City of Franklin Regular Meeting
July 14, 2026 6:00 PM City Hall

1. **Call Meeting to Order Roll Call**
2. **Verification of Open Meetings Notice**

The Open meeting is available for viewing.

We encourage residents to participate in our council meetings. Public comment is an essential part of our democratic process. To ensure everyone has a fair opportunity to speak, we are implementing a three-minute time limit for each speaker per topic during the public comments section. This will allow us to hear from as many community members as possible. We appreciate your understanding and cooperation as we work to create a space that is respectful and open to all. Thank you

3. **Council Communications:**

Thank you to the Franklin community for joining us at the July 1st ribbon-cutting event for the new park feature funded by the RCRP grant from the Nebraska Department of Economic Development. We also appreciate the South Central Economic Development District and LeAnn Jochum for their guidance and support throughout the grant process. It was wonderful to see everyone enjoying the park, exploring the new amenities, and celebrating this exciting additions with us.

4. **Consent Agenda**
   - 4.a. Minutes of the previous meetings
   - 4.b. Treasurer's Report
   - 4.c. Budget Report
   - 4.d. **CLAIMS**
     - All approved claims
   - 4.e. Permits: Bryon Detlefsen; new structure, Barry & Cynthia Rubendall, new structure.
   - 4.f. Franklin County Sheriff's report
5. **Discussion and Action Items**
   - 5.a. Discussion and action PEO Fall Fun. They are asking us to close 15th Ave on Main Street from the City Hall corner to K Street.
   - 5.b. Discussion and action 2026 Nuisance abatement program
     - **Rescind Declared Nuisances**
       - Rescind declared nuisance resolution on property that has been brought into compliance with the City's Nuisance Ordinance.

The City of Franklin follows the Nebraska Open Meetings Act. A copy is displayed in this room as required by state law. The Mayor and City Council may enter an Executive Session anytime during the meeting, even if not listed on the agenda. The Mayor and City Council intend to follow the agenda order but may rearrange items to suit schedules. Individuals who wish to address the council may be allotted a speaking time of three minutes per person, per topic. Speakers are kindly requested to approach the podium and articulate their topic with clarity and professionalism.

- **Motion to Abate**
  - (consider certifying by motion to abate property that is out of compliance with the City's Nuisance ordinance,
- **Postponement requests**
  - Consider property owners' written request for postponement of abatement action (if any have been received — none at this time).

5.c. Discussion and action about hiring Lane Wenninghoff for the Cemetery/Park Caretaker Floater position at $20 per hour.
5.d. Discussion and action on the hiring for the position of Ordinance Officer, Floodplain and Zoning Administrator
5.e. Discussion and action on foreclosures on 808 17th Ave (Vigil property), 213 14th Ave, (Martin property)
5.f. Discussion and action updating the zoning permit information and fees.
5.g. Discussion and action on amending the firework ordinance to require residents to safely clean up after discharging fireworks.
5.h. Discussion and action on a bench and tree donation from Gene Hayes in memory of Avis Hayes at our City Park.
5.i. Discussion and action on JEO Consulting Group's recommendation to accept the bid from Van Kirk Brothers Contracting of Sutton, NE, as the low bidder for the construction demolition landfill project, with a bid of $92,800.00.
5.j. Discussion and action on advertising a request for proposal for sealed bids to move the metal building behind the Fire Barn building at 618 14th Ave.
5.k. Discussion and action on payment #12 to RMV Construction for the amount of $222,331.34 for the NAHTF grant. Services for general conditions, paving, drywall work, fire suppression, electrical, grading, fees.
5.l. Discussion and action on payment #16 to Erickson Sullivan Architects for **$3,712.50** for the Architectural services period ending June 30, 2026, for the NAHTF grant.
5.m. Discussion and action on Marcellus Flats

- Tenant paperwork
- Pet policy

5.n. Discussion and action on renewal with League Association of Risk Management for 2026–2027.

6. **Resolution**
   6.a. Resolution 2026-08 LARM Insurance renewal
7. **Public Comments**
8. **Adjourn**

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Franklin, Nebraska
June 9, 2026

A meeting of the Mayor and Council of the City of Franklin, Nebraska was held at City Hall in said City on June 9, 2026, at 6:00 PM

Upon roll call, the following board members were in attendance: Margaret Siel, Dave Duncan, Dave Platt, Mike Stephens, Absent: Sandy Urbina..

Mayor Siel gave notice that a copy of the Open Meetings Act was properly posted in the Council Chambers.

Notice of this meeting was simultaneously given to all members. A copy of their acknowledgement of receipt of the notice and agenda was communicated in the advance notice as in the notice to the board members of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the public.

Motion made by Dave Platt, seconded by Dave Duncan to approve and/or receive the items on the Consent Agenda and to waive the oral reading of the minutes. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

AFLAC	$544.46	INS.
MELODIE LYNN TURNER BELLAMY	$5,592.00	FEE
BCBS	$10,589.32	INS.
BLACK HILLS ENERGY	$346.25	GAS
BRANDI SIEL	$267.49	SUPPLY
BUSINESS WORLD PRODUCTS	$33.50	SUPPLY
CHESTERMAN COMPANY	$1,529.50	SUPPLY
CHRISTIE MALL	$80.00	FEE
CITY OF FRANKLIN	$11,640.00	FEE
CITY OF HOLDREGE	$3,000.14	DISP.FEE
CHEMQUEST	$695.00	MAINT.
CPI	$1,382.50	FUEL
CONSTRUCTION RENTAL INC	$621.40	MAINT.
DELTA DENTAL	$581.28	INS.
DETERDINGS CLASSIC POOL	$193.99	SUPPLY
DUNCAN WELDING	$379.74	MAINT.
DUNCAN THEIS CONST. INC	$24,144.20	RCRP GRANT

DUTTON LAINSON	$1,222.02	MAINT/FEE
EAKES OFFICE SOLUTIONS	$131.87	FEE
E&E TURF INC	$2,650.00	RCRP GRANT
EFTPS	$10,145.79	PAYROLL
ECHANTED BLOOMS	$2,030.88	CDA GRANT
ERICKSON SULLIVAN ARCHITECTS	$3,712.50	GRANT
CITY OF FRANKLIN ELECTRIC FUND	$2,719.03	ELECTRIC
RAQUEL FELZIEN	$227.58	REIMB.
FOX INSURANCE	$40.00	FEE
FRANKLIN AUTO PARTS	$203.21	MAINT.
FRANKLIN CHAMBER	$160.00	FEE
FRANKLIN COUNTY CHRONICLE	$1,447.81	FEE
FRANKLIN COUNTY SHERIFF	$6,032.00	FEE
FRANKLIN LITTLE FLYER ACADEMY	$2,565.00	FEE
FREEDOM CLAIMS	$3,000.00	INS.
GERDES FEED & SUPPLY	$499.00	MAINT.
GLENWOOD TELECOM.	$757.89	PHONE
GRAINGER	$359.31	MAINT.
HOMTOWN LEASING	$441.82	LEASE FEE
IIMC	$195.00	FEE
JEO CONSULTING GROUP INC	$4,231.25	FEE
JIM'S OK TIRE	$62.00	MAINT.
KARSEN FELZIEN	$325.00	FEE
LOYAL LAWN CARE	$2,900.00	FEE
MADISON NATIONAL LIFE	$37.13	FEE
MENARDS	$402.13	MAINT.
MG TRUST	$4,515.42	PAYROLL
MUNICIPAL SUPPLY	$1,448.09	SUPPLY
NE DEPT OF REV.	$6,194.21	SALES TAX
NE DEPT OF REV.	$1,461.97	PAYROLL
NE PUBLIC HEALTH ENVIROMENTAL	$253.00	FEE
NUESYNERGY INC	$690.73	PAYROLL

PAYROLL	$31,482.58	PAYROLL
PITSTOP AND SHOP	$375.57	FUEL
PLANKS LUMBER AND HARWARE	$415.34	SUPPLY
PLUMBING HEATING	$22.08	MAINT.
QUADIENT FINANCE/POSTAGE	$350.00	POSTAGE
QUADIENT FINANCE/LEASE	$179.97	LEASE FEE
RELIABLE PEST CONTROL	$160.00	MAINT.
RIGHTWAY GROCERY	$1,998.50	SUPPLY
RMV CONST.	$184,467.03	GRANT/NAHTF
SE SMITH AND SONS	$323.85	MAINT.
SABRINA NIELSON	$700.00	FEE
SAHLING KENWORTH	$2,434.69	MAINT.
SOUTHERN PUBLIC POWER DISTRICT	$45,664.39	FEE
US BANK	$6,514.50	SUPPLY/MAINT.
VERIZON	$79.94	PHONE
VSP	$174.39	INS.
WAPA	$5,033.51	POWER
WOODWARD DISPOSAL	$2,124.95	FEE
TOTAL:	**$405,183.70**	

Motion made by Dave Duncan, seconded by Dave Platt to approve resolution 2026-05 part time employees. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Duncan, seconded by Mike Stephens to approve Resolution 2026-06 Local Funding Amount Match for 2026-2027: $6,000 and $1,088.00 for in-kind internet services with a total of $7,088.00 with RYDE Transit-Community Action partnership of Mid-Nebraska Community Action Services. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Duncan, seconded by Mike Stephens to approve Resolution 2026-07 Surplus of City of Franklin property. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Duncan, seconded by Mike Stephens to rescind the motion that adopted the Resolution 2026-07. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Duncan, seconded by Mike Stephens to approve surplus policy as presented. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Mike Stephens to approve Duncan Welding for services to the City of Franklin for $379. 74. Motion Passed.
Duncan: Abstain (With Conflict), Platt: Yea, Siel: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1, Abstain (With Conflict): 1

Motion made by Dave Platt, seconded by Mike Stephens to approve 2026-FRAN-10001 as a nuisance. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Mike Stephens to approve the bad debit as presented to Credit Management. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Duncan, seconded by Mike Stephens to approve appointing whoever is on call for animal control until further notice. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Mike Stephens to approve extending Loyal Lawn Care for one more month of cemetery mowing services until July 14, 2026. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Dave Duncan to approve having a special meeting on June 22, 2026, at 5 PM for interviews and vacant property registry. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Mike Stephens to approve committee's recommendation to accept the proposal of Wilson Flooring Bid A with fifty percent of the cost of the bid less the installation and delivery. The bid amount of $33,908.40 with one year warranty. For the Marcellus Flats project. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Discussion on property management advertising. SCEDD will get the edits done and the City will start advertising the position.

Motion made by Mike Stephens, seconded by Dave Platt to table Little Flyer Academy agreement with the City of Franklin to our special meeting June 22, 2026. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Discussion on the interlocal agreement with Franklin County Sheriff's office, enforcement contract.

Motion made by Mike Stephens, seconded by Dave Duncan to approve payment to RMV Construction LLC $184,467.03 for rehabilitation construction work of: structural steel final columns between buildings, drywall, plumbing and electrical rough-in. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Duncan, seconded by Dave Platt to approve payment to ESA of $3,712.50 for engineering project management services. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Duncan, seconded by Mike Stephens to approve reimbursement of payment request for NAHTF funds payment #11, using a balance of 90% of eligible construction funds available. (Last 10% NAHTF funds will be withheld until proof of project completion.) RMV Const.$39,530.69; TOTAL TRUST FUNDS REQUESTED: $39,530.69. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Dave Duncan to approve RMV Construction LLC change order #004 for $18,124.00 for the NAHTF grant project. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Mike Stephens to payment to Duncan Theis Construction Inc #005 for $24,144.20 final expense for work on the library patio project with RCRP grant. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Mike Stephens to approve change order #002 with Duncan Theis Construction Inc for re-laying sod at the library patio area for $2,509.00. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Discussion on first reading of the recreation vehicle Ordinance #969.

Public comments: Steven Dallman; 1610 O Street, asking about who places the Veteran's flags are at the cemetery. Thank you to all the volunteers and Franklin Chamber for all they did to put

on the June Jamboree. Dave Duncan, 914 J Street, discussing the vacant property registration program.

Adjourned meeting at 7:48 PM

ATTEST:

Raquel Felzien, City Clerk

APPROVED:

Margaret Siel, Mayor

Franklin, Nebraska
June 15, 2026

A meeting of the Mayor and Council of the City of Franklin, Nebraska was held at City Hall in said City on June 15, 2026, at 4:00 PM

Upon roll call, the following board members were in attendance: Margaret Siel, Dave Duncan, Dave Platt, Mike Stephens, Sandy Urbina..

Mayor Siel gave notice that a copy of the Open Meetings Act was properly posted in the Council Chambers.

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Motion made by Dave Duncan, seconded by Mike Stephens to suspend enforcement of ordinance #968 Vacant property registration until April 2027. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Yea
Yea: 4, Nay: 0

No public comments

Adjourn meeting at 4:11 PM

ATTEST:

Raquel Felzien, City Clerk

APPROVED:

Margaret Siel, Mayor

Franklin, Nebraska
June 22, 2026

A meeting of the Mayor and Council of the City of Franklin, Nebraska was held at City Hall in said City on June 22, 2026, at 5:00 PM

Upon roll call, the following board members were in attendance: Margaret Siel, Dave Duncan, Dave Platt, Mike Stephens, Absent: Sandy Urbina.

Mayor Siel gave notice that a copy of the Open Meetings Act was properly posted in the Council Chambers.

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Motion made by Dave Platt, seconded by Mike Stephens to approve on the final payment to Duncan Theis Construction Inc for change order #002 to relay the sod, in the amount of $2,509.00. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Mike Stephens, seconded by Dave Duncan to approve payment to South Central Economic Development Districts final invoice #2097 for $5,000.00 for RCRP grant for administration services. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Dave Platt, seconded by Mike Stephens to approve final payment to Erickson Sullivan Architects for the RCRP grant for $1,150.00. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Discussion and interviews for the following positions open. Cemetery/Park caretaker floater, Ordinance Officer, Zoning and Floodplain Administrator.

No action on hiring.

Motion made by Mike Stephens, seconded by Dave Duncan, to go into closed session for the purpose of discussing employment to prevent disparaging an applicant's reputation. Mayor Siel says there was a motion and second to go into closed session for the purpose of discussing employment to prevent disparaging an applicant's reputation. Is there any other discussion? If not, we will go into closed session for the purpose of discussing employment to prevent disparaging an applicant's reputation at 6:37 PM Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Motion made by Mike Stephens, seconded by Dave Duncan to come out of closed session at 6:57 PM. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

Discussion on Franklin Little Flyer Academy quarterly reports and lease agreement.

Discussion on advertising for the property manager opening and updated agreements.

Public comments: Steve Dallmann, 1610 O Street, asking questions o the ordinance officer position and if it would be full-time or part-time, and some nuisance issues that need to be address.

Adjourn meeting at 7:28 PM

ATTEST:

Raquel Felzien, City Clerk

APPROVED:

Margaret Siel, Mayor

Franklin, Nebraska
June 25, 2026

A meeting of the Mayor and Council of the City of Franklin, Nebraska was held at City Hall in said City on June 25, 2026, at 7:00 AM

Upon roll call, the following board members were in attendance: Margaret Siel, Dave Duncan, Dave Platt, Mike Stephens, Absent: Sandy Urbina..

Mayor Siel gave notice that a copy of the Open Meetings Act was properly posted in the Council Chambers.

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Discussion on Cemetery/Park caretaker floater position, Ordinance Officer position, and Property Manager position.

Motion made by Dave Duncan, seconded by Mike Stephens to approve offering the cemetery/park caretaker floater position to Lane Wenninghoff. Motion Passed.
Duncan: Yea, Platt: Yea, Stephens: Yea, Urbina: Absent
Yea: 3, Nay: 0, Absent: 1

No public comments

Adjourn meeting at 7:54 AM

ATTEST:

Raquel Felzien, City Clerk

APPROVED:

Margaret Siel, Mayor

Cornerstone Bank & SCSB	for July 14, 2026 meeting				
Beginging Balance	$763,637.61				
Credit Transactions	$494,876.99				
Debit Transactions	$411,041.79				
ending bank balance	$847,472.81				
C & D Enterprise Fund	$82,307.71				
Farmers State Bank Trust/ Health Acct	$71,537.02				
TOTAL OF ALL CHECKING ACCOUNTS	**$1,001,317.54**				
CD BALANCES CORNERSTONE BANK (C	**CERTIFICATE VALUE**	**INTEREST EARNED**	**RATE**	**MATURITY DATE**	**ACCOUNT TERM**
CSB CD#114064	$56,502.60	$522.08	3.70%	08/05/2026	7 MONTHS
CSB CD# 115430	$285,602.38	$0.00	3.70%	9/20/2026	7 MONTHS
CSB CD#127419	$157,832.23	$0.00	3.84%	7/9/2026	7 MONTHS
CSB CD#128049	$311,699.24	$2,786.98	3.70%	08/06/2026	7 MONTHS
CSB CD#128711	$183,306.19	$1,638.99	3.70%	08/26/2026	7 MONTHS
CSB CD#135024	$79,864.98	$737.94	3.70%	8/26/2026	7 MONTHS
CSB CD#137368	$58,337.17	$190.69	3.99%	12/9/2026	7 MONTHS
CSB CD#137370	$57,790.81	$188.90	3.99%	12/9/2026	7 MONTHS
Total CBS:	**$1,190,935.60**	**$6,065.58**			
SOUTH CENTRAL STATE BANK (SCS	**CERTIFICATE VALUE**	**INTEREST EARNED**	**RATE**	**MATURITY DATE**	**ACCOUNT TERM**
SCSB CD#405884	$56,282.07	$345.88	3.70%	11/07/2026	5 MONTHS
SCSB CD#405922	$459,165.97	$4,242.63	3.70%	8/21/2026	5 MONTHS
SCSB CD#405923	$339,057.85	$3,132.85	3.70%	08/21/2026	5 MONTHS
Total SCSB:	**$854,505.89**	**$7,721.36**			
Total CD's Investments:	**$2,045,441.49**	**$13,786.94**			
GRAND TOTAL CHECKING & CD'S:	**$3,046,759.03**				

BUDGET REPORT
CALENDAR 6/2026, FISCAL 9/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
		ADMIN DEPARTMENT				
05-00-4100	PROPERTY TAX	17,743.38	178,255.82	71.84	69,875.85	248,131.67
05-00-4103	CITY SALES TAX	10,839.05	76,070.40	63.39	43,929.60	120,000.00
05-00-4211	STATE EQUALIZATION PYMT	70,704.35	120,044.88	82.80	24,938.92	144,983.80
05-00-4300	INTEREST		263,416.35	1,053.67	238,416.35-	25,000.00
05-00-4305	MISC REVENUES	518.21	13,206.58	105.65	706.58-	12,500.00
05-00-4310	DOG LICENSE/IMPOUND FEES	135.00	377.00	75.40	123.00	500.00
05-00-4320	LIQUOR/TOBACCO LICENSE		900.00	25.71	2,600.00	3,500.00
05-00-4340	FINES & FEES	924.00	3,732.00	49.76	3,768.00	7,500.00
05-00-4343	GRANT MONEY - CDBG				10,000.00	10,000.00
05-00-4348	MOSQUITO SPRAYING/BLOOMINGTON		185.00		185.00-	
05-00-4380	FRANCHISE FEES		3,203.73	64.07	1,796.27	5,000.00
05-00-4400	INSURANCE PROCEES				10,000.00	10,000.00
05-00-4611	HSA REIMBURSEMENT	368.86	6,720.56		6,720.56-	
	ADMIN TOTAL	101,232.85	666,112.32	113.46	78,996.85-	587,115.47
		SUMMER RECREATION DEPARTMENT				
05-01-4010	BALL PARK REGISTRATIONS	694.00	2,369.00	94.76	131.00	2,500.00
05-01-4014	BALL PARK ADMISSIONS	1,905.25	3,538.25	88.46	461.75	4,000.00
05-01-4016	BALL PARK CONCESSIONS	5,079.40	9,917.59		9,917.59-	
05-01-4640	SUMMER REC DONATIONS		1,750.00	87.50	250.00	2,000.00
	SUMMER RECREATION TOTAL	7,678.65	17,574.84	206.76	9,074.84-	8,500.00
		POOL DEPARTMENT				
05-03-4014	POOL ADMISSIONS	1,818.34	4,219.28	84.39	780.72	5,000.00
05-03-4016	POOL CANDY	617.25	886.75	59.12	613.25	1,500.00
05-03-4017	SWIMMING LESSONS				1,500.00	1,500.00
05-03-4108	SWIM TEAM REVENUE				300.00	300.00
05-03-4303	POOL MISC REVENUE				200.00	200.00
	POOL TOTAL	2,435.59	5,106.03	60.07	3,393.97	8,500.00
		PARK DEPARTMENT				
05-04-4015	RV PARK INCOME	217.85	2,964.31	148.22	964.31-	2,000.00
05-04-4343	GRANT MONEY		22,552.10	3.76	577,447.90	600,000.00
	PARK TOTAL	217.85	25,516.41	4.24	576,483.59	602,000.00
		LIBRARY DEPARTMENT				
05-08-4018	LIBRARY INCOME	133.35	880.10	58.67	619.90	1,500.00
05-08-4305	MISC REVENUE - LIBRARY				500.00	500.00
	LIBRARY TOTAL	133.35	880.10	44.01	1,119.90	2,000.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
		CEMETERY DEPARTMENT				
05-11-4020	CEMETERY INCOME	200.00	6,175.00	77.19	1,825.00	8,000.00
	CEMETERY TOTAL	200.00	6,175.00	77.19	1,825.00	8,000.00
	GENERAL TOTAL	111,898.29	721,364.70	59.32	494,750.77	1,216,115.47
		ADMIN DEPARTMENT				
12-00-4230	HIGHWAY ALLOCATIONS - STR	14,135.72	133,262.98	79.21	34,984.02	168,247.00
12-00-4231	MOTOR VEHICLE FEES - STR	1,611.48	14,979.81	74.90	5,020.19	20,000.00
12-00-4321	ROAD TAX - STR	338.78	3,563.24	71.26	1,436.76	5,000.00
12-00-4331	MOTOR VEHICLE SALESTAX RECEIPT	1,107.52	13,840.73	46.14	16,159.27	30,000.00
12-00-4400	SALE OF EQUIPMENT				5,000.00	5,000.00
12-00-4611	HSA REIMBURSEMENT		1.22		1.22-	
	ADMIN TOTAL	17,193.50	165,647.98	72.57	62,599.02	228,247.00
	STREET TOTAL	17,193.50	165,647.98	72.57	62,599.02	228,247.00
14-00-4343	C4K GRANT MONEY REVENUE		357.77-		357.77	
	ADMIN TOTAL	.00	357.77	.00	357.77-	.00
	C4K GRANT TOTAL	.00	357.77	.00	357.77-	.00
16-00-4103	CDA CITY SALES TAX REVENUE	3,613.02	25,356.81	72.45	9,643.19	35,000.00
16-00-4125	LOAN PROCEEDS/CDA GRANT	178,977.54	730,300.51	51.36	691,699.49	1,422,000.00
16-00-4910	TRANSFER FROM OTHER FUNDS				500,000.00	500,000.00
	ADMIN TOTAL	182,590.56	755,657.32	38.61	1201,342.68	1,957,000.00
	CDA TOTAL	182,590.56	755,657.32	38.61	1201,342.68	1,957,000.00
	TOTAL REVENUE	311,682.35	1,643,027.77	48.30	1758,334.70	3,401,362.47

