1,553,457.00	377,884.39	917,014.58	1,444,239.03

Expense									
SPECIAL SEWER									
15-2001	SALARIES	7,817.47	70,604.09	91.69 %	6,417.00	77,000.00	6,395.91	42,319.48	68,795.68
15-2002	EMPLOYEE INSURANCE	4,012.52	30,191.16	120.76 %	2,083.00	25,000.00	(5,191.16)	15,689.35	27,775.53
15-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2004	SUPPLIES	828.86	31,962.14	106.54 %	2,500.00	30,000.00	(1,962.14)	25,344.30	32,759.78
15-2005	REPAIR & MAINTENANCE	15,387.13	137,929.51	68.96 %	16,667.00	200,000.00	62,070.49	171,875.60	204,189.77
15-2006	UTILITIES-ELECTRIC	21,550.83	168,039.91	44.81 %	31,250.00	375,000.00	206,960.09	181,801.12	275,369.16
15-2007	UTILITIES-SOURCE GAS	0.00	1,835.13	61.17 %	250.00	3,000.00	1,164.87	2,092.55	2,411.03
15-2008	TELEPHONE	314.64	2,503.82	55.64 %	375.00	4,500.00	1,996.18	2,892.42	4,139.41
15-2009	PROFESSIONAL	323.00	16,935.24	846.76 %	167.00	2,000.00	(14,935.24)	9,641.90	9,997.31
15-2010	INSURANCE	0.00	19,906.62	153.13 %	1,083.00	13,000.00	(6,906.62)	88.02	88.02
15-2012	MISCELLANEOUS	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	150.00	160.25
15-2024	TRANSFER	0.00	0.00	0.00 %	52,424.00	629,082.00	629,082.00	0.00	619,082.00
15-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2026	CAPITAL OUTLAY	15,000.00	290,231.55	116.09 %	20,833.00	250,000.00	(40,231.55)	79,346.79	468,965.34
15-2027	GAS & OIL	112.36	835.73	16.71 %	417.00	5,000.00	4,164.27	3,316.22	3,926.38
15-2065	ENGINEERING	872.85	25,321.23	63.30 %	3,333.00	40,000.00	14,678.77	31,809.83	44,781.48
15-2076	PEOPLE SERVICE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2077	TESTS	6,440.00	47,368.45	118.42 %	3,333.00	40,000.00	(7,368.45)	34,104.65	54,004.65
15-2078	LAGOON CLEANING	0.00	0.00	0.00 %	1,667.00	20,000.00	20,000.00	0.00	0.00
15-2080	FUTURE CO RESER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
15-2095	CITY SHARE FICA	484.68	4,377.33	104.22 %	350.00	4,200.00	(177.33)	2,623.87	4,265.37
15-2096	CITY SHARE MEDICARE	113.35	1,023.60	127.95 %	67.00	800.00	(223.60)	613.67	997.59
15-2097	CITY SHARE IRA	234.50	2,117.97	141.20 %	125.00	1,500.00	(617.97)	1,269.57	2,063.85
15-2098	CITY SHARE ROTH	156.36	1,412.11	94.14 %	125.00	1,500.00	87.89	846.37	1,375.92
TOTAL Expense		73,648.55	852,595.59	49.47 %	143,633.00	1,723,582.00	870,986.41	605,825.71	1,825,148.52

PROFIT / (LOSS) :	168,301.68	322,977.02	(14,178.00)	(170,125.00)	(493,102.02)	311,188.87	(380,909.49)
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City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
BOND & INTEREST									
16-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1004	OTHER INCOME	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1005	INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1007	TRANSFER	16,666.67	133,333.36	14.33 %	77,534.00	930,402.00	797,068.64	99,237.36	652,938.04
16-1012	MOTOR VEHICLE TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1041	PAVING ASSESSMENT	0.00	46,796.86	62.40 %	6,250.00	75,000.00	28,203.14	57,521.67	59,381.83
16-1043	SEWER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1044	STREET PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1045	BOND PROCEEDS	0.00	0.00	0.00 %	0.00	0.00	0.00	500,000.00	500,000.00
16-1046	LOAN PAYMENTS CITY	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1047	TRANSFER INDUSTRIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-1057	POOL BONDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		16,666.67	180,130.22	17.92 %	83,784.00	1,005,402.00	825,271.78	656,759.03	1,212,319.87
Expense									
BOND & INTEREST									
16-2079	REFUNDS	0.00	1,516.38	0.00 %	0.00	0.00	(1,516.38)	0.00	0.00
16-2081	BOND INTEREST	13,362.50	807,736.67	80.88 %	83,226.00	998,716.00	190,979.33	827,671.25	931,225.39
16-2087	WATER PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-2088	OTHER COSTS-AMERITUS	1,700.00	3,450.00	230.00 %	125.00	1,500.00	(1,950.00)	5,970.00	9,680.00
16-2089	FUTURE BONDS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-2092	POOL PROJECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
16-2094	SRF LOAN	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		15,062.50	812,703.05	81.25 %	83,351.00	1,000,216.00	187,512.95	833,641.25	940,905.39
PROFIT / (LOSS) :		1,604.17	(632,572.83)		433.00	5,186.00	637,758.83	(176,882.22)	271,414.48

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
RE IMPROVEMENT FUND									
17-1005	INTEREST	51.12	372.07	248.05 %	12.00	150.00	(222.07)	309.94	511.66
17-1007	TRANSFER	4,583.33	36,666.64	66.67 %	4,583.00	55,000.00	18,333.36	36,666.64	54,999.96
17-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-1034	STATE GRANT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Revenue		4,634.45	37,038.71	67.16 %	4,595.00	55,150.00	18,111.29	36,976.58	55,511.62
Expense									
RE IMPROVEMENT FUND									
17-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
17-2025	RE IMPROVEMENTS	0.00	7,176.37	1.88 %	31,786.00	381,429.00	374,252.63	3,250.94	4,904.31
17-2026	CAPITAL OUTLAY	2,240.66	2,678.96	0.00 %	0.00	0.00	(2,678.96)	8,640.80	8,640.80
17-2070	GRANT EXPENSE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
TOTAL Expense		2,240.66	9,855.33	2.58 %	31,786.00	381,429.00	371,573.67	11,891.74	13,545.11
PROFIT / (LOSS) :		2,393.79	27,183.38		(27,191.00)	(326,279.00)	(353,462.38)	25,084.84	41,966.51

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Revenue									
Golf Course									
18-1001	PROPERTY TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1002	CONSUMERS 5%	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1004	OTHER INCOME	11,434.05	16,025.09	106.83 %	1,250.00	15,000.00	(1,025.09)	26,242.80	42,477.96
18-1005	INTEREST	0.00	0.00	0.00 %	0.00	0.00	0.00	3.43	32.00
18-1006	NPPD	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1007	TRANSFER	11,458.33	91,666.64	66.67 %	11,458.00	137,500.00	45,833.36	88,333.36	67,342.04
18-1008	DONATIONS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1009	RENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1010	STATE AID	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1013	LOCAL SALES TAX	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1014	PRO RATE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1017	MDSE SOLD	25.36	25.36	0.00 %	0.00	0.00	(25.36)	12.78	294.35
18-1032	COLLECTIONS	0.00	0.00	0.00 %	1,667.00	20,000.00	20,000.00	0.00	0.00
18-1051	MUNICIPAL EQUAL FUND	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1052	LATE FEES & RECONNECT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-1058	Golf Liquor	1,267.07	1,819.43	4.55 %	3,333.00	40,000.00	38,180.57	6,946.97	39,510.02
18-1059	Golf Food	154.52	223.43	2.23 %	833.00	10,000.00	9,776.57	1,699.31	11,305.70
18-1060	Golf Green Fee	2,289.09	3,151.66	15.76 %	1,667.00	20,000.00	16,848.34	5,726.02	33,775.53
18-1061	Golf Cart Fee	6,845.87	9,052.09	45.26 %	1,667.00	20,000.00	10,947.91	11,956.85	25,080.07
TOTAL Revenue		33,474.29	121,963.70	46.46 %	21,875.00	262,500.00	140,536.30	140,921.52	219,817.67

Expense									
Golf Course									
18-2001	SALARIES	7,614.35	44,149.71	44.15 %	8,333.00	100,000.00	55,850.29	50,657.31	90,103.51
18-2002	EMPLOYEE INSURANCE	2,322.35	17,476.45	69.91 %	2,083.00	25,000.00	7,523.55	15,005.04	22,914.06
18-2003	EMPLOYEE IRS SIMPLE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2004	SUPPLIES	285.34	3,335.58	11.12 %	2,500.00	30,000.00	26,664.42	4,566.05	13,964.68
18-2005	REPAIR & MAINTENANCE	413.68	5,387.14	44.89 %	1,000.00	12,000.00	6,612.86	5,076.75	14,696.27
18-2006	UTILITIES-ELECTRIC	471.56	8,489.01	77.17 %	917.00	11,000.00	2,510.99	8,179.55	10,302.76
18-2007	UTILITIES-SOURCE GAS	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
18-2008	TELEPHONE	105.18	843.60	70.30 %	100.00	1,200.00	356.40	842.29	1,268.25
18-2009	PROFESSIONAL	0.00	45.00	9.00 %	42.00	500.00	455.00	45.00	45.00
18-2010	INSURANCE	0.00	5,948.96	148.72 %	333.00	4,000.00	(1,948.96)	1,696.94	1,696.94
18-2011	PRINTING & PUBLICATION	0.00	12.05	1.20 %	83.00	1,000.00	987.95	12.05	31.05
18-2012	MISCELLANEOUS	0.00	2,045.13	24.06 %	708.00	8,500.00	6,454.87	445.62	15,274.80
18-2013	OFFICE SUPPLIES	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	44.49
18-2015	CHEMICAL & INSECT	2,498.01	8,800.43	103.53 %	708.00	8,500.00	(300.43)	2,715.10	7,539.80
18-2016	MISC. SUPPLIES	0.00	444.51	0.00 %	0.00	0.00	(444.51)	1,392.99	1,748.13
18-2021	LABOR & MACHINE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2022	TRAVEL & CONF. MILE	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2023	OFFICE EQUIPMENT	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2024	TRANSFER	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2025	RE IMPROVEMENTS	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00
18-2026	CAPITAL OUTLAY	0.00	6,900.00	34.50 %	1,667.00	20,000.00	13,100.00	9,529.20	9,529.20
18-2027	GAS & OIL	0.00	737.60	14.75 %	417.00	5,000.00	4,262.40	2,178.65	4,817.54
18-2045	MERCHANDISE FOR RESALE	0.00	0.00	0.00 %	83.00	1,000.00	1,000.00	0.00	0.00
18-2083	Liquor Purchased	1,280.10	1,176.46	5.88 %	1,667.00	20,000.00	18,823.54	4,045.96	16,201.00

City of Gibbon

Account	Account Name	Fiscal Year 19 - 20			Budget			Fiscal Year 18 - 19	
		Current	Year To Date	%Used	Current	Total	Remaining	Year To Date	Total
Expense (Continued)									
Golf Course									
18-2084	FOOD PURCHASE	0.00	0.00	0.00 %	167.00	2,000.00	2,000.00	0.00	0.00
18-2095	CITY SHARE FICA	472.11	2,737.33	45.62 %	500.00	6,000.00	3,262.67	3,140.70	5,586.32
18-2096	CITY SHARE MEDICARE	110.41	640.13	32.01 %	167.00	2,000.00	1,359.87	734.63	1,306.63
18-2097	CITY SHARE IRA	121.62	1,094.58	48.65 %	188.00	2,250.00	1,155.42	1,173.75	1,648.39
18-2098	CITY SHARE ROTH	81.08	729.72	47.08 %	129.00	1,550.00	820.28	782.45	1,098.85
TOTAL Expense		15,775.79	110,993.39	42.28 %	21,875.00	262,500.00	151,506.61	112,220.03	219,817.67
PROFIT / (LOSS) :		17,698.50	10,970.31		0.00	0.00	(10,970.31)	28,701.49	0.00

Date Range : 5/1/2020 To 5/31/2020
 Report is for 00-0000 through ZZ-ZZZZ.
 Only Active accounts are included.
 Report order = Fund
 Transaction Source Code = Include All

MONTHLY SUMMARY OF ALL FUNDS
 COMBINED CASH TRANSACTIONS & BALANCES
 FOR THE MONTH ENDING

May, 2020

	FUND	BALANCE	RECEIPTS	NET TRANS	EXPENSES	BALANCE
1	GENERAL	429,952.14	242,110.44	0.00	101,963.16	570,099.42
2	STREET	191,200.55	20,663.61	0.00	90,427.75	121,436.41
3	SALES TAX	0.00	0.00	0.00	0.00	0.00
4	CEMETERY	79,392.20	7,018.08	0.00	12,413.94	73,996.34
5	POLICE	1,073.88	15,083.33	0.00	14,869.74	1,287.47
6	POOL	30,664.57	5,600.00	0.00	441.05	35,823.52
7	PARK	16,452.24	17,514.99	0.00	20,150.28	13,816.95
8	FIRE	12,671.63	5,004.17	0.00	1,039.51	16,636.29
9	LIBRARY	2,654.78	8,184.58	0.00	4,372.81	6,466.55
10	STREET LIGHTS	3,584.85	3,499.17	0.00	2,944.46	4,139.56
12	SEWER	436,000.10	20,510.51	0.00	9,417.64	447,092.97
13	GARBAGE	7,281.19	9,718.17	0.00	8,505.60	8,493.76
14	WATER	117,942.68	25,626.57	0.00	19,048.31	124,520.94
15	SP SEWER PLANT	568,969.85	241,950.23	0.00	73,648.55	737,271.53
16	BOND & INTEREST	-1,086,730.75	16,666.67	0.00	15,062.50	-1,085,126.58
17	RE IMPROVEMENTS	350,911.22	4,634.45	0.00	2,240.66	353,305.01
18	GOLF COURSE	-6,728.19	33,474.29	0.00	15,775.79	10,970.31
	TOTALS	1,155,292.94	677,259.26	0.00	392,321.75	1,440,230.45

YEAR TO DATE TOTALS
 FOR THE MONTH ENDING

May, 2020

1	GENERAL	623,639.19	880,136.61	0.00	933,676.38	570,099.42
2	STREET	276,453.34	201,542.77	0.00	356,559.70	121,436.41
3	SALES TAX	0.00	0.00	0.00	0.00	0.00
4	CEMETERY	57,962.01	57,781.01	0.00	41,746.68	73,996.34
5	POLICE	0.00	120,666.64	0.00	119,379.17	1,287.47
6	POOL	0.00	44,875.12	0.00	9,051.60	35,823.52
7	PARK	0.00	140,177.93	0.00	126,360.98	13,816.95
8	FIRE	0.00	40,453.36	0.00	23,817.07	16,636.29
9	LIBRARY	0.00	66,086.28	0.00	59,619.73	6,466.55
10	STREET LIGHTS	0.00	27,993.36	0.00	23,853.80	4,139.56
12	SEWER	453,339.63	165,613.18	0.00	171,859.84	447,092.97
13	GARBAGE	0.00	76,512.37	0.00	68,018.61	8,493.76
14	WATER	262,473.01	186,677.87	0.00	324,629.94	124,520.94
15	SP SEWER PLANT	414,294.51	1,175,572.61	0.00	852,595.59	737,271.53
16	BOND & INTEREST	-452,553.75	180,130.22	0.00	812,703.05	-1,085,126.58
17	RE IMPROVEMENTS	326,121.63	37,038.71	0.00	9,855.33	353,305.01
18	GOLF COURSE		121,963.70	0.00	110,993.39	10,970.31
	TOTALS	1,961,729.57	3,523,221.74	0.00	4,044,720.86	1,440,230.45

No assurance is provided on these financial statements

CITY OF GIBBON						
BUDGET SUMMARY						
May, 2020						
FUND	BUDGET RECEIPTS	RECEIVED FOR MONTH	RECEIVED YTD	BALANCE REMAINING	% OF BUDGET REMAINING	
1	GENERAL	1,399,200.00	242,110.44	880,136.61	519,063.39	37.10%
2	STREET	259,156.00	20,663.61	201,542.77	57,613.23	22.23%
3	SALES TAX	90,010.00	0.00	0.00	90,010.00	100.00%
4	CEMETERY	85,900.00	7,018.08	57,781.01	28,118.99	32.73%
5	POLICE	182,045.00	15,083.33	120,666.64	61,378.36	33.72%
6	POOL	76,900.00	5,600.00	44,875.12	32,024.88	41.64%
7	PARK	210,500.00	17,514.99	140,177.93	70,322.07	33.41%
8	FIRE	75,600.00	5,004.17	40,453.36	35,146.64	46.49%
9	LIBRARY	99,840.00	8,184.58	66,086.28	33,753.72	33.81%
10	STREET LIGHTS	42,000.00	3,499.17	27,993.36	14,006.64	33.35%
12	SEWER	370,500.00	20,510.51	165,613.18	204,886.82	55.30%
13	GARBAGE	108,500.00	9,718.17	76,512.37	31,987.63	29.48%
14	WATER	272,750.00	25,626.57	186,677.87	86,072.13	31.56%
15	SP SEWER PLANT	1,553,457.00	241,950.23	1,175,572.61	377,884.39	24.33%
16	BOND & INTEREST	1,005,402.00	16,666.67	180,130.22	825,271.78	82.08%
17	RE IMPROVEMENTS	55,150.00	4,634.45	37,038.71	18,111.29	32.84%
18	GOLF COURSE	262,500.00	33,474.29	121,963.70	140,536.30	53.54%
TRANSFER TOTALS		6,149,410.00	677,259.26	3,523,221.74	2,626,188.26	42.71%
FUND	BUDGET EXPENSES	EXPENSES FOR MONTH	EXPENSES YTD	BALANCE REMAINING	% OF BUDGET REMAINING	
1	GENERAL	1,437,342.00	101,963.16	933,676.38	503,665.62	35.04%
2	STREET	523,700.00	90,427.75	356,559.70	167,140.30	31.92%
3	SALES TAX	90,000.00	0.00	0.00	90,000.00	100.00%
4	CEMETERY	90,010.00	12,413.94	41,746.68	48,263.32	53.62%
5	POLICE	182,045.00	14,869.74	119,379.17	62,665.83	34.42%
6	POOL	76,900.00	441.05	9,051.60	67,848.40	88.23%
7	PARK	210,500.00	20,150.28	126,360.98	84,139.02	39.97%
8	FIRE	75,600.00	1,039.51	23,817.07	51,782.93	68.50%
9	LIBRARY	99,840.00	4,372.81	59,619.73	40,220.27	40.28%
10	STREET LIGHTS	42,000.00	2,944.46	23,853.80	18,146.20	43.21%
12	SEWER	532,178.00	9,417.64	171,859.84	360,318.16	67.71%
13	GARBAGE	108,500.00	8,505.60	68,018.61	40,481.39	37.31%
14	WATER	389,281.00	19,048.31	324,629.94	64,651.06	16.61%
15	SP SEWER PLANT	1,723,582.00	73,648.55	852,595.59	870,986.41	50.53%
16	BOND & INTEREST	1,000,216.00	15,062.50	812,703.05	187,512.95	18.75%
17	RE IMPROVEMENTS	381,429.00	2,240.66	9,855.33	371,573.67	97.42%
18	GOLF COURSE	262,500.00	15,775.79	110,993.39	151,506.61	57.72%
TRANSFER TOTAL		7,225,623.00	392,321.75	4,044,720.86	3,180,902.14	44.02%

No assurance is provided on these financial statements

Gibbon Vol. Fire & Rescue

Staff Activity by Activity Code (Summary)

Date Between {03/01/2020} And {03/31/2020}

Activity Code	Staff Count	Total Hrs	Pct Hrs
FS Fire On Standby	25	25.26	20.12%
FX Fire At Scene	32	38.32	30.53%
MS Medical On Standby	15	16.30	12.98%
MX Medical At Scene	36	45.61	36.34%
	<u>108</u>	<u>125.49</u>	

Gibbon Vol. Fire & Rescue

Incident Type Report (Summary)

Alarm Date Between {03/01/2020} And {03/31/2020}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
142 Brush or brush-and-grass mixture fire	1	9.09%	\$0	0.00%
	<u>1</u>	<u>9.09%</u>	<u>\$0</u>	<u>0.00%</u>
3 Rescue & Emergency Medical Service Incident				
300 Rescue, EMS incident, other	5	45.45%	\$0	0.00%
311 Medical assist, assist EMS crew	2	18.18%	\$0	0.00%
322 Motor vehicle accident with injuries	2	18.18%	\$0	0.00%
	<u>9</u>	<u>81.81%</u>	<u>\$0</u>	<u>0.00%</u>
4 Hazardous Condition (No Fire)				
445 Arcing, shorted electrical equipment	1	9.09%	\$0	0.00%
	<u>1</u>	<u>9.09%</u>	<u>\$0</u>	<u>0.00%</u>

Total Incident Count: 11

Total Est Loss: \$0

Gibbon Vol. Fire & Rescue

Staff Activity by Activity Code (Summary)

Date Between {04/01/2020} And {04/30/2020}

Activity Code	Staff Count	Total Hrs	Pct Hrs
FS Fire On Standby	23	31.52	11.24%
FX Fire At Scene	87	134.60	48.02%
MS Medical On Standby	25	32.64	11.64%
MX Medical At Scene	62	81.51	29.08%
WD Work Detail	6	0.00	0.00%
	<u>203</u>	<u>280.27</u>	

Gibbon Vol. Fire & Rescue

Incident Type Report (Summary)

Alarm Date Between {04/01/2020} And {04/30/2020}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
141 Forest, woods or wildland fire	1	4.76%	\$0	0.00%
143 Grass fire	2	9.52%	\$0	0.00%
	<u>3</u>	<u>14.28%</u>	<u>\$0</u>	<u>0.00%</u>
3 Rescue & Emergency Medical Service Incident				
300 Rescue, EMS incident, other	13	61.90%	\$0	0.00%
322 Motor vehicle accident with injuries	2	9.52%	\$0	0.00%
	<u>15</u>	<u>71.42%</u>	<u>\$0</u>	<u>0.00%</u>
4 Hazardous Condition (No Fire)				
412 Gas leak (natural gas or LPG)	1	4.76%	\$0	0.00%
445 Arcing, shorted electrical equipment	1	4.76%	\$0	0.00%
	<u>2</u>	<u>9.52%</u>	<u>\$0</u>	<u>0.00%</u>
7 False Alarm & False Call				
700 False alarm or false call, Other	1	4.76%	\$0	0.00%
	<u>1</u>	<u>4.76%</u>	<u>\$0</u>	<u>0.00%</u>
Total Incident Count:	21		Total Est Loss:	\$0

Gibbon Vol. Fire & Rescue

Staff Activity by Activity Code (Summary)

Date Between {05/01/2020} And {05/31/2020}

Activity Code	Staff Count	Total Hrs	Pct Hrs
FS Fire On Standby	26	22.29	12.31%
FX Fire At Scene	53	52.69	29.12%
MS Medical On Standby	32	30.64	16.93%
MX Medical At Scene	63	75.31	41.62%
	<u>174</u>	<u>180.93</u>	

Gibbon Vol. Fire & Rescue

Incident Type Report (Summary)

Alarm Date Between {05/01/2020} And {05/31/2020}

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
3 Rescue & Emergency Medical Service Incident				
300 Rescue, EMS incident, other	12	57.14%	\$0	0.00%
311 Medical assist, assist EMS crew	2	9.52%	\$0	0.00%
	<u>14</u>	<u>66.66%</u>	<u>\$0</u>	<u>0.00%</u>
5 Service Call				
561 Unauthorized burning	4	19.04%	\$0	0.00%
	<u>4</u>	<u>19.04%</u>	<u>\$0</u>	<u>0.00%</u>
7 False Alarm & False Call				
700 False alarm or false call, Other	3	14.28%	\$0	0.00%
	<u>3</u>	<u>14.28%</u>	<u>\$0</u>	<u>0.00%</u>
Total Incident Count:	21		Total Est Loss:	\$0

Gibbon Planning Commission

Meeting Minutes

June 8, 2020

I. Call to order

President Steven Ackley called to order the regular meeting of the Gibbon Planning Commission to order at 6:00 p.m. on June 8, 2020.

Members present: Steven Ackley, Brian Shafer, and Curt Mayo

II. Approval of minutes from last meeting

Steven Ackley read the minutes from the last meeting. Motion to approve the minutes from the last meeting made by Mayo and seconded by Shafer. The minutes were approved as read.

6:00 Public Hearing on Jurgens River Second Subdivision

No questions or concerns were made

Motion to close the meeting at 6:04 made by Shafer and seconded by Mayo

Motion to approve the Preliminary Plat made by Shafer and seconded by Mayo

6:05 Public Hearing on Sheirs Estates Third Subdivision

No questions or concerns were made

Motion to close the meeting at 6:09 made by Shafer and seconded by Mayo

Motion to approve the Preliminary Plat made by Shafer and seconded by Mayo

Permit # 2020-18 Dale McCall-1020 1st Street-Fence

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-19 Barbara Buescher-300 May Ave-Fence

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-20 Cy Rayburn-500 River St-Fence

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-21 Xavier Portillo-14 West Ave-Fence

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-22 Jackson Peterson-910 West Ave-Fence

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-23 Heather Babbitt and Erick Schade-912 West Ave-Fence

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-24 Dan and Melody Rockefeller-508 1st St-Residential Addition

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-25 Brad and Jennifer Samuelson-1016 2nd St.-Residential Addition

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-26 Shannon Slagle-208 Center St.-Residential Addition

Motion to approve the permit made Shafer and seconded by Mayo

Permit # 2020-27 Jason Tracy-1525 8th St.-Residential Addition

Motion to approve the permit made Shafer and seconded by Mayo

Adjournment

Motion made by Shafer to adjourn the meeting, seconded by Mayo. Meeting adjourned at 6:23 P.M.

Permit No. 2020-18

Zoning Classification: (Circle One)

AGR, R-1, R-2, R-3, C-1, C-2, I,

Date Paid: 05-18-2020

F-1, PUD-1

Fee Paid: \$ 25⁰⁰ Cash 1302 Check # 1302

Value Of Project: \$ 700

APPLICATION FOR A ZONING PERMIT

GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Dale McCall

Contractor: _____

Address: 1020 1st St.

Certificate of Insurance: _____

City, State, Zip: Gibbon, NE 68840

Address: _____

Phone Number: _____

Phone Number: _____

Cell Number: (308) 440-7360

Cell Number: _____

Address of Construction Site: 1020 1st St. Gibbon, NE

(If none, one must be issued from the City of Gibbon)

New Residential Residential Addition Accessory Building Fence

Proposed Structure: Fence (chain link) Dimension of Structure: 30' x 50'

Distance From Front Property Line: 70' Distance From Rear Property Line: 29'

Distance From Side Property Line: 3' Distance From 2nd Side Line: 135'

Distance Between Other Buildings (minimum 5'): NA

Height To The Top Of Roof: NA

Footing Depth (42" minimum): _____

Is There A Utility Easement On Either The Back Or Side Property? _____

Approximately When Will Construction Begin? As soon as approved Finish? ?

*Contact: _____ 308.468.6118 or _____ Regarding Set-Back Inspection.

Date of Inspection: _____

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or Subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Dale R. McCall

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval:

Approval of Planning Commission: _____

Signature of Chairman

Signature of Co-Chairman

Signature of Board Member

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____
Mayor

Attest: _____
City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.
- 4) Use the following for setbacks from your main building/house to your lot lines:

	R-1	R-2	R-3	C-1	C-2	I	AGR
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

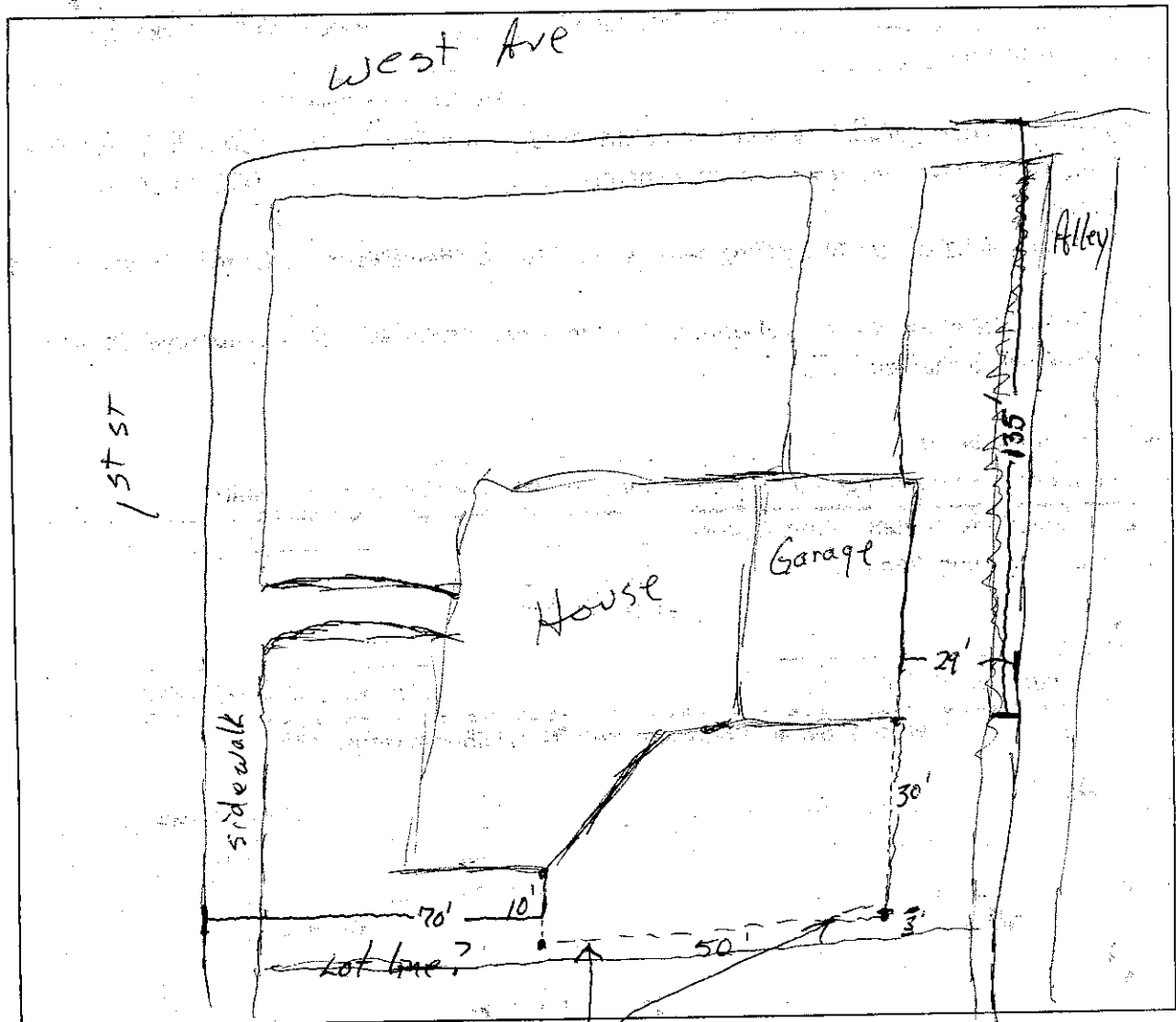
**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

- 5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.
- 6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

- 7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot?

Yes No

Proposed Fence (circle one)

Permit No. 2020-19

Zoning Classification: (Circle One)

Date Paid: 5-26-20

AGR, R-1, R-2, R-3, C-1, C-2, I,

F-1, PUD-1

Fee Paid: \$ 25.00 Cash Check # 7627

Value Of Project: \$ _____

APPLICATION FOR A ZONING PERMIT

GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Barbara Buescher

Contractor: DIY

Address: 300 May Ave

Certificate of Insurance: _____

City, State, Zip: Gibbon NE 68840

Address: _____

Phone Number: 3

Phone Number: _____

Cell Number: 308-631-9506

Cell Number: _____

Address of Construction Site: 300 MAY AVE

(If none, one must be issued from the City of Gibbon)

New Residential Residential Addition Accessory Building Fence

Proposed Structure: Garden Shed Dimension of Structure: 10' x 15'

Distance From Front Property Line: 43' Distance From Rear Property Line: 31'

Distance From Side Property Line: 17' Distance From 2nd Side Line: 76'

Distance Between Other Buildings (minimum 5'): 25'

Height To The Top Of Roof: 9'

Footing Depth (42" minimum): Slab

Is There A Utility Easement On Either The Back Or Side Property? No

Approximately When Will Construction Begin? June Finish? 2

*Contact: _____ 308.468.6118 or _____ Regarding Set-Back Inspection.

Date of Inspection: _____

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or Subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Barbara Buescher

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval: _____

Approval of Planning Commission: _____

[Signature]

Signature of Co-Chairman

[Signature]

Signature of Chairman

Signature of Board Member

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____

Mayor

Attest: _____

City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	R-1	R-2	R-3	C-1	C-2	I	AGR
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

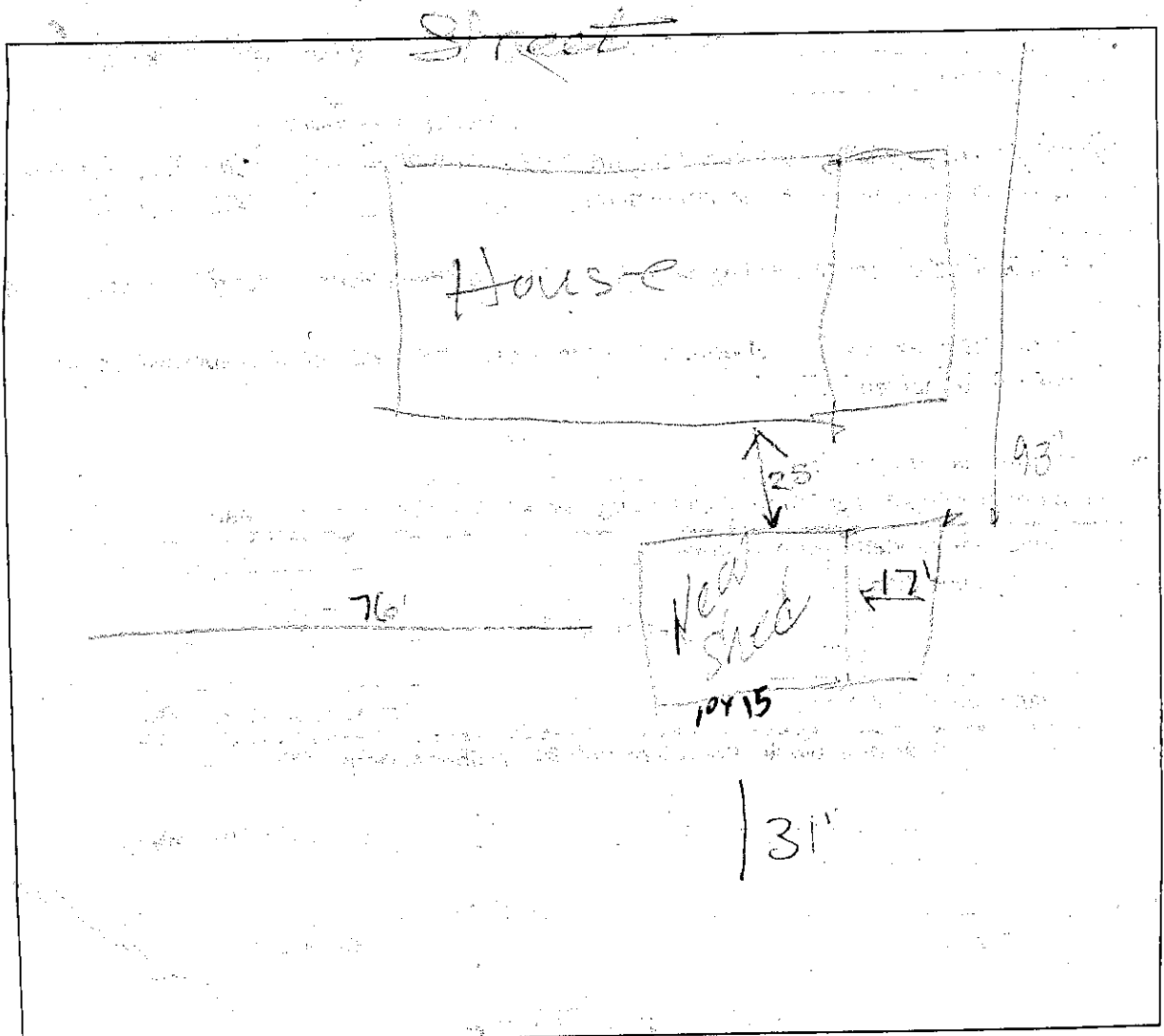
* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.