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
	SUMMER RECREATION DEPARTMENT					
05-01-5010	FUEL		130.12	65.06	69.88	200.00
05-01-5040	ELECTRICITY BALL PARK				200.00	200.00
05-01-5110	SALARIES- SUMMER REC		2,000.00	80.00	500.00	2,500.00
05-01-5111	UMPIRE FEES		3,000.00	100.00		3,000.00
05-01-5120	FICA		153.00	76.50	47.00	200.00
05-01-5150	PLAYER INSURANCE				400.00	400.00
05-01-5280	UNIFORMS		180.00	18.00	820.00	1,000.00
05-01-5310	CHEMICALS		790.53	316.21	540.53-	250.00
05-01-5320	MATERIALS/SUPPLIES	126.60	641.62	64.16	358.38	1,000.00
05-01-5321	EQUIPMENT	267.49	1,455.90	97.06	44.10	1,500.00
05-01-5322	FOOD FOR CONCESSION STAND	2,778.27	2,778.27		2,778.27-	
05-01-5350	PRINTING				100.00	100.00
05-01-5420	MAINT/REPAIRS	80.06	265.86	13.29	1,734.14	2,000.00
05-01-5450	FEES/DUES	200.00	1,651.29	165.13	651.29-	1,000.00
05-01-5610	SUMMER RECREATION MISC EXPENSE		400.00	80.00	100.00	500.00
05-01-5800	CAPITAL OUTLAY- SUM REC		5,604.28	112.09	604.28-	5,000.00
	SUMMER RECREATION TOTAL	3,452.42	19,050.87	101.07	200.87-	18,850.00
	POOL DEPARTMENT					
05-03-5020	PHONE - POOL	215.63	105.14	21.03	394.86	500.00
05-03-5030	NATURAL GAS - POOL	56.21	135.44	13.54	864.56	1,000.00
05-[illegible]40	ELECTRICITY - POOL				1,500.00	1,500.00
05-03-5070	PENSION PLAN - POOL		10.62		10.62-	
05-03-5110	SALARIES - POOL	10,530.51	12,166.54	30.42	27,833.46	40,000.00
05-03-5120	FICA EXPENSE - POOL	787.25	911.63	24.31	2,838.37	3,750.00
05-03-5140	PROFESSIONAL - POOL		1,457.75	97.18	42.25	1,500.00
05-03-5150	INSURANCE - POOL		4,692.24	93.84	307.76	5,000.00
05-03-5192	DENTAL/VISION INS		3.74		3.74-	
05-03-5310	CHEMICALS - POOL	193.99	2,843.62	23.70	9,156.38	12,000.00
05-03-5320	MATERIAL/SUPPLIES - POOL	855.36	1,150.70	38.36	1,849.30	3,000.00
05-03-5420	MAINTENANCE & REPAIRS - POOL	1,328.60	9,279.86	46.40	10,720.14	20,000.00
05-03-5440	SCHOOLING - POOL	700.00	700.00	70.00	300.00	1,000.00
05-03-5450	FEES & DUES - POOL		522.50	65.31	277.50	800.00
05-03-5610	MISC EXPENSE - POOL		200.00	66.67	100.00	300.00
05-03-5611	SWIM TEAM EXPENSES				500.00	500.00
05-03-5630	CONTRACTS & AGREEMENTS - POOL	120.60	180.65	72.26	69.35	250.00
05-03-5800	CAPITAL OUTLAY - POOL		1,434.60	35.87	2,565.40	4,000.00
	POOL TOTAL	14,788.15	35,795.03	37.64	59,304.97	95,100.00
	PARK DEPARTMENT					
05-04-5010	FUEL - PARK	423.09	1,868.64	93.43	131.36	2,000.00
05-04-5020	PHONE - PARK	34.95	314.55	62.91	185.45	500.00
05-04-5040	ELECTRICITY - PARK	56.58	1,567.92	52.26	1,432.08	3,000.00
05-04-5070	PENSION PLAN - PARK	402.49	1,627.55	162.76	627.55-	1,000.00
05-[illegible]110	SALARIES - PARK	6,746.58	32,324.12	107.75	2,324.12-	30,000.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
05-04-5120	SOCIAL SECURITY - PARK	478.26	2,149.26	93.45	150.74	2,300.00
05-04-5140	PROFESSIONAL - PARK		1,464.75	97.65	35.25	1,500.00
05-04-5150	INSURANCE - PARK		3,456.72	86.42	543.28	4,000.00
05-04-5151	LIFE INSURANCE - PARK		22.40	11.20	177.60	200.00
05-04-5152	FSA NUESYENERGY		1,627.06		1,627.06-	
05-04-5160	UNEMPLOYMENT - PARK		4.60	4.60	95.40	100.00
05-04-5190	HEALTH INSURANCE - PARK	826.85	10,935.92	78.11	3,064.08	14,000.00
05-04-5192	DENTAL/VISION INS	65.13	903.53	129.08	203.53-	700.00
05-04-5280	UNIFORMS - PARK		217.97	87.19	32.03	250.00
05-04-5310	CHEMICALS - PARK		790.53	45.17	959.47	1,750.00
05-04-5320	MATERIALS/SUPPLIES - PARK	534.65	2,816.00	93.87	184.00	3,000.00
05-04-5340	OFFICE EXPENSES - PARK		23.54	4.71	476.46	500.00
05-04-5420	MAINTENANCE/REPAIRS - PARK	121.62	1,914.46	30.88	4,285.54	6,200.00
05-04-5450	FEES & DUES - PARK		65.61	8.20	734.39	800.00
05-04-5610	MISCELLANEOUS - PARK				300.00	300.00
05-04-5630	CONTRACTS & AGREEMENTS -PARK	100.40	7,672.00	1,534.40	7,172.00-	500.00
05-04-5800	CAPITAL OUTLAY - PARK	33,453.34	382,026.06	54.73	315,973.94	698,000.00
	PARK TOTAL	43,243.94	453,793.19	58.89	316,806.81	770,600.00
	GENERAL DEPARTMENT					
05-05-5010	FUEL - GEN	119.76	291.66	41.67	408.34	700.00
05-05-5020	PHONE - GEN	224.22	1,970.63	78.83	529.37	2,500.00
05-05-5040	ELECTRICITY - GEN	141.54	1,875.12	46.88	2,124.88	4,000.00
05-05-5070	PENSION PLAN - GEN	400.57	3,006.46	66.81	1,493.54	4,500.00
05-05-5110	SALARIES - GEN	8,432.01	69,968.01	69.97	30,031.99	100,000.00
05-05-5120	SOCIAL SECURITY - GEN	649.23	5,449.51	71.24	2,200.49	7,650.00
05-05-5140	PROFESSIONAL - GEN	5,592.00	28,111.15	62.47	16,888.85	45,000.00
05-05-5150	INSURANCE - GEN		17,595.88	87.98	2,404.12	20,000.00
05-05-5151	LIFE INSURANCE - GEN	6.39	51.12	51.12	48.88	100.00
05-05-5152	FSA NUESYENERGY		1,200.00		1,200.00-	
05-05-5160	UNEMPLOYMENT - GEN		4.60	6.13	70.40	75.00
05-05-5190	HEALTH INSURANCE - GEN	179.96	5,328.70	17.76	24,671.30	30,000.00
05-05-5192	VISION/DENTAL INS	182.95	1,513.42	60.54	986.58	2,500.00
05-05-5280	UNIFORM - GEN		113.00	22.60	387.00	500.00
05-05-5310	CHEMICALS - GEN				1,000.00	1,000.00
05-05-5320	MATERIALS/SUPPLIES - GEN	34.57	1,547.80	22.11	5,452.20	7,000.00
05-05-5340	OFFICE EXPENSES - GEN		761.70	30.47	1,738.30	2,500.00
05-05-5360	POSTAGE - GENERAL		77.17	25.72	222.83	300.00
05-05-5420	MAINTENANCE/REPAIRS - GEN	69.60	4,859.54	20.25	19,140.46	24,000.00
05-05-5440	SCHOOLING - GEN	69.60	2,805.58	46.76	3,194.42	6,000.00
05-05-5450	FEES & DUES - GEN	3,379.03	45,696.77	83.09	9,303.23	55,000.00
05-05-5459	ELECTION EXPENSES - GEN				400.00	400.00
05-05-5610	MISC - GENERAL		10,621.63	1,062.16	9,621.63-	1,000.00
05-05-5630	CONTRACTS & AGREEMENTS- GEN	1,346.59	23,358.59	66.74	11,641.41	35,000.00
05-05-5800	CAPITAL OUTLAY - GEN	4,180.00	9,744.05	27.84	25,255.95	35,000.00
	GENERAL TOTAL	25,008.02	235,952.09	61.33	148,772.91	384,725.00
	POLICE DEPARTMENT					
05-06-5110	SALARIES - POL		1,734.17	10.84	14,265.83	16,000.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
05-[illegible]20	SOCIAL SECURITY - POL		132.66	26.53	367.34	500.00
05-06-5140	PROFESSIONAL - POL		1,457.75	104.13	57.75-	1,400.00
05-06-5150	INSURANCE - POL		11,730.59	117.31	1,730.59-	10,000.00
05-06-5151	LIFE INSURANCE - POL				75.00	75.00
05-06-5160	UNEMPLOYMENT - POL		4.60		4.60-	
05-06-5630	CONTRACTS & AGREEMENTS - POL	6,032.00	64,288.00	78.03	18,096.00	82,384.00
	POLICE TOTAL	6,032.00	79,347.77	71.90	31,011.23	110,359.00
	LIBRARY DEPARTMENT					
05-08-5020	PHONE - LIB	109.71	984.49	75.73	315.51	1,300.00
05-08-5040	ELECTRICITY - LIB	99.40	2,586.97	64.67	1,413.03	4,000.00
05-08-5070	PENSION PLAN - LIB	176.12	1,686.71	88.77	213.29	1,900.00
05-08-5110	SALARIES - LIB	4,671.53	39,506.35	71.83	15,493.65	55,000.00
05-08-5111	SALARIES- CLEANING	50.00	450.00	75.00	150.00	600.00
05-08-5120	SOCIAL SECURITY - LIB	348.99	2,958.14	70.43	1,241.86	4,200.00
05-08-5140	PROFESSIONAL - LIB		1,457.75	97.18	42.25	1,500.00
05-08-5150	INSURANCE - LIB		2,346.12	117.31	346.12-	2,000.00
05-08-5151	LIFE INSURANCE - LIB	6.39	51.12	51.12	48.88	100.00
05-08-5152	FSA NUESYENERGY		944.31		944.31-	
05-08-5160	UNEMPLOYMENT - LIB		4.60	6.13	70.40	75.00
05-08-5190	HEALTH INSURANCE - LIB		5,134.24	64.18	2,865.76	8,000.00
05-08-5192	DENTAL/VISION INS	64.16	576.79	96.13	23.21	600.00
05-08-5280	UNIFORMS - LIB		140.34	56.14	109.66	250.00
05-[illegible]10	CHEMICALS - LIB				50.00	50.00
05-08-5320	MATERIALS/SUPPLIES - LIB	18.77	1,010.12	67.34	489.88	1,500.00
05-08-5340	OFFICE EXPENSES - LIB		1,009.22	67.28	490.78	1,500.00
05-08-5420	MAINTENANCE/REPAIRS - LIB		5,876.88	97.95	123.12	6,000.00
05-08-5440	SCHOOLING - LIB		792.77	66.06	407.23	1,200.00
05-08-5450	FEES & DUES - LIB	90.34	1,870.51	101.11	20.51-	1,850.00
05-08-5610	MISCELLANEOUS - LIB				100.00	100.00
05-08-5630	CONTRACTS & AGREEMENTS - LIB	222.51	1,765.84	70.63	734.16	2,500.00
05-08-5662	SUMMER READING PROGRAM - LIB		968.30	96.83	31.70	1,000.00
05-08-5800	CAPITAL OUTLAY - LIB		2,698.79	134.94	698.79-	2,000.00
05-08-5801	BOOKS/VIDEOS/MAG.LIB		3,277.57	52.44	2,972.43	6,250.00
	LIBRARY TOTAL	5,857.92	78,097.93	75.48	25,377.07	103,475.00
	CEMETERY DEPARTMENT					
05-11-5010	FUEL - CEM		366.65	30.55	833.35	1,200.00
05-11-5070	PENSION PLAN - CEM	1.39	699.47	69.95	300.53	1,000.00
05-11-5110	SALARIES - CEM	810.25	17,573.75	58.58	12,426.25	30,000.00
05-11-5120	SOCIAL SECURITY - CEM	61.86	1,066.59	46.37	1,233.41	2,300.00
05-11-5140	PROFESSIONAL - CEM		1,457.75	97.18	42.25	1,500.00
05-11-5150	INSURANCE - CEM		1,173.06	83.79	226.94	1,400.00
05-11-5151	LIFE INSURANCE - CEM		22.33	11.17	177.67	200.00
05-11-5160	UNEMPLOYMENT - CEM		4.60	6.13	70.40	75.00
05-11-5190	HEALTH INSURANCE - CEM		9,505.88	67.90	4,494.12	14,000.00
05-[illegible]192	DENTAL/VISION INS	26.74-	699.92	99.99	.08	700.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
05-11-5310	CHEMICALS - CEM		790.54	395.27	590.54-	200.00
05-11-5320	MATERIALS/SUPPLIES - CEM	90.53	100.51	3.35	2,899.49	3,000.00
05-11-5420	MAINTENANCE/REPAIRS - CEM		626.68	8.95	6,373.32	7,000.00
05-11-5450	FEES & DUES - CEM		108.33	108.33	8.33-	100.00
05-11-5610	MISCELLANEOUS - CEM				100.00	100.00
05-11-5630	CONTRACTS & AGREEMENTS - CEM	3,612.21	4,112.21	587.46	3,412.21-	700.00
05-11-5800	CAPITAL OUTLAY - CEM				10,000.00	10,000.00
	CEMETERY TOTAL	4,549.50	38,308.27	52.14	35,166.73	73,475.00
	GENERAL TOTAL	102,931.95	940,345.15	60.41	616,238.85	1,556,584.00
	ADMIN DEPARTMENT					
12-00-5010	FUEL - STR	449.28	6,056.50	48.45	6,443.50	12,500.00
12-00-5020	PHONE - STR	74.88	673.97	67.40	326.03	1,000.00
12-00-5040	ELECTRICITY - STR	1,638.27	18,460.88	67.13	9,039.12	27,500.00
12-00-5070	PENSION PLAN - STR	274.80	2,630.69	80.94	619.31	3,250.00
12-00-5110	SALARIES - STR	4,580.03	43,845.29	63.54	25,154.71	69,000.00
12-00-5120	SOCIAL SECURITY - STR	342.37	3,298.44	62.23	2,001.56	5,300.00
12-00-5140	PROFESSIONAL - STR		2,457.75	37.81	4,042.25	6,500.00
12-00-5150	INSURANCE - STR		17,595.88	87.98	2,404.12	20,000.00
12-00-5151	LIFE INSURANCE - STR	5.18	41.44	41.44	58.56	100.00
12-00-5160	UNEMPLOYMENT - STR		4.60	6.13	70.40	75.00
12-00-5190	HEALTH INSURANCE - STR	1,313.08	22,106.68	63.16	12,893.32	35,000.00
12-00-5192	DENTAL/VISION INS	176.63	1,590.55	79.53	409.45	2,000.00
12-00-5280	UNIFORMS - STR		120.34	48.14	129.66	250.00
12-00-5310	CHEMICALS - STR		384.94	54.99	315.06	700.00
12-00-5320	MATERIALS/SUPPLIES - STR		1,911.52	59.74	1,288.48	3,200.00
12-00-5340	OFFICE EXPENSES - STR				500.00	500.00
12-00-5380	SAND AND GRAVEL - STR		2,040.23	20.40	7,959.77	10,000.00
12-00-5381	JOINT SEAL - STR		13,750.00	91.67	1,250.00	15,000.00
12-00-5390	CEMENT - STR		617.40	2.06	29,382.60	30,000.00
12-00-5400	SIGNS - STR		886.72	59.11	613.28	1,500.00
12-00-5420	MAINTENANCE/REPAIRS - STR	62.00	23,843.60	79.48	6,156.40	30,000.00
12-00-5421	ARMOR COATING - STR		39,733.60	264.89	24,733.60-	15,000.00
12-00-5422	TAC COTE AND COLD MIX - STR				4,000.00	4,000.00
12-00-5423	ICE MELT - STR		1,162.66	38.76	1,837.34	3,000.00
12-00-5450	FEES & DUES - STR		57.62	28.81	142.38	200.00
12-00-5630	CONTRACTS & AGREEMENTS -STREET	40.00	80.00	40.00	120.00	200.00
12-00-5800	CAPITAL OUTLAY - STR	4,180.00	26,145.00	522.90	21,145.00-	5,000.00
	ADMIN TOTAL	13,136.52	229,496.30	76.30	71,278.70	300,775.00
	STREET TOTAL	13,136.52	229,496.30	76.30	71,278.70	300,775.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
14-[illegible]040	C4K EXPENSE	400.00	3,294.36	32.94	6,705.64	10,000.00
	ADMIN TOTAL	400.00	3,294.36	32.94	6,705.64	10,000.00
	C4K GRANT TOTAL	400.00	3,294.36	32.94	6,705.64	10,000.00
16-00-5640	CDA EXPENDITURE				6,000.00	6,000.00
16-00-5700	REVOLVING LOAN		23,169.44		23,169.44-	
16-00-5800	CDA CAPITAL OUTLAY	188,179.53	862,958.36	44.90	1059,041.64	1,922,000.00
	ADMIN TOTAL	188,179.53	886,127.80	45.96	1041,872.20	1,928,000.00
	CDA TOTAL	188,179.53	886,127.80	45.96	1041,872.20	1,928,000.00
	TOTAL EXPENSES	304,648.00	2,059,263.61	54.26	1736,095.39	3,795,359.00
	NET PROFIT/LOSS:	7,034.35	416,235.84-	105.64	22,239.31	393,996.53-

BUDGET REPORT
CALENDAR 6/2026, FISCAL 9/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
	ADMIN TOTAL	101,232.85	666,112.32	113.46	78,996.85-	587,115.47
	SUMMER RECREATION TOTAL	7,678.65	17,574.84	206.76	9,074.84-	8,500.00
	POOL TOTAL	2,435.59	5,106.03	60.07	3,393.97	8,500.00
	PARK TOTAL	217.85	25,516.41	4.24	576,483.59	602,000.00
	LIBRARY TOTAL	133.35	880.10	44.01	1,119.90	2,000.00
	CEMETERY TOTAL	200.00	6,175.00	77.19	1,825.00	8,000.00
	GENERAL TOTAL	111,898.29	721,364.70	59.32	494,750.77	1,216,115.47
	ADMIN TOTAL	17,193.50	165,647.98	72.57	62,599.02	228,247.00
	STREET TOTAL	17,193.50	165,647.98	72.57	62,599.02	228,247.00
	TOTAL REVENUE	129,091.79	887,012.68	61.41	557,349.79	1,444,362.47
	SUMMER RECREATION TOTAL	3,452.42	19,050.87	101.07	200.87-	18,850.00
	POOL TOTAL	14,788.15	35,795.03	37.64	59,304.97	95,100.00
	PARK TOTAL	43,243.94	453,793.19	58.89	316,806.81	770,600.00
	GENERAL TOTAL	25,008.02	235,952.09	61.33	148,772.91	384,725.00
	POLICE TOTAL	6,032.00	79,347.77	71.90	31,011.23	110,359.00

BUDGET REPORT
CALENDAR 6/2026, FISCAL 9/2026

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
	LIBRARY TOTAL	5,857.92	78,097.93	75.48	25,377.07	103,475.00
	CEMETERY TOTAL	4,549.50	38,308.27	52.14	35,166.73	73,475.00
	GENERAL TOTAL	102,931.95	940,345.15	60.41	616,238.85	1,556,584.00
	ADMIN TOTAL	13,136.52	229,496.30	76.30	71,278.70	300,775.00
	STREET TOTAL	13,136.52	229,496.30	76.30	71,278.70	300,775.00
	TOTAL EXPENSES	116,068.47	1,169,841.45	62.98	687,517.55	1,857,359.00
	NET PROFIT/LOSS:	13,023.32	282,828.77-	68.48	130,167.76-	412,996.53-