6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot? Yes No (circle one)

Permit No. 2020-20

Zoning Classification: (Circle One)

AGR, R-1, R-2, R-3, C-1, C-2, I,

F-1, PUD-1

Date Paid: 5-27-2020

Fee Paid: \$ 25.00 Cash _____ Check # _____
CC- 51766990

Value Of Project: \$ 1500

APPLICATION FOR A ZONING PERMIT
GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Cy Rayburn
Address: 500 River St.
City, State, Zip: Gibbon, NE 68840
Phone Number: 308-468-6280
Cell Number: _____

Contractor: Jason Rayburn
Certificate of Insurance: _____
Address: _____
Phone Number: 308-468-5040
Cell Number: _____

Address of Construction Site: 500 River St.

(If none, one must be issued from the City of Gibbon)

New Residential Residential Addition Accessory Building Fence

Proposed Structure: Privacy Fence Dimension of Structure: 7 ft. tall, 22 ft. long
Distance From Front Property Line: 370 ft. S Distance From Rear Property Line: 120 ft. N
Distance From Side Property Line: 105 ft. E Distance From 2nd Side Line: 120 ft. W
Distance Between Other Buildings (minimum 5'): _____

Height To The Top Of Roof: _____

Footing Depth (42" minimum): _____

Is There A Utility Easement On Either The Back Or Side Property? _____

Approximately When Will Construction Begin? Mid July Finish? End July

*Contact: _____ 308.468.6118 or _____ Regarding Set-Back Inspection.

Date of Inspection: _____

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or Subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Cy Rayburn

Chris Rector
B.A.H.

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval: _____

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I</u>	<u>AGR</u>
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

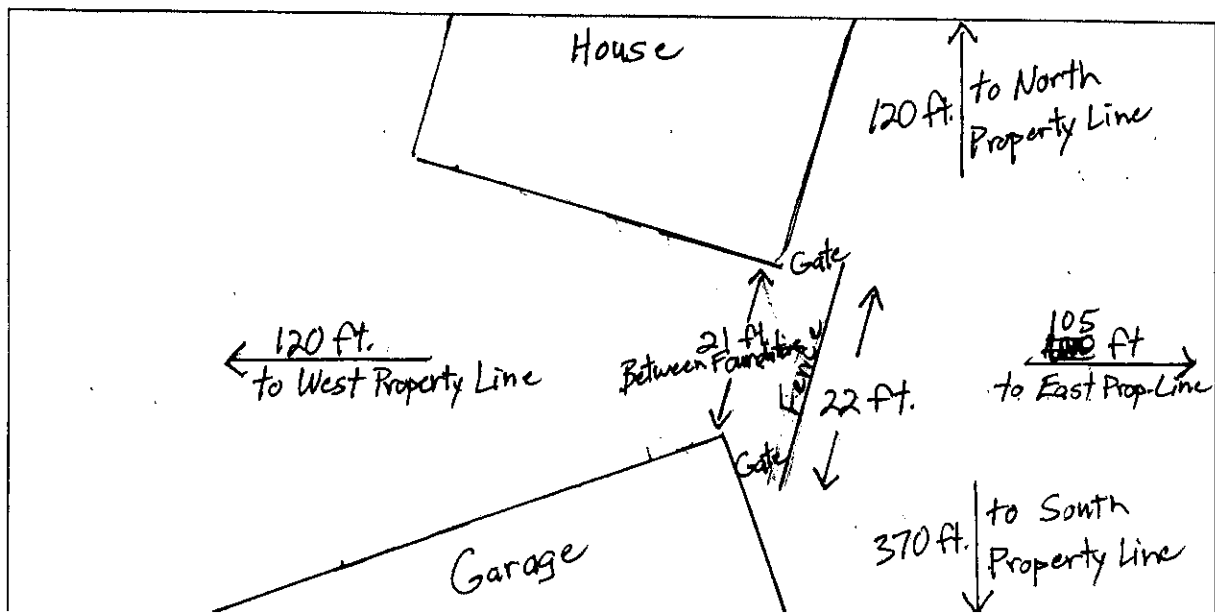
**No Minimum is required except along side of a lot abutting on an A-1, TA-1, or Residential District, a side yard of not less than 15 feet shall be provided.

* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

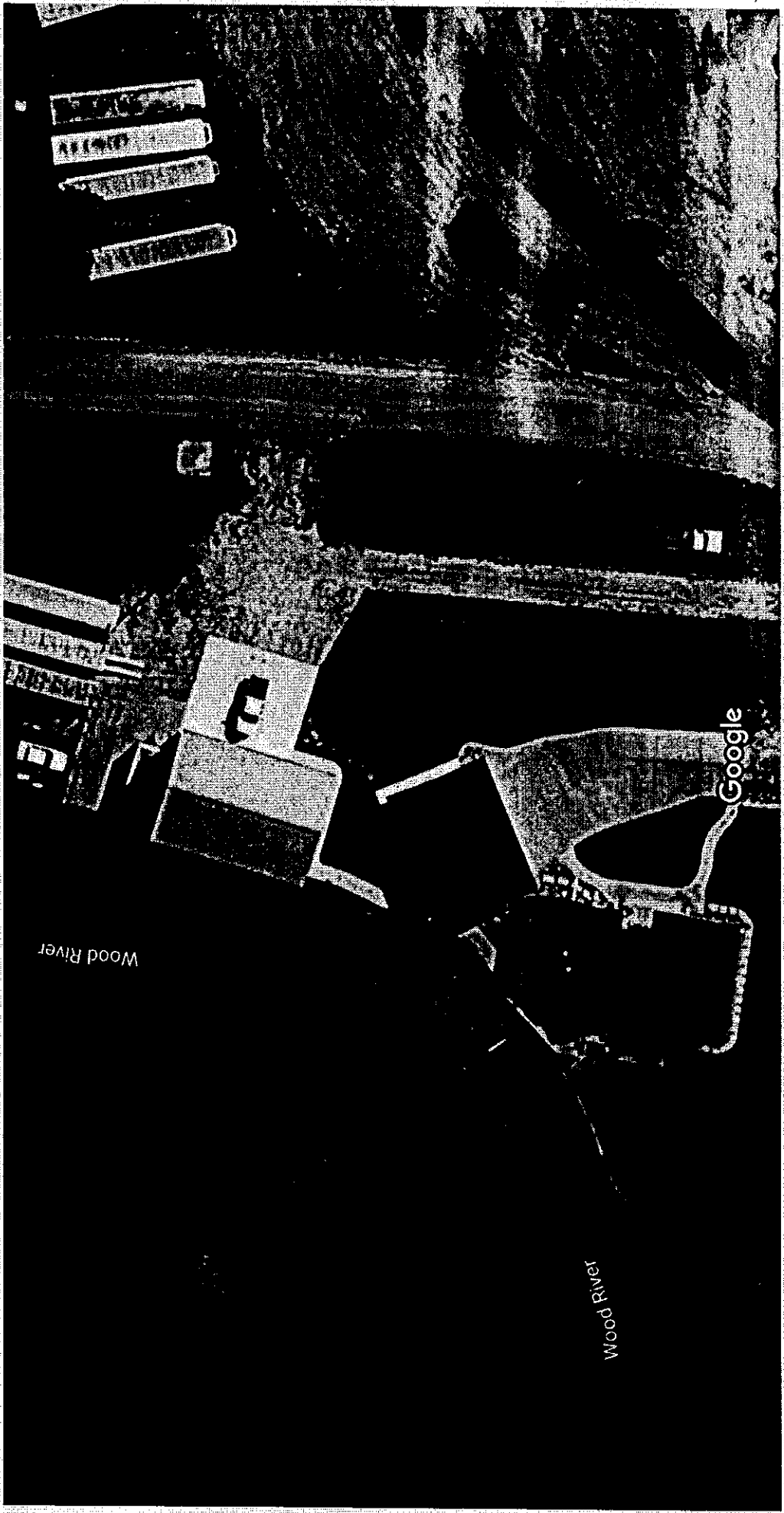
- 5) Accessory buildings. No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.
- 6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

- 7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Google Maps



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

N

S

Wood River

Wood River

Google

Permit No. 2020-21

Zoning Classification: (Circle One)

AGR, R-1, R-2, R-3, C-1, C-2, I,

F-1, PUD-1

Date Paid: 06-01-2020

Fee Paid: \$ 25⁰⁰ Cash 1394 Check # 1394

Value Of Project: \$ 800

APPLICATION FOR A ZONING PERMIT GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Xavier Portillo
Address: 14 West St.
City, State, Zip: Gibbon, NE, 68840
Phone Number: 308-468-6611
Cell Number: 308-216-1344

Contractor: N/A done by owner
Certificate of Insurance: _____
Address: _____
Phone Number: _____
Cell Number: _____

Address of Construction Site: 14 West St.

(If none, one must be issued from the City of Gibbon)

New Residential Residential Addition Accessory Building Fence

Proposed Structure: Wood Fence Dimension of Structure: H=6' L 16' x 32' x 56'
Distance From Front Property Line: 92'0" Distance From Rear Property Line: 6'0"
Distance From Side Property Line: 2'0" Distance From 2nd Side Line: N/A
Distance Between Other Buildings (minimum 5'): N/A
Height To The Top Of Roof: 4'
Footing Depth (42" minimum): 42"
Is There A Utility Easement On Either The Back Or Side Property? Yes
Approximately When Will Construction Begin? 06-15-2020 Finish? 06-30-2020

*Contact: _____ 308.468.6118 or _____ Regarding Set-Back Inspection.
Date of Inspection: _____

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Xavier Portillo

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval:

Approval of Planning Commission: _____

Signature of Co-Chairman: _____

Signature of Chairman: _____

Signature of Board Member: _____

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____
Mayor

Attest: _____
City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I</u>	<u>AGR</u>
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

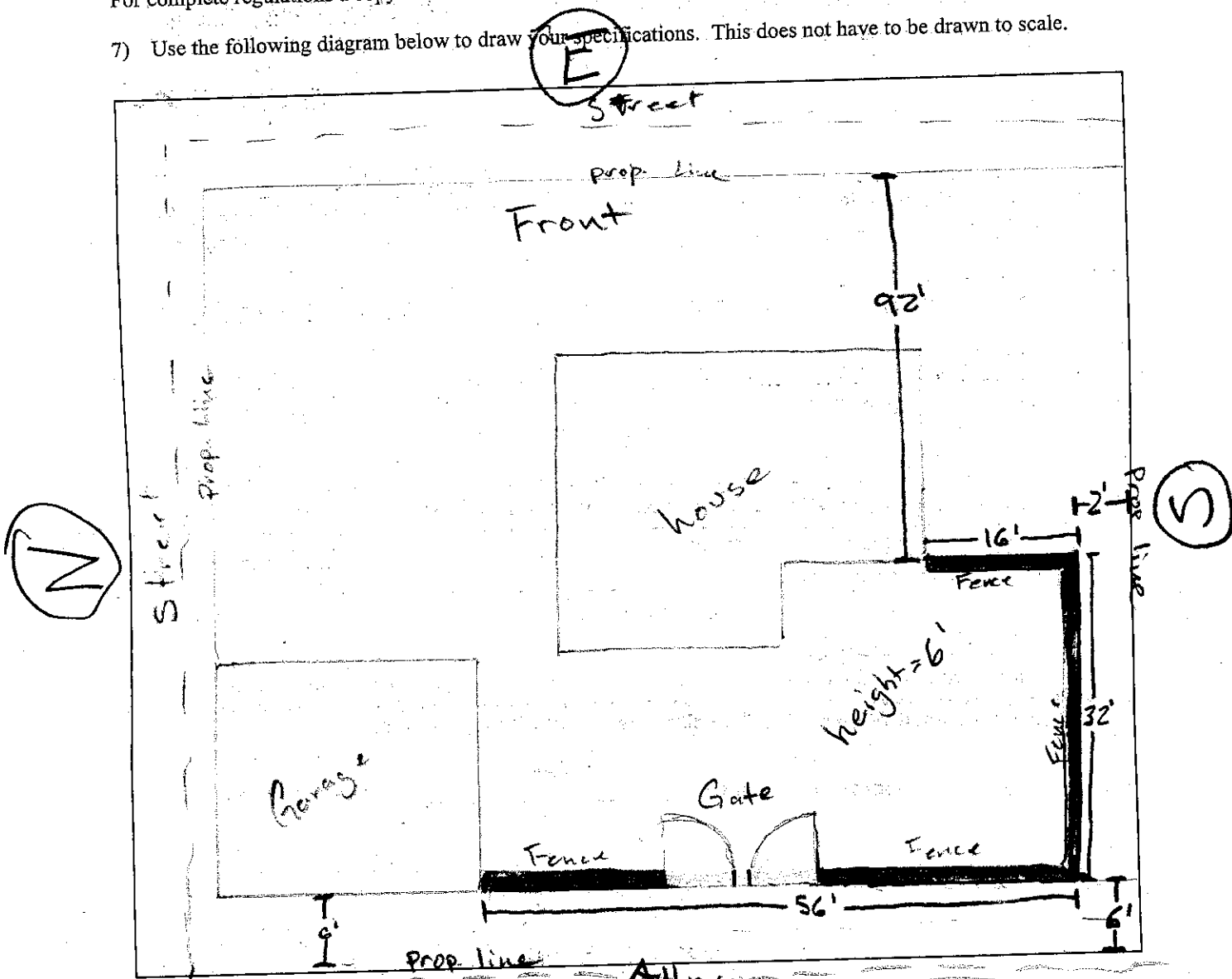
* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.

6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot?

Yes No

(circle one)

Back

Permit No. 2020-22

Zoning Classification: (Circle One)

Date Paid: 06-04-2020

AGR, R-1, R-2, R-3, C-1, C-2, I,

F-1, PUD-1

Fee Paid: \$ 25⁰⁰ Cash Check # 1167

Value Of Project: \$ 2,000⁰⁰

APPLICATION FOR A ZONING PERMIT

GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Jackson Peterson

Contractor: ABC Partnership

Address: 910 West Ave

Certificate of Insurance:

City, State, Zip: Gibbon, NE 68840

Address:

Phone Number:

Phone Number:

Cell Number: 308-293-5196

Cell Number:

402-929-0521

Address of Construction Site: 910 West Ave

(If none, one must be issued from the City of Gibbon)

 New Residential Residential Addition Accessory Building X Fence

Proposed Structure: Fence Dimension of Structure:

Distance From Front Property Line: on Distance From Rear Property Line: on

Distance From Side Property Line: on Distance From 2nd Side Line:

Distance Between Other Buildings (minimum 5'):

Height To The Top Of Roof: 6 ft

Footing Depth (42" minimum):

Is There A Utility Easement On Either The Back Or Side Property?

Approximately When Will Construction Begin? Jun 10th Finish? Jun 15th

*Contact: 308.468.6118 or Regarding Set-Back Inspection.

Date of Inspection:

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel and the name of the lot split or subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: [Signature]

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval:

Approval of Planning Commission: [Signature]

Signature of Chairman

[Signature]

Signature of Co-Chairman

[Signature]

Signature of Board Member

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied Expiration Date

Signed
Mayor

Attest:
City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	R-1	R-2	R-3	C-1	C-2	I	AGR
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

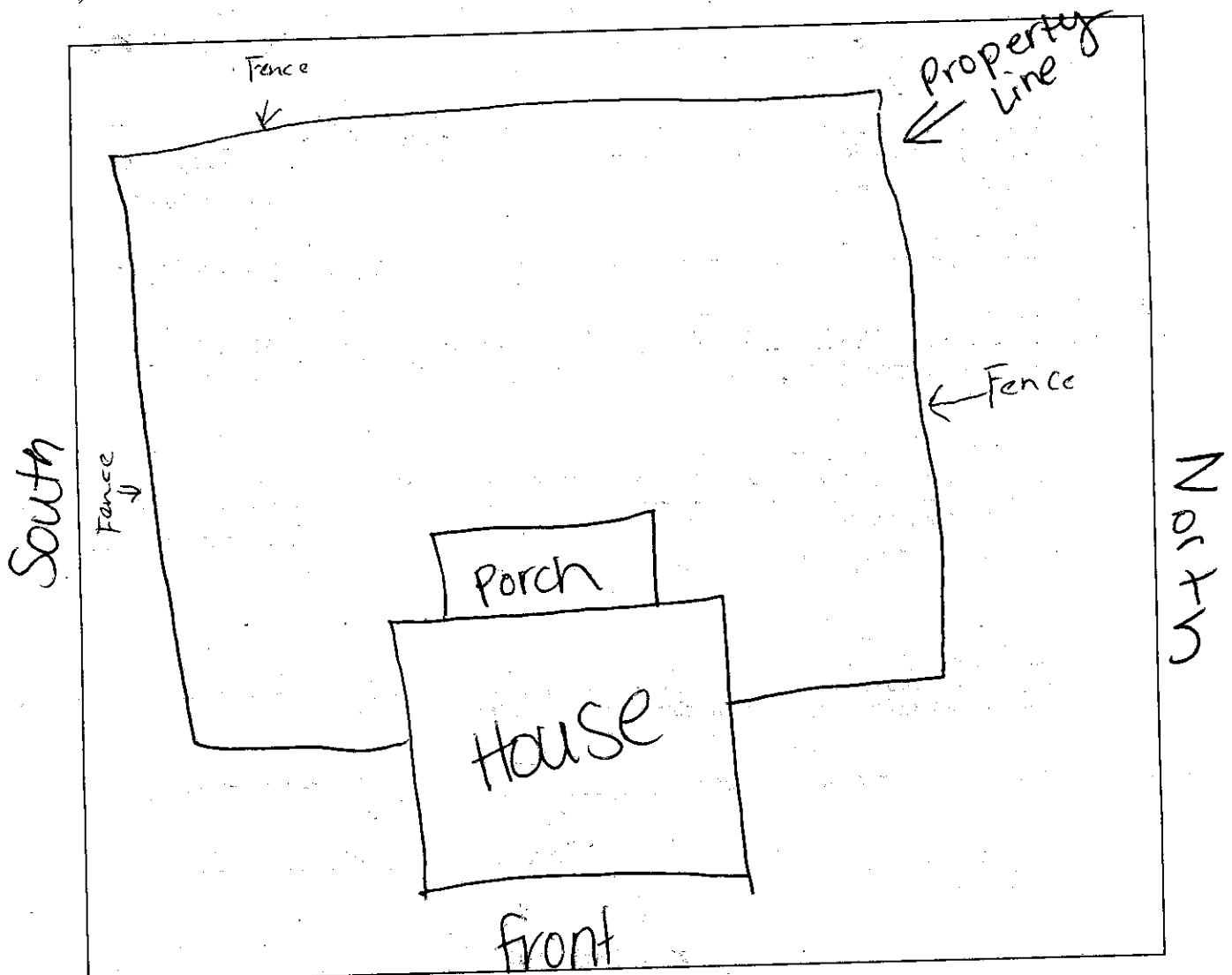
* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.

6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot? Yes No (circle one)

Permit No. 2020-23

Zoning Classification: (Circle One)

Date Paid: 6-5-2020

AGR, R-1, R-2, R-3, C-1, C-2, I,

F-1, PUD-1

Fee Paid: \$ 25⁰⁰ Cash Check # 177

Value Of Project: \$ 3500

APPLICATION FOR A ZONING PERMIT

GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Heather Babbitt & Eric Schade

Contractor: Heather Babbitt & Eric Schade

Address: 912 West Avenue

Certificate of Insurance:

City, State, Zip: Gibbon, NE 68847

Address: 912 West Avenue

Phone Number: 308-440-4621

Phone Number: 308-440-4621

Cell Number:

Cell Number: 308-233-1719

Address of Construction Site: 912 West Avenue Gibbon, NE 68840

(If none, one must be issued from the City of Gibbon)

 New Residential Residential Addition Accessory Building X Fence

Rough

Proposed Structure: Privacy Fence Dimension of Structure: 207 ft x 85 ft x 207 ft x 207 ft

Distance From Front Property Line: 25 ft Distance From Rear Property Line: on

Distance From Side Property Line: on Distance From 2nd Side Line: on

Distance Between Other Buildings (minimum 5'): yes

Height To The Top Of Roof: N/A

Footing Depth (42" minimum): 28 inches

Is There A Utility Easement On Either The Back Or Side Property? No

Approximately When Will Construction Begin? Asap Finish? Asap

*Contact: 308.468.6118 or Regarding Set-Back Inspection.

Date of Inspection:

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel and the name of the lot split or Subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Heather Babbitt

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval

Approval of Planning Commission:

Signature of Chairman

Signature of Co-Chairman

Signature of Board Member

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied Expiration Date

Signed
Mayor

Attest:
City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	R-1	R-2	R-3	C-1	C-2	I	AGR
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

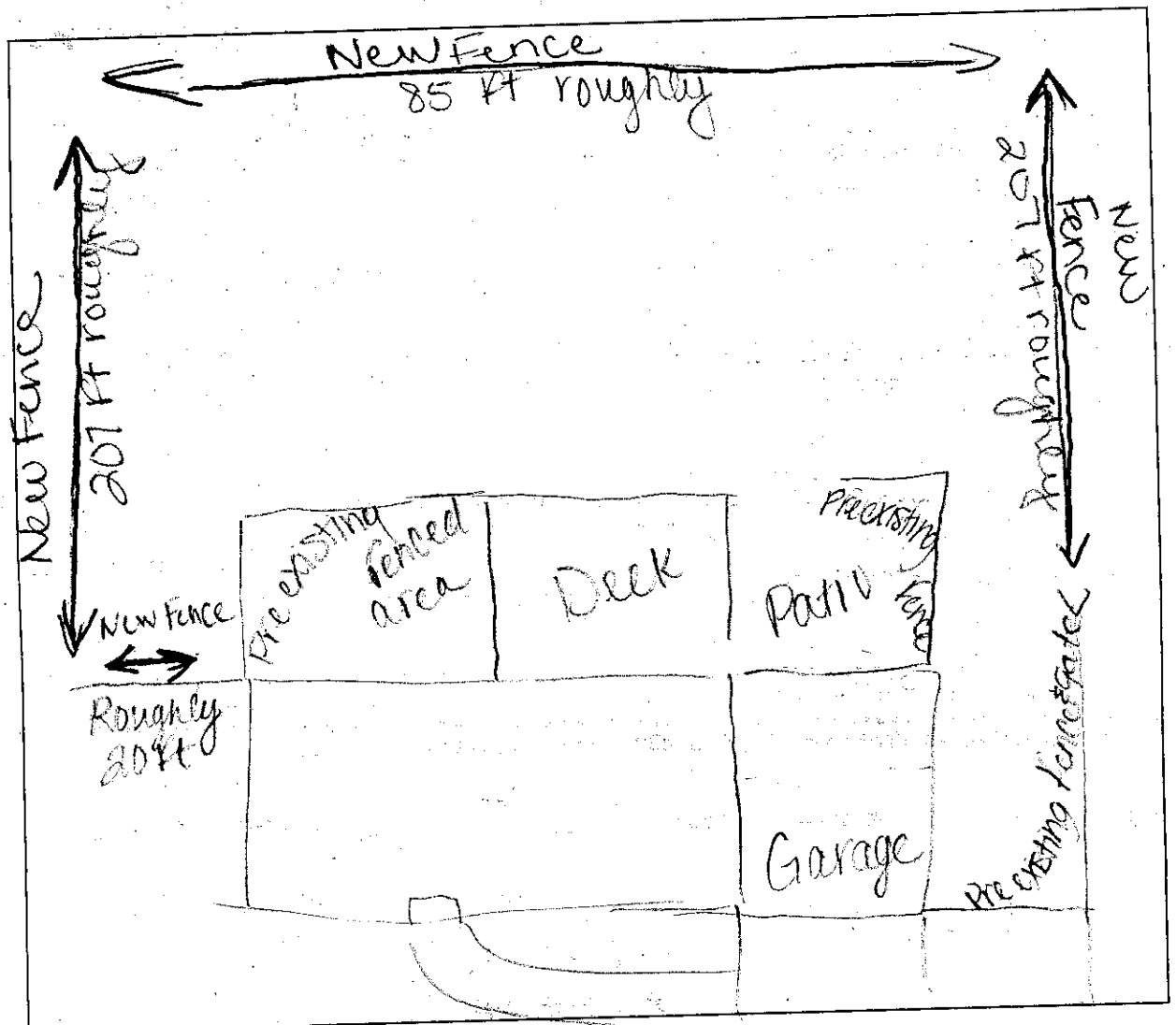
* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.

6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot? Yes No (circle one)

Permit No. 2020-24

Zoning Classification: (Circle One)

Date Paid: 6-5-2020

AGR, R-1, R-2, R-3, C-1, C-2, I,

F-1, PUD-1

Fee Paid: \$ 25.00 Cash Check # _____

Value Of Project: \$ _____

APPLICATION FOR A ZONING PERMIT

GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Dan McElroy Rockefeller
Address: 508 1st St P.O. Box 194
City, State, Zip: Gibbon Ne 68840
Phone Number: 468-5343
Cell Number: 238-1139

Contractor: Dan
Certificate of Insurance: _____
Address: _____
Phone Number: _____
Cell Number: _____

Address of Construction Site: 508 1st St

(If none, one must be issued from the City of Gibbon)

New Residential Residential Addition Accessory Building Fence

Proposed Structure: _____ Dimension of Structure: 16' x 29'

Distance From Front Property Line: 54' Distance From Rear Property Line: 69'

Distance From Side Property Line: 71' Distance From 2nd Side Line: 34'

Distance Between Other Buildings (minimum 5'): 44'

Height To The Top Of Roof: 9'

Footing Depth (42" minimum): Yes

Is There A Utility Easement On Either The Back Or Side Property? Yes Back Alley

Approximately When Will Construction Begin? 6-18-20 Finish? 7-18-20

*Contact: _____ 308.468.6118 or _____ Regarding Set-Back Inspection.

Date of Inspection: _____

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or Subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Dan Rockefeller

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval:

Approval of Planning Commission: _____

[Signature]

Signature of Co-Chairman

Signature of Chairman

[Signature]

Signature of Board Member

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____

Mayor

Attest: _____

City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I</u>	<u>AGR</u>
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft	35 Ft
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft	20 Ft
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft	35 Ft
Height	35 Ft	35 Ft	35 Ft	35 Ft	45 Ft	50 Ft	35 Ft

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

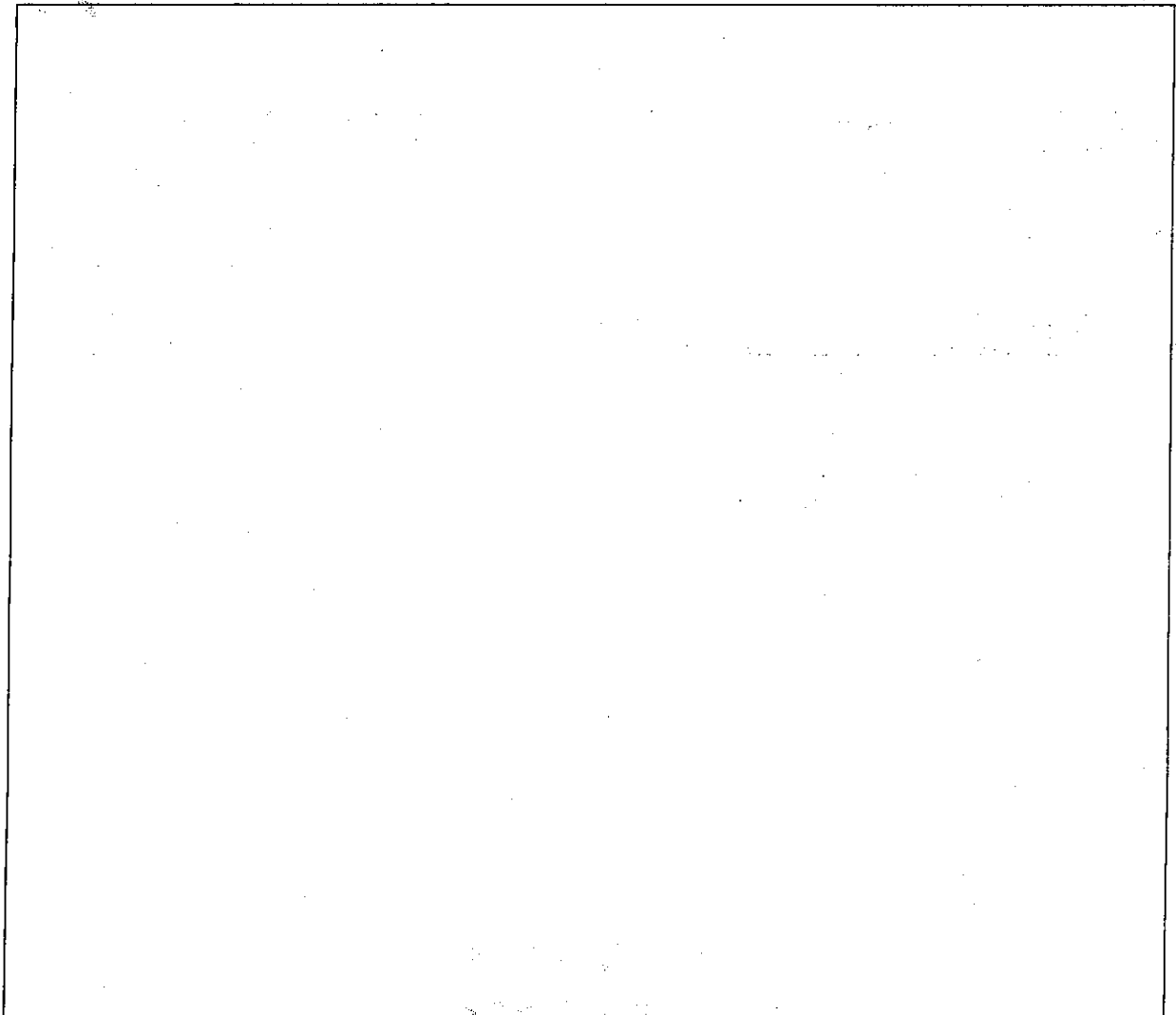
**No Minimum is required except along side of a lot abutting on an A-1, TA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

* No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

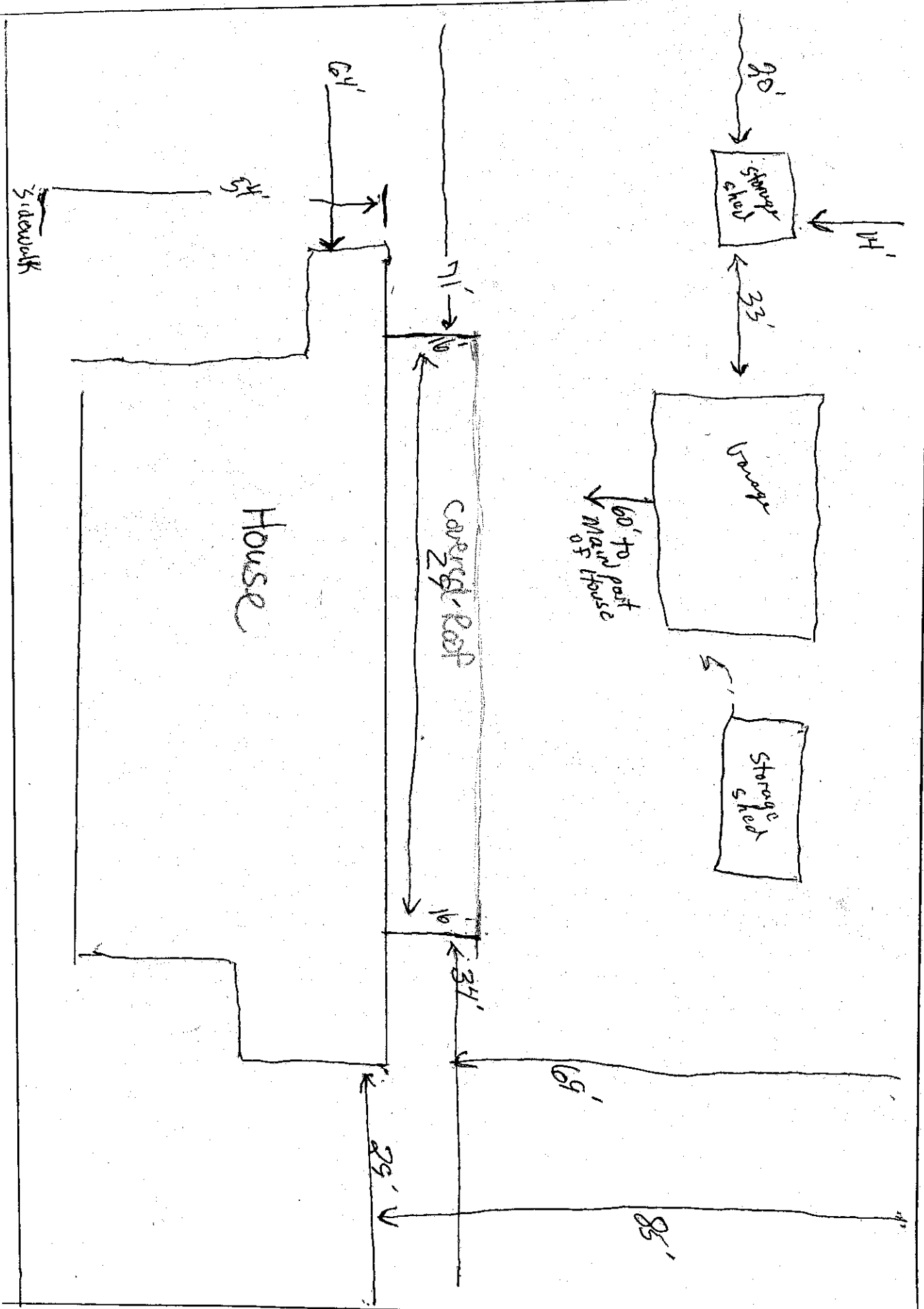
- 5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.
- 6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

- 7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



over in
Alley
Cable T.V.
National Car



1st Street

Permit No 2020-25

Zoning Classification: (Circle One)

Date Paid: 6-5-2020

AGR, R-1, R-2, R-3, C-1, C-2, 1,
F-1, PUD-1

Fee Paid: \$ 25.00 Cash Check # ✓

Value Of Project: \$ 30,000

APPLICATION FOR A ZONING PERMIT GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Brad Semmler Simulson
Address: PO Box 475
City, State, Zip: Gibbon, NE 68840
Phone Number: 308-468-6197
Cell Number: 308-216-0181

Contractor: Scott Benker
Certificate of Insurance:
Address: 6895 Limousine Rd, Gibbon
Phone Number:
Cell Number: 308-440-5740

Address of Construction Site: 1016 2nd St
(if none, one must be issued from the City of Gibbon)
 New Residential Residential Addition Accessory Building Fence

Proposed Structure: hdus addition Dimension of Structure: 16' x 24'
Distance From Front Property Line: 37' Distance From Rear Property Line: 88'
Distance From Side Property Line: 41' Distance From 2nd Side Line:
Distance Between Other Buildings (minimum 5'):
Height To The Top Of Roof: 12' Footing Depth (42" minimum): 42"
Is There A Utility Easement On Either The Back Or Side Property?
Approximately When Will Construction Begin? June Finish? August

*Contact: 308.468.6118 or _____ Regarding Set-Back Inspection.
Date of Inspection: _____ (Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or Subdivision.
*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.
*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: Brad Semmler
*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval:
Approval of Planning Commission: _____
Signature of Chairman: _____
Signature of Co-Chairman: _____
Signature of Board Member: _____
Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____ Attest: _____
Mayor City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