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
		ADMIN DEPARTMENT				
01-00-4010	CONSUMERS REVENUE - ELEC	103,054.48	942,433.68	69.81	407,566.32	1,350,000.00
01-00-4050	PENALTY REVENUE - ELEC	997.21	8,942.50	119.23	1,442.50-	7,500.00
01-00-4300	INTEREST - ELEC		353.35	11.78	2,646.65	3,000.00
01-00-4340	FINES & FEES - ELEC				25.00	25.00
01-00-4500	METER DEPOSITS	450.00	2,250.00	66.18	1,150.00	3,400.00
01-00-4610	MISC REVENUES - ELEC		3,215.82	80.40	784.18	4,000.00
01-00-4611	HSA REIMBURSEMENT	105.15	2,085.27		2,085.27-	
	ADMIN TOTAL	104,606.84	959,280.62	70.13	408,644.38	1,367,925.00
		POWER PLANT DEPARTMENT				
01-10-4360	NPPD AGREEMENT REV - PP	14,001.40	109,813.90	53.57	95,186.10	205,000.00
01-10-4362	NPPD REIMB NATURAL GAS - PP	51.92	1,359.47	27.19	3,640.53	5,000.00
01-10-4363	NPPD REIMB CELL PHONE - PP	20.00	160.00	66.67	80.00	240.00
01-10-4611	HSA REIMBURSEMENT		48.81		48.81-	
	POWER PLANT TOTAL	14,073.32	111,382.18	52.98	98,857.82	210,240.00
	ELECTRIC TOTAL	118,680.16	1,070,662.80	67.84	507,502.20	1,578,165.00
		ADMIN DEPARTMENT				
02-00-4010	CONSUMERS REVENUE - WTR	21,424.45	146,648.99	63.76	83,351.01	230,000.00
02-00-4011	LRNRD WATER INCOME - WTR	4,360.57	48,810.38	75.09	16,189.62	65,000.00
02-00-4020	MISC WATER INCOME	80.00	193,662.57	3,873.25	188,662.57-	5,000.00
02-00-4050	PENALTY REVENUE - WTR	148.85	1,360.24	68.01	639.76	2,000.00
02-00-4300	INTEREST - WATER		353.35	12.85	2,396.65	2,750.00
02-00-4611	HSA REIMBURSEMENT	184.74	850.33		850.33-	
	ADMIN TOTAL	26,198.61	391,685.86	128.53	86,935.86-	304,750.00
	WATER TOTAL	26,198.61	391,685.86	128.53	86,935.86-	304,750.00
03-00-4010	CONSUMERS REVENUE - SWR	9,596.59	85,952.95	71.63	34,047.05	120,000.00
03-00-4050	PENALTY REVENUE - SWR	78.20	838.57	83.86	161.43	1,000.00
03-00-4300	INTEREST -SEWER		353.35	11.78	2,646.65	3,000.00
03-00-4611	HSA REIMBURSEMENT	70.83	628.78		628.78-	
	ADMIN TOTAL	9,745.62	87,773.65	70.79	36,226.35	124,000.00
	SEWER TOTAL	9,745.62	87,773.65	70.79	36,226.35	124,000.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
04-00-4611	HSA REIMBURSEMENT	240.44	1,609.22		1,609.22-	
	ADMIN TOTAL	240.44	1,609.22	.00	1,609.22-	.00
	SANITATION DEPARTMENT					
04-07-4010	CONSUMERS REVENUE - SAN	17,038.93	137,661.03	68.83	62,338.97	200,000.00
04-07-4050	PENALTY REVENUE - SAN	218.48	1,519.00	101.27	19.00-	1,500.00
04-07-4200	C & D REVENUE - SAN	188.00	11,030.00	110.30	1,030.00-	10,000.00
04-07-4300	INTEREST - SAN		353.36	11.78	2,646.64	3,000.00
	SANITATION TOTAL	17,445.41	150,563.39	70.19	63,936.61	214,500.00
	WASTE REDUCTION DEPARTMENT					
04-14-4012	RECYCLING REVENUE - WR	50.00	737.65	14.75	4,262.35	5,000.00
04-14-4304	COUNTY REIMBURSEMENT/WAGES - W		11,106.66	74.04	3,893.34	15,000.00
	WASTE REDUCTION TOTAL	50.00	11,844.31	59.22	8,155.69	20,000.00
	SANITATION/WASTE REDUCT TOTAL	17,735.85	164,016.92	69.94	70,483.08	234,500.00
	TOTAL REVENUE	172,360.24	1,714,139.23	76.48	527,275.77	2,241,415.00
	ADMIN DEPARTMENT					
01-00-5010	FUEL - ELEC	250.01	1,503.35	42.95	1,996.65	3,500.00
01-00-5020	PHONE - ELEC	37.45	337.05	67.41	162.95	500.00
01-00-5030	NATURAL GAS - ELEC	51.92	1,245.84	62.29	754.16	2,000.00
01-00-5041	POWER PURCHASED - ELEC	49,147.90	528,684.28	64.08	296,315.72	825,000.00
01-00-5070	PENSION PLAN - ELEC	128.61	5,042.90	77.58	1,457.10	6,500.00
01-00-5110	SALARIES - ELEC	2,149.54	85,536.27	70.40	35,963.73	121,500.00
01-00-5120	SOCIAL SECURITY - ELEC	133.15	5,725.73	64.70	3,124.27	8,850.00
01-00-5140	PROFESSIONAL - ELEC		2,267.75	56.69	1,732.25	4,000.00
01-00-5150	INSURANCE - ELEC		10,557.53	87.98	1,442.47	12,000.00
01-00-5151	LIFE INSURANCE - ELEC	19.17	153.36	76.68	46.64	200.00
01-00-5152	FSA NUESYENERGY		9,193.40		9,193.40-	
01-00-5160	UNEMPLOYMENT - ELEC		4.60	6.13	70.40	75.00
01-00-5190	HEALTH INSURANCE - ELEC	449.28	46,723.02	66.75	23,276.98	70,000.00
01-00-5192	DENTAL/VISION INS	254.66	3,465.42	99.01	34.58	3,500.00
01-00-5240	DISTRIBUTION SUPPLIES - ELEC		25,993.72	74.27	9,006.28	35,000.00
01-00-5280	UNIFORM - ELEC		264.12	16.51	1,335.88	1,600.00
01-00-5310	CHEMICALS - ELEC				300.00	300.00
01-00-5320	MATERIALS/SUPPLIES - ELEC		778.41	38.92	1,221.59	2,000.00
01-00-5340	OFFICE EXPENSES - ELEC	73.50	395.78	26.39	1,104.22	1,500.00
01-00-5360	POSTAGE - ELEC	87.50	612.50	61.25	387.50	1,000.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
01- 420	MAINTENANCE/REPAIRS - ELEC	38.48	861.02	17.22	4,138.98	5,000.00
01-00-5440	SCHOOLING - ELEC	99.33	1,861.04	74.44	638.96	2,500.00
01-00-5450	FEES & DUES - ELEC	97.50	285.00	14.25	1,715.00	2,000.00
01-00-5620	MISC REBATE REFUND		231.08	11.55	1,768.92	2,000.00
01-00-5630	CONTRACTS & AGREEMENTS - ELEC	657.85	9,772.20	65.15	5,227.80	15,000.00
01-00-5710	FRONTDESK SERVICE CHARGES		4,296.40	1,432.13	3,996.40-	300.00
01-00-5800	CAPITAL OUTLAY - ELEC				75,000.00	75,000.00
01-00-5910	TRANSFER EXPENSE - ELEC				250,000.00	250,000.00
	ADMIN TOTAL	53,675.85	745,791.77	51.40	705,033.23	1,450,825.00
	POWER PLANT DEPARTMENT					
01-10-5030	NATURAL GAS - PP	51.92	1,159.86	21.09	4,340.14	5,500.00
01-10-5110	SALARIES - PP		2,816.51	53.65	2,433.49	5,250.00
01-10-5120	FICA EXPENSE - PP		209.59	52.40	190.41	400.00
01-10-5150	INSURANCE - PP		25,807.30	95.58	1,192.70	27,000.00
01-10-5310	CHEMICALS - PP		504.82	50.48	495.18	1,000.00
01-10-5320	MATERIALS/SUPPLIES - PP		136.10	2.72	4,863.90	5,000.00
01-10-5420	MAINTENANCE/REPAIRS - PP		3,756.01	7.51	46,243.99	50,000.00
01-10-5630	CONTRACTS & AGREEMENTS - PP	735.00	2,560.00	73.14	940.00	3,500.00
01-10-5910	TRANSFER EXPENSE POWER PLANT				50,000.00	50,000.00
	POWER PLANT TOTAL	786.92	36,950.19	25.03	110,699.81	147,650.00
	ELECTRIC TOTAL	54,462.77	782,741.96	48.97	815,733.04	1,598,475.00
	ADMIN DEPARTMENT					
02-00-5010	FUEL - WTR		1,540.56	55.02	1,259.44	2,800.00
02-00-5020	PHONE - WTR	71.09	640.83	49.29	659.17	1,300.00
02-00-5040	ELECTRICITY - WTR	2,031.98	17,743.27	63.37	10,256.73	28,000.00
02-00-5070	PENSION PLAN - WTR	293.66	1,902.64	76.11	597.36	2,500.00
02-00-5110	SALARIES - WTR	6,682.01	42,737.57	89.97	4,762.43	47,500.00
02-00-5120	SOCIAL SECURITY - WTR	475.40	2,783.21	79.52	716.79	3,500.00
02-00-5140	PROFESSIONAL - WTR		1,457.75	58.31	1,042.25	2,500.00
02-00-5150	INSURANCE - WTR		7,038.35	93.84	461.65	7,500.00
02-00-5151	LIFE INSURANCE - WTR	3.20-	19.20	19.20	80.80	100.00
02-00-5160	UNEMPLOYMENT - WTR		4.60	6.13	70.40	75.00
02-00-5190	HEALTH INSURANCE - WTR	804.73	15,531.89	86.29	2,468.11	18,000.00
02-00-5192	DENTAL/VISION INS	64.20	1,139.43	94.95	60.57	1,200.00
02-00-5240	DISTRIBUTION SUPPLIES - WTR	1,448.09	13,320.27	78.35	3,679.73	17,000.00
02-00-5280	UNIFORMS - WTR		10.00	4.00	240.00	250.00
02-00-5320	MATERIALS/SUPPLIES - WTR	105.92	7,950.30	318.01	5,450.30-	2,500.00
02-00-5340	OFFICE EXPENSES - WTR		6.79	1.36	493.21	500.00
02-00-5360	POSTAGE - WTR	87.50	1,054.09	52.70	945.91	2,000.00
02-00-5420	MAINTENANCE/REPAIRS - WTR	88.91	24,910.01	83.03	5,089.99	30,000.00
02-0[illegible]440	SCHOOLING - WTR		461.00	9.22	4,539.00	5,000.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
02-00-5450	FEES & DUES - WTR	280.00	1,208.98	151.12	408.98-	800.00
02-00-5520	LABORATORY TESTING/MONITORING	253.00	1,017.75	33.93	1,982.25	3,000.00
02-00-5630	CONTRACTS & AGREEMENTS - WATER	176.71	6,401.14	128.02	1,401.14-	5,000.00
02-00-5800	CAPITAL OUTLAY - WTR		177,759.33	95.06	9,240.67	187,000.00
02-00-5910	TRANSFER OUT				100,000.00	100,000.00
	ADMIN TOTAL	12,860.00	326,638.96	69.79	141,386.04	468,025.00
	WATER TOTAL	12,860.00	326,638.96	69.79	141,386.04	468,025.00
03-00-5010	FUEL - SWR		526.04	35.07	973.96	1,500.00
03-00-5040	ELECTRICITY - SWR	208.10	3,110.12	73.18	1,139.88	4,250.00
03-00-5070	PENSION PLAN - SWR	51.94	1,470.40	73.52	529.60	2,000.00
03-00-5110	SALARIES - SWR	2,047.17	30,182.54	75.46	9,817.46	40,000.00
03-00-5120	SOCIAL SECURITY - SWR	120.69	1,830.54	59.05	1,269.46	3,100.00
03-00-5140	PROFESSIONAL - SWR		1,457.75	97.18	42.25	1,500.00
03-00-5150	INSURANCE - SWR		1,173.06	83.79	226.94	1,400.00
03-00-5151	LIFE INSURANCE	3.19-	19.14	19.14	80.86	100.00
03-00-5160	UNEMPLOYMENT		4.60	6.13	70.40	75.00
03-00-5190	HEALTH INSURANCE - SWR	656.55	15,141.69	75.71	4,858.31	20,000.00
03-00-5192	DENTAL/VISION INS	14.78	1,044.83	69.66	455.17	1,500.00
03-00-5310	CHEMICALS - SWR		32,225.24	161.13	12,225.24-	20,000.00
03-00-5320	MATERIALS/SUPPLIES - SWR		472.88	47.29	527.12	1,000.00
03-00-5340	OFFICE EXPENSES - SWR				1,000.00	1,000.00
03-00-5360	POSTAGE - SWR	87.50	612.50	87.50	87.50	700.00
03-00-5420	MAINTENANCE/REPAIRS - SEWER		1,239.07	12.39	8,760.93	10,000.00
03-00-5630	CONTRACTS & AGREEMENTS -SEWER	68.36	18,301.55	122.01	3,301.55-	15,000.00
03-00-5910	TRANSFER EXPENSE- SEWER				100,000.00	100,000.00
	ADMIN TOTAL	3,251.90	108,811.95	48.77	114,313.05	223,125.00
	SEWER TOTAL	3,251.90	108,811.95	48.77	114,313.05	223,125.00
	SANITATION DEPARTMENT					
04-07-5010	FUEL - SAN	170.00	8,118.18	45.10	9,881.82	18,000.00
04-07-5020	PHONE - SANITATION	69.90	629.10	74.01	220.90	850.00
04-07-5070	PENSION PLAN - SAN	285.50	3,030.03	86.57	469.97	3,500.00
04-07-5110	SALARIES - SAN	4,820.08	50,487.07	63.91	28,512.93	79,000.00
04-07-5120	SOCIAL SECURITY - SAN	321.93	3,588.07	58.82	2,511.93	6,100.00
04-07-5140	PROFESSIONAL - SAN		1,457.75	36.44	2,542.25	4,000.00
04-07-5150	INSURANCE - SAN		14,275.27	114.20	1,775.27-	12,500.00
04-07-5151	LIFE INSURANCE	6.39	51.12	51.12	48.88	100.00
04-07-5152	FSA NUESYENERGY		2,921.44		2,921.44-	
04-07-5160	UNEMPLOYMENT		4.60	6.13	70.40	75.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
04-[illegible]190	HEALTH INSURANCE - SAN	365.33	8,961.16	68.93	4,038.84	13,000.00
04-07-5192	DENTAL/VISION INS	184.63	1,819.86	90.99	180.14	2,000.00
04-07-5280	UNIFORMS		109.68	43.87	140.32	250.00
04-07-5320	MATERIALS/SUPPLIES - SAN	118.62	801.94	16.04	4,198.06	5,000.00
04-07-5340	OFFICE EXPENSES - SAN		42.87	5.36	757.13	800.00
04-07-5360	POSTAGE - SAN	87.50	612.50	61.25	387.50	1,000.00
04-07-5420	MAINTENANCE/REPAIRS - SAN	2,465.69	11,661.73	38.87	18,338.27	30,000.00
04-07-5450	FEES & DUES - SAN	2,124.95	6,455.25	92.22	544.75	7,000.00
04-07-5451	DISPOSAL FEES - SAN	3,000.14	25,011.66	62.53	14,988.34	40,000.00
04-07-5475	C & D TICKET FEE	130.00	775.00	64.58	425.00	1,200.00
04-07-5630	CONTRACTS & AGREEMENTS -SAN	4,299.61	35,848.65	398.32	26,848.65-	9,000.00
04-07-5850	C&D CLOSURE/POST-CLOSURE EXP		1,797.00	7.19	23,203.00	25,000.00
	SANITATION TOTAL	18,450.27	178,459.93	69.07	79,915.07	258,375.00
	WASTE REDUCTION DEPARTMENT					
04-14-5010	FUEL - WR		79.53	7.95	920.47	1,000.00
04-14-5040	ELECTRICITY - WR	93.16	1,130.94	56.55	869.06	2,000.00
04-14-5140	PROFESSIONAL - WR		1,457.75	83.30	292.25	1,750.00
04-14-5150	INSURANCE - WR				1,800.00	1,800.00
04-14-5160	UNEMPLOYMENT		4.60	4.60	95.40	100.00
04-14-5310	CHEMICALS - WR				250.00	250.00
04-14-5320	MATERIALS/SUPPLIES - WR				100.00	100.00
04-14-5420	MAINTENANCE/REPAIRS - WR		520.80	17.36	2,479.20	3,000.00
04-[illegible]00	CAPITAL OUTLAY - WR		24,133.00		24,133.00-	
	WASTE REDUCTION TOTAL	93.16	27,326.62	273.27	17,326.62-	10,000.00
	SANITATION/WASTE REDUCT TOTAL	18,543.43	205,786.55	76.68	62,588.45	268,375.00
	TOTAL EXPENSES	89,118.10	1,423,979.42	55.67	1134,020.58	2,558,000.00
	NET PROFIT/LOSS:	83,242.14	290,159.81	91.65-	606,744.81-	316,585.00-

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
	ADMIN TOTAL	104,606.84	959,280.62	70.13	408,644.38	1,367,925.00
	POWER PLANT TOTAL	14,073.32	111,382.18	52.98	98,857.82	210,240.00
	ELECTRIC TOTAL	118,680.16	1,070,662.80	67.84	507,502.20	1,578,165.00
	ADMIN TOTAL	26,198.61	391,685.86	128.53	86,935.86-	304,750.00
	WATER TOTAL	26,198.61	391,685.86	128.53	86,935.86-	304,750.00
	ADMIN TOTAL	9,745.62	87,773.65	70.79	36,226.35	124,000.00
	SEWER TOTAL	9,745.62	87,773.65	70.79	36,226.35	124,000.00
	ADMIN TOTAL	240.44	1,609.22	.00	1,609.22-	.00
	SANITATION TOTAL	17,445.41	150,563.39	70.19	63,936.61	214,500.00
	WASTE REDUCTION TOTAL	50.00	11,844.31	59.22	8,155.69	20,000.00
	SANITATION/WASTE REDUCT TOTAL	17,735.85	164,016.92	69.94	70,483.08	234,500.00
	TOTAL REVENUE	172,360.24	1,714,139.23	76.48	527,275.77	2,241,415.00
	ADMIN TOTAL	53,675.85	745,791.77	51.40	705,033.23	1,450,825.00
	POWER PLANT TOTAL	786.92	36,950.19	25.03	110,699.81	147,650.00

ACCOUNT NUMBER	ACCOUNT TITLE	MONTH BALANCE	YTD BALANCE	PERCENT OF BUDGET	REMAINING BUDGET	TOTAL BUDGET
	ELECTRIC TOTAL	54,462.77	782,741.96	48.97	815,733.04	1,598,475.00
	ADMIN TOTAL	12,860.00	326,638.96	69.79	141,386.04	468,025.00
	WATER TOTAL	12,860.00	326,638.96	69.79	141,386.04	468,025.00
	ADMIN TOTAL	3,251.90	108,811.95	48.77	114,313.05	223,125.00
	SEWER TOTAL	3,251.90	108,811.95	48.77	114,313.05	223,125.00
	SANITATION TOTAL	18,450.27	178,459.93	69.07	79,915.07	258,375.00
	WASTE REDUCTION TOTAL	93.16	27,326.62	273.27	17,326.62-	10,000.00
	SANITATION/WASTE REDUCT TOTAL	18,543.43	205,786.55	76.68	62,588.45	268,375.00
	TOTAL EXPENSES	89,118.10	1,423,979.42	55.67	1134,020.58	2,558,000.00
	NET PROFIT/LOSS:	83,242.14	290,159.81	91.65-	606,744.81-	316,585.00-

Paid Claims, reviewed and approved at JULY , 2026		by Council members Platt, Stephens, Urbina, Duncan	
Date	**Vendor**	**Amount**	**Item**
6/18/26	Aflac	$356.60	Insurance
6/25/26	BCBS	$5,918.82	Insurance
6/17/26	Black Hills Energy	$160.05	gas bill
07/23/26	Caspian Group Inc	$375.00	website/email restore
06/30/26	City of Franklin	$311.50	C4K Admin. fee for yr 2025-2026
07/15/26	CPI	$1,553.20	Fuel
06/08/26	Delta Dental	$304.46	Insurance
6/24/26	Duncan Theis Const.	$2,509.00	RCRP INV#006 final/sod
6/5/26	EFTPS	$4,913.58	Payroll taxes
6/18/26	EFTPS	$5,654.50	Payroll taxes
7/2/26	EFTPS	$5,487.59	Payroll taxes
6/24/26	Erickson Sullivan Architects	$1,150.00	RCRP INV#9-15025 FINAL GRANT
7/15/26	Erickson Sullivan Architects	$3,712.50	NAHTF INV#16-35024/Apartments
6/12/26	Franklin Chamber	$400.00	C4K prizes June Jamboree
6/12/26	Freedom Claims	$3,000.00	insurance
7/3/26	Glenwood Telecom.	$643.21	phone/internet
6/25/26	Hometown Leasing	$441.82	lease agreement
07/01/2026	Liz Voss	$449.66	July 1st event/ACE funds
07/15/2026	Madison National Life Ins	$56.30	insurance
7/13/26	Menards	$73.18	maint/recycling/park
6/5/26	MG Trust	$2,155.71	Payroll retirement
06/22/26	MG Trust	$2,108.38	Payroll retirement
7/2/26	MG Trust	$2,076.45	Payroll retirement
7/1/26	Michaela Ballard	$280.00	July 1st event/ACE funds
6/12/26	Mid Rivers Baseball league	$200.00	league dues/4 teams/baseball
6/12/26	NDEE	$280.00	water schooling/TM
6/17/26	NE Dept of Rev	$6,601.56	Sales Tax
6/22/26	NMC Cat	$8,360.00	Lease Skid Steer
6/1/26	Nuesynergy inc	$751.00	payroll/fsa/dca employee accounts
07/15/2026	One Call Concepts	$43.73	locate fees
06/05/2026	Payroll	$17,601.70	Payroll
6/18/26	Payroll	$20,057.64	Payroll
7/2/2026	Payroll	$20,283.84	Payroll
6/8/2026	Quadient Finance/postage	$350.00	Postage
7/15/2026	RMV Construction LLC	$222,331.34	Pymt#12 construction NAHTF Marcellus bld
7/1/26	Rockit Event Pros	$416.63	July 1st event/ACE funds
7/1/26	Rosebowl Playhouse Inc	$343.52	July 1st event/ACE funds/Popcorn concessions.
6/24/26	SCEDD	$5,000.00	RCRP INV#2097 final invoice
7/15/26	Southern Public Power Dist	$1,722.00	power/water wells
07/15/2026	US Bank	$8,229.72	supplies/maint/fuel/
7/24/56	Verizon	$79.94	phone
06/02/26	VSP	$98.12	Insurance
07/15/2026	WAPA	$6,298.66	Power
	TOTAL CLAIMS REPORT:	**$363,140.91**	

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME / REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
	BELLAMY LAW					
07142026	PROFESSIONAL FEE	05-05-5140	4,899.00			
				4,899.00	20810	7/14/26
	BUSINESS WORLD PRODUCTS					
07142026	SUPPLIES/PAPER/	14-00-5640	59.99			
				59.99	20811	7/14/26
	CHESTERMAN COMPANY					
07142026	CONCESSIONS/BALL PARK	05-01-5322	296.25			
				296.25	20812	7/14/26
	CHRISTIE MALL					
07142026	CLEANING	05-05-5450	80.00			
				80.00	20813	7/14/26
	CITY OF FRANKLIN					
07142026	FILING FEES/COUNTY CLERK	05-05-5450	96.75			
	JULY 1ST EVENT/ACE FUNDS	05-05-5320	27.66			
	MEALS/SCHOOLING/MB/TM	02-00-5440	26.00			
				150.41	20814	7/14/26
	CITY OF HOLDREGE					
07142026	DISPOSAL FEES	04-07-5451	3,054.44			
				3,054.44	20815	7/14/26
	CONNIE CREATIONS					
07142026	SHIRTS/TM	02-00-5280	105.00			
				105.00	20816	7/14/26
	DETERDINGS CLASSIC POOL &					
07142026	CHEMICALS/POOL	05-03-5310	21.99			
				21.99	20817	7/14/26
	DUTTON-LAINSON COMPANY					
07142026	METER READING CONTRACT	01-00-5630	585.75			
	METER READING CONTRACT	02-00-5630	585.75			
				1,171.50	20818	7/14/26
	EAKES OFFICE SOLUTIONS					
07142026	EGOLDFAX	05-08-5450	27.99			
	EGOLDFAX	05-05-5450	21.50			
				49.49	20819	7/14/26
	ELECTRIC FUND					
07142026	ELECTRICITY	02-00-5040	386.29			
	ELECTRICITY	03-00-5040	198.74			
	ELECTRICITY	05-04-5040	77.77			
	ELECTRICITY	05-05-5040	165.95			
	ELECTRICITY	05-08-5040	105.03			
	ELECTRICITY	12-00-5040	1,622.83			
	ELECTRICITY	04-14-5040	89.27			
				2,645.88	20820	7/14/26
	FELZIEN RAQUEL					
07142026	MILEAGE/CONFERENCE/LINCOLN/RF	01-00-5440	239.98			
				239.98	20821	7/14/26
	FRANKLIN AUTO PARTS					
07142026	MAINT/ELECTRIC	01-00-5420	35.94			
	MAINT/SANITATION	04-07-5420	225.67			
	MAINT/GENERAL	05-05-5420	194.60			
	MAINT/PARK	05-04-5420	76.40			
	MAINT/WATER	02-00-5420	393.12			
	MAINT/STREET	12-00-5420	720.46			

INVOICE NUMBER	VENDOR NAME / REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
	FRANKLIN AUTO PARTS					
	SUPPLIES.STREET	12-00-5320	152.52			
				1,798.71	20822	7/14/26
	FRANKLIN COUNTY SHERIFF					
07142026	ENFORCEMENT CONTRACT	05-06-5630	6,032.00			
				6,032.00	20823	7/14/26
	GERDES FEED & SUPPLY LLC					
07142026	MAINT/STREET/MOWER#17	12-00-5420	12.98			
				12.98	20824	7/14/26
	GRAINGER					
07142026	DIST SUPPLIES/ELETRIC	01-00-5240	165.35			
				165.35	20825	7/14/26
	JEO CONSULTING GROUP INC					
07142026	C&D LANDFILL MODIFICATION	04-07-5630	1,688.75			
				1,688.75	20826	7/14/26
	JIM'S OK TIRE-FRANKLIN					
07142026	MAINT/#5 STREET	12-00-5420	23.00			
	MAINT/ROTATE TIRES/SAN TRUCK	04-07-5420	99.00			
	MAINT/NEW TIRE/JD TRACTOR/CEM	05-11-5420	262.50			
				384.50	20827	7/14/26
	JR'S CARPENTRY					
07142026	TOOL RENTAL/NEW WATER WELL	02-00-5420	186.25			
				186.25	20828	7/14/26
	KATHY JANSSEN					
07142026	SAND/WATER MAIN BREAK/M ST	02-00-5420	50.00			
				50.00	20829	7/14/26
	LOYAL BRADRICK					
07142026	MAY 20-22 MOWING SERVICES	05-11-5630	1,500.00			
	JUNE 23-26 MOWING SERVICES	05-11-5630	1,500.00			
				3,000.00	20830	7/14/26
	MIDWEST HYDRAULIC SERVICE					
07142026	SANITATION TRUCK MAINT.	04-07-5420	757.93			
				757.93	20831	7/14/26
	MUNICIPAL SUPPLY, INC					
07142026	DIST.SUPPLY/WATER/FIRE BARN	02-00-5240	1,448.09			
				1,448.09	20832	7/14/26
	NE PUBLIC HEALTH ENVIRONM					
07142026	WATER TESTING	02-00-5520	99.00			
				99.00	20850	7/14/26
	NEBRASKA POWER REVIEW BOA					
07142026	FEE	01-00-5450	202.54			
				202.54	20833	7/14/26
	PAULSEN, INC.					
07142026	MAINT/STREET REPAIR M ST	12-00-5390	852.50			
				852.50	20834	7/14/26
	PITSTOP & SHOP					
07142026	FUEL/PARK	05-04-5010	268.21			
	FUEL/SEWER	03-00-5010	98.89			
				367.10	20835	7/14/26
	PLANKS LUMBER & HARDWARE					
07142026	SUPPLIES/STREET	12-00-5320	10.35			
	MAINT/PARK	05-04-5420	10.19			
	MAINT/DOG PEN	05-05-5420	25.92			