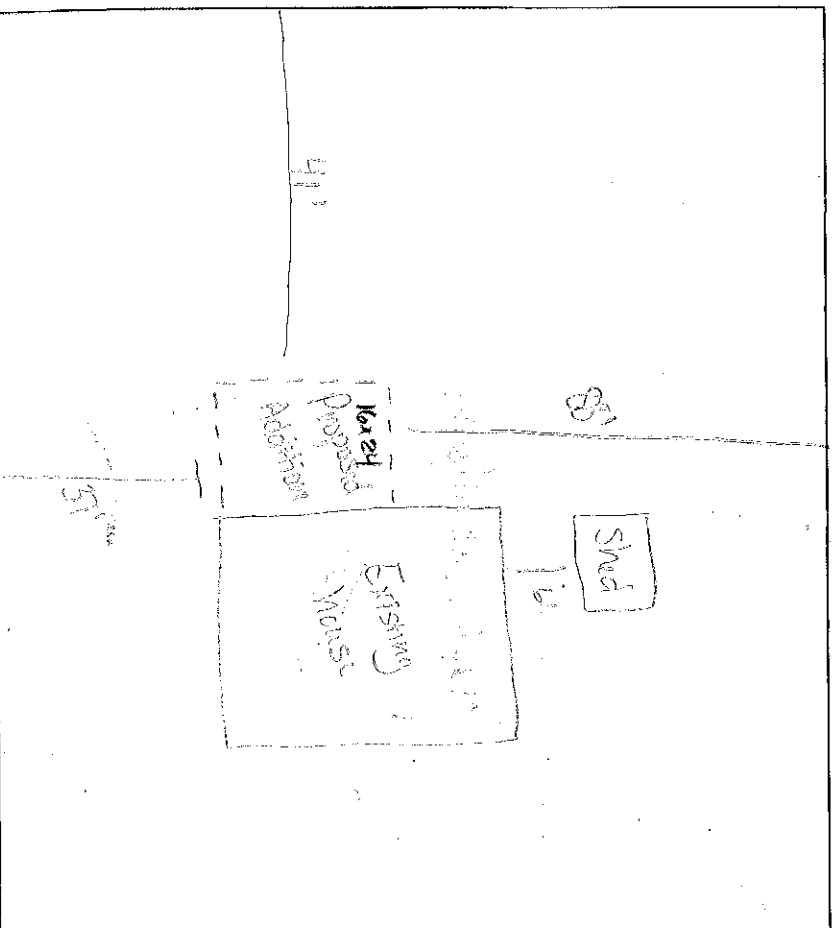
	R-1	R-2	R-3	G-1	G-2	I	AGR
Rear	10 Ft	10 Ft	10 Ft	25 Ft	0 Ft	25 Ft	35 Ft
Side	7 Ft	7 Ft	7 Ft***	None (*)	None (**)	25 Ft	20 Ft
Front	25 Ft	25 Ft	***	30 Ft	None	35 Ft	35 Ft
Height	35 Ft	35 Ft	35 Ft	35 Ft	45 Ft	50 Ft	35 Ft

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimum is required except along side of a lot abutting on an A-1, TA-1, or Residential District, a side yard of not less than 15 feet shall be provided.

*No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

- 5) Accessory buildings. No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.
- 6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.
For complete regulations a copy can be obtained at City Hall for the particular project.
- 7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot?

Yes No

(circle one)

Permit No. 2020-26

Zoning Classification: (Circle One)

Date Paid: 6-5-2020

AGR, R-1, R-2, R-3, C-1, C-2, I,
F-1, PUD-1

Fee Paid: \$ 25⁰⁰ Cash Check # 2622

Value Of Project: \$ 70,000

APPLICATION FOR A ZONING PERMIT
GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Shannon Slagle
Address: 208 Center St.
City, State, Zip: Gibbon, NE 68840
Phone Number: 308 216 2022
Cell Number: 308 216 0517

Contractor: None
Certificate of Insurance: _____
Address: _____
Phone Number: _____
Cell Number: _____

Address of Construction Site: 208 Center St.

(If none, one must be issued from the City of Gibbon)

New Residential Residential Addition Accessory Building Fence

Proposed Structure: Kitchen + laundry Dimension of Structure: 20' X 21'
Distance From Front Property Line: 78' Distance From Rear Property Line: 45'
Distance From Side Property Line: 33' Distance From 2nd Side Line: 19' 6"
Distance Between Other Buildings (minimum 5'): _____
Height To The Top Of Roof: 22'
Footing Depth (42" minimum): Basement - 8'
Is There A Utility Easement On Either The Back Or Side Property? Back of Property
Approximately When Will Construction Begin? now Finish? Dec. 2020

*Contact: _____ 308.468.6118 or _____ Regarding Set-Back Inspection.
Date of inspection: _____

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the name of the lot split or subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: [Signature]

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval: _____

Approval of Planning Commission: _____

[Signature]
Signature of Co-Chairman

Signature of Chairman

[Signature]
Signature of Board Member

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied _____ Expiration Date _____

Signed _____
Mayor

Attest: _____
City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	R-1	R-2	R-3	C-1	C-2	I	AGR
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft.***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimums required except along side of a lot abutting on an A-1, PA-1 or Residential District, a side yard of not less than 15 feet shall be provided.

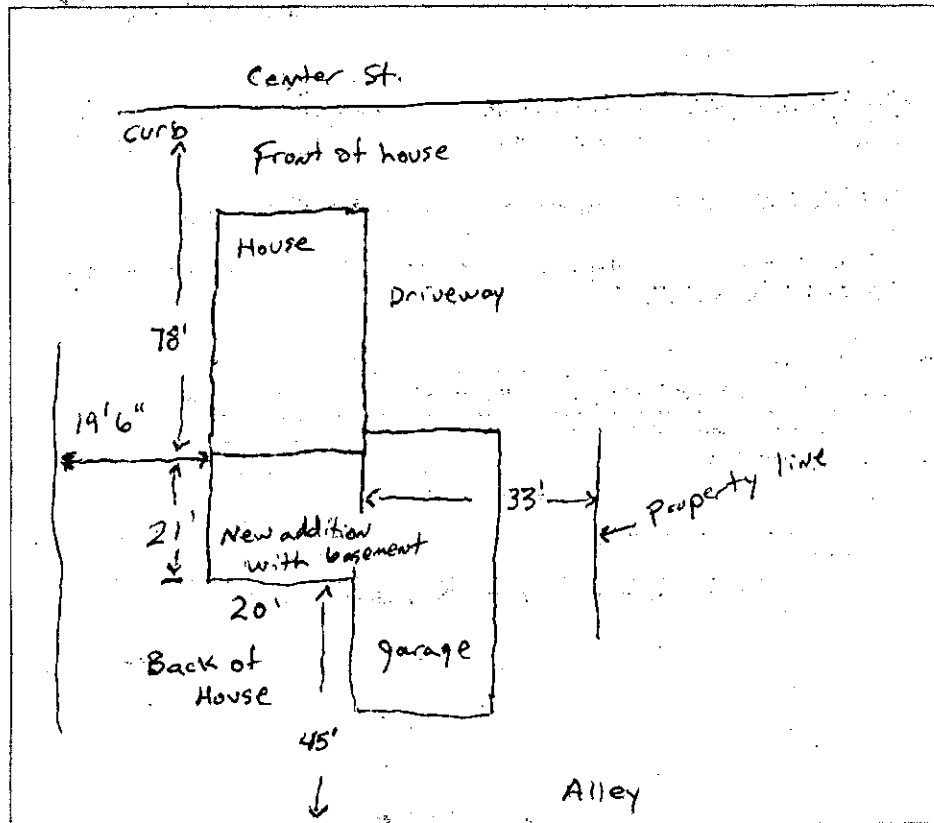
* No minimum except along side of a lot abutting an A-1, PA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

5) **Accessory buildings.** No accessory building shall be erected in any front yard and no detached accessory building shall be erected closer than five (5) feet to the main dwelling. Accessory buildings smaller than 100 square feet may be located in the side and rear yard, but shall not be closer than two (2) feet to the rear lot line and two (2) feet to the side lot line. Buildings larger than 100 square feet must meet five (5) feet on the side and three (3) on the back set back. All garage entrances must have a minimum ten (10) feet long drive when garage opening is perpendicular to the access street or alley. No accessory building or structure shall be erected across public utility easements of record.

6) Once all buildings and dimensions are drawn, turn back into City Hall by noon on Friday prior to scheduled Planning Commission meeting. The Planning Commission will review the permit the second Monday of each month. If the permit is not turned in on time, you will have to wait another month.

For complete regulations a copy can be obtained at City Hall for the particular project.

7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot?

Yes

No

(circle one)

Permit No. 2020-27

Zoning Classification:(Circle One)

AGR, R-1, R-2, R-3, C-1, C-2, I,

Date Paid: 6/8/2020

F-1, PUD-1

Fee Paid: \$ 25⁰⁰ Cash Check #

Value Of Project: \$

APPLICATION FOR A ZONING PERMIT GIBBON, NEBRASKA

Directions: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner: Jason Tracy
Address: 1325 8th Street
City, State, Zip: Gibbon NE 68840
Phone Number: 308-216-0910
Cell Number:

Contractor: Home Depot
Certificate of Insurance:
Address:
Phone Number:
Cell Number:

Address of Construction Site: 1325 8th Street

(If none, one must be issued from the City of Gibbon)

 New Residential Residential Addition Accessory Building Fence

Proposed Structure: Covered porch Dimension of Structure: 12' X 28'

Distance From Front Property Line: 35 Distance From Rear Property Line: 10

Distance From Side Property Line: 7 Distance From 2nd Side Line: 7

Distance Between Other Buildings (minimum 5'):

Height To The Top Of Roof: 20'

Footing Depth (42" minimum): 42"

Is There A Utility Easement On Either The Back Or Side Property? No

Approximately When Will Construction Begin? 06-20-2020 Finish?

*Contact: 308.468.6118 or Regarding Set-Back Inspection.

Date of Inspection:

(Signature Chris Rector)

*** (One mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel and the name of the lot split or Subdivision.

*** Ordinance #391 states: All building permits shall include sidewalk plans prior to approval of building permit.

*** Resolution #1995-4: No physical work shall be done before building permit is approved, or additional \$75.00 fee will be charged.

Signature of Applicant: [Signature]

*** This permit expires 1 year after issuance unless work has begun for up to 2 years.

Recommendations needed before approval:

Approval of Planning Commission:

[Signature]
Signature of Co-Chairman

[Signature]
Signature of Chairman

[Signature]
Signature of Board Member

Final Approval of Application by City Council of the City of Gibbon, Nebraska

Date Application Approved Denied Expiration Date

Signed
Mayor

Attest:
City Clerk

Building Design

This Building Permit must include the following items:

- 1) All buildings must be drawn on the lot. This includes homes, garages, storage sheds, car ports, etc.
- 2) Once all buildings are drawn, you must show distances between all buildings. (This needs to be shown from the foundation.)
- 3) After showing distances between all existing buildings, draw in distances from the buildings to your lot lines.

4) Use the following for setbacks from your main building/house to your lot lines:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>C-1</u>	<u>C-2</u>	<u>I</u>	<u>AGR</u>
Rear	10 Ft.	10 Ft.	10 Ft.	25 Ft.	0 Ft.	25 Ft.	35 Ft.
Side	7 Ft.	7 Ft.	7 Ft ***	None (*)	None (**)	25 Ft.	20 Ft.
Front	25 Ft.	25 Ft.	***	30 Ft.	None	35 Ft.	35 Ft.
Height	35 Ft.	35 Ft.	35 Ft.	35 Ft.	45 Ft.	50 Ft.	35 Ft.

*** Mobile home 15 Ft front & 17 Ft side. Other 25 Ft front and 35 Ft height in R-3 zone.

**No Minimum is required except along side of a lot abutting on an A-1, TA-1, or Residential District, a side yard of not less than 15 feet shall be provided.

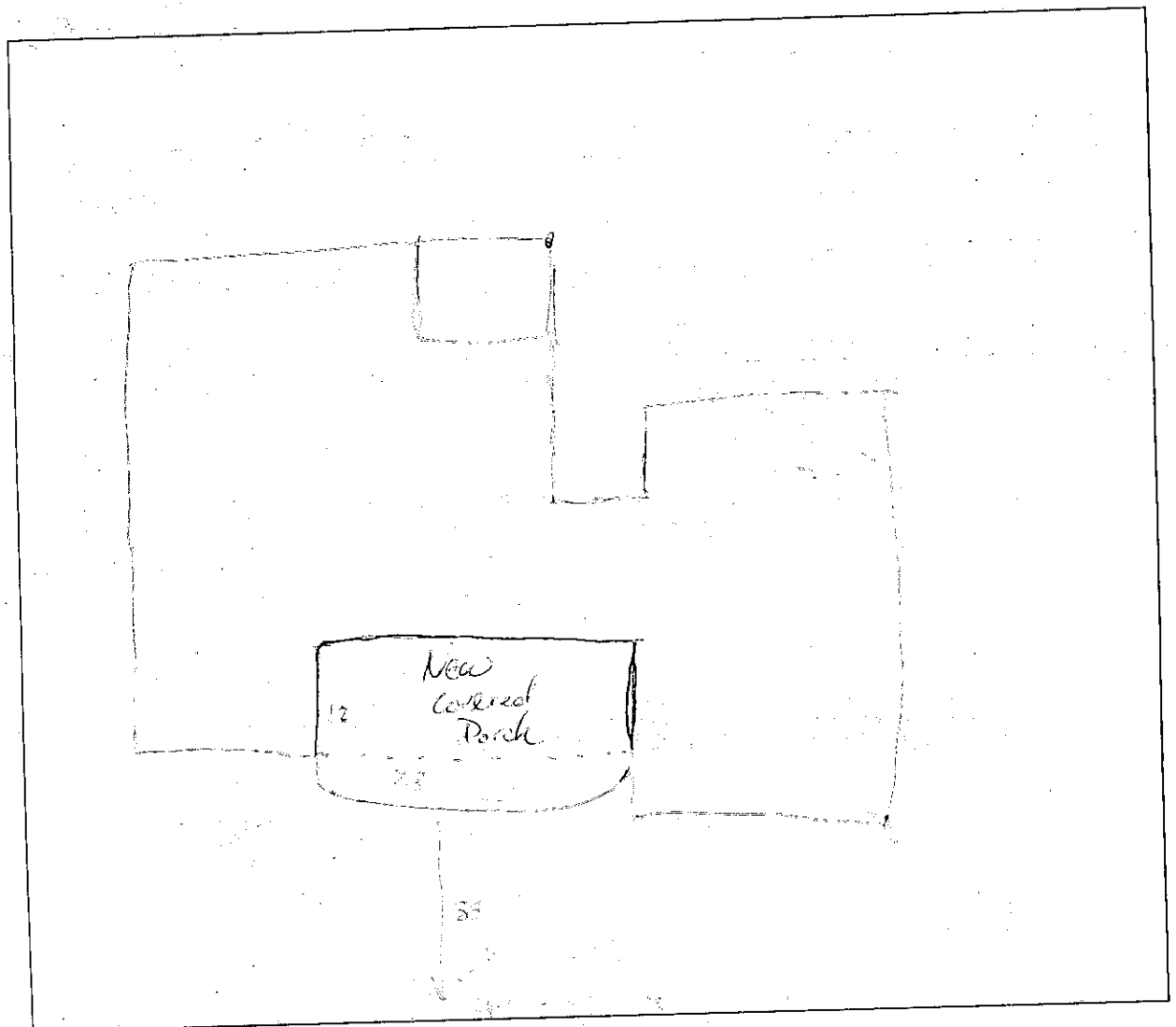
*No minimum except along side of a lot abutting an A-1, TA-1, or Residential District, a side yard of not less than 25 feet shall be provided.

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For complete regulations a copy can be obtained at City Hall for the particular project.

7) Use the following diagram below to draw your specifications. This does not have to be drawn to scale.



Is this a corner lot? Yes No (circle one)

Gibbon Public Library

2nd & LaBarre - Box 309
Gibbon, NE 68840

Report to the City Council June 15th, 2020 Meeting

We are very excited to be implementing Stage 3 of our Phased Plan for Reopening. Currently patrons can visit the library/use library services in multiple ways. The "Free Book" selection is available outside for those patrons who prefer not to visit the library at this time. Our book pick-up service continues to run. This is a no-contact service patrons can use to get books and movie requests. The library is open by appointment for patrons to check-out materials, use computers and to copy/fax. In order to follow the DHM we do have some restrictions in place, but it has gone very smoothly so far. We also participate in Overdrive for eBooks and downloadable audio books. This is available to all of our patrons 24/7.

We have been very busy these past couple of months deep cleaning the library, attending professional development Zoom meetings, planning future events as well as organizing a virtual Summer Reading Program. We are offering sneak-peak activities all month long and Summer Reading will officially begin in July. 30+ kids have registered so far! This year things are going to look a little different, but we are just as enthusiastic to offer the community a fun, literacy-based program!

The Board will meet again on July 14th at 5:00 p.m. at the library. All are welcome to attend.

Thank you for your continued support.

Sincerely,



Sharon Schukei
Gibbon Public Library Board

MINUTES

CEMETERY BOARD MEETING

March 12, 2020

CITY HALL

5:00 p.m.

Present: Lee Vohland, Joan Hemmerling, Melody Rockefeller, Heather Smallcomb, Nicole Schuster, Kane Dobish and Pam Rasmussen

Absent: Karl Borden came when the meeting was adjourned.

Vohland called the meeting to order at 5:01 p.m. at City Hall and advised those present of the Open Meetings Act and the board abides by it when conducting business.

With this being the first meeting of the year Vohland opened the floor up for nominations for Chairman, Vice Chairman and Secretary/Treasurer/Liaison. Heather Smallcomb motioned to have all officers remain the same as the prior year with Lee Vohland as Chairman, Heather Smallcomb as Vice Chairman and Pam Rasmussen as Secretary/Treasurer/Liaison. Joan Hemmerling seconded the motion. Motion carried.