INVOICE NUMBER	VENDOR NAME / REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
	PLANKS LUMBER & HARDWARE					
	SUPPLIES/LIBRARY	05-08-5320	6.99			
				53.45	20836	7/14/26
	R&R SALES & SERVICES INC					
07142026	MAINT/STREET	12-00-5420	134.75			
				134.75	20837	7/14/26
	RELIABLE PEST CONTROL					
07142026	SPRAYING CONTRACT/DAYCARE	05-05-5630	40.00			
	SPRAYING CONTRACT/LIBRARY	05-08-5630	40.00			
	SPRAYING CONTRACT/MUSEUM	05-04-5630	40.00			
	SPRAYING CONTRACT/RECYCLING	04-07-5630	40.00			
				160.00	20838	7/14/26
	RIGHTWAY GROCERY					
07142026	ACCT#245 SUPPLIES/LIBRARY	05-08-5320	11.57			
	ACCT#134 DOG FOOD/SUPPLIES/GEN	05-05-5320	33.18			
	ACCT#134 SUPPLIES/CEMETERY	05-11-5320	9.99			
	ACCT#134 SUPPLIES/STREET	12-00-5320	11.98			
	ACCT#134 SUPPLIES/HOOKS/GEN	05-05-5320	25.74			
	ACCT#134 JULY 1ST EVENT/GEN	05-05-5320	262.49			
	ACCT#245 SUPPLIES/POOL	05-03-5320	141.52			
				496.47	20839	7/14/26
	S.E. SMITH & SONS					
07142026	MAINT/WATER	02-00-5420	997.09			
	RCRP PARK GRANT	05-04-5800	511.69			
	MAINT/STREET	12-00-5420	9.66			
	SUPPLIES/POOL;	05-03-5320	2.28			
	SUPPLIES/BALLPARK\	05-01-5320	127.60			
				1,648.32	20840	7/14/26
	SAHLING KENWORTH					
07142026	MAINT/SAN TRUCK	04-07-5420	1,632.54			
				1,632.54	20841	7/14/26
	SANITATION PRODUCTS					
07142026	BALE WIRE/RECYCLING	04-14-5320	4,002.74			
				4,002.74	20842	7/14/26
	SCHMIDT COMPUTER SYSTEMS					
07142026	WATCHGUARD INSTALL/METER READ	01-00-5340	210.00			
	WATCHGUARD INSTALL/METER READ	02-00-5340	210.00			
				420.00	20843	7/14/26
	SOUTHEAST LIBRARY SYSTEM					
07142026	SCHOOLING/AS	05-08-5440	270.00			
				270.00	20844	7/14/26
	SOUTHERN POWER DISTRICT					
07142026	POWER	01-00-5041	46,413.91			
				46,413.91	20845	7/14/26
	SUNSET POOL SUPPLIES					
07142026	SWIVEL BASE/LIFEGUARD CHAIR	05-03-5420	239.94			
	LID O RING/CHLORINATOR	05-03-5420	154.72			
				394.66	20846	7/14/26
	TERRY MEADE					
07142026	HIP WAITERS	02-00-5320	288.89			
	REIMB.MILEAGE/MEALS/HIP WAITER	02-00-5440	285.45			
				574.34	20847	7/14/26
	TWO RIVERS PUBLIC HEALTH					

INVOICE NUMBER	VENDOR NAME / REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
07142026	TWO RIVERS PUBLIC HEALTH SHOTS/TM	02-00-5450	205.00	205.00	20848	7/14/26
	REPORT TOTAL			86,225.81		

CITY OF FRANKLIN

Application for Zoning Permit

Date of Application: 07-08-26 Phone Number: 308-470-0950

Homeowner Name: Bryon Detlefsen Email: bryon.detlefsen@franklincountyne.gov

Legal Description of Property and residence address:
988 19th Avenue. 32 2 14 Lot 1 Blk 2 Replat of Smiths Addition; FR. MR

Name of Contractor (business or individual): Steve Detlefsen

PERMIT TYPE & FEE CALCULATION Permit # 2026-13

NOTE: The cost (fee) for each permit is listed next to the permit type. Check one

- [X] | New Structure Permit ($25.00)
- [ ] | Addition to Existing Structure Permit ($25.00)
- [ ] | Remodeling of Existing Structure Permit ($25.00)
- [ ] | Demolition of a Structure Permit ($25.00)
- [ ] | Moving a Structure Permit ($25.00)
- [ ] | Fence Building Permit ($25.00)
- [ ] | Water System Connection Permit ($10.00)

Total project valuation: $ 175,000

Describe Work to be Completed:

Wood/Metal/Other structure type and purpose of permit: Wood Frame house moving to this location and remodeling for a new residence

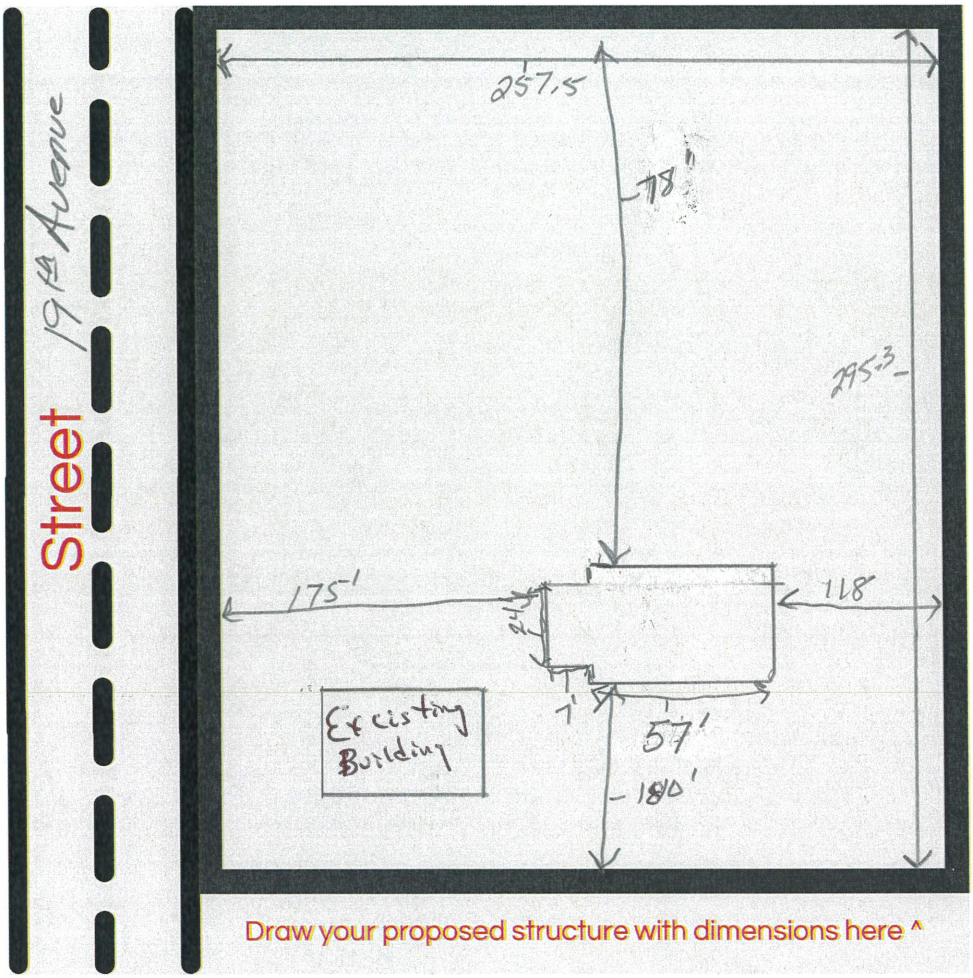
Paid - CASH $25.00 7/8/26

Continued on Next Page →

CITY OF FRANKLIN

Application for Zoning Permit

Draw an outline of the structure here (required):
***Show all dimensions of the lot, building, front yard, side yards, rear yard, garages and other buildings. The proposed structure in residential must be at least five (5) feet on the sides and (7) feet inside the rear yard (10) feet from front property lines unless you are a corner lot. Commercial storage units ask for regulations.



Continued on Next Page →

CITY OF FRANKLIN

Application for Zoning Permit

I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge. I also certify that, if a permit is issued, all work will be completed in accordance with the ordinances of the City of Franklin, Nebraska.

Applicant Signature: _____ Date: 07-08-2026

OFFICE USE ONLY

Permit# 2026-13

☑ | APPROVED

☐ | DECLINED

Date Approved/Declined: 7/8/2026

Date of Permit Expiry: 7/8/2027

If declined, reason for declination: _____

_____

Zoning Enforcement Officer Signature

Council Approval Signature



North

CITY OF FRANKLIN

Application for Zoning Permit

Date of Application: 7-9-26 Phone Number: 308 470 0309

Homeowner Name: Barry + Cynthia Ruberdall Email: _____

Legal Description of Property and residence address:
Lot 1 East 200' Lot 2 Block 1 Worths Addition
Franklin Bloomington 1109 J ST Franklin

Name of Contractor (business or individual): Owner

PERMIT TYPE & FEE CALCULATION Permit # 2026-14

NOTE: The cost (fee) for each permit is listed next to the permit type. Check one

- [x] | New Structure Permit ($25.00)
- [ ] | Addition to Existing Structure Permit ($25.00)
- [ ] | Remodeling of Existing Structure Permit ($25.00)
- [ ] | Demolition of a Structure Permit ($25.00)
- [ ] | Moving a Structure Permit ($25.00)
- [ ] | Fence Building Permit ($25.00)
- [ ] | Water System Connection Permit ($10.00)

Total project valuation: $ 500

Describe Work to be Completed: 10X14 Metal Utility shed Construction

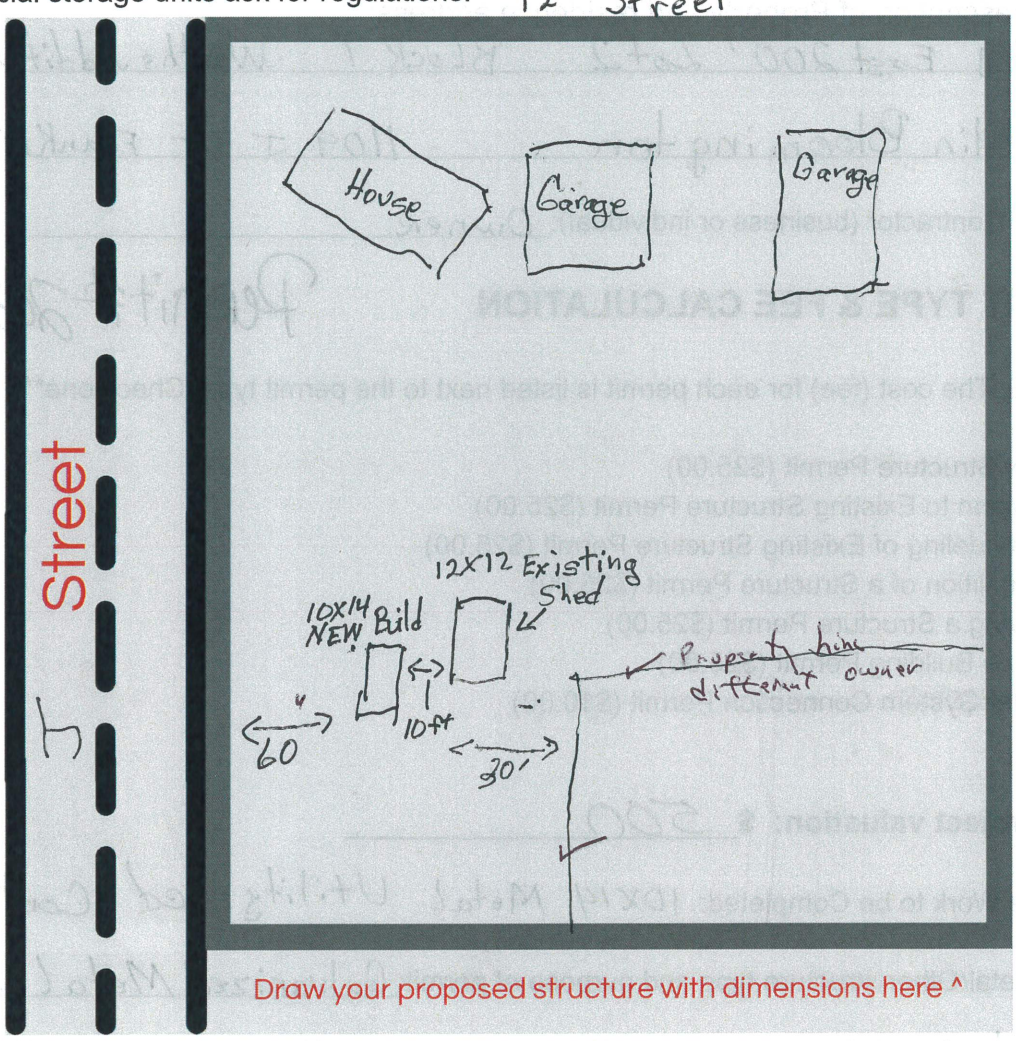
Wood/Metal/Other structure type and purpose of permit: Galvanized Metal storage shed 10x14

Continued on Next Page →

CITY OF FRANKLIN

Application for Zoning Permit

Draw an outline of the structure here (required):
***Show all dimensions of the lot, building, front yard, side yards, rear yard, garages and other buildings. The proposed structure in residential must be at least five (5) feet on the sides and (7) feet inside the rear yard (10) feet from front property lines unless you are a corner lot. Commercial storage units ask for regulations.



Continued on Next Page →

CITY OF FRANKLIN

Application for Zoning Permit

I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge. I also certify that, if a permit is issued, all work will be completed in accordance with the ordinances of the City of Franklin, Nebraska.

Applicant Signature: Barry Rutherford Date: 7-9-26

OFFICE USE ONLY

Permit# B 2026-14 Pd cash 7/9/26

☑ | APPROVED

☐ | DECLINED

Date Approved/Declined: 7/10/2026

Date of Permit Expiry: 7/10/2027

If declined, reason for declination: _____

_____

Zoning Enforcement Officer Signature

Council Approval Signature

N

FRANKLIN COUNTY SHERIFFS OFFICE

Bryon Detlefsen, Sheriff
405 15th Avenue
P.O. Box 292
Franklin, NE. 68939

Office: (308) 425-6231
Fax: (308) 425-3261
sheriff@franklincountyne.gov

Monthly Report for the City of Franklin

The following report is activity for the month of June 2026

Dispatch received 107 calls that generated a number in our CAD system regarding activities within the City Limits,

Deputies patrolled 167 hours.

In addition to patrol hours Deputies had 77 hours spent on calls, we had two animal complaints, one driving complaints, Four traffic stops, Two warrant arrests, Seven alarm, two disturbances, Three vehicle unlocks, and one welfare check

Sheriff Bryon Detlefsen

CITY OF FRANKLIN

Request for Future Agenda Item

NOTE: If you have a specific topic that you would like to bring before the City Council to discuss at a future meeting, please list your name, address, phone number and the specific topic you would like to discuss. You must also provide at least 2-3 solutions to your topic for the City Council to consider. The item(s) will be reviewed and possibly scheduled for a future meeting, or forwarded to City of Franklin staff for appropriate action. The deadline for Agenda Item Requests is at 12pm the Thursday before the next City Council meeting. ***With the exception of items of an emergency nature, the agenda shall NOT be altered later than (a) 24 hours before the next scheduled City Council meeting, or (b) 48 hours before the next scheduled City Council meeting for requests submitted from individuals residing outside the corporate limits of the municipality.***

REQUESTOR INFORMATION

Full Name: Marissa Christiancy Phone: 308-470-0615

Address: 1378 Hwy 136, Franklin, NE 68939

Date of Request: 7-9-26

Description: PEO Fall Fun

Solutions (need to offer 2-3): would like to close a Part of main street for event

OFFICE USE ONLY

☐ | Request Forwarded to Mayor/Council // [X] | Request Received/Reviewed by City Staff

Initials:_____ Date Completed:_____ // Initials: RH Date Completed: 7/10/26

City of Franklin

Nuisance Abatement Program

Sharon Hueftle, Executive Director
South Central Economic Development District, Inc.
401 East Avenue, 2nd Floor, PO Box 79
Holdrege, NE 68949 | www.scedd.us

SCEDD
South Central Economic Development District

Consider Motion to Abate

2026-FRAN-10001

36 2 15 LOTS 7-8; BLK. 11; ORIGINAL TOWN; FR. BLOOMINGTON

June Picture



Today



2026-FRAN-10001

36 2 15 LOTS 7-8; BLK. 11; ORIGINAL TOWN; FR. BLOOMINGTON

June Picture





Today





2026-FRAN-10001

36 2 15 LOTS 7-8; BLK. 11; ORIGINAL TOWN; FR. BLOOMINGTON

June Picture



Today



2026-FRAN-10001

36 2 15 LOTS 7-8; BLK. 11; ORIGINAL TOWN; FR. BLOOMINGTON

June Picture



Today



2026-FRAN-10001

36 2 15 LOTS 7-8; BLK. 11; ORIGINAL TOWN; FR. BLOOMINGTON







Today



Consider Motion to Abate

2026-FRAN-10001

Select Abatement Contractor?

Thank-you!

	Kearney Junk Removal	Next Step Junk Removal	J&J Faithscapes
Mobilization	$ 200.00	$ 150.00	$ 600.00
Disposal/ton	$ 55.00	$ 95.00	$ 21.00
Tire Disposal	$ 10.00	$ 20.00	$ 7.50
Rim Removal			$ 7.50
Per Hour:			
Supervisor	$ 55.00	$ 85.00	$ 75.00
Laborer	$ 45.00	$ 65.00	$ 75.00
Laborer		$ 65.00	
Dump Truck	$ 75.00		$ 195.00
Truck & Trailer	$ 75.00	$ 55.00	
Dump Trailer		$ 35.00	
Flatbed Trailer			$ 125.00
Skid Steer	$ 100.00	$ 95.00	$ 250.00
Mini-Skid steer			$ 150.00
Mini Excavator	$ 125.00		
Mower/Weed eater	$ 45.00	$ 25.00	$ 100.00
Chain saw			$ 50.00

Jill Schroeder, Office Administrator
South Central Economic Development District, Inc.
PO Box 79, Holdrege, NE 68949
(308) 270-3300 | admin@scedd.us

BID PROPOSAL

2026 Nuisance Abatement Program

Communities:
Blue Hill, Dannebrog, Franklin, Red Cloud, Superior

FOR ALL EQUIPMENT AND LABOR TO COMPLETE ABATEMENT WORK, I (WE) AGREE TO PERFORM ALL THE WORK REQUIRED FOR THE FOLLOWING PROPOSED AMOUNTS:

Line Item	Rate	Unit
Peace Officer Fee	N/A (not equipped)	per man/hour
Mobilization Fee (Per Trip)	$200	per trip
Disposal Fee	$55.00	per ton
Tire Disposal Fee	$10.00	per tire

LABOR RATES

Role	Rate	Unit
Supervisor	$55.00	per man/hour
Laborer	$45.00	per man/hour

EQUIPMENT RATES

Equipment	Rate	Unit
Truck & Trailer	$75.00	per machine/hour
Skid Steer / Loader	$100.00	per machine/hour
Mini Excavator	$125.00	per machine/hour
Mower / Weed Eater	$45.00	per machine/hour
Dump Truck	$75.00	per machine/hour

Other Expenses: N/A

Proof of insurance (minimum $1,000,000 general liability) submitted with this bid.

Respectfully submitted this _____ day of June, 2026.

Authorized Signature	Printed Name & Title	Company Name
Mailing Address	Email Address	City / State / Zip
Company Phone Number	Cell Phone Number	Federal Employer ID #
	Dakota Lietka, Owner	Kearney Junk Removal
4503 F Ave	kearneyjunkremoval@gmail.com	Kearney, NE 68847
(402) 752-0782	(402) 752-0782	92-3033334

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Harper Global Enterprises Inc.
1035 Rockingham Street
Alpharetta GA 30022

CONTACT NAME: Dakotah Rice
PHONE (A/C, No, Ext): 470-839-4314 **FAX (A/C, No):**
E-MAIL ADDRESS: service@harperinsure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Kinsale Insurance Company	38920
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Kearney Junk Removal
4503 F Avenue
Kearney, NE 68847

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			0100413551-0	11/25/2025	11/25/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ Excluded $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
Kearney Junk Removal
4503 F Avenue
Kearney, NE 68847

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Dakotah Rice

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Jill Schroeder, Office Administrator
South Central Economic Development District, Inc.
PO Box 79, Holdrege, NE 68949
(308) 270-3300 | admin@scedd.us

BID PROPOSAL for (list community/communities):
Red Cloud, Franklin, Superior

FOR ALL EQUIPMENT AND LABOR TO COMPLETE ABATEMENT WORK, I (WE) AGREE TO PERFORM ALL THE WORK REQUIRED FOR PROPOSED AMOUNTS:

- **PEACE OFFICER FEE:** $ N/A per man/hour
- **MOBILIZATION FEE (PER TRIP):** $ 150 per trip
- **DISPOSAL FEES:** $ 95 per ton
- **TIRE DISPOSAL FEE:** $ 20 per tire
- **LABOR (please list role & rate, ex. Supervisor, Laborer, etc.):**
  - **Role:** Owner/Operator $ 85 per manhour
  - **Role:** General Laborer $ 65 per manhour
  - **Role:** General Laborer $ 65 per manhour
  - **Role:** _____ $ _____ per manhour
  - **Role:** _____ $ _____ per manhour
- **EQUIPMENT (please list equipment available such as weed eater, mower, skid steer, trailer, etc.)**
  - **Equipment:** Bobcat 751 Skid Steer w/ Bucket & Grapple $ 95 per machine hour
  - **Equipment:** Dump Trailer 7x14 $ 35 per machine hour
  - **Equipment:** Truck/Gooseneck Trailer 20' Combo $ 55 per machine hour
  - **Equipment:** Brush Removal Equipment $ 25 per machine hour
- **OTHER EXPENSES (please define):** $ Actual Cost

Specialty disposal fees, appliance disposal fees, refrigerant recovery fees (if required),

Submit proof of insurance with bid sheet.

Respectfully submitted this 2 day of June, 2026.

BY: Jacob Gaspari
Authorized Signature

Jacob Gaspari, Owner
Printed Name & Title

Next Step Junk Removal
Company Name

1705 N K
Mailing Address

nextstepjunkremovalne@gmail.com
Email Address

Aurora, NE 68818
City State Zip

308-390-7887
Company Phone Number

3083907887
Cell Phone Number

88-2299133
Federal Employer ID #

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/02/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Next First Insurance Agency, Inc.
PO Box 60787
Palo Alto, CA 94306

CONTACT NAME:
PHONE (A/C, No, Ext): (855) 222-5919 **FAX (A/C, No):**
E-MAIL ADDRESS: support@nextinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Next Insurance US Company	16285
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
GD Honey Acres and Craft Work DBA Next Step Junk Removal
1705 N K Rd
Aurora, NE 68818

COVERAGES **CERTIFICATE NUMBER:** 109631439 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			NXTTCPPJ9D-00-GL	10/24/2025	10/24/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000.00 $100,000.00 $5,000.00 $1,000,000.00 $1,000,000.00 $1,000,000.00
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER
GD Honey Acres and Craft Work DBA Next Step Junk Removal
1705 N K Rd
Aurora, NE 68818

LIVE CERTIFICATE
Click or scan to view

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SCEDD
South Central Economic Development District

Jill Schroeder, Office Administrator
South Central Economic Development District, Inc.
PO Box 79, Holdrege, NE 68949
(308) 270-3300 | admin@scedd.us

BID PROPOSAL for (list community/communities): All communities on your list

FOR ALL EQUIPMENT AND LABOR TO COMPLETE ABATEMENT WORK, I (WE) AGREE TO PERFORM ALL THE WORK REQUIRED FOR PROPOSED AMOUNTS:

- **PEACE OFFICER FEE:** $ N/A per man/hour
- **MOBILIZATION FEE (PER TRIP):** $ 600 per trip
- **DISPOSAL FEES:** $ 21 per ton
- **TIRE DISPOSAL FEE:** $ 7.50 per tire Plus $7.50 per rim removal
- **LABOR (please list role & rate, ex. Supervisor, Laborer, etc.):**
  - **Role:** Supervisor $ 75 per manhour
  - **Role:** Laborer $ 75 per manhour
  - **Role:** _____ $_____ per manhour
  - **Role:** _____ $_____ per manhour
  - **Role:** _____ $_____ per manhour
- **EQUIPMENT (please list equipment available such as weed eater, mower, skid steer, trailer, etc.)**
  - **Equipment:** dump truck $ 195 per machine hour
  - **Equipment:** Flatbed trailer $ 125 per machine hour
  - **Equipment:** skid steer $ 250 per machine hour
  - **Equipment:** mini - skid steer $ 150 per machine hour
- **OTHER EXPENSES (please define):** $_____

mower = $100/hr weedeater/chainsaw = $50/hr

Submit proof of Insurance with bid sheet.

Respectfully submitted this 7th day of June, 2026.

BY: _____ (Authorized Signature)

James Nelson (owner) — Printed Name & Title

J+J Faithscapes LLC — Company Name

73477 RD 436 Bertrand, NE — Mailing Address

Jandjfaithscapes@gmail.com — Email Address

Bertrand — City

NE — State

68927 — Zip

308-991-4978 — Company Phone Number

Same — Cell Phone Number

82-2958807 — Federal Employer ID #

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FNIC PO Box 218 Bertrand NE 68927 License#: BR-1045608 J&JFAIT-01	**CONTACT NAME:** Chauntel Kinnison **PHONE (A/C, No, Ext):** 712-530-0828 **FAX (A/C, No):** **E-MAIL ADDRESS:** chauntel.kinnison@fnicgroup.com
INSURED J & J Faithscapes, LLC 73477 Road 436 Bertrand NE 68927	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Employers Mutual Casualty Company — 21415 **INSURER B :** EMC Property & Casualty Co. — 25186 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1415584964 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			5D84167	2/15/2026	2/15/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			5E84167	2/15/2026	2/15/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			5N84167	2/15/2026	2/15/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

South Central Economic Development District, Inc
401 East Ave
Second Floor
Holdrege NE 68949

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City of Franklin

619 15th Avenue
Franklin, NE 68939
(308) 425-6295

CERTIFIED MOTION TO ABATE

In the regular meeting of the Franklin City Council held on July 14, 2026, and assembled in the City Office Building in Franklin, Nebraska, the City Council took the following action:

It was moved and seconded and approved to abate the nuisance property identified by the following case number, address, and legal description:

2026-FRAN-10001	36 2 15 LOTS 7-8; BLK. 11; ORIGINAL TOWN; FR. BLOOMINGTON

As per Article 3 Section 9 of City of Franklin Ordinance No. 909, Roll Call Vote:

Yea:_____ Nay:_____ Motion Carried.

ATTESTED to JULY 14, 2026

_____
Raquel Felzien, City Clerk

CITY OF FRANKLIN

Application for Zoning Permit

Date of Application:_____Phone Number:_____

Homeowner Name:_____Email:_____

Legal Description of Property and residence address:

_____

_____

Name of Contractor (business or individual):_____

PERMIT TYPE & FEE CALCULATION

NOTE: The cost (fee) for each permit is listed next to the permit type. Check one

⬜ | New Structure Permit ($25.00)
⬜ | Addition to Existing Structure Permit ($25.00)
⬜ | Remodeling of Existing Structure Permit ($25.00)
⬜ | Demolition of a Structure Permit ($25.00)
⬜ | Moving a Structure Permit ($25.00)
⬜ | Fence Building Permit ($25.00)
⬜ | Water System Connection Permit ($10.00)

Total project valuation: $_____

Describe Work to be Completed:

Wood/Metal/Other structure type and purpose of permit:_____

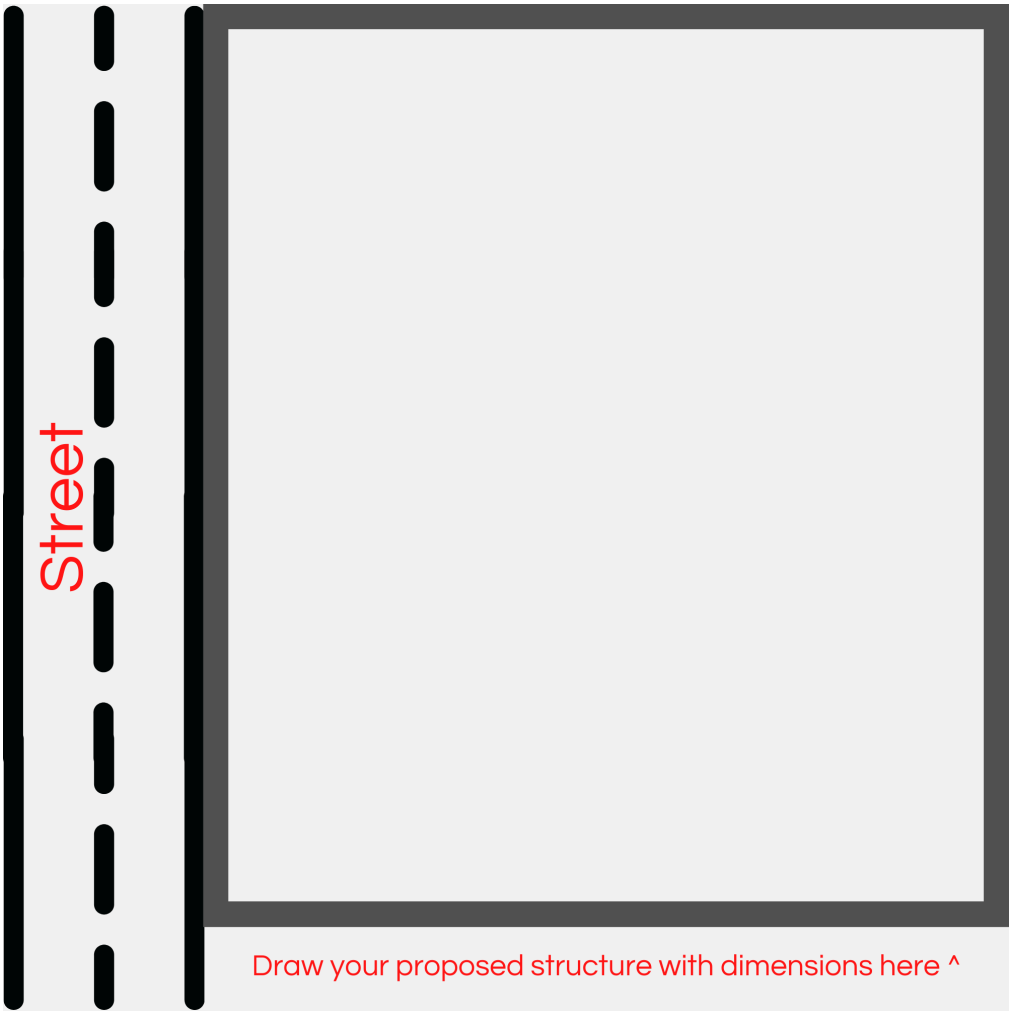
_____

Continued on Next Page →

CITY OF FRANKLIN

Application for Zoning Permit

Draw an outline of the structure here (required):
***Show all dimensions of the lot, building, front yard, side yards, rear yard, garages and other buildings. The proposed structure in residential must be at least five (5) feet on the sides and (7) feet inside the rear yard (10) feet from front property lines unless you are a corner lot. Commercial storage units ask for regulations.



Continued on Next Page →

CITY OF FRANKLIN

Application for Zoning Permit

I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge. I also certify that, if a permit is issued, all work will be completed in accordance with the ordinances of the City of Franklin, Nebraska.

Applicant Signature:_____Date:_____

OFFICE USE ONLY

Permit#_____

⬜ | APPROVED

⬜ | DECLINED

Date Approved/Declined:_____

Date of Permit Expiry:_____

If declined, reason for declination:_____

_____

_____ _____

Zoning Enforcement Officer Signature Council Approval Signature

City of Alma

Application for Permit page 1

Date of Application:_____20_____ Date when work will be done:_____ 20_____

Name of Homeowner:_____ Phone Number:_____

Address of Project:_____ Billing Address:_____

Name of Contractor:_____

(Mark all that apply to your construction)

Demolition Permit

Business or Commercial Building	**$50.00**	Yes_____ No_____
Residential or Accessory Building	**$20.00**	Yes_____ No_____

Fence Permit

Fence Permit Fee:	**$20.00**	Yes_____ No_____

Street Curb Removal, Driveway, and/or Sidewalk Permit

Street Curb Removal Permit Fee:	**$10.00**	Yes_____ No_____
Driveway Permit Fee:	**$10.00**	Yes_____ No_____
Sidewalk Permit Fee:	**$10.00**	Yes_____ No_____

Sewer Tap Permit

Sewer Tap Permit Fee:	**$25.00**	Yes_____ No_____

Water Tap

Water Tap: Yes_____ No_____
Fee Based on Cost of Material to make Tap - Plus - Cost of Water Meter $_____

New Construction

Residential/Accessory Buildings: $.06/sq ft, plus $.03/sq ft for all floors above second floor $_____
All other buildings/structures: $.08/sq ft first 10,000 sq ft, $.06/sq ft above 10,000 sq ft $_____

Total Application Fee: $_____
Signature of Zoning Administrator:_____

614 Main Street
P.O. Box 468
Alma, NE 68920-0468

www.almacity.com

Ph: (308) 928-2242
Fax: (308) 928-2683
Updated 11/2/2022

City of Alma
APPLICATION FOR ZONING PERMIT

Date:_____

(Please complete form to the best of you and/or your contractor's knowledge.) Appendix 10.A

APPLICANT INFORMATION: Application #_____
(office use only)

NAME: _____ PHONE #: _____

APPLICANT'S MAILING ADDRESS: _____

PERMIT FOR: (circle one) New Construction Re-Construct Addition Demolition Change of Use
Other Specify: _____

Brief Description of Proposed Work: _____

_____

CONTRACTOR'S NAME & PHONE # _____

CURRENT STATUS OF PROPERTY

LEGAL ADDRESS OF PROPERTY: _____Street, Lot(s) _____ Block_____ of Original Town or _____ Addition to the City of Alma, Nebraska or _____Section ___ Township 2 Range 18 West of the 6th PM

Number of Structures on lot _____	Lot Dimensions: _____ x _____ = _____ sq. ft.
Total square feet of structures on lot _____	Zoning District: _____
SET BACK(S) (in feet).	FRONT YARD _____ SIDE YARDS _____ and _____ REAR YARD _____

PROPOSED PROJECT INFORMATION:

Add House or Structure: Intended Use_____

(A zoning permit issued for a new residential dwelling includes the condition that the first owner of such dwelling shall be responsible for installation of sidewalks along all street frontages upon completion of construction of such dwelling)

Dimensions: _____x _____ Total Sq. Feet _____ Height_____ No. of stories_____

Basement Material: poured block wood _____ Building Plans Submitted: _____sets

Garage: 3-Car ___Double ___ Single____ Carport____ Plumber_____

Estimated Cost $_____ Estimated Date of Completion:_____

I hereby certify that the above statements are correct and that if a Zoning/Building Permit is issued, all work will be done in accordance with then conditions of ordinances of the approval indicated in this Permit and all applicable ordinances of the City of Alma, Nebraska.

_____
Signature of Applicant

614 Main Street
P.O. Box 468
Alma, NE 68920-0468

www.almacity.com

Ph: (308) 928-2242
Fax: (308) 928-2683

Approved 4-3-19

City of Alma
APPLICATION FOR ZONING PERMIT

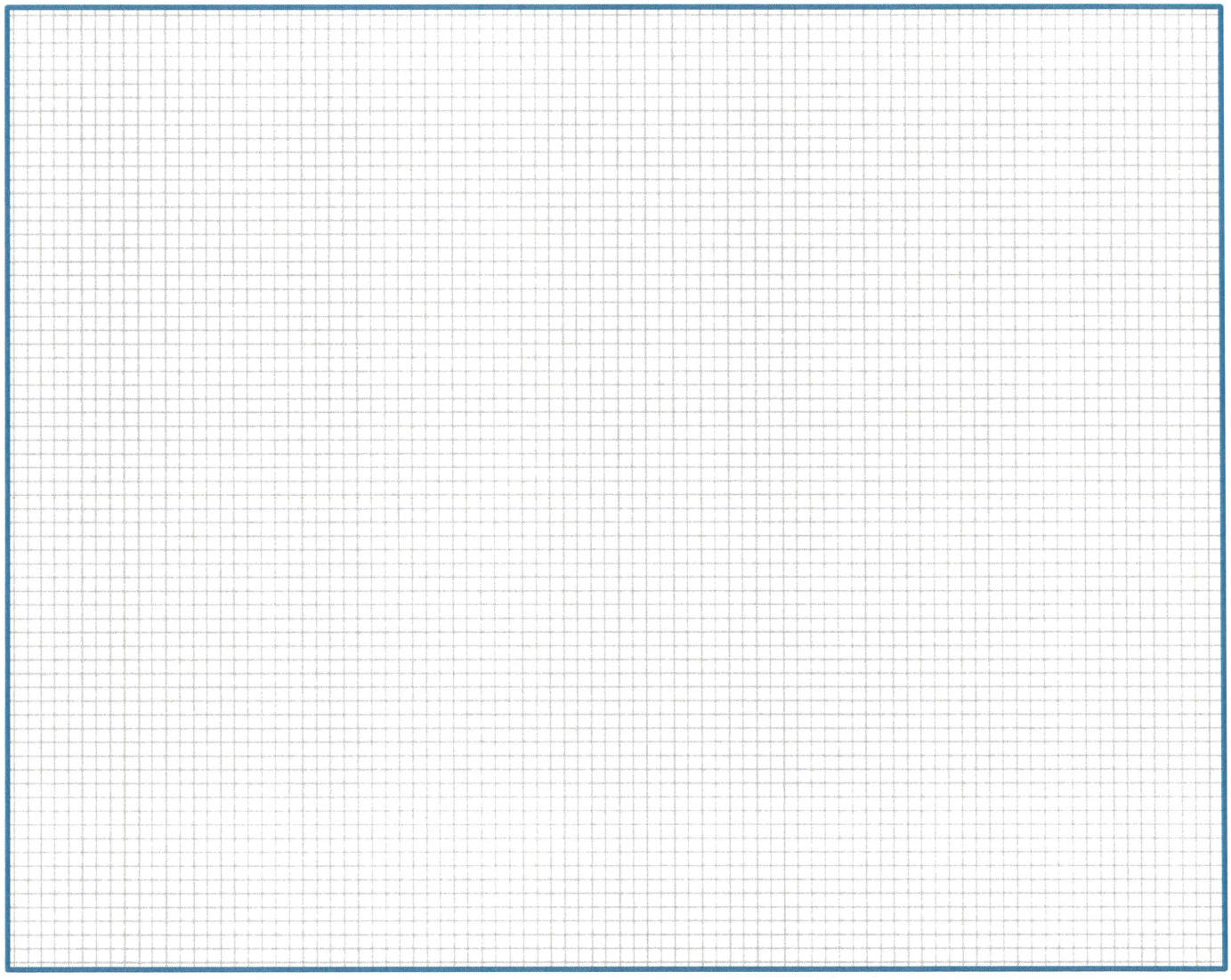
Date:_____

ZONING REQUIREMENTS

Sketch a site plan in the space below of the use / building / addition proposed which indicates ALL of the following:

A. Dimensions of the lot(s) on which the proposed use / building / addition is proposed to be located,
B. The location and size of the proposed use / building / addition on the lot,
C. The name of all streets adjoining the property and the distances from the rights-of-way of all such streets,
D. The distances of the use / building / addition from the property lines of property under different ownership,
E. The location of the driveway(s) which will serve the property,
F. IF the use is to be served by a private well and on-site sewage disposal system, indicated to location of such private well and on-site sewage disposal system (septic tank and wellfield),
G. IF the proposed use is commercial, industrial or other non-residential use, indicate the number, location and size of all off-street parking spaces to be provided, the location of loading area(s), the proposed type, location, height and size of any signs to be installed and the type, location and height of any fences proposed.

NORTH



614 Main Street
P.O. Box 468
Alma, NE 68920-0468

www.almacity.com

Ph: (308) 928-2242
Fax: (308) 928-2683

Approved 4-3-19

The Village Board of Trustees approved an updated Master Fee Schedule at the Nov. 13, 2025 regular meeting. The updated fees are as follows:

Fence Permits Application – $50.00

Zoning Compliance Permit Application – $100.00

Variance/Conditional Use/Rezoning Permit Application – $200.00

Yard Waste Disposal Site Permit: Residental – $30.00 / Commercial – $60.00

CITY OF FRANKLIN, NEBRASKA

Ordinance # 940

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF FRANKLIN, NEBRASKA UNDER TITLE IX – GENERAL REGULATIONS, CHAPTER 92 ENTITLED "FIRE REGULATIONS" BY AMENDING §92.42 THROWING FIREWORKS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING WHEN THIS ORDINACE SHALL BE IN FULL FORCE AND EFFECT AND ORDING THE PUBLICATION OF SAID ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRANKLIN, NEBRASKA.

Section 1. Title IX – General Regulations, Chapter 92 entitled "Fire Regulations", of the Municipal Code of the City of Franklin, Nebraska, is hereby amended to read as follows:

§92.42 It shall be unlawful for any person to throw any firecracker, or any object which explodes upon contact with another object; from or into a motor vehicle; onto any highway; at or near any person; into any building; or into or at any group of persons. It shall be unlawful for any person to explode any fireworks after the hour 10:00 pm and before the hour of 8:00 am June 24 through July 2 and after the hour of 12:00 am and before the hour of 8:00 am July 3 through July 5.

Section 2. Any other ordinance or section passed and approved prior to the passage, approval, and publication of this ordinance and in conflict herewith, is hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED THIS 11th DAY OF JUNE, 2019.

APPROVED:

Margaret M. Siel, Mayor

CITY OF FRANKLIN CORPORATE SEAL FRANKLIN COUNTY, NEBRASKA

ATTEST:

Raquel Felzien, City Clerk



July 2, 2026

City Council
City of Franklin
619 15th Ave
Franklin, NE 68939

RE: Franklin, Nebraska
Franklin C & D Landfill
JEO Project No. 222242.00

Dear City Council:

JEO has conducted a review of the bids that were received on June 24th, 2026 for the C & D Landfill project. The City received eight bids. The bids received are recorded on the attached bid tabulation form.

Based on our review of the bids for the project, Van Kirk Brothers Contracting from Sutton, NE is the low bidder with a bid amount of $92,800. JEO's opinion of construction cost was approximately $250,000. Van Kirk Brothers is a reputable contractor. Based on this information, JEO recommends awarding the project to Van Kirk Brothers.

If this meets with the City Council's approval, the Council should pass a motion to award the C & D Landfill project to Van Kirk Brothers Contracting for their bid amount of $92,800. Once the City has awarded the project, JEO will commence work on the contract documents.

Let me know if you have any questions or comments.

Sincerely,

Michael E. Schultes, PE
Project Manager
Enclosure: Bid Tabulation

Bid Tab

PROJECT | Franklin C & D Landfill

JEO PROJECT NO. | 222242.00

LOCATION | Franklin, NE

LETTING | June 24th, 2026 @ 2:00pm

OPINION OF PROBABLE COST | $250,000

Bidder	Total Group A
Van Kirk Bros. Contracting Sutton, NE	$92,800.00
C Lazy B Land Development Kearney, NE	$115,650.00
BSB Construction, Inc. Curtis, NE	$124,895.00
Myers Construction Inc Broken Bow, NE	$147,300.00
Leising Inc Arapahoe, NE	$167,560.00
James Contracting Kearney, NE	$168,500.00
Circle P Excavation Overton, NE	*$186,205.55*
Ashland Road Excavating Plattsmouth, NE	$201,500.00

** Numbers in italics indicate an irregularity in the contractor's original bid form*

Tab Sheet

PROJECT | Franklin C & D Landfill

JEO PROJECT NO. | 222242.00

LOCATION | Franklin, NE

				Van Kirk Bros. Contracting		C Lazy B Land Development	
GROUP A							
Item	**Description**	**Qty.**	**Unit**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Mobilization, Insurance, Bonding	1	LS		$9,500.00		$8,750.00
2	Excavation Phase II	30,000	CY	$2.41	$72,300.00	$3.45	$103,500.00
3	Erosion Control	1	LS		$5,000.00		$900.00
4	Seeding	1	LS		$6,000.00		$2,500.00
TOTAL GROUP A					$92,800.00		$115,650.00

				BSB Construction, Inc.		Myers Construction Inc	
GROUP A							
Item	**Description**	**Qty.**	**Unit**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Mobilization, Insurance, Bonding	1	LS		$19,000.00		$15,000.00
2	Excavation Phase II	30,000	CY	$3.20	$96,000.00	$4.00	$120,000.00
3	Erosion Control	1	LS		$5,930.00		$4,500.00
4	Seeding	1	LS		$3,965.00		$7,800.00
TOTAL GROUP A					$124,895.00		$147,300.00

				Leising Inc		James Contracting	
GROUP A							
Item	**Description**	**Qty.**	**Unit**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Mobilization, Insurance, Bonding	1	LS		$28,260.00		$15,000.00
2	Excavation Phase II	30,000	CY	$4.10	$123,000.00	$4.75	$142,500.00
3	Erosion Control	1	LS		$3,300.00		$3,500.00
4	Seeding	1	LS		$13,000.00		$7,500.00
TOTAL GROUP A					$167,560.00		$168,500.00

				Circle P Excavation		Ashland Road Excavating	
GROUP A							
Item	**Description**	**Qty.**	**Unit**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Mobilization, Insurance, Bonding	1	LS		$18,500.00		$35,000.00
2	Excavation Phase II	30,000	CY	$4.63	*$138,900.00*	$5.25	$157,500.00
3	Erosion Control	1	LS		$12,305.55		$1,500.00
4	Seeding	1	LS		$16,500.00		$7,500.00
TOTAL GROUP A					*$186,205.55*		$201,500.00

** Numbers in italics indicate an irregularity in the contractor's original bid form*

Please run in classified border ad July 22 and July 29 2026 issues. Thank you.

I would like one affidavit please. Thank you

The City of Franklin is now taking sealed proposals for the removal of the **METAL BUILDING, the size is 20 '6 " by 30’ long, with one 9 x 7 overhead door, two walk in doors, currently located behind the fire barn at 618 14th Ave. This building will need to be removed by September 1, 2026. The deadline for the proposals is August 4, 2026 at 12:00 PM.** Monday – Friday 8 AM to 4:30 PM. **Bids will be opened at the council meeting August 11, 2026 starting at 6 PM.** Please contact the City Office if you have any questions at 308-425-6295 or info@cityoffranklin.net.