The Board reviewed the bills for November 2019 through March 2020. Smallcomb asked about the Integrated Security bill for \$10.00. This was for fire extinguisher training and all city departments participated. Rockefeller motioned to approve the bills. Schuster seconded the motion. Motion carried.

The minutes were reviewed from the October 18, 2019 meeting. Smallcomb motioned to approve as printed, Hemmerling seconded the motion. Motion carried.

Dobish reported the fence panels are still at Kucera Painting. The panels are complete however they are putting another coat on the posts and should be complete next week. The next step will be installation. We don't know if the city will install or if it will be contracted out. The Board asked if it will be done by Memorial Day. We don't know at this time.

Rasmussen let the Board know the directory is out of date and in the very near future we will need an updated one. Rasmussen will make arrangements with Windy Prairie Systems from Raymond, Nebraska to come give a demo of new directory systems. She will also get estimate form NCTC on the getting the fiber for internet service for such system.

Dobish said he will need a couple weed eaters for this season and he will be ready to go.

Summer help ads are out and we are taking applications.

Hemmerling thanked Dobish for the upkeep at the cemetery.

With no other business Vohland adjourned the meeting at 5:17 p.m. The next regular Board meeting will be April 16, 2020 @ 5:00 p.m. at the City Hall.

Resolution No. 2020-04

WORKFORCE HOUSING INCENTIVE PLAN FOR THE
MUNICIPALITY OF GIBBON, NEBRASKA
PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW

WHEREAS, the 2018 Nebraska Legislature passed Legislative Bill 496 (the “Bill”) which amended the Nebraska Community Development Law (the “Act”). The Bill was signed by the Governor in May of 2018. Before the Bill was passed, TIF was generally limited to pay costs of site purchase, utility extension, public infrastructure, sidewalks, planning and certain rehabilitation expenditures. The Bill, among other items, provided that tax increment financing (TIF) may be used for the actual construction of new workforce housing and rehabilitation costs exceeding 50% of assessed valuation on residential workforce housing units.

WHEREAS, prior to utilizing TIF for workforce housing, the City must (a) receive a housing study within the last 24 months and (b) hold a hearing on an incentive plan for the use of TIF for workforce housing.

WHEREAS, “workforce housing” means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing. §18-2103 (32) R.R.S.

WHEREAS, “rural community” means any municipality in a county with a population of fewer than one hundred thousand inhabitants as determined by the most recent federal decennial census. The Buffalo County 2010 Census indicates a population of 46,102. §18-2103 (30) R.R.S.

Whereas, in 2020, the City of Gibbon (the “City”) received a housing study entitled “Gibbon Area 2020 Housing Study by Five Rule Rural Planning” (the “Study”). The Study determined that:

Incomes in the 68840 area are keeping pace with home values; however, both increased by more than 10% in a 6-year period. Employers will eventually struggle to keep up with steep climbing labor costs. These climbs suggest a lack in the supply of labor as well as a lack in the supply of homes for that labor. Maintaining the labor cost will require the recruitment of more labor to the area which will in turn require an increase in homes.

Separately, in the 2016 Comprehensive plan participants indicated that housing was greatly needed for middle income families. The 2016 comprehensive plan identified: Action strategy 1.1.2 promote infill residential development; Action strategy 1.1.3 promote future multifamily residential development; Action

2.2.2 promote two-story commercial buildings in the downtown targeting upper story housing; and Action strategy 1.1.1 develop up to 74 new housing units in Gibbon during the next 10 years.

Furthermore, in 2019, city officials and community members participated in a strategic planning session. A lack of buildable lots that would support residential expansion was identified as an obstacle for growth for the city. In the 2019 Strategic Plan – housing lot development was one of four key projects identified for fiscal years 2021-2024.

In summary, future residential development in and around the City of Gibbon should be of a high priority to the community.

WHEREAS, the law requires that a workforce housing incentive plan be necessary to prevent the spread of blight and substandard conditions within the municipality, promote additional safe and suitable housing for individuals and families employed in the municipality, and will not result in the unjust enrichment of any individual or company.

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

1. It has received a housing study which is current within twenty-four months of the date of this Resolution;
2. It has prepared an incentive plan for construction of housing in the municipality of Gibbon, Nebraska, targeted to house existing or new workers “(the Workforce Housing Incentive Plan”);
3. This Workforce Housing Incentive Plan shall be effective for the City of Gibbon, Nebraska, until modified pursuant to the Act.
4. This Workforce Housing Incentive Plan is necessary to prevent the spread of blight and substandard conditions within the municipality, promote additional safe and suitable housing for individuals and families employed in the municipality, and will not result in the unjust enrichment of any individual or company.
5. TIF for workforce housing for each project is to be implemented pursuant to a redevelopment plan recommended by the Gibbon Community Development Authority (CDA), and approved after hearing by the Gibbon City Council pursuant to the Act.
 - The City of Gibbon, Nebraska General and Redevelopment Plan Area #1 dated January, 2016 identified: Promote the development of new commercial and industrial entities along the Highway 30 Corridor, combined with a local initiative to promote housing development as identified in the Future Land Use Map.
 - The City of Gibbon, Nebraska Redevelopment Plan Area #2 dated October 19, 2018 identified: For the purpose of this report, primary redevelopment projects include the development of single family residential, multifamily residential and elderly living units. The specific Redevelopment Plan for Redevelopment Study

Area #2 should be amended on an as-needed basis to ensure and promote the development of this area in a comprehensive way.

6. This Workforce Housing Incentive Plan is intended to incent development of workforce housing that supports current and prospective employees of local and area businesses and public service corporations. IT IS NOT INTENDED AND WILL NOT BE USED TO CONSTRUCT HIGHER END HOMES OR CUSTOM-BUILT HOMES.
7. All redevelopment contracts between the CDA and a redeveloper providing TIF benefits for workforce housing will be negotiated on a case by case basis with TIF incentives to be determined by the CDA, and approved by the City Council, in amounts required to accomplish the goal of incenting the development of safe and decent workforce housing in the City of Gibbon. The CDA shall document and shall only agree to provide TIF benefits to a redeveloper seeking TIF for workforce housing after a determination is made by the CDA that the project is consistent with the requirements of the Community Development Law, as amended from time to time, the applicable redevelopment plan and this Workforce Housing Incentive Plan, as well after a determination is made that the project will not result in the unjust enrichment of any individual or company. In each redevelopment contract for workforce housing, the CDA shall set standards appropriate for each workforce housing development project related to residence or apartment size, construction standards, costs and rental rates.

PASSED AND APPROVED this _____ day of _____, 2020.

Deborah VanMatre, Mayor

ATTEST:

Pamela Rasmussen, City Clerk

RESOLUTION NO. 2020-05

RESOLUTION OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA to approve the preliminary plat for the Jurgen's River Subdivision.

WHEREAS, the owner of:

A part of the North Half of the Northeast Quarter (N ½ NE ¼) and part of Tax Lot Twenty-two (22) In Section Thirteen (13), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska

Has submitted a preliminary plat for the creation of Jurgen's River Subdivision and the Planning Commission has recommended said preliminary plat be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GIBBON, NEBRASKA, that the preliminary plat for Jurgen's River Subdivision be approved and that the owner proceed with the preparation of the final plat.

PASSED AND APPROVED this _____ day of _____, 2020.

Deborah VanMatre, Mayor

ATTEST:

Pamela Rasmussen, City Clerk

RESOLUTION NO. 2020-06

RESOLUTION OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA to approve the preliminary plat for the Shiers Estates Third.

WHEREAS, the owner of:

A part of the North ½ of the Northwest ¼ of Section 23, Township 9 North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska

Has submitted a preliminary plat for the creation of Shiers Estates Third and the Planning Commission has recommended said preliminary plat be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GIBBON, NEBRASKA, that the preliminary plat for Shiers Estates Third be approved and that the owner proceed with the preparation of the final plat.

PASSED AND APPROVED this _____ day of _____, 2020.

Deborah VanMatre, Mayor

ATTEST:

Pamela Rasmussen, City Clerk

RESOLUTION NO. 2020-07

RESOLUTION TEMPORARILY CLOSING PUBLIC RIGHT-OF-WAY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GIBBON, NEBRASKA that the following streets, which constitute the parade route for the Fourth of July Parade, will be closed to vehicular traffic from 8:00 a.m. to 12:00 p.m. on July 4, 2020 as follows:

On 4th Street from Rosen Park east to Lawn Avenue, thence north on Lawn Avenue to 2nd Street, thence east on 2nd Street to West Avenue, thence north on West Avenue to Front Street, thence East on Front Street to LaBarre Street, thence south on LaBarre Street to 7th Street, thence west on 7th Street to Pine Avenue.

PASSED AND APPROVED this 15th day of June, 2020.

Deborah Van Matre, Mayor

ATTEST:

Pamela Rasmussen, CMC, City Clerk

Willis Construction,
Marc A. Willis

803 15th Avenue
Kearney, NE 68845
(308) 293-0348

willismconstruction@gmail.com

To Whom It May Concern:

Outlined below is the build out schedule for B & C Estates.

2020

- Infrastructure installation for 10 lots.
- Street pavement.
- Home #1 completed by 12/31/2020 with an assessed value of \$230,000.

2021

- Home #2 completed by 05/31/2021 with an assessed value of \$230,000.
- Home #3 completed by 08/30/2021 with an assessed value of \$235,000.

2022

- Home #4 completed by 04/28/2022 with an assessed value of \$235,000.
- Home #5 completed by 08/30/2022 with an assessed value of \$235,000.

2023

- Home #6 completed by 04/28/2023 with an assessed value of \$240,000.
- Home #7 completed by 08/30/2023 with an assessed value of \$260,000.
- Home #8 completed by 12/31/2023 with an assessed value of \$260,000.

2024

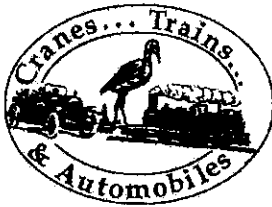
- Home #9 completed by 5/1/2024 with an assessed value of \$275,000
- Home #10 completed by 12/31/2024 with an assessed value of \$275,000

Thank you for your time and attention to this application.

Sincerely,



Marc A. Willis
Willis Construction



Gibbon Community Development Agency
 715 Front Street
 Gibbon, NE 68840
 TELEPHONE (308) 468-6118
 E-MAIL gibboncityhall-chris@nctc.net
 WEBSITE www.cityofgibbon.org

REQUEST FOR TAX INCREMENT FINANCING

Please note that the following application must be typed prior to submission to the Finance office. The applicant(s) or a designated representative must be present at the Community Redevelopment Agency (CRA) and City Council meetings to answer any questions related to the project. Proper notice of both meetings will be given to applicants by City Staff. **Failure to complete either of these application requirements may result in ineligibility for Tax Increment Financing.**

Project:

1) Business Name Willis Construction, LLC

Street Address 803 15th Avenue Kearney, NE 68845

Mailing Address 803 15th Avenue Kearney, NE 68845

Telephone (308) 293-0348

Fax _____

Email willismconstruction@gmail.com

Business Structure General Contractor

Owners Marc and Melissa Willis

2) Brief description of the business and number of employees:

Willis Construction, LLC is a general contractor firm that specializes in the construction of residential housing. This includes all phases of construction for the completion of a residential home. Willis Construction, LLC has zero employees, but manages sub contractor(s) labor which works to complete the various construction of the individual housing.

3) Present ownership of the site and legal description:

The lot is currently owned by Brad and Jennifer Samuelson, PO Box 475, Gibbon, Nebraska 68840. The legal description is CITY LDS GIB 24-9-14 PT TX LT 8 466.69' X 466.69'. Refer to the attached Assessor's Report. Parcel ID 640057000

1 of 21 6-3-2020
 MU

10) Estimated increase in Real Estate property valuation:

\$2,435,659 (Upon completion of all ten homes)

11) Estimated new Real Estate Tax generated:

\$620,607.18

12) Source of financing:

- a) Equity
- b) Bank Loan
- c) Tax Increment Financing
- d) Industrial Revenue Bonds
- e) Other: _____

13) Name and Address of architect, engineer and general contractor:

<u>Brungardt Engineering (Engineer)</u>	<u>Willis Construction, LLC</u>
<u>PO Box 2052</u>	<u>803 15th Avenue</u>
<u>Kearney, Nebraska 68848</u>	<u>Kearney, Nebraska 68845</u>
<u>(308) 236-2166</u>	<u>(308) 293-0348</u>

14) Project construction schedule:

- a) Construction start date August 2020
- b) Construction completion date December 2024
- c) If project is phased: No

Year _____ % Complete

Year _____ % Complete

- 15) Municipal Reference (if applicable). Please name any other municipality wherein the applicant, or other corporations the applicant has been involved with, has completed developments within the last five years:

City of Kearney, PO Box 1180, 18 East 22nd Street, Kearney, Nebraska 68847

Tax Increment Financing Request:

1. Estimated eligible project costs (pursuant to Nebraska State Statute 18-2103(12b): (Please attach copies of bids or estimates to support estimated eligible project costs.)

a) Demolition or removal of existing:

Buildings	<u>\$10,000.00</u>
Structures	<u> </u>
Streets	<u> </u>
Utilities	<u> </u>
Other improvements	<u> </u>

b) Installation, construction or reconstruction of:

Streets	<u>\$110,137.50</u>
Utilities – water	<u>\$54,530.00</u>
Utilities – sanitary sewer	<u>\$146,807.00</u>
Utilities – electrical	<u>\$73,000.00</u>
Utilities – other	<u>\$38,970.00</u>
Parks	<u> </u>
Playgrounds	<u> </u>
Public spaces	<u> </u>
Public parking facilities	<u> </u>
Sidewalks	<u>\$23,400.00</u>
Convention and civic centers	<u> </u>
Bus stop shelters	<u> </u>
Lighting	<u> </u>
Benches or other similar furniture	<u> </u>
Trash receptacles	<u> </u>
Shelters	<u> </u>
Skywalks	<u> </u>
Pedestrian overpasses	<u> </u>
Pedestrian underpasses	<u> </u>
Vehicular overpasses	<u> </u>
Vehicular underpasses	<u> </u>
Other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan (attach itemized list)	<u>\$117,410.00</u>

Total estimated eligible project costs \$574,254.50

The City of Gibbon Community Redevelopment Authority and the City of Gibbon will evaluate the estimated eligible project costs listed above and determine the eligibility of the estimated project costs based on the Redevelopment Project objectives.

2. Statement of necessity for use of tax increment financing (include attachment if necessary):

The on-site development costs for the proposed development especially the infrastructure costs is excessive to the normal development of this type. Without Tax Increment Financing the residential development of this site would not be possible.

3. Provide the following information to assist the Authority in conducting a cost-benefit analysis on the redevelopment project pursuant to Nebraska State Statute 18-2113(2):

a) What will be the impacts on employers and employees of any firms locating or expanding within the proposed boundaries of the redevelopment project area?

Local sub-contractors will be used for the construction of this project. With the completion of the development, this will allow for ten (10) single family affordable homes to encourage growth in the community of Gibbon.

b) What will be the impacts on other employers and employees within the city and the immediate area that are located outside of the boundaries of the redevelopment project area?

This development will allow for local employers within the City of Gibbon to attract individuals interested in living and working in Gibbon with affordable housing and the added securities associated with living in a comfortable rural community.

4. The Redeveloper hereby certifies the following to the Authority pursuant to Nebraska State Statute 18-2119((3)a):

a) Have you filed or intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act for this project?

No

b) If so, does the application include (or will include) as one of the tax incentives, a refund of the city's local option sales tax revenue?

No

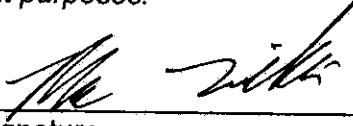
c) Has such application, if any, been approved under the Nebraska Advantage Act?

No

I certify that the facts and estimates set forth in this application for Tax Increment Financing (TIF) are true and complete to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.

I agree to maintain all project related receipts for a period of twenty (20) years beginning at final payment of Tax Increment Financing for audit purposes.