AIA® Document G702® – 1992

Application and Certificate for Payment

TO OWNER:	City of Franklin 619 15th Avenue Franklin, NE 68939	**PROJECT:**	City of Franklin Downtown Apartments & Commercial Project a/k/a The Marcellus Building Project 615 15th Ave Franklin, NE 68939	**APPLICATION NO:**	012
				PERIOD TO:	June 26, 2026
				CONTRACT FOR:	General Construction
FROM	RMV Construction LLC	**VIA**	Erickson Sullivan Architects & Associates, LLC	**CONTRACT DATE:**	04-08-2025
CONTRACTOR:	1515 E 11th Street Kearney, NE 68847	**ARCHITECT:**	110 S. 14th Street, Suite 200 Lincoln, NE 68508	**PROJECT NOS:**	35024 / 2510 /

Distribution to:
OWNER : [X]
ARCHITECT : [X]
CONTRACTOR : [ ]
FIELD : [ ]
OTHER : [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINALCONTRACT SUM		$1,922,800.00
2. NET CHANGE BY CHANGE ORDERS		$113,404.70
3. CONTRACT SUM TO DATE(Line 1 ± 2)		$2,036,204.70
4. TOTAL COMPLETED & STORED TO DATE(Column G on G703)		$1,395,639.70
5. RETAINAGE:		
a. 5.00% of Completed Work (Column D + E on G703: $1,395,639.70)=	$69,781.99	
b. 5.00% of Stored Material (Column F on G703: $0.00)=	$0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$69,781.99
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$1,325,857.71
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$1,103,526.37
8. CURRENT PAYMENT DUE		$222,331.34
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$710,346.99

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$95,995.70	$715.00
Total approved this Month	$18,124.00	$0.00
TOTALS	$114,119.70	$715.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RMV Construction LLC

By: _____ Date: 6/30/26

State of: Nebraska
County of: Buffalo

Subscribed and sworn to before me this 30th day of June 2026

Notary Public: Kristie R France
My Commission expires: 11-16-2027

State of Nebraska – General Notary
KRISTIE R FRANCE
My Commission Expires
November 16, 2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $222,331.34

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: 7/9/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the

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NET CHANGES by Change Order		$113,404.70

Owner or Contractor under this Contract.

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AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

City of Franklin Downtown Apartments & Commercial Project a/k/a The Marcellus Building Project
615 15th Ave
Franklin, NE 68939

APPLICATION NO:	012
APPLICATION DATE:	06-30-2026
PERIOD TO:	June 26, 2026
ARCHITECT'S PROJECT NO:	35024

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
001	General Conditions	338,406.00	251,517.00	18,293.00	0.00	269,810.00	79.73%	68,596.00	0.00
002	Demolition	110,400.00	110,400.00	0.00	0.00	110,400.00	100.00%	0.00	0.00
003	Cast-In-Place Concrete - Reinforcing	3,100.00	3,100.00	0.00	0.00	3,100.00	100.00%	0.00	0.00
004	Cast-In-Place Concrete	22,360.00	2,683.00	13,416.00	0.00	16,099.00	72.00%	6,261.00	0.00
005	Structural Steel	54,732.00	31,197.00	0.00	0.00	31,197.00	57.00%	23,535.00	0.00
006	Rough Carpentry	139,240.00	139,240.00	0.00	0.00	139,240.00	100.00%	0.00	0.00
007	Finish Carpentry / Casework	83,114.00	0.00	0.00	0.00	0.00	0.00%	83,114.00	0.00
008	Insulation	11,683.00	11,683.00	0.00	0.00	11,683.00	100.00%	0.00	0.00
009	Liner	9,776.00	9,776.00	0.00	0.00	9,776.00	100.00%	0.00	0.00
010	Joint Sealants	2,500.00	0.00	0.00	0.00	0.00	0.00%	2,500.00	0.00
011	Doors, Frames, and Hardware	92,047.00	11,581.00	0.00	0.00	11,581.00	12.58%	80,466.00	0.00
012	Gypsum Board Assemblies	149,126.00	67,107.00	29,824.00	0.00	96,931.00	65.00%	52,195.00	0.00
013	Flooring	40,155.00	24,949.00	0.00	0.00	24,949.00	62.13%	15,206.00	0.00
014	Painting	48,193.00	0.00	0.00	0.00	0.00	0.00%	48,193.00	0.00
015	Specialties / Accessories	8,572.00	0.00	0.00	0.00	0.00	0.00%	8,572.00	0.00
016	Fire Suppression	39,950.00	9,987.50	9,988.00	0.00	19,975.50	50.00%	19,974.50	0.00
017	Plumbing	178,750.00	143,660.25	0.00	0.00	143,660.25	80.37%	35,089.75	0.00
018	HVAC	182,950.00	0.00	108,518.00	0.00	108,518.00	59.32%	74,432.00	0.00
019	Electrical	184,990.00	139,239.00	0.00	0.00	139,239.00	75.27%	45,751.00	0.00
020	Earthwork	23,000.00	1,500.00	21,500.00	0.00	23,000.00	100.00%	0.00	0.00
021	Bond	16,961.00	16,961.00	0.00	0.00	16,961.00	100.00%	0.00	0.00
022	Contractor's Fee	191,295.00	109,038.25	11,477.00	0.00	120,515.25	63.00%	70,779.75	0.00
023	Alternate #003 - Disposal Fees	(8,500.00)	(7,500.00)	0.00	0.00	(7,500.00)	88.24%	(1,000.00)	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
CO #001	Change Order #001	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
024	RFP #002 - Fire Extinguisher	(715.00)	(715.00)	0.00	0.00	(715.00)	100.00%	0.00	0.00
025	COR #001 - Basement - Stone Tuckpointing	26,210.00	26,210.00	0.00	0.00	26,210.00	100.00%	0.00	0.00
026	COR #003 - Extend Electrical Service	4,086.05	4,086.05	0.00	0.00	4,086.05	100.00%	0.00	0.00
027	RFP #001 - Floor Decking Replacement	4,252.00	4,252.00	0.00	0.00	4,252.00	100.00%	0.00	0.00
028	RFP #002 - Fire Extinguisher	50.00	50.00	0.00	0.00	50.00	100.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
CO #002	Change Order #002	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
029	RFP #005 - Radon Mitigation	14,465.00	11,572.00	2,893.00	0.00	14,465.00	100.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
CO #003	Change Order #003	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
030	COR - #004R East Beam and Structural Components	10,699.00	10,699.00	0.00	0.00	10,699.00	100.00%	0.00	0.00
031	COR #006 - Electrical Changes	4,976.65	4,976.65	0.00	0.00	4,976.65	100.00%	0.00	0.00
032	RFP #004 - Brick Tuckpointing	6,870.00	6,870.00	0.00	0.00	6,870.00	100.00%	0.00	0.00
033	RFP #007 - Fire Marshal Response	1,687.00	0.00	0.00	0.00	0.00	0.00%	1,687.00	0.00
034	RFP #008 - Add Floor Insulation	10,023.00	10,023.00	0.00	0.00	10,023.00	100.00%	0.00	0.00
035	RFP #009 - Access Panels	2,309.00	0.00	0.00	0.00	0.00	0.00%	2,309.00	0.00
036	RFP #010 - Plumbing Chases and MEP Updates	10,368.00	7,464.00	0.00	0.00	7,464.00	71.99%	2,904.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
CO #004	Change Order #004	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
037	RFP #003.2 - Roof Structure & Opening Reinforcement 0.00 0.00 0.00 0.00 0.00 0.00% 0.00 0.00 0.00%	18,124.00	0.00	18,124.00	0.00	18,124.00	100.00%	0.00	0.00
	GRAND TOTAL	**2,036,204.70**	**1,161,606.70**	**234,033.00**	**0.00**	**1,395,639.70**	**68.54%**	**640,565.00**	**0.00**

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ERICKSON SULLIVAN
ARCHITECTS

July 7, 2026

Margaret Siel, Mayor
City of Franklin, Nebraska
619 15th Avenue
Franklin, NE 68939

Project: City of Franklin Marcellus Building – RMV Pay Ap Summary

Ms. Siel:

Please find attached the signed, approved Pay Application #12 from RMV Construction for the Marcellus Building Project for the month of June 2026. During my site visit last week I observed drywall taping and mudding underway, most of the concrete paving behind the building was complete, and electrical, plumbing and HVAC had progressed since last month. Their work this past month includes the following:

- General Conditions (Rentals, Supervision, Site Costs)
- Cast in Place Concrete (Paving)
- Gypsum Board Assemblies (Drywall work)
- Fire Suppression
- Electrical
- Earthwork (Grading for the paving)
- Fees

Please let me know if you have any questions.

Thank you,



Trevor L. Hull, AIA

Bill to:
Margaret Siel, Mayor
City of Franklin, Nebraska
619 15th Avenue
Franklin, NE 68939
ap@cityoffranklin.net

ERICKSON SULLIVAN
ARCHITECTS

Date: 7/10/2026

Invoice: 16-35024

Due date: 7/30/2026

Project: City of Franklin Downtown Apartments and Commercial
Project #: 35024

Amount due for Architectural Services for the period ending June 30, 2026:

Description: Lump Sum Fee of $148,500 + Reimbursable Expenses					**Amount**
Service Type:	Contract Fee:	Percentage Complete:	Billed to Date:	Previous Fee Billing:	Current Fee Billing:
Construction Documents Phase:	$44,550.00	100%	$44,550.00	$44,550.00	$0.00
Procurement Phase:	$7,425.00	100%	$7,425.00	$7,425.00	$0.00
Construction Phase:	$37,125.00	95%	$35,268.75	$31,556.25	$3,712.50
Basic Compensation Due this Invoice:					$3,712.50
Reimbursable Expenses:					$0.00
Total Due This Period:					$3,712.50
Finance Charge:					$0.00
Total Due This Invoice:					**$3,712.50**

Thank you,



Trevor L. Hull, AIA

Unpaid balances overdue 30 days from this Statement Date are subject to a finance charge of 1% per month.

CITY OF FRANKLIN

Marcellus Flats
PET AGREEMENT & POLICIES

MARCELLUS FLATS
HUTCHINS BUILDING

This Agreement entered into this _____ day of _____, 20___, by and between City of Franklin, Owner, and _____, Tenant(s), in consideration of their mutual promises agree as follows:

A. PURPOSE

The purpose of this addendum to the Lease Agreement is to ensure that pet ownership will not be injurious to persons or property, nor violate the right of all tenants to clean, quiet, and safe surroundings in the building.

The Tenant desires and has received written approval from the Owner to keep the pet named _____and described as follows (photo must be attached):

_____

This Agreement serves as written approval and will be granted after all conditions of this Agreement have been fulfilled.

This Agreement is an Addendum to and part of the Lease Agreement between the Owner and the Tenant executed on _____. In the event of default by Tenant of any terms of this Agreement, Tenant agrees, upon proper written notice of default from the Owner, to cure the default, remove the Pet or vacate the premises. Tenant agrees Owner may revoke permission to keep said Pet on the premises by giving Tenant proper written notice. Failure to comply on the part of the Tenant will be deemed material non-compliance of the Lease Agreement and will be grounds for termination of tenancy.

B. CERTIFICATE

The Tenant must present a Veterinarian's Certificate that the Pet is in good health, has current and necessary inoculations and booster shots, and is spayed or neutered. The Veterinarian Certificate must be updated annually. The Certificate must be presented prior to the Pet coming onto the premises. If the animal is too young, the Tenant agrees to have the Pet neutered or spayed when the Pet reaches the suitable age. Failure to do so is in non-compliance with the terms of this addendum and the Lease Agreement.

1. The Tenant will provide the Owner with a Certificate indicating proper licensing with the City of Franklin, as required, prior to bringing the Pet onto the premises.
2. The Tenant agrees to comply with all Health and Safety Codes and all other applicable governmental laws and regulations relating to pets.

C. PET FEE & RENTAL DEPOSIT

1. Tenant agrees to pay a Pet Fee of **$400.00 (four-hundred dollars**) in addition to the rental security deposit.
2. The Pet Fee is nonrefundable and will be used towards, but is not limited to, repairs, cleaning, removal of dander in ventilation systems, treatment for flea infestation, or replacement of any part of the apartment or premises damaged by the pet. The Tenant's liability for damages applies to flooring, doors, walls, window fixtures, windows, screens, cabinets, appliances, and any other part of the dwelling unit, landscaping, or other improvements to Owner's property. It is further understood that damage charges are not limited to the deposit held by the Owner.

D. PET CATEGORIES

A common household pet shall be defined as: A domesticated animal, of one dog or one cat, which is traditionally kept in the home for pleasure rather than for commercial purposes.

1. Only one dog or one cat may be maintained by the Tenant and may not exceed forty (40) pounds.
2. An aquarium up to a 10 (ten) gallon tank may be maintained for non-dangerous fish only, and may not be used for other animals such as amphibians, reptiles, rodents, etc.

E. PET EMERGENCY

In case of an emergency or illness, the following person, located no more than 60 miles from the dwelling, will remove my Pet from the premises and be solely responsible for its care:

Name: _____ Relationship to Tenant:_____

Address: _____ Telephone: _____

Signature of Responsible Party: _____

F. RESPONSIBILITIES & CARE

1. The Tenant agrees that if for any reason the Pet is left unattended as specified or whose health is jeopardized by the Tenant neglect, mistreatment, or inability to care for the animal, the Owner shall contact the Pet Emergency Person named above. Such circumstances shall be deemed an emergency for the purposes of the Owner's right to enter the Tenant'' unit to allow such person to remove the animal from the premises. The Owner accepts no responsibility for any pet so removed. The specifications for unattended pets are as follows:
    a. Dogs – 9 hours, Cats – 12 hours
2. All animal waste or litter from litter boxes or cages is to be picked up and disposed of in SEALED PLASTIC BAGS and placed in the trash bin outside the building.
    a. Cat litter must be emptied and replaced at least twice weekly and cleaned daily to minimize odor.
    b. Litter from litter boxes nor waste is **not** to be disposed of down the toilet.
    c. If a smell is developed because of improper care of the Pet, the Owner shall first give one verbal reprimand, followed written notice to remedy within 7 days. The next notice of the problem shall result in the Tenant required to remove the Pet from the building.
    d. The Tenant agrees to use an appropriate scoop to clean up Pet waste on the exterior grounds and all surrounding property. The debris shall be disposed of in a sealed plastic bag in a designated outdoor trash receptacle.
    e. An aquarium must be routinely cleaned and water changed to maintain an odor free environment, at a minimum monthly.
3. The Tenant agrees to provide adequate care, nutrition, exercise, and medical care for the Pet.
4. The Tenant agrees and is aware that the Owner may impose a $25.00 per occurrence waste removal charge, in the event that the Tenant does not comply with the procedures of disposal of pet waste.

G. INSPECTION

The Owner reserves the right to inspect the Tenant's unit on a frequency of not less than every three months to verify unit condition.

H. PET RESTRAINTS

1. The Pet must be kept in the Tenant's apartment at all times.
2. The Pet must be on a leash at all times when on the building property outside the apartment unit. At no time will the Pet be allowed to roam free.
3. The Tenant agrees to keep the Pet under control at all times so that the Pet does not jump up on other tenants or guests on the property and that they are not bothered or unduly frightened by

excessive barking or other aggressive behavior.

4. A Pet that disturbs the peace and quiet of the neighbors through noise, smell, animal waste, biting, scratching or other nuisance will be in non-compliance as set forth in Section A.
5. The Pet shall be totally removed from their units for the full amount of specified time for any commercial treatments of chemicals or applications, exterminating or defleaing of the building, for the safety of the Pet.
6. The Tenant acknowledges that other tenants may have chemical sensitivities or allergies or are easily frightened by animals. The Tenant, therefore, agrees to exercise common sense and common courtesy in respect of other tenants' rights to peaceful and quiet enjoyment of the premises.
7. The Tenant assures the Pet is quiet and housebroken and will not cause damage or disrupt other Tenant's living environment.
8. Tenants shall not alter their apartment or any part of the premises to create an enclosure for the Pet.
9. Tenants are prohibited from feeding stray animals. Feeding of stray animals shall constitute having a Pet without permission.
10. Visitors or guests are prohibited from bringing pets onto the premises.
11. All aquariums must be sealed against leakage and properly cleaned and maintained.

I. NON-COMPLIANCE

Tenants who violate the terms of this Agreement will be required to remove the Pet from the premises upon notice from the Owner within:

1. A reasonable time commensurate with the exigency of the situation in the case of creation or maintenance of a threat to the health or safety of other tenants or the Owner's employees.
2. Thirty days in all other cases.
3. Failure to comply may result in revocation of permission to have a Pet by the Owner.
4. Failure to comply could result in termination of tenancy.

The Tenant has read and agrees to comply with this Pet Agreement & Policies and agrees to comply with such rules and regulations as may be reasonably adopted from time to time by the Owner. The Tenant further agrees to review this Agreement at the time of annual recertification.

Tenant Signature: _____ **Date:** _____

Co-Tenant Signature: _____ **Date:**_____

Owner/Manager Signature:_____ **Date:**_____

COMPANY LETTERHEAD IF AVAILABLE

COMPENSATION VERIFICATION LETTER

COMPANY NAME
XXXX ADDRESS
CITY, NE ZIP CODE

MONTH DATE, YEAR

RE: Compensation Verification for Income Eligibility of Apartment Application

To Whom It May Concern:

Please accept this letter as verification that _Tenant FIRST LAST Name_ is employed with us at the following level of compensation, effective _____DATE_____:

- Title: _____
- Type: ☐ Full-time ☐ Part-time
  - Average number of hours per week: _____
  - If/when there is overtime, are the number of overtime hours predictable (regular) or sporadic (varies a lot from week-to-week, month-to-month, seasonal) ☐ Predictable ☐ Sporadic
- Hourly Rate: $_____
- Additional Terms (such as tips, commission, bonuses): _____
  _____

If you have any questions or require further information, please feel free to contact me at XXX.XXX.XXXX.

Sincerely,

SUPERVISOR FIRST LAST NAME
TITLE

COMPENSATION VERIFICATION LETTER

COMPANY NAME
XXXX ADDRESS
CITY, NE ZIP CODE

MONTH DATE, YEAR

RE: Compensation Verification for Income Eligibility of Apartment Application

To Whom It May Concern:

Please accept this letter as verification that _Tenant FIRST LAST Name_ is employed with us at the following level of compensation, effective _____DATE_____:

- Title: _____
- Type: ☐ Full-time ☐ Part-time
  - Average number of hours per week: _____
  - If/when there is overtime, are the number of overtime hours predictable (regular) or sporadic (varies a lot from week-to-week, month-to-month, seasonal) ☐ Predictable ☐ Sporadic
- Hourly Rate: $_____
- Additional Terms (such as tips, commission, bonuses): _____
  _____

If you have any questions or require further information, please feel free to contact me at XXX.XXX.XXXX.

Sincerely,

SUPERVISOR FIRST LAST NAME
TITLE

MARCELLUS FLATS - TENANT RULES & REGULATIONS

The following rules and regulations are for the benefit of all tenants and will be enforced. Our goal is to make this a happy and pleasant home for all who reside here. The cooperation of all tenants and their household members is expected and greatly appreciated.

RENT COLLECTIONS

1. Rent is due and payable in advance on the first day of each month. If rent is not paid on or before the tenth day, a delinquent notice will be delivered to the TENANT. The TENANT agrees to pay a late charge of fifty dollars ($50.00). In addition, a Two Dollar ($2.00) per day charge will be assessed beyond the fifth (5th) day of non-payment.
2. If rent is not paid within three (3) days after the "Notice of Delinquent Rent" notice has been delivered, eviction will commence.
3. Partial payment of rent will be accepted under extenuating circumstances only if the TENANT has made prior arrangements with the OWNER before the first of the month.
4. A $30.00 administrative fee will be charged for checks returned by the bank for insufficient funds. This will be in addition to the late charge.
5. The terms of any rent extension will be spelled out in writing, signed by both parties and a copy retained by each. If the rent is not paid on the date set forth in the extension, the TENANT will be served an eviction notice as soon thereafter as possible.
6. Rent must be paid by cash, check, or money order (or online if through City utility/payment portal?).
7. TENANT may deliver such payment utilizing the City Utility Drop Box or processed through electronic bill-pay.

   Checks payable to: **City of Franklin**
   For electronic payment, address: % Marcellus Flats
   619 15th Avenue, Franklin, NE 68929

8. TENANT will pay Court costs incurred for the collection of rents or due to eviction.

Commented [LJ1]: This is a rare clause and 'opens up a can of worms". Suggest removing.

UTILITIES

1. Water, sewer, refuse, gas, electricity, and basic WiFi internet services are provided.
2. The Tenant must contact the local preferred Company for telephone and cable.

PET POLICY

1. One pet, defined as a domesticated dog or cat not weighing more than 45 (forty-five) pounds, is allowed upon completion of the Pet Agreement & Policies.
2. The nonrefundable Pet fee is required upon approval of the pet..

ANTENNAS

1. No antenna of any description shall be installed on the buildings or hung from the windows.

GARBAGE

1. TENANT shall deposit all garbage, trash, and rubbish in the receptacles provided by the OWNER.
2. Containers are to be kept at the location provided and in the designated space.

3. The local sanitation department will pick up the garbage on a regular basis.
4. Please keep the area around the garbage cans as clean as possible.
5. Large items that do not fit into the receptacles are the TENANT'S responsibility to properly dispose.

PARKING

1. Off-street parking for up to two vehicles per unit is available for the TENANTS.
2. Do not park on 15th Avenue as that is designated for daily business patron use, under any circumstances.
3. Park so you do not obstruct the sanitation service's pick-up area or the utility company trucks that may be working in the area.
4. No car repair is allowed in the parking area.
5. Inoperable or unlicensed vehicles or parts shall not be stored in the parking area.
6. Two-wheel motor vehicles are subject to the same rules as automobiles.
7. RV's, boats, personal recreation vehicles, etc. are not permitted for parking beyond a 24-hour period on the premises and must be stored offsite.

APARTMENT MAINTENANCE

1. TENANT shall keep the premises in a clean and sanitary condition.
2. Apartment doors should be kept closed in consideration of other tenants. An effort should be made at all times to be considerate of other tenants, particularly with regard to loud television sets, music, or conversation, especially after 10:00 P.M. and before 7:00 A.M.
3. TENANT, members of their household, and visitors shall comply with all laws and City Ordinances affecting the use or occupancy of the premises.
4. TENANTS shall not conduct nor permit loud parties or noisy activities in their dwelling, or in any manner create any disturbances, which cause annoyance or discomfort to other tenants or to the community.
5. The OWNER will not be responsible for any lost or stolen articles or personal property, including mail left with any employee.
6. Household or other property must not be stored outside the dwelling unit.
7. When you are absent from your apartment, **all doors should be locked.**
8. Contents of your apartment should be adequately covered by renter's insurance.
9. TENANTS should notify the Property Manager before leaving on an extended trip.
10. TENANTS should notify the OWNER immediately when the Rules and Regulations are being violated.
11. TENANT shall notify the OWNER promptly of the need for any repairs to the premises. Such problems requiring immediate notification may include plumbing leaks or malfunctions, and any problems with electrical outlets, switches, light fixtures, or appliances.
12. Preventive and corrective maintenance services will be provided in accordance with state and local codes.
13. TENANTS are responsible for replacing light bulbs in their apartments or appliances after initial occupancy, in the bathrooms and closets. Those light fixtures more than 8 feet high in the common living space and bedrooms will be replaced by OWNER. Contact the OWNER/Property Manager to replace these light bulbs.
14. Plumbing, electrical or gas burning equipment shall not be used for any other purposes than those for which they are intended.
15. Flammables, gasoline, naphtha, solvent, etc., must not be kept in the dwelling unit.
16. TENANT shall display no signs, nor any articles of any description be hung from the windows or doors or placed on the exterior windowsills. Nothing shall be thrown from the windows nor swept outside or thrown out the doors of any dwelling unit.

17. TENANTS are not to install additional major appliances unless approved in writing by the OWNER.
18. Children are not to play in designated parking areas.
19. Parents are liable for any damage their children may cause.
20. Children's playthings nor personal property may be stored or left in the parking areas or sidewalks with the exception of up to two bicycles per unit kept in the bicycle rack, if one is provided.
21. TENANT will be responsible for damage caused by nails or pre-drilled wall hangers. Use small nails or picture hangers to hang wall ornaments.
22. Tubs and showers must be cleaned with non-abrasive cleaners to prevent damage to surfaces.
23. Garbage disposals, if provided, should be used with care. Do not put such items as corncobs, potato peels, banana peels, celery, or other fibrous material in the disposal, as they will clog the line.
24. **NO SMOKING:** Smoking is prohibited within the interiors of **all** apartments. Smoking shall mean carrying a lighted cigar, cigarette, pipe, E-Cigarettes, or any other lighted smoke equipment. Smoking will be permitted in the designated area only and must be a minimum of 25 feet from all entry ways as required for all public housing units. Discarding any smoking materials on property grounds is prohibited.

CARPET MAINTENANCE

1. Carpeting in the apartments should be vacuumed at least once a week.
2. TENANTS are responsible for any carpet burns.
3. Spot cleaning on spills should be done immediately for best results. Use only preparations made especially for carpets. Do not use ammonia, bleach, or other strong household cleaners intended for hard surfaces.
4. Carpet will be professionally cleaned upon vacating the unit, with $75 deducted from the deposit for normal cleaning. Additional charges will be deducted from the deposit if carpet is damaged beyond normal wear and tear.

APPLIANCE MAINTENANCE

If any appliance begins to malfunction the TENANT must notify the OWNER immediately to have the appliance properly serviced and must not attempt to repair the appliance on their own.

1. Regular cleaning of the oven is necessary with manufacturer's instructions followed.
2. Clean the top burners/glass tops of the kitchen range as they become soiled.
3. Exhaust fan screens on the range hoods should be removed regularly and washed in warm, soapy water to remove any grease build-up.
4. Clean the refrigerator as necessary. Do not use sharp instruments when defrosting the refrigerator; let the ice melt at room temperature.
5. The air conditioner filter will be cleaned and or changed bi-monthly during the operating season by maintenance personnel who will schedule access with the TENANT.
6. Washing machine door should remain open when not in use to allow to air dry and prevent mold growth. Run a cleaning cycle and wipe down the gasket around the door to ensure proper sealing and prevent odors as necessary.
7. Dryers should be maintained to ensure proper use by clearing the lint screen often, periodically vacuuming out the lint screen compartment, and make sure the exterior exhaust vent is not obstructed.

HEATING AND PLUMBING MAINTENANCE

1. Thermostats should not be turned below 55 degrees during cold weather as it may cause pipe damage.

2. Windows must be closed at night during cold weather months to avoid pipe damage.
3. Notify the OWNER immediately of any problems with heating or plumbing systems.

KEYS

Key(s) to Apartment issued: **2, unless otherwise specified**

1. Additional keys may not be made by the tenant but may be requested.
2. If a key is lost, the charge of changing out the locks will be assessed to the TENANT.
3. Upon vacating the apartment units, the TENANT shall return to the OWNER all keys provided during the term of the tenancy. Twenty dollars ($20.00) will be charged for each key not returned by the TENANT.

ALTERATIONS

1. Without prior written approval of the OWNER, the TENANT **shall not**:
   (1) Paint, wallpaper, or otherwise redecorate or make alterations, additions, or improvements in or to the property;
   (2) Install a washing machine, dryer, air-conditioning unit, or any other electrical equipment or appliance;
   (3) Place fixtures, signs, or fences in or about the premises; or
2. The TENANT is not authorized to change door locks or install additional door locks.

ABANDONMENT

1. In the event the TENANT is absent from the property for five (5) consecutive days while in default of rent, TENANT shall, at the option of the OWNER, be deemed to have abandoned the property and any remaining personal property of the TENANT shall be considered abandoned and may be disposed of by the OWNER according to State Law.

GUESTS

1. TENANTS are permitted to have guest(s) visit their household; however, an adult person(s) making reoccurring visits or one continuous visit of 14 days and nights in a 45-day period without the consent of the management will be counted as a household member(s).

MOVING-OUT

1. TENANTS are expected to return their apartment in a clean and rentable condition. You will be requested to accompany the Owner/Manager on the move-out inspection. This will help avoid misunderstandings on damages being assessed against your deposit.
2. A Move Out Inspection Checklist will be provided upon notice to the OWNER you plan to vacate.

"I have read and understand the above Tenant Rules & Regulations of the City of Franklin's Marcellus Flats and agree to abide by them."

Tenant Printed Name	Signature	Date
Co-Tenant Printed Name	Signature	Date

MARCELLUS FLATS – LEASE AGREEMENT

City of Franklin, Nebraska Affordable Housing Trust Fund Program

Whereas, City of Franklin, the OWNER (lessor) does hereby lease to _____ _____the TENANT (leasee),a _____ unit in the rental housing project known as **Marcellus Flats, Hutchins Building,** located at **613 15th Avenue, Franklin, NE**, for a term of **one year** and renewing automatically for successive one month periods thereafter, until either party terminates said lease as provided herein. (If the beginning date is other than the first day of the month, "Lease Attachment-Partial Month's Lease Agreement" should be used to prorate rent from move-in to First of Month.)

A. RENTAL RATE & INCOME ELIGIBILITY

This rental unit has been financed in part through the Nebraska Affordable Housing Trust Fund (NAHTF), a Government Agency. Eligibility for TENANTS to reside in this project in the Income Qualified designated units, is based upon TENANTS income. The OWNER will determine the TENANT'S eligibility based upon NAHTF regulations. Eligibility at the Income Qualified Rate, will be determined upon the execution of this lease agreement and at least annually thereafter. The TENANT agrees to pay the OWNER the following specified monthly rental payment on, or before, the First Day of each month.

Select	Unit Size	Income Qualified Rate		Market Rate	
	One-Bedroom		**$725**		**$850**
	Two-Bedroom		**$850**		**$975**

This rate includes utitilities and basic WiFi broadband service; the rate does not include telephone or cable TV service which may be contracted by the TENANT separately.

If annual income exceeds the Income Qualified Rate at the next Annual Income Verification, my rental rate will be adjusted to the current Market Rate and reviewed annually.

B. UTILITIES

The OWNER shall provide the following utilities to the rental units which are included in the rental charges: electricity, gas, water, sewer, trash pick up, basic WiFi, lawncare and snow removal.

TENANT is responsible for maintaining other optional utilities provided to the rental unit, to include telephone, cable, or other service; which the TENANT shall pay to the respective provider thereof in a timely manner.

C. DAMAGES & INDEMNIFICATION

A security deposit in the amount equal to one month's rent of **$_____**is required and acknowledged. These funds may be used by the OWNER at the time the unit is vacated by the TENANT to address any maintenance and/or cleaning required, beyond normal wear and tear. Deposit will be returned to TENANT **less a $75 carpet cleaning charge** should condition be determined by OWNER as "Normal" cleaning, otherwise a professional cleaning service will be used and cost will be deducted from deposit. Balance of the deposit will be refunded to the TENANT within two weeks after the termination of the tenancy and receipt of the TENANT'S mailing address or delivery instructions. *(The security deposit is not an advance payment of rent and does not relieve the TENANT from obligation to pay rent, including rent for the last month of occupancy.)*

TENANT will maintain liability insurance, as well as insurance on its personal property and contents. TENANT understands that OWNER is not maintaining any insurance on the TENANT's personal property and contents. OWNER shall not be liable for claims arising from damage by water leaking from or stoppage of plumbing equipment, heating or air conditioning

equipment, rain, snow, or from the failure to repair the premises or any part thereof, or any fixture, equipment, apparatus, or appurtenances thereto, and TENANT agrees to indemnify, save harmless and defend owner from any and all such claims.

D. SECURITY DEPOSIT

Contemporaneous with the execution of this Agreement, the TENANT has paid to Owner as security deposit in the amount equal to one month's rent, and first month's rent as specified above. The security deposit shall secure the performance of TENANT's obligations hereunder. OWNER may, but shall not be obligated to, apply a portion of the deposit on account of the TENANT's obligations; provided, however, in no event shall the security be deemed or considered as the advance payment of rent for the last or any month of the term of this Agreement, unless otherwise agreed to by OWNER. The security deposit shall be returned to the TENANT upon the following terms and conditions:

1. The TENANT has occupied the dwelling unit for the full term of the Lease Agreement, with extensions;
2. The TENANT has given written notice on or before the rent due date at least one month prior to vacating the dwelling unit and has fulfilled full term of lease agreement;
3. The TENANT has not damaged the dwelling unit and the Owner's personal property and has kept the dwelling unit and the Owner's personal property in as good condition, ordinary wear and tear excepted, as when the TENANT took position of the dwelling unit;
4. The TENANT has returned all keys to the dwelling unit;
5. The TENANT has paid all rent due; and
6. The TENANT has left the dwelling unit and the Owner's personal property in a clean condition;
7. Pet fee of $400 (four-hundred dollars), if applicable.

E. OCCUPANCY STANDARD

In order to achieve maximum utilization of subsidized space without causing overcrowding or providing more space than needed by the number of people in the project, the following standard is established:

Number of Bedrooms	Minimum Persons	Maximum Persons
1	1	2
2	1	4

A larger sized unit may be assigned, if available, to a tenant than allowed above so that related (other than spouses) and unrelated adults, children of opposite sex, and persons of different generations are not required to share a bedroom.

An apartment unit is considered to be overcrowded when the household size exceeds the number of occupants permitted as determined by the Occupant Density Range or as defined by local ordinance.

F. OCCUPANTS

The following person(s) are members of the TENANT'S household and are approved for occupancy of the apartment unit:

	Name	Age			Name	Age
1.				3.		
2.				4.		

G. PET POLICY & AGREEMENT

If an approved pet, as specified in the *Pet Policy & Agreement* form is living in the unit, the TENANT will provide the initial documentation and required annual documentation to the

OWNER. If the status of the approved pet changes or the TENANT chooses to complete the *Pet Policy & Agreement* form for approval for a pet, this will be accomplished prior to the pet living in the unit, at which time the pet fee is payable to OWNER.

H. ESCALATION CLAUSE

OWNER may raise the rental rates on the apartment unit due to changes in costs incurred by the OWNER in the operation and maintenance of the apartment complex. The OWNER must notify the TENANT of any change in the rental rates at least thirty (30) days prior to the effective date of the change.

I. ASSIGNMENT

TENANT agrees not to assign this Lease Agreement, or sublet any portion of the premises without the prior written consent of OWNER. The TENANT(s) may not sell or give accommodations to roomers, boarders, or lodgers; not to permit the use of the premises for any other purpose than a private dwelling solely for the TENANT and TENANT household.

J. NOTICE TO TENANT

Notice shall be accomplished by:

1. Sending an email to the TENANT or household MEMBER; or
2. Serving a copy of the notice to any adult person answering the door at the dwelling unit; or
3. If no adult responds, by placing the notice under or through the door at the TENANT's address, if possible, or by affixing the notice to the door.

K. NOTICE TO OWNER

Notice shall be in writing and delivered to the OWNER either:

1. By email to inf@cityoffranklin.net; or
2. Hand delivered to the City Office; or
3. At the place designated by the OWNER as the place for receipt of the communication.

L. MODIFICATION OF LEASE

OWNER may modify the term and conditions of the lease, effective at the end of the initial term or a successive term by serving appropriate notice on the TENANT together with the tender of the revised lease or an addendum revising the existing lease. The notice must be received at least thirty (30) days prior to the last date on which the TENANT has the right to terminate (leases are effective first of the month; notice must be given on or before the first of the month before the modification is effective) the tenancy without executing the revised lease.

M. TERMINATION OF LEASE BY TENANT

TENANT may terminate this lease agreement by providing the OWNER with a written notice not less than thirty (30) days prior to the end of the rental period established by the lease (leases are effective the first of the month; notice must be given on, or before, the first of the month of move-out to meet the required timeframe). The lease may also be terminated by the TENANT with thirty (30) days-notice, prior to the end of the calendar month in which the unit is to be vacated for "good cause" such as moving to another location for employment, loss of job, severe illness, death of spouse, or other reasons customary or mandatory in the community, or after notification by the OWNER.

N. TERMINATION OF LEASE BY OWNER

OWNER may terminate this lease agreement if the TENANT no longer meets the eligibility requirements defined by NAHTF regulations or if the TENANT is in material noncompliance with the lease or other good cause. Should the OWNER find it necessary to evict the TENANT, such eviction will be accomplished according to State law.

O. CATASTROPHE

In the event the premises are damaged by fire or other casualty as to be untenable, without fault or negligence of the TENANT, the lease shall automatically terminate as of the destruction and a prorated proportion of the prepaid rent shall be refunded to the TENANT.

P. GRIEVANCE PROCEDURE

Any TENANT grievance or appeal from management's decision as found in 7 CFR 3560.160 (d) (e) shall be resolved in accordance with procedures consistent with NAHTF regulations covering such procedures, which are posted in the rental office or posted on the bulletin board.

Q. NON-DISCRIMINATION

OWNER shall not discriminate against the TENANT in the provision of services or in any manner on grounds of race, color, religion, familial status, sex, national origin, age, or disability.

R. TENANT AGREEMENTS

1. TENANT understands and agrees that TENANT household will no longer be eligible for occupancy in the Income Qualified units of this project if their income exceeds the maximum allowable adjusted income as defined periodically by NAHTF for **Franklin County, Nebraska**.

2. TENANT understands that the size of apartment to which TENANT household is entitled is based upon household composition and the occupancy standard previously described in this agreement. Should, during the term of this lease agreement, the TENANT'S household no longer meets the requirements of the occupancy standard, the TENANT will be required to vacate the apartment unit at the end of the lease period unless eligibility can be established following specified steps, such as moving to an appropriate size unit or an exception is granted by management.

3. TENANT understands that should TENANT no longer meet the eligibility requirements of the project during the term of the lease agreement, TENANT will be required to vacate the unit unless an exception is authorized by NAHTF. If a Market Rate unit were available, TENANT may be permitted to stay under the Market Rate rent if other eligibility requirements are met.

4. TENANT agrees to immediately notify the OWNER when there is a change in their gross household income, adjustment to income, or when there is a change in the number of persons living in the household. TENANT understands their eligibility may be affected as a result of this information. TENANT also understands that failure to report such changes may result in their losing eligibility and may result in the OWNER taking corrective action to include requirement of TENANT to vacate the premises within thirty (30) days. TENANT understands that the corrective action that the OWNER may take includes the initiation of a demand for repayment of the difference between the Market Rate and Income Qualified Rate.

5. TENANT understands the income certification is a requirement of occupancy and agrees to promptly provide any certificates and income verifications required by the OWNER to permit determination of eligibility.

6. TENANT agrees to pay the monthly TENANT rate specified in this agreement when due. If not paid by the 10th day of the month, the TENANT agrees to pay a late charge of fifty dollars ($50.00). In addition, a Two Dollar ($2.00) per day charge will be assessed beyond the fifth (5th) day of non-payment. A service charge of Twenty-five Dollars ($25.00) will be made on returned payments of any kind.

7. TENANT'S initial 'Application for Occupancy' and subsequent annual recertification, with date designated by OWNER, shall set forth the gross family income and rental payment rate.

8. TENANT agrees that a new recertification may be requested at any time there is a change in projected annual income. If the TENANT no longer qualifies at the Income Qualified Rate **AND** a Market Rate unit is available, the Market Rate will be effective on the first of the month following the execution of the recertification.

9. The use by the TENANT, or household members, of common areas outside, or other facilities on the premises, are at the risk of the person using the same. It is understood that this section is not to be construed to relieve the TENANT of liability for personal injury or damage caused by the TENANT'S unlawful or negligent acts or omissions.

10. TENANT agrees to preserve the premises in safety and to keep the same in good condition and to refrain from intentionally or negligently destroying, defacing, impairing, or removing any part of the premises, common areas, or property appurtenant thereto, and to refuse to suffer any other person to do so. TENANT shall notify the OWNER promptly of any known need for repairs of the apartment unit and of any known unsafe conditions, which may lead to injury or damage except for normal wear and tear. TENANT agrees to pay reasonable charges for repair of intentional or negligent damage to the leased premises caused by TENANT, family, dependents, or guests.

11. TENANT acknowledges, by completing and signing an "Inspection Move-In/Move-Out Report" the condition of the unit at the time of occupancy. An "Inspection Move-In/Move-Out Report" will also be provided by the OWNER and signed by the TENANT at the time the unit is vacated. The TENANT is expected to accompany the OWNER on these inspections.

12. TENANT agrees to permit the OWNER to enter the apartment unit at reasonable hours to inspect the premises, make needed repairs or show the apartment to prospective tenants. Except for emergency repairs, the OWNER will provide the TENANT with a 24-hour written notice.

13. TENANT understands and agrees that the use, attempted use, or possession, manufacture, sale, or distribution of an illegal controlled substance (as defined by Local, State, or Federal law) while in or on any part of this apartment complex or cooperative is an illegal act. It is further understood that such action is a material lease violation. Such violations hereafter call a "drug violation(s)" may be evidenced upon the admission to or conviction of a drug violation. It is further understood that domestic violence will not be tolerated on City of Franklin properties, and that such action is a material lease violation. All perpetrators will be evicted, while the victim and other household occupants may remain in the unit in accordance with eligibility requirements.

14. The OWNER may require any <u>lessee or other adult</u> member of the TENANT household occupying the unit (or other adult or non-adult person outside the TENANT household who is using the unit) who commits a drug violation or domestic violence to vacate the leased unit permanently, within timeframes set by the OWNER, and not thereafter enter upon the TENANTS premises or the TENANT unit without the OWNER's prior consent as a condition for continued occupancy by members of the TENANT household. The OWNER may deny consent for entry unless the person agrees to not commit a drug violation or domestic violence in the future and is either actively participating in a counseling or recovery program, complying with court orders related to a drug violation or domestic violence, or completed a counseling or recovery program.

15. OWNER may require any TENANT to show evidence that any non-adult member of the TENANT household occupying the unit, who committed a drug violation or domestic violence, agrees to not commit a drug violation or domestic violence in the future, and to show evidence that the person is either actively seeking or receiving assistance through a counseling or recovery program, complying with court orders related to a drug violation or domestic violence, completed a counseling or recovery program within time frames specified by the landlord as a condition for continued occupancy in the unit. Should a further drug violation or domestic violence be committed by any non-adult person occupying the unit the OWNER may require the person to be severed from tenancy as a condition for continued occupancy by the TENANT.

16. If a person vacating the unit, as a result of the above policies, is one of the TENANTS, the person shall be severed from the tenancy and the lease shall continue among any other remaining TENANT(S) and the OWNER. The OWNER may also, at OWNER's option, permit another adult member of the household to be a lessee.

17. Should any of the above provisions governing a drug violation or domestic violence be found to violate any of the laws of the land, the remaining enforceable provisions shall remain in effect. The provisions set out above do not supplant any rights of TENANTS afforded by law.

18. TENANT agrees not to assign this lease, nor to sublet or transfer possession of the premises or any portion thereof; nor to sell or give accommodations to roomers, boarders, or lodgers; not to permit the use of the premises for any other purpose than a private dwelling solely for the TENANT and TENANT household.

19. TENANT agrees to advise the OWNER of any planned absences from the apartment unit which will exceed two weeks. If TENANT does not personally reside in the unit for a period exceeding sixty (60) consecutive days, for reasons other than health or emergency, the OWNER may take the appropriate steps to terminate TENANT'S tenancy.

20. TENANT understands and agrees that should TENANT abandon the apartment unit, the disposition of any remaining personal property will be disposed of as provided by State Law.

21. TENANT agrees that should the project be sold to a buyer approved by the NAHTF, the lease will be transferred to the NEW OWNER.

22. TENANT understands and agrees that should TENANT receive the Income Qualified Rate, to which they are not entitled due to incorrect information provided by TENANT(S) or on TENANT(S) behalf by others, or for any other household member, TENANT(S) may be required to make restitution and TENANT(S) agree to pay any amount of benefit to which they were not entitled.

23. TENANT certifies that the apartment TENANT(S) will occupy under this agreement will be TENANT(S)'s permanent residence and that TENANT(S) do not maintain a separate rental unit in a different location.

24. TENANT agrees to comply with the Occupancy Rules and Regulations which are incorporated herein by reference and made a part of this lease.

25. TENANT shall, at Tenant's own expense, obtain and maintain during the entire term of this Lease a renter's insurance policy of not less than $100,000 per occurrence in an amount sufficient to cover potential loss or damage of personal property and liability. The Owner shall be listed as an 'Interested Party' for notification purposes. Proof of insurance

is required prior to occupancy and upon annual income eligibility renewal. Failure to maintain the required insurance constitutes a breach of this Lease and may result in termination of tenancy.

S. OWNER AGREEMENTS

1. OWNER agrees that any TENANT GRIEVANCE OR APPEAL from management's decision shall be resolved in accordance with procedures consistent with NAHTF regulations covering such procedures, which are posted in the rental office or posted on the bulletin board.

2. OWNER agrees to maintain the buildings and any common areas in a decent, safe, and sanitary condition in accordance with NAHTF regulations and applicable building and housing codes materially affecting health and safety. Failure to maintain the buildings and any common areas in a safe and habitable condition shall constitute a breach of an expressed and implied warranty of habitability. In such an event, TENANT may pursue any action or remedy afforded by law. OWNER'S liability shall be limited under this agreement to damages incurred by TENANT from a material breach of a warranty of habitability.

3. OWNER agrees to furnish the following appliances without additional charge to TENANT: refrigerator, range, oven, dishwasher, heating & air conditioning, and a combination washer/dryer.

   OWNER shall not be held liable for damages in case of failure to furnish any of the above-listed items during any portion of the term of this lease if prevented from doing so by circumstances beyond the OWNER'S control.

4. OWNER agrees to provide and maintain appropriate receptacles and conveniences for the removal of garbage, ashes, and other wastes incidental to the occupancy of the premises and arrange for their removal.

5. OWNER reserves the right to use separate legal process to collect monetary claims for damages if the security deposit is not adequate for damages.

6. OWNER agrees to accept tenant monthly rental rate without regard to any other charges owed by the TENANT to the OWNER and to seek legal remedy for the collection of any other charges which may accrue to the OWNER from the TENANT(S).

7. In accordance with 7 CFR §3560.2, the OWNER agrees not to discriminate against the TENANT in the provision of services or in any other manner with regard to race, color, religion, familial status, sex, national origin, age, or disability.

8. The OWNER agrees that should the project be sold to a buyer approved by the NAHTF, the lease will be transferred to the NEW OWNER.

T. CONTENTS OF THIS AGREEMENT

TENANT(S) certify that TENANT(S) received a copy of this agreement and understands that these documents are incorporated herein and made a part of this lease. TENANT(S) acknowledges the receipt of these copies by initialing beside each document provided. The copies received should be maintained by the TENANT(S) in a safe place for future reference.

Date copies completed by TENANT/CO-TENANT:

1. Application for Occupancy, including all Income Qualified requirements*, Signed*	
2. Applicant(s) Income Verification Form, *Signed*	
3. Lease Agreement –Month Down Payment, *Signed*	
4. Inspection Report – Move-In/Move-Out	
5. Marcellus Flats Rules and Regulations, *Signed*	
6. Pet Agreement with Deposit (if applicable), *Signed*	
7. Tenant Selection & Grievance Policy, *Signed*	
8. Proof of Tenant – Renter's Insurance Policy	

This LEASE evidences the entire agreement between the parties herein and no modification thereof shall be made except in writing.