Marc Willis
Applicant Name (printed)


Signature

6-03-2020
Date

Applicant Name (printed)

Signature

Date



PO Box 2052
Keamey, Nebraska 68848-2052
Phone 308-236-2188

Engineer's Estimate - Infrastructure
B&C Estates No. 2 - Gibon, Nebraska

Water Service		Quantity	Unit	Unit Cost	Cost
1	8"x8" "Wet" Tap w/ 8" Gate Valve	1	EA	\$3,600.00	\$3,600.00
2	8" CL50 DIP w/ Poly Encasement	402	LF	\$55.00	\$22,110.00
3	6" CL50 DIP w/ Poly Encasement	10	LF	\$45.00	\$450.00
4	Bore & Jack 8" CL50 DIP w/ Poly Encasement	40	EA	\$120.00	\$4,800.00
5	6" RS MJ Gate Valve w/ Box	2	EA	\$1,200.00	\$2,400.00
6	8" x 6" MJ Swivel Tee	1	EA	\$550.00	\$550.00
7	8" DIP 45 Deg Elbow w/ Thrust Block	1	EA	\$500.00	\$500.00
8	8" x 6" Reducer	1	EA	\$450.00	\$450.00
9	6.0' Bury Fire Hydrant	2	EA	\$3,700.00	\$7,400.00
10	1" Type "K" Copper Water Service	285	LF	\$22.00	\$6,270.00
11	1" Corp Stop	10	EA	\$250.00	\$2,500.00
12	1" Curb Stop	10	EA	\$350.00	\$3,500.00
					\$54,530.00
Sanitary Sewer					
1	8" SDR-35 PVC Sanitary Sewer	331	LF	\$40.00	\$13,240.00
2	Bore & Jack 8" SDR 35 PVC Sewer Line	66	LF	\$120.00	\$7,920.00
3	4" SDR-35 PVC Sanitary Service	343	LF	\$30.00	\$10,290.00
4	8" x 4" PVC Service Wye	10	EA	\$350.00	\$3,500.00
5	4" PVC Plug	10	EA	\$125.00	\$1,250.00
6	Gravel Bedding	674	EA	\$5.50	\$3,707.00
7	48" Dia Conc Manhole	3	EA	\$8,500.00	\$25,500.00
8	Dewatering	740	LF	\$110.00	\$81,400.00
					\$146,807.00
Storm Sewer					
1	15" RCP Pipe Culvert	68	LF	\$40.00	\$2,720.00
2	18" RCP Pipe Culvert	335	LF	\$50.00	\$16,750.00
3	Conc Junction Manhole	1	EA	\$3,500.00	\$3,500.00
4	Conc Curb Inlet w/ 6 Ft Throat	4	EA	\$4,000.00	\$16,000.00
					\$38,970.00
Pavement					
1-	6" Thk Concrete Pavement (47B-3625)	1,766	SY	\$50.00	\$88,300.00
2	6" Subgrade Preparation	1,943	SY	\$5.00	\$9,715.00
3	6" Concrete Integral Curb	890	LF	\$7.50	\$6,675.00
4	1" Expansion Joint	339	LF	\$2.50	\$847.50
5	Remove Exist 6" Thk Conc Pavement	40	SY	\$25.00	\$1,000.00
6	Remove Exist 6' Wd Sidewalk	30	LF	\$20.00	\$600.00
7	Replace Exist 6" Thk Conc Pvmnt (High Early)	40	SY	\$75.00	\$3,000.00
					\$110,137.50
Public Sidewalks					
1	4' Wide Public Sidewalk	848	LF	\$25.00	\$21,200.00
2	ADA Handicap Ramps	2	EA	\$1,100.00	\$2,200.00
					\$23,400.00
Site Electrical Improvements					
1	4" Dia PVC Electrical Conduit	1,500	LF	\$15.00	\$22,500.00
2	3" Dia PVC Electrical Conduit	1,500	LF	\$15.00	\$22,500.00
3	1 1/2" Dia PVC Electrical Conduit	1,000	LF	\$10.00	\$10,000.00
4	Transformer Concrete Pad	4	EA	\$4,500.00	\$18,000.00
					\$73,000.00
Demolition					
1	Existing Building	1	LUMP	\$10,000.00	\$10,000.00
					\$10,000.00
Site Grading					
1	Clearing & Grubbing (1' Thk)	4,670	CY	\$5.00	\$23,350.00
2	Embankment (In Place) (1.5' Thk)	7,005	CY	\$12.00	\$84,060.00
3	Excavation	1,000	CY	\$10.00	\$10,000.00
					\$117,410.00
Projected On Site Development Costs					\$574,254.50
10% Contingency					\$57,425.45
Engineering Fees					\$35,000.00
TOTAL PROJECTED ON SITE DEVELOPMENT COSTS					\$666,679.95

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Parcel Information	
Parcel ID:	640057000
Map Number	
State Geo Code	3543-24-1-02930-000-0000
Cadastral #	
Images	Photo #1 Photo #2
Current Owner:	SAMUELSON, BRAD & JENNIFER PO BOX 475 GIBBON, NE 68840
Situs Address:	812 COURT ST
Tax District:	1200
School District:	GIBBON 2, 10-0002
Account Type:	Commercial
Legal Description:	CITY LDS GIB 24-9-14 PT TX LT 8 466.69' X 466.69'
Lot Width:	N/A
Lot Depth:	N/A
Lot Size:	5.00 acres

* Disclaimer: This legal description should not be used to prepare legal documents.

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2019	\$300,000	\$68,000	\$44,165	\$187,835
2018	\$208,000	\$68,000	\$0	\$140,000

Yearly Tax Information		
Year	Amount	Levy
2019	\$6,160.06	2.157508
2018		2.134461

2019 Tax Levy	
Description	Rate
GIBBON CITY	0.34999800
GIBBON CITY BOND	0.14500000
GIBBON 2	1.02341100
ED SERVICE UNIT 10	0.01500000
GIBBON 2 BOND	0.15805200
CENTRAL COMM COLL	0.09304200
CENTRAL PLATTE NRD	0.02379900
COUNTY GENERAL	0.30483800
COUNTY VETERANS	0.00014000
COUNTY-BOND	0.02710600
AG SOCIETY	0.01712200

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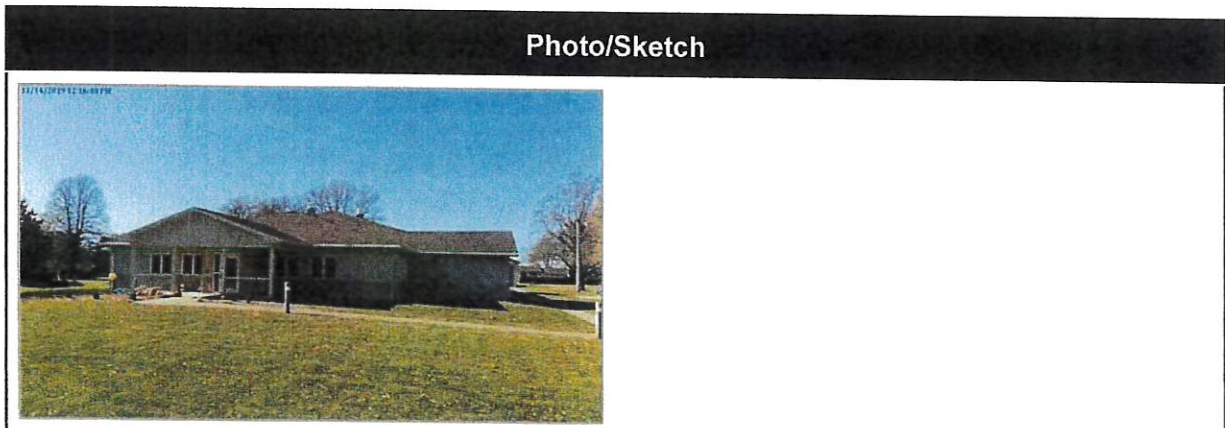
Sales Information			
Sale Date	Sale Price	Book & Page	Grantor
09/19/2018	\$300,000.00	2018 / 5446	STARWARRS, LLC
10/15/2015	\$200,000.00	2015 / 6628	EVAN LUTH GOOD SAMARITAN SOC

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Commercial	City Size:	800-2,500
Zoning:	Commerical	Lot Size:	2.00-4.99 ac.

Commerical Datasheet - Building			
Occupancy	Size	Year Built	Perimeter
100% Elderly Assist. Multi. Res.	8,764	2002	446

Dwelling Data			
Description	Units	Value	
Slab w/Roof	252	N/A	
Slab w/Roof	289	N/A	
Slab w/Roof	263	N/A	
Slab w/Roof	252	N/A	

Outbuilding Data			
Description	Units	Year Built	Cost
Detached Garage	960	2000	\$21,755
Driveway, Concrete	488	2000	\$1,570
Yard Shed, Wood	120	2000	\$300
Commercial Concrete 6"	13,882	1980	\$14,370
Commercial Concrete 6"	4,472	2002	\$15,695



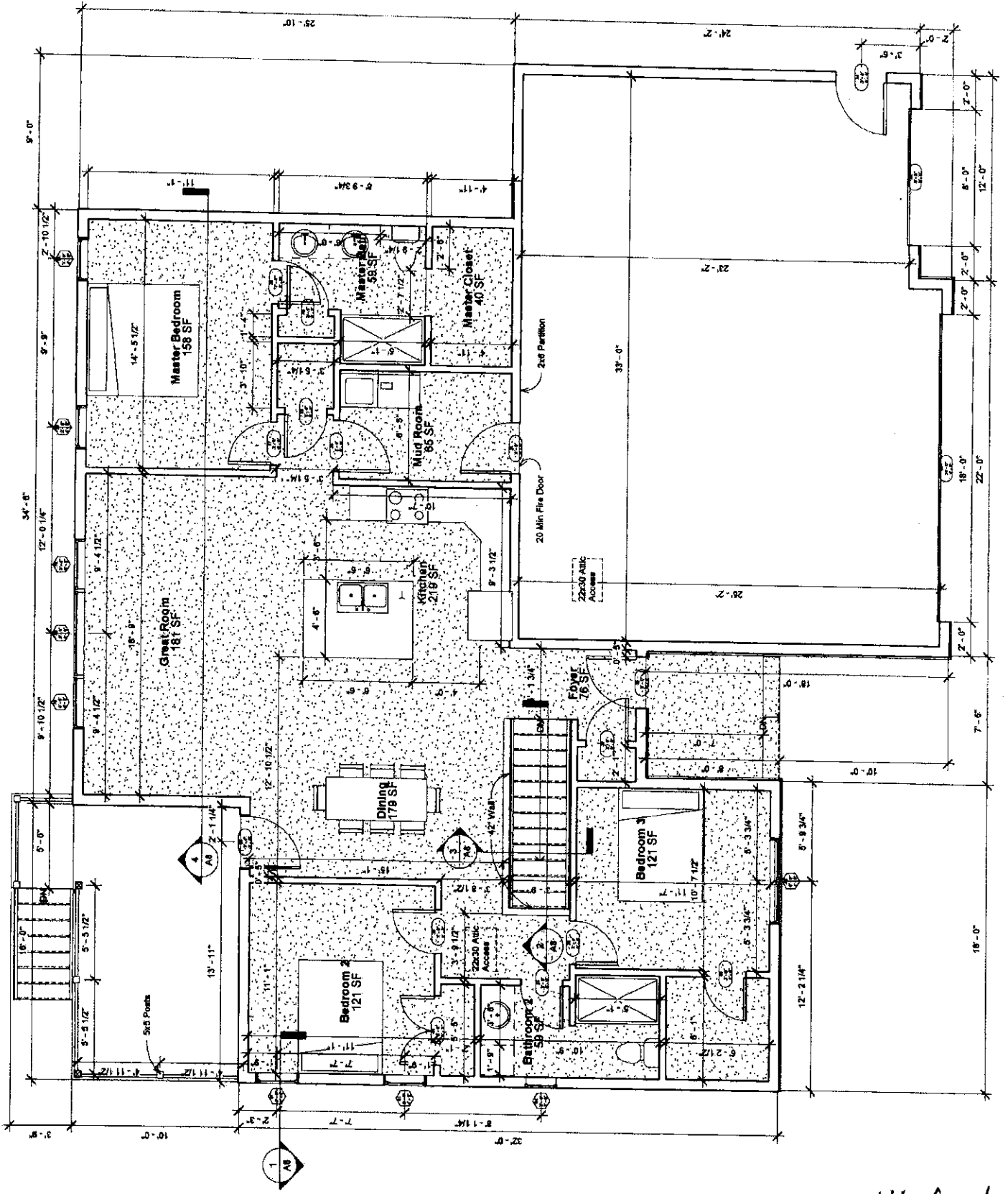
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5/28/2020

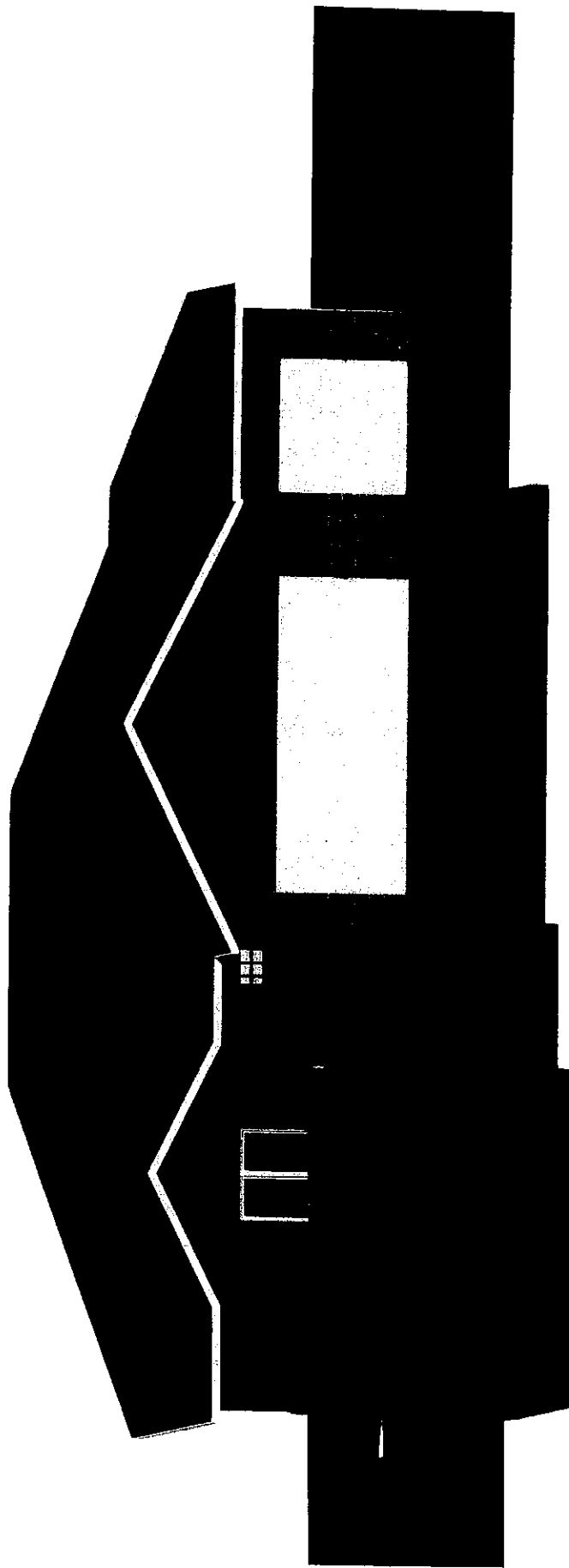
Buffalo County Assessor

g Works

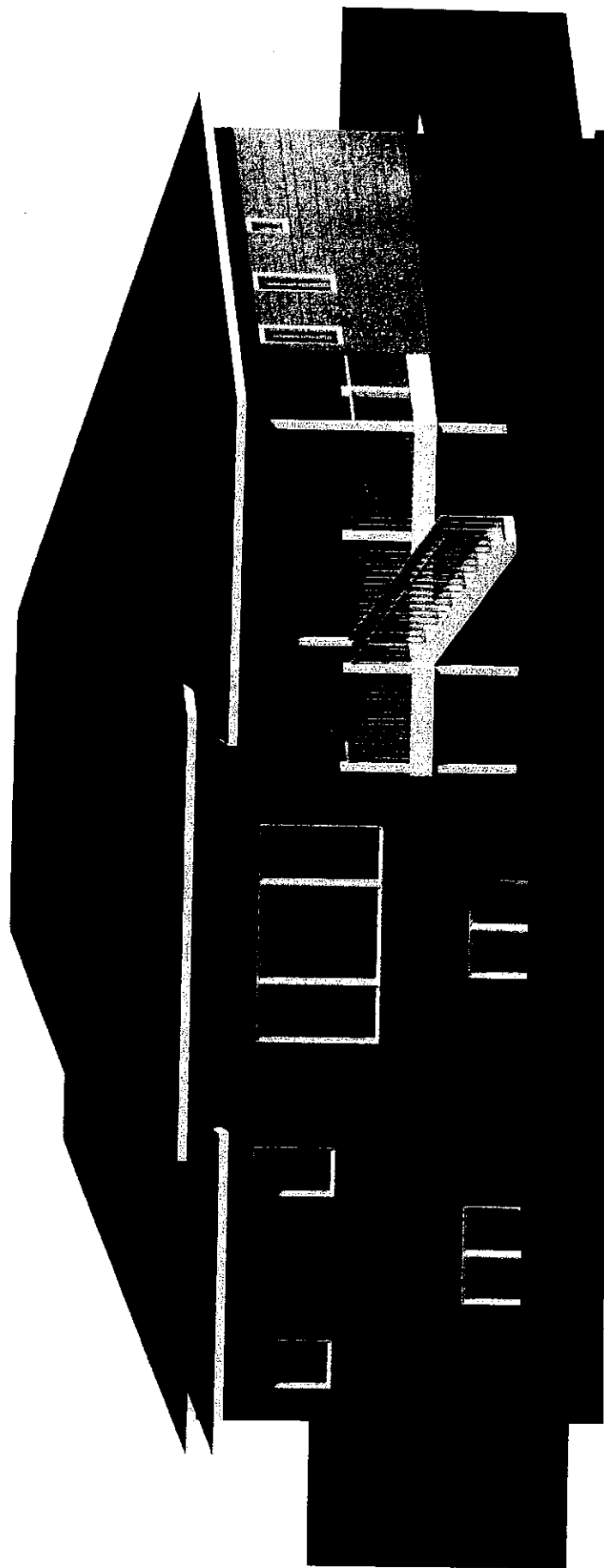
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ESTIMATES ONLY - DO NOT MAKE FINANCIAL DECISIONS BASED ON THE INFORMATION BELOW.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	New Homes
Homes Built	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Year Assessed	1	2	2	3	2	0	0	0	0	0	0	0	0	0	0	10
Annual New	0	1	2	2	3	2	0	0	0	0	0	0	0	0	0	10
Cumulative	\$0	\$230,000	\$465,000	\$470,000	\$760,000	\$550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,475,000
Base Value	\$39,341	\$39,341	\$695,000	\$1,165,000	\$1,925,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000	\$2,475,000
2019 Base Value	\$68,000	5 Acres	217,800 SF	0.312213039	Site	270x466.69	126,006.30	\$39,341	\$39,341	\$39,341	\$39,341	\$39,341	\$39,341	\$39,341	\$39,341	\$590,115.00
	\$39,341	\$269,341	\$734,341	\$1,204,341	\$1,964,341	\$2,514,341	\$2,514,341	\$2,514,341	\$2,514,341	\$2,514,341	\$2,514,341	\$2,514,341	\$2,514,341	\$2,514,341	\$2,514,341	\$29,355,115

Buildout Schedule

Home #	Completed	Year Assessed	Value
Home #1	12/31/2020	2021	\$230,000
Home #2	5/31/2021	2022	\$230,000
Home #3	8/30/2021	2022	\$235,000
Home #4	4/28/2022	2023	\$235,000
Home #5	8/30/2022	2023	\$235,000
Home #6	4/28/2023	2024	\$240,000
Home #7	8/30/2023	2024	\$260,000
Home #8	12/31/2023	2024	\$260,000
Home #9	5/1/2024	2025	\$275,000
Home #10	12/31/2024	2025	\$275,000
			\$2,475,000

(Assessment is based on what is there on January 1 for that year. Anything built after January 1 assessed the following year. Cannot estimate partial assessment).

2019 Levy 2.15750800% \$620,607.18 100% TIF Capacity
 2019 Levy 2.15750800% \$633,338.95 TIF Increment + Base

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Annual Estimated Assessed Valuation and Real Estate Tax Capture
 Redevelopment Area No 1
 Parcel ID: 640057000

Project Name: Samuelson / B&C Estates

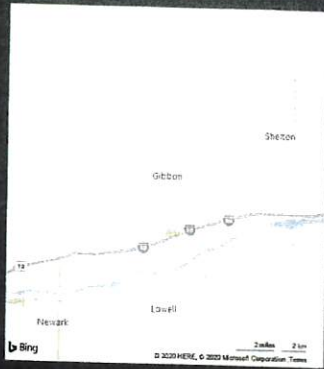
Assessed value/taxes - base value year (actual)														
Year	Assessed Value (Base)	Base Value	Gibbon City 0.34999800	Gibbon City Bond 0.14500000	Gibbon 2 1.02341100	ESU 10 0.01500000	Gibbon 2 Bond 0.15805200	CCC 0.09304200	Central Platte NRD 0.02379900	County General 0.30483800	County Veterans 0.00014000	County-Bond 0.02710600	Ag Society 0.01712200	Base Value Taxes 2.157508
1	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
2	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
3	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
4	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
5	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
6	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
7	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
8	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
9	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
10	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
11	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
12	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
13	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
14	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
15	39,341	39,341	137.69	57.04	402.62	5.90	62.18	36.60	9.36	119.93	0.06	10.66	6.74	849
Total property taxes - base value year			2,065	856	6,039	89	933	549	140	1,799	1	160	101	12,732

Assessed value/taxes - base value year plus increment (estimated)														
Year	Assessed Value (with increment)	Increment Value	Gibbon City 0.34999800	Gibbon City Bond 0.14500000	Gibbon 2 1.02341100	ESU 10 0.01500000	Gibbon 2 Bond 0.15805200	CCC 0.09304200	Central Platte NRD 0.02379900	County General 0.30483800	County Veterans 0.00014000	County-Bond 0.02710600	Ag Society 0.01712200	Increment plus Base Value Taxes 2.157508
TIF percent abated	100%													
Annual valuation increase	0.00%													
1	39,341	0	138	57	403	6	62	37	9	120	0	11	7	849
2	269,341	230,000	943	391	2,756	40	426	251	64	821	0	73	46	5,811
3	734,341	695,000	2,570	1,065	7,515	110	1,161	683	175	2,239	1	199	126	15,843
4	1,204,341	1,165,000	4,215	1,746	12,325	181	1,903	1,121	287	3,671	2	326	206	25,984
5	1,964,341	1,925,000	6,875	2,848	20,103	295	3,105	1,828	467	5,988	3	532	336	42,381
6	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
7	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
8	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
9	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
10	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
11	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
12	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
13	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
14	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
15	2,514,341	2,475,000	8,800	3,646	25,732	377	3,974	2,339	598	7,665	4	682	431	54,247
Total property taxes - base & improvements			102,742	42,565	300,423	4,403	46,396	27,313	6,986	89,486	41	7,957	5,026	633,339

Assessed value/taxes - increment (estimated)														
Year	Assessed Value (with increment)	Increment Value	Gibbon City 0.34999800	Gibbon City Bond 0.14500000	Gibbon 2 1.02341100	ESU 10 0.01500000	Gibbon 2 Bond 0.15805200	CCC 0.09304200	Central Platte NRD 0.02379900	County General 0.30483800	County Veterans 0.00014000	County-Bond 0.02710600	Ag Society 0.01712200	Increment Value Taxes 2.157508
TIF percent abated	100.00%													
Annual valuation increase	0.00%													
1	39,341	0	0	0	0	0	0	0	0	0	0	0	0	0
2	269,341	230,000	805	334	2,354	35	364	214	55	701	0	62	39	4,962
3	734,341	695,000	2,432	1,008	7,113	104	1,098	647	165	2,119	1	188	119	14,995
4	1,204,341	1,165,000	4,077	1,689	11,923	175	1,841	1,084	277	3,551	2	316	199	25,135
5	1,964,341	1,925,000	6,737	2,791	19,701	289	3,043	1,791	458	5,868	3	522	330	41,532
6	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
7	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
8	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
9	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
10	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
11	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
12	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
13	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
14	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
15	2,514,341	2,475,000	8,662	3,589	25,329	371	3,912	2,303	589	7,545	3	671	424	53,398
Total property taxes - base & improvements			100,677	41,709	294,384	4,315	45,464	26,764	6,846	87,687	40	7,797	4,925	620,607

100%	620,607
95%	589,577
90%	558,546
85%	527,516
80%	496,486

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ADDRESS

812 COURT ST
GIBBON, NE 68840

PARCEL

640057000

TRACT

Section: 24
Township: 05
Range: 11

GET STARTED

- HOME
- GENERAL INFO
- CHARACTERISTICS
- IMPROVEMENTS
- TAXES
- HISTORY
- NEIGHBORHOOD

GENERAL PROPERTY INFORMATION

General information about the property and owner.

OWNER INFORMATION	
OWNER NAME	WILLIAM J. GIBSON, TRUST
MAILING ADDRESS	812 COURT ST
MAILING CITY AND STATE	GIBBON, NE
MAILING POSTAL CODE	68840
MAILING POSTAL CODE 4	68840
MAILING CARRIER ROUTE	1000
MAILING CARE OF NAME	WILLIAM J. GIBSON
PHONE	402.421.1234
VESTING OWNER	WILLIAM J. GIBSON
VESTING ETAL	WILLIAM J. GIBSON
VESTING OWNER SHIP RIGHT	WILLIAM J. GIBSON
OWNER OCCUPIED INDICATOR	WILLIAM J. GIBSON
PRINCIPAL CORPORATE NAME	WILLIAM J. GIBSON
PRINCIPAL FIRST NAME	WILLIAM J. GIBSON
PRINCIPAL LAST NAME	WILLIAM J. GIBSON
PRINCIPAL TITLE	WILLIAM J. GIBSON

PROPERTY DATA	
STREET ADDRESS	812 COURT ST
CITY	GIBBON
STATE	NE
POSTAL CODE	68840
COUNTY	BOYD
PLUS FOUR POSTAL CODE	68840
TRACT	24-05-11
CENSUS TRACT	24-05-11
MAILING CARRIER ROUTE	1000
ASSESSORS PARCEL	640057000
LEGAL BOOK AND PAGE	100-100
CENSUS BLOCK	1000
BLOCK	1000
LOT	1000
SUBMISSION	1000
ASSESSORS ALTERNATE PARCEL	640057000
MUNICIPALITY	1000

LEGAL DESCRIPTION	
The legal description of the property is as follows:	

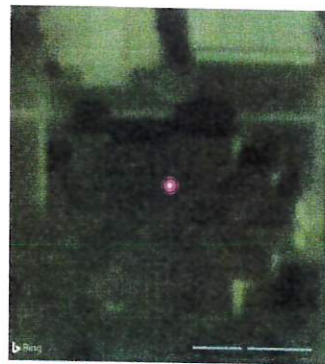
PROPERTY CHARACTERISTICS

Physical and other general information about the property.

PROPERTY LOT DIMENSIONS	
LOT AREA SQUARE FEET	10,000
LOT AREA ACRES	0.23
LOT DEPTH	100
LOT WIDTH	100

ZONING	
CLASSIFICATION	RESIDENTIAL
FLOOD ZONE	NO FLOOD ZONE
NFIP MAP PANEL DATE	2010
NFIP MAP	1000

OTHER CHARACTERISTICS	
LAND USE	RESIDENTIAL
COUNTY USE	RESIDENTIAL
STATE LAND USE	RESIDENTIAL
SITE INFLUENCE	RESIDENTIAL
SEWER TYPE	SEWER
WATER TYPE	WATER
WATER DISTRICT	WATER DISTRICT
USABLE LOT	USABLE LOT
LOT SHAPE	LOT SHAPE



PROPERTY ANALYSIS	
CONDITIONS	CONDITIONS
OTHER PROPERTY IMPROVEMENTS	OTHER PROPERTY IMPROVEMENTS
CONSTRUCTION TYPE	CONSTRUCTION TYPE
CONSTRUCTION QUALITY TYPE	CONSTRUCTION QUALITY TYPE

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TOPOGRAPHY
OF BUILDINGS
BUILDING WIDTH
BUILDING DEPTH
BUILDING CLASS

IMPROVEMENTS

THIS INFORMATION IS GOVERNED BY THE FOLLOWING RULES AND REGULATIONS

GENERAL			
	2006		1
YEAR BUILT DATE	2006	HEAT FUEL	NO DATA
EFFECTIVE YEAR BUILT DATE	NO DATA	PARCEL FUEL	NO DATA
TOTAL STORIES	1	INTERIOR WALL	NO DATA
TOTAL UNIT	1	FLOOR TYPE	NO DATA
TOTAL COMM UNIT	NO DATA	FLOOR COVER	NO DATA
HEATING TYPE	NO DATA	BUILDING COMMENTS	NO DATA
STYLE TYPE	NO DATA	PARCEL COMMENTS	NO DATA
ATTIC TYPE	NO DATA		

ROOM INFORMATION			
	NO DATA		NO DATA
	NO DATA		NO DATA
TOTAL ROOM COUNT	NO DATA	GROUND FLOOR AREA	NO DATA
TOTAL BEDROOMS COUNT	NO DATA	BASEMENT MAIN AREA	NO DATA
TOTAL BATHS COUNT	NO DATA	MAIN LEVEL SQUARE FEET	NO DATA
TOTAL FULL BATHS COUNT	NO DATA	UPPER AREA	NO DATA
TOTAL HALF BATHS COUNT	NO DATA	SECOND FLOOR AREA	NO DATA
TOTAL LIVING AREA SQUARE FEET	NO DATA	THIRD FLOOR AREA	NO DATA
GROSS LIVING AREA SQUARE FEET	NO DATA	RENTABLE AREA	NO DATA
TOTAL ADJUSTMENT LIVING AREA	NO DATA	ADDITION AREA	NO DATA
APPRAISED BLDG AREA	NO DATA	OTHER ROOMS	NO DATA
TOTAL BATH FIXTURES COUNT	NO DATA		

PARKING AND EXTERIOR			
	NO DATA		NO DATA
	NO DATA		NO DATA
TYPE	NO DATA	PORCH TYPE	NO DATA
GARAGE SQUARE FEET	NO DATA	PATIO TYPE	NO DATA
GARAGE TOTAL CAR COUNT	NO DATA	PORCH ONE AREA	NO DATA
GARAGE TWO AREA	NO DATA	PORCH TWO AREA	NO DATA
CARPORT AREA	NO DATA	PATIO ONE AREA	NO DATA
PARKING SPACES	NO DATA		

BASEMENT AND ROOF			
	NO DATA		GABLE
AREA SQUARE FEET	NO DATA	ROOF TYPE	NO DATA
FINISHED AREA SQUARE FEET	NO DATA	EXTERIOR WALLS	NO DATA
TYPE	NO DATA	ROOF SHAPE	NO DATA
BASEMENT	NO DATA	ROOF FRAME	NO DATA
ROOF SURFACE	NO DATA		

FEATURES			
	NO DATA		N
CENTRALIZED AIR	NO DATA	FIRE PLACE DESC.	NO DATA
OTHER COOLING TYPE	NO DATA	POOL(S)	NO DATA
FIRE PLACE(S)	NO DATA	POOL DESC.	NO DATA
FIRE COUNT	NO DATA	POOL AREA	NO DATA

EXTRA FEATURES	
XTRA FEATURES CODE	NO DATA
XTRA FEATURES UNIT	NO DATA
XTRA FEATURES SZOT	NO DATA
XTRA FEATURES WIDTH	NO DATA
XTRA FEATURES DEPTH	NO DATA
XTRA FEATURES YEAR BUILT	NO DATA
XTRA FEATURES VALUE	NO DATA

TAXES AND ASSESSMENT

THIS INFORMATION IS GOVERNED BY THE FOLLOWING RULES AND REGULATIONS

TAXES AND ASSESSMENT			
TAX YEAR	2021		80000
TOTAL TAXABLE VALUE AMOUNT	80000		232000
APPRAISAL DISTRICT	NO DATA		80000
FIRE DISTRICT	NO DATA		6160.06
MARKET VALUE	NO DATA	IMPROVEMENT VALUE AMOUNT	NO DATA
GARBAGE DISTRICT	NO DATA	LAND VALUE AMOUNT	NO DATA
EQUAL RATE	NO DATA	TOTAL ASSESSED VALUE AMOUNT	NO DATA
EQUAL YEAR	NO DATA	ASSESSMENT YEAR	NO DATA
		DELINQUENT YEAR	NO DATA
		EXEMPTION TYPE	NO DATA
		REAL ESTATE TOTAL TAX AMOUNT	NO DATA
		RATE AREA	NO DATA

HISTORY

THIS INFORMATION IS GOVERNED BY THE FOLLOWING RULES AND REGULATIONS

SALES HISTORY	
SELLER NAME	NO DATA
STAMP AMOUNT	NO DATA

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LAST RECORDING DATE	12/15/2019	TITLE COMPANY NAME	12/15/2019
LAST SALES DATE	12/15/2019	DOCUMENT	12/15/2019
LAST SALES PRICE AMOUNT	12/15/2019	INSTRUMENT	12/15/2019
PRIOR SALE PRICE AMOUNT	12/15/2019	BOOK PAGE	12/15/2019
PRIOR SALE DATE	12/15/2019	PRIOR INSTRUMENT	12/15/2019
PRIOR RECORDING DATE	12/15/2019	PRIOR BOOK PAGE	12/15/2019
PRICE PER SQUARE FOOT AMOUNT	12/15/2019	DEED TYPE	12/15/2019
PRIOR DOCUMENT	12/15/2019	DEED TYPE DAMAR CODE	12/15/2019
PRIOR DEED TYPE	12/15/2019	LENDER NAME	12/15/2019
PRIOR DEED TYPE DAMAR CODE	12/15/2019	LENDER CODE	12/15/2019
PRIOR LENDER NAME	12/15/2019	ONE SALE TYPE	12/15/2019
PRIOR LENDER CODE	12/15/2019	TRANSFER DOCUMENT	12/15/2019
PRIOR SALE TYPE	12/15/2019	NEW CONSTRUCTION	12/15/2019
PRIOR STAMPS AMOUNT	12/15/2019	PENDING RECORD INDICATOR	12/15/2019
CASH DOWN AMOUNT	12/15/2019		

MORTGAGE HISTORY

FIRST MORTGAGE AMOUNT	12/15/2019	SECOND MORTGAGE TERM	12/15/2019
FIRST MORTGAGE INTEREST RATE PERCENT	12/15/2019	PRIOR FIRST MORTGAGE AMOUNT	12/15/2019
FIRST MORTGAGE TERM	12/15/2019	PRIOR FIRST MORTGAGE INTEREST RATE PERCENT	12/15/2019
FIRST MORTGAGE INTEREST RATE TYPE	12/15/2019	PRIOR FIRST MORTGAGE INTEREST RATE TYPE	12/15/2019
FIRST MORTGAGE TYPE	12/15/2019	PRIOR FIRST MORTGAGE TYPE	12/15/2019
SECOND MORTGAGE AMOUNT	12/15/2019	FIRST MORTGAGE DOCUMENT	12/15/2019
SECOND MORTGAGE TYPE	12/15/2019	FIRST MORTGAGE INSTRUMENT	12/15/2019
SECOND MORTGAGE INTEREST RATE PERCENT	12/15/2019	FIRST MORTGAGE BOOK PAGE	12/15/2019
SECOND MORTGAGE INTEREST RATE TYPE	12/15/2019		

TRANSACTION HISTORY

MULTI OR SPLIT SALE	12/15/2019	CORPORATE BUYER	12/15/2019
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OWNER TRANSFER INFORMATION

TRANSFER RECORDING DATE	12/15/2019	TRANSFER BOOK PAGE	12/15/2019
TRANSFER SALE DATE	12/15/2019	TRANSFER DEED TYPE	12/15/2019
TRANSFER SALE PRICE	12/15/2019	TRANSFER DEED TYPE DAMAR CODE	12/15/2019
TRANSFER DOCUMENT	12/15/2019	TRANSFER FIRST MORTGAGE DOCUMENT	12/15/2019
TRANSFER INSTRUMENT	12/15/2019		

NEIGHBORHOOD

General information about the neighborhood in the subject.

NEIGHBORHOOD INFORMATION

SCHOOL DISTRICT NAME	12/15/2019
MAP REFERENCE ONE	12/15/2019
MAP REFERENCE TWO	12/15/2019
SITUS CARRIER ROUTE	12/15/2019
MARKET AREA	12/15/2019
NEIGHBORHOOD CODE	12/15/2019

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Ordinance No. 616

AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, APPROVING THE FINAL PLAT OF JURGEN'S RIVER SUBDIVISION.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA:

Sec. 1: The final plat for Jurgen's River Subdivision, a subdivision of:

A part of the North Half of the Northeast Quarter (N ½ NE ¼) and part of Tax Lot Twenty-two (22) In Section Thirteen (13), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska

as set forth on the attached survey, is hereby approved.

Sec. 2: This ordinance shall become effective upon its passage and publication according to law.

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GIBBON, NEBRASKA

Deborah VanMatre, Mayor

ATTEST:

Pamela Rasmussen, City Clerk

Ordinance No. 617

AN ORDINANCE OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA, APPROVING THE FINAL PLAT OF SHIERS ESTATE THIRD.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA:

Sec. 1: The final plat for Shiers Estate Third, a subdivision of:

A part of the North ½ of the Northwest ¼ of Section 23, Township 9 North, Range Fourteen (14) West of the Sixth Principal Meridian, Buffalo County, Nebraska

as set forth on the attached survey, is hereby approved.

Sec. 2: This ordinance shall become effective upon its passage and publication according to law.

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF GIBBON, NEBRASKA

Deborah VanMatre, Mayor

ATTEST:

Pamela Rasmussen, City Clerk