BY_____TENANT _____ DATE

BY_____CO-TENANT _____ DATE

AND BY_____OWNER _____ DATE
An approved representative of the City of Franklin.

This project financed by Nebraska Affordable Housing Trust Fund is subject to the nondiscrimination provisions of Title VI of the Civil Rights ACT of 1964, Title VIII of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and the American's with Disabilities Act.

MARCELLUS FLATS
HUTCHINS BUILDING

CITY OF FRANKLIN

EQUAL HOUSING OPPORTUNITY

MARCELLUS FLATS - TENANT APPLICANT CHECKLIST

Dear Applicant:

Marcellus Flats in the Hutchins Building was funded in part through the Nebraska Affordable Housing Trust Fund as a City of Franklin project. **All of the following documents are required** to be considered as an eligible tenant.

1. Every section must be completed of the Tenant Application for Occupancy. Documentation from both the Applicant and Co-Applicant is required, if applicable.
2. Please provide a copy of each for the Applicant and Co-Applicant as listed in the chart below, if applicable.

	Copy of Government Issued ID (Driver's License) – front and back side
	Copy of Social Security Card
	Citizenship Attestation Form signed – pg. 6 of the Application, one form per person age 18 and over
	Last 2 years' federal income tax return – (1040 form, W-2s, all schedules, 1098/1099 forms)
	Last 3-months pay stubs of *all* working occupants of household*, including children 18 years old or older
	Last 2 months of bank/credit union statement(s) – all pages of statement*
	Most recent statement of other assets >ONLY< *if you receive regular or annual income* (CD's, IRA's, 401(k), life insurance, property, etc.).
	***Verification of Deposit (your Bank) and/or Verification of Employment Forms –** if the above items are not provided or not available (Ex. started new employment or new bank account)
	Credit Report – *Either a signed 'Consent to Verify Credit Information* *(last page of application),* ***– OR – provide a credit report recent within the past 12 months*** from either Trans Union, Experian, or Equifax, available free of charge
	Documentation on all monthly benefits received, such as: Social Security, ADC (Aid to Dependent Children), Food Stamps, Worker's Compensation, Unemployment Compensation, etc.
	If applicable, case number and county for any alimony or child support received by any household member. Include copy of complete divorce decree.

3. Upon notification of selection as an eligible Tenant, the *Nebraska RentWise Tenant Education* course must be completed online. Allow 6 to 8 hours for course completion. A completion certificate is required within 7 days of notification. Failure to complete the RentWise course will forfeit your reserved housing unit.

	Certificate of Completion: Nebraska RentWise Tenant Education, https://training.rentwise.org/

4. To process your application, the listed items must be submitted in full by email to:
   - City of Franklin, Hutchins Building Property Manager: HBPM@cityoffranklin.net
   - Email or in-person turn-in to the City office, versus mail-in, is recommended for the application to avoid delays in processing the application.
   - Applications emailed, mailed, or in-person turned in will be dated the first business day advertised for applications accepted at 9:00 am.
   - South Central Economic Development District, Inc. (SCEDD), 308.455.4776, will be reviewing applications for eligibility and a staff member may be in contact with you if additional documentation is needed.

If you have any questions about the application, please contact the City of Franklin, Hutchins Building Property Manager, at 308.xxx.xxxx, or the City of Franklin office at 308.425.6295. We look forward to working with you.

MARCELLUS FLATS – TENANT APPLICATION FOR OCCUPANCY

Nebraska Affordable Housing Trust Fund – City of Franklin

EQUAL HOUSING OPPORTUNITY

Size of Unit Requested ☐ 1 Bedroom ☐ 2 Bedroom

FOR OFFICE USE ONLY	Date Received:		Time:	

ALL SECTIONS OF THIS APPLICATION MUST BE COMPLETE. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

I. APPLICANT INFORMATION AND RESIDENCE HISTORY

Applicant	Co-Applicant (if applicable)
Name:_____	Name:_____
Current Address:_____	Current Address:_____
City_____ State _____ ZIP_____	City_____ State _____ ZIP_____
Phone #: _____ Work #: _____	Phone #: _____ Work #: _____
Email: _____	Email: _____
How long have you resided at this address? _____	How long have you resided at this address? _____
Landlord's Name: _____	Landlord's Name: _____
Landlord's Address: _____ _____	Landlord's Address: _____ _____
Landlord's Phone #:	Landlord's Phone #:
Previous Address: _____	Previous Address: _____
City _____ State _____ ZIP_____	City _____ State _____ ZIP_____
How long did you reside at this address? _____	How long did you reside at this address? _____
Landlord's Name: _____	Landlord's Name: _____
Landlord's Address: _____ _____	Landlord's Address: _____ _____
Landlord's Phone No:	Landlord's Phone No:

II. HOUSEHOLD MEMBER INFORMATION

A. Provide the following information for all persons who will be members of the household. Give relationship of each family member to the Applicant, each member's age, social security #, sex, date of birth, and age.

Name	Relationship	Social Security #	Sex	Date of Birth	Age
1.					
2.					
3.					
4.					

B. Does anyone else claim the Tenant or Co-Tenant as a dependent on their Income Tax Return? ☐ Yes ☐ No

C. Does anyone live with you now who is not listed above? ☐ Yes ☐ No

D. Does anyone plan to live with you in the future who is not listed above? ☐ Yes ☐ No

Please explain if you answer 'Yes' to any of the questions above:_____

_____

III. SPECIAL HOUSING ACCOMMODATIONS

A. The design of the project is for the dwelling to be readily accessible and usable by people with disabilities in accordance with the Nebraska Fair Housing Act. Households where the tenant, co-tenant, or household member is disabled or handicapped, may make reasonable accommodation requests, or approve the person with a disability to make reasonable modifications on the condition the renter agrees to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted.

- Do you or members of your household require handicap accessible features or modifications? ☐ Yes ☐ No
- If yes, please explain any special housing modifications necessary:

_____

_____

B. One pet from **one of the following categories** is permitted: a Dog under 45 pounds, *or* a Cat under 25 pounds.

- Do you plan to have a pet living with you? (if yes, circle one) *1 Dog – OR – 1 Cat* ☐ Yes ☐ No
- Specify weight and breed of the pet:_____
- The *Pet Agreement & Policies* signed form in addition to the Pet Fee paid in advance, must be completed in full prior to a pet permitted in the living unit.
- Any changes in the status of the specified approved pet must be documented in the *Pet Agreement & Policies* form.

IV. ESTIMATED HOUSEHOLD INCOME FOR THE NEXT 12 MONTHS

A. Verification of Employment

Applicant:

Employer Name	Address	Phone No.	Rate Per Hour	Hours per Week	Annual Income	Date Started

Co-Applicant:

Employer Name	Address	Phone No.	Rate Per Hour	Hours per Week	Annual Income	Date Started

B. All Sources of Household Income Calculated Monthly

Income Source by Month	Applicant	Co-Applicant	Other Household Member(s) 18 or Older
Salary			
Overtime Pay (estimate average)			
Commissions (estimate average)			
Tips (estimate average)			
Bonuses (estimate average)			
Investment Interest and/or Dividends – *note if received annually*			
Net Income from Business			
Net Rental Income			
Social Security *(including SSI or SSD)*, Pension(s), Retirement Funds **(Please circle appropriate one[s])**			
Unemployment Benefits			
Workers Compensation, etc.			
Alimony and/or Child Support **Provide the Case Number and County where alimony and/or child support court order was filed. Please provide a copy of divorce decree that outlines child custody and support payments.**	**Amount:** $_____/mo. **Case #:** _____ **County:**_____ ☐ **Child Support** ☐ **Alimony**	**Amount:** $_____/mo. **Case #:** _____ **County:**_____ ☐ **Child Support** ☐ **Alimony**	**Amount:** $_____/mo. **Case #:** _____ **County:**_____ ☐ **Child Support** ☐ **Alimony**

Welfare Payments (TANF, Food Stamps, ADC, etc.)			
Other			
TOTALS			
Annual Total (= Totals x 12)			

V. ASSETS

A. List assets for all household members. If denoted as (*) only list *if annual income/dividends are received*.

Type	Current Estimated Cash Value of Acct(s)	Annual Income (i.e., Interest, dividends)	Bank or Investment Company Name & Address	Account #
Checking Account(s)				
Savings Account(s)				
Credit Union Account(s)				
Certificate(s) of Deposit				
Stocks, Bonds, IRAs, etc.				
*401(k), retirement, pension accounts – for *which annual income is received*				
*Life Insurance Policies – for *which annual income is received*				
*Other Assets/ Investments – for *which annual income is received*				

VI. OTHER INFORMATION

A. Have you or any household member been subject to a lifetime registration requirement under a State Sex Offender Registration Program? ☐Yes ☐No

B. Are you or any other household member a current user or have been convicted of using, dealing, or manufacturing a controlled substance? ☐Yes ☐No

- If Yes, has that person(s) successfully completed a controlled substance abuse recovery program or presently enrolled in such a program? ☐Yes ☐No

C. Have you or any members of the household been convicted of a felony? ☐Yes ☐No
If Yes, please explain circumstances: _____
_____

VII. EMERGENCY CONTACT(s):

In case of an emergency the Tenant or Co-Tenants desire that the following person(s) be contacted, if possible:

Name: _____ Phone: _____ Address: _____

Name: _____ Phone: _____ Address: _____

VIII. GRIEVANCE PROCEDURE

In accordance with Federal Law and the Nebraska Fair Housing Act, the Owner (City of Franklin) is prohibited from discrimination because of race, creed, religion, color, national origin, sex, disability, familial status, or ancestry.

To file a complaint of discrimination or grievance, write: City Fair Housing Representative, Raquel Felzien, City Clerk, 619 15th Avenue, Franklin, NE 68939. Grievances must be in writing and will be considered at the next regularly scheduled City of Franklin Board of Trustees meeting. The City Board will respond in writing within 7 (seven) days of the Board meeting. The applicant may appeal the decision of the City of Franklin Board, by submitting an appeal within 14 (fourteen) days of the date of the Board's decision letter. The appeal will be reviewed by a third-party entity secured through the small-purchase procurement process, with the third-party reviewer providing their decision, in writing, to the applicant and the City of Franklin Board. Any subsequent grievance appeals will be forwarded to the Nebraska Department of Economic Development as the final party to address grievance.

IX. SIGNATURE AND CONSENT

I/We certify that the information provided above is true and complete to the best of my/our knowledge and belief. I/We consent to the disclosure of such information for purposes of income verification. I/We understand that any willful misstatement of material fact will be grounds for disqualification.

Applicant Signature: _____ **Date:** _____

Co-Applicant Signature: _____ **Date:** _____

X. CONSENT FOR SCEDD, INC. & OWNER TO VERIFY CREDIT INFORMATION

I/We hereby authorize the South Central Economic Development District (SCEDD), Inc. of Nebraska, and the City of Franklin, to verify my bank accounts, employment, outstanding debts, including any present or previous mortgages, to order a consumer credit report, and to make any other inquiries pertaining to my qualifications for a Tenant Application. I/We also authorize SCEDD, Inc., and the City of Franklin, to make copies of this letter for distribution to any party with which I have a financial or credit relationship and that party may treat such copy as an original.

I/We also authorize release of all Social Security benefit information to SCEDD, Inc., and the City of Franklin.

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective renter, under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not, your application for approval as a prospective renter may be delayed or rejected.

Right to Financial Privacy Act Certification: South Central Economic Development District (SCEDD), Inc. and the City of Franklin, acting on behalf of HUD/FHA certifies, in compliance with the Right to Financial Privacy Act of 1978, that in connection with this request to financial records, it is in compliance with the applicable provisions of the said Act.

Applicant Signature: _____ **Date:** _____

Co-Applicant Signature: _____ **Date:** _____

OR – ***I/We decline to sign the Consent for SCEDD, Inc. & Owner to Verify Credit Information and will provide a current, within 12 months, credit report in full for both the Applicant and Co-Applicant, if applicable, from one of the approved credit reporting agencies as part of my Application for Occupancy.*** **Initial(s)** _____

SEE FOLLOWING PAGE FOR SEPARATE CITIZENSHIP ATTESTATION FORM

XI. Each Applicant and Co-Applicant must complete a separate United States Citizenship Attestation Form

United States Citizenship Attestation Form

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

☐ I am a citizen of the United States.

— OR —

☐ I am a qualified alien under the federal Immigration and Nationality Act. In addition to this Form, I have included a current and legible copy of the front and back of one or more of the available USCIS forms, (listed below), required for verification.

☐ I-327 (Reentry Permit)
☐ I-551 (Permanent Resident Card)
☐ I-571 (Refugee Travel Document)
☐ I-766 (Employment Authorization Card)
☐ Certificate of Citizenship
☐ Naturalization Certificate
☐ Machine Readable Immigrant Visa (with Temporary I-551 Language)
☐ Temporary I-551 Stamp **(on passport or I-94)**
☐ I-94 (Arrival/Departure Record)
☐ **Unexpired** Foreign Passport **(must include an I-94)**
☐ I-20 (Certificate of Eligibility for Nonimmigrant (F-1) Student Status
☐ DS2019 (Certificate of Eligibility for Exchange Visitor (J-1) Status

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.

Print Name _____
(First, Middle, Last)

Signature _____

Individual NMLS ID # _____ Date _____

Revised 7/2012

MARCELLUS FLATS - TENANT SELECTION POLICY

Applications and copies of this Tenant Selection Policy are available online and at the City of Franklin Office, Franklin, NE 68959. The City, as Owner/Property Manager, will accept completed applications and time and date stamped upon receipt, with mailed applications stamped as 4pm on the date the application is postmarked. All completed applications received will be reviewed by the Owner in the order of submission regardless of delivery method.

Applicant Eligibility

1. Ineligibility of dangerous sex offenders for admission to Public Housing:
   U.S. Code: Title 42: Section 13663: Subchapter V states in part as follows:
   "Notwithstanding any other provision of law, an owner of federally assisted housing shall prohibit admission to such housing for any household that includes any individual who is subject to a lifetime registration requirement under a State Sex Offender Registration Program."
2. Applicant(s) must meet the following criteria to be determined eligible to live in the project:
   a. Meet Nebraska Department of Economic Development income-eligibility requirements, according to the definition found in 24 CFR5.609. The Housing Administrator must initially verify income, landlord references, personal information, social security number(s), and credit history, as part of the income-eligibility determination. Limits are reviewed annually by the U.S. Department of Housing and Urban Development (HUD).
   b. Must have legal capacity to enter into a lease agreement.
   c. Must have a history of compliance with past rental agreements, if applicable.
   d. Must not be engaged in or convicted of an illegal act including being a current user, manufacturer, or distributor of a controlled substance. Persons presently enrolled in, or who have successfully completed a controlled substance abuse recovery program may be considered for occupancy.
   e. Must have the ability to maintain a housing unit in a safe, sanitary, and decent condition.
   f. The applicant's tenancy must not constitute a direct threat to the health and safety of other individuals or their property.
   g. Must have a good credit history and demonstrate willingness to pay debts. Mitigating factors will be taken into consideration when applicants have had or are presently experiencing a hardship situation that is beyond their control such as when they have had disputes with creditors, including landlords, or when they were having difficulty paying rent and utility expenses that exceeded 30 percent of adjusted monthly income. Applicants not having sufficient credit history and/or verification that rent does not exceed 30% of their household income, may be required to provide a Guarantor with the completion of the Tenant Guarantor form. The Guarantor's income will not contribute to the household's income; Guarantor will be responsible for rent should it become delinquent.
   h. Must have the financial capacity to meet the household's basic living expenses and pay required rents.
   i. Must have good landlord/good housekeeping references, if available.
   j. Must agree to allow reference checks with previous landlords, credit reporting agencies, and other agencies as required to process the application.
   k. Occupancy standard for units as follows::
      i. 1-bedroom rental unit: Minimum – 1 person, Maximum 2 persons
      ii. 2-bedroom rental unit: Minimum – 1 person, Maximum 4 persons

Application Acceptance & Selection

1. All potential applicants who inquire will be given the opportunity to complete and submit an application to become a tenant.

2. **ONLY COMPLETED APPLICATIONS WITH REQUIRED INCOME VERIFICATION DOCUMENTS WILL BE PROCESSED FOR ELIGIBILITY.**

3. All applications will be processed using the same procedures. This policy is applicable to all Nebraska Affordable Housing Trust Fund Program (NAHTF) projects. Admission and occupancy of any housing units which are financed in whole or in part with NAHTF shall be governed by any and all applicable laws pertaining to such funding.

4. Applicant households must meet the criteria identified in "Applicant Eligibility," above, to be determined eligible to live in the project.

5. Applicants not meeting the project's eligibility policies will be informed in writing by email, within 15 days of their application that they were not considered eligible. The correspondence will include the reasons for the denial and advise them of their right to appeal the decision under the "Tenant Grievance and Appeal" procedure.

6. Applicants determined eligible will be informed in writing by email that they have been selected for immediate occupancy or that their name has been placed on the project's waiting list for the size of unit for which they are eligible. The name of each applicant will be placed on the respective waiting list in chronological order by date and time.

7. If the applicant is offered an apartment, a deposit of the first month's rent must be paid within 72 hours and is required to hold the unit or their name **will be removed** from the waiting list, unless extenuating circumstances exist.

8. Upon notification of an apartment offered, the applicant will have 10 days to complete the online *Nebraska RentWise Tenant Education* course: **https://training.rentwise.org/.** A certificate of completion must be provided to the Owner by email. Failure to complete the course by the deadline will forfeit your reserved housing unit.

9. Except for the above priorities, selections will be made on a first come, first served basis from applicant(s) for the Income Qualified Units. The maximum tenant household income for an income qualified unit is 120% Area Median Income (AMI) as defined by HUD annually for Franklin County, Nebraska. Selections for the Market Rate designated units require the same application process, including income verification.

Tenant Selection Policy Amendments

Any revisions made to the Tenant Selection Policy must have approval from: 1) City of Franklin City Council, 2) South Central Economic Development District, Inc., and 3) Nebraska Department of Economic Development Program Representative.

Conflict of Interest

No member of the governing body, official employee, agent, or member of their immediate family of the City of Franklin who exercises policy, decision-making functions, or responsibilities in connection with the planning and implementation of the housing rental program shall be involved in the decision affecting an application or grievance by an immediate family member. The Nebraska Department of Economic Development (NDED) may grant written exception. This prohibition shall continue for one year after an individual's relationship with the City of Franklin ends. Any other employee, officer, or board member may be eligible, but will be treated no differently in the determination of applications accepted in the program. Enclosed with the tenant's application shall be a statement of disclosure which outlines the nature of the possible conflict and a description of how the public disclosure was made. Included will also be verification that the affected person has withdrawn from the active involvement in any housing grant related issues.

Fair Housing

The City of Franklin attests the Nebraska Affordable Housing Trust Fund program for the Marcellus Flats will comply with the Nebraska Fair Housing Act. Further, the City supports Title VIII of the Civil Rights Act of 1968 which prohibits discrimination in the sale, rental and financing of dwellings based on

race, color, religion, sex, national origin, disability, familial status, or any other legally protected status, and sets forth enforcement of mechanisms with HUD attorneys bringing actions before administrative law judges on behalf of victims of housing discrimination; and allows U.S. Justice Department jurisdiction to bring suit on behalf of victims in Federal district courts. The City furthermore supports the elimination of unlawful discriminatory practices within the City of Franklin.

If you feel you have been a victim of housing discrimination, please contact the City's Fair Housing Representative – Raquel Felzien, City Clerk, phone 308.425.6295, email info@cityoffranklin.net.

Grievance & Appeal Procedure

An applicant that has been denied placement or has a grievance, should first try to resolve the issue with the Property Manager. If an applicant thinks they have been treated unfairly during any part of the process or discriminated against regarding application selection, the applicant can appeal to the City of Franklin, City Council for further consideration. All grievances (complaints) or appeals must be received by the Owner or City of Franklin in writing within 20 (twenty) days of the date of Non-Selection. The City of Franklin Council will consider the grievance at its next regularly scheduled meeting. The City Council's decision will be submitted in writing to the applicant within 7 (seven) days of the Council meeting. The applicant may appeal against the decision of the City of Franklin Council by submitting an appeal within 14 (fourteen) days of the date of the Council's decision letter. The appeal will be reviewed by a third-party reviewer of a representative from South Central Economic Development District, serving as NAHTF grant administrator, and/or a third-party entity secured through the small-purchase procurement process, with the third-party reviewer providing their decision, in writing, to the applicant and the City of Franklin Council. Any subsequent grievance appeals will be forwarded to the Nebraska Department of Economic Development as the final party to address the grievance.

I have read and understand the Tenant Selection Policy described above.

_____ _____ _____ _____

Tenant Date Co-Tenant Date

_____ _____

Owner/Manager Signature Date

Property Owner:

City of Franklin
619 15th Avenue
Franklin, NE 68939
Email: rfelzien@cityoffranklin.net

CITY OF FRANKLIN

GURANTEE TO LEASE AGREEMENT

TENANT GURANTOR

MARCELLUS FLATS HUTCHINS BUILDING

This agreement (hereinafter the "Guarantee") is mutually made and entered into by and between **City of Franklin** (hereinafter "Owner"), and _____, an individual person (Guarantor) as a guarantee on behalf of _____ ("Tenant") under the Lease Agreement by and between Owner and Tenant, as dated the _____ day of _____, 20____ (attached as Exhibit "A" and fully incorporated herein) for a rental apartment unit at _____ **(the "premises")**. The undersigned Guarantor, in consideration of Owner renting the premises to Tenant, guarantees the following:

1. In the event Tenant defaults under the Lease Agreement, Guarantor shall, within three (3) days of receipt of written notice from Owner, provide full payment on Tenant's behalf to the Owner for all rents and accompanying costs and expenses resulting from Tenant's default.
2. Payment to the Owner of/for the costs to repair damages to the premises for which the Tenant(s) is/are liable, including the repair or replacement of fixtures, furniture, or appliances.

This rental Guarantee shall be for the entirety and remainder of the original term of the Lease Agreement, defined as twelve months, to include any extensions or renewals thereof, and for so long as any of the Tenant(s) listed in the Lease Agreement occupy the premises. This Guarantee shall continue in full force and effect until Owner has been paid all rent due under the Lease Agreement, and/or until the Owner has been paid for any and all damages to the premises, its fixtures, furniture, and appliances for which the renters are liable.

Guarantor agrees to remedy the default of Tenant(s) upon three (3) days of written notice mailed by ordinary first class mail, to the Guarantor at the provided address. Notwithstanding the fact that the Lease Agreement, and this continuing Guarantee do not confer any right of possession of the premises upon the Guarantor, should legal action become necessary, the Guarantor agrees to be named as a party defendant in such action, including any unlawful retainer action, and specifically agrees to be held jointly and severally liable with the Tenant(s) for any and all damages caused or incurred as a result of Tenant's actions, neglect, or failures. Guarantor agrees that Owner has no obligation to exhaust legal remedies against Tenant(s) before taking action against Guarantor. The filing of any petition by or against Tenant under any chapter of the Federal Bankruptcy Code of the United States, the adjudication of Tenant as bankrupt or insolvent by a court of competent jurisdiction, or nonpayment of any sums due from Tenant may be deemed a default giving rise to action by Owner against Guarantor.

To the extent available under applicable law, the Guarantor will pay or reimburse Owner for all costs and expenses (including reasonable attorney's fees and legal expenses) incurred by Owner in connection with the protection, defense, or enforcement of this guarantee on any litigation or bankruptcy or insolvency proceedings.

This Guarantee Agreement is applicable for the first 12 months of the lease agreement and is voided following completion of the first 1-year lease by Tenant(s).

TENANT GUARANTOR SIGNATURE PAGE

Guarantor's Name _____

Home Address _____

City, State, Zip _____

Primary Phone # _____ Other Phone #_____

Social Security # _____ - ____ - _____ Date of Birth _____/_____/_____
or provide copy of TIN, if applicable

Driver's License # _____ Issuing State _____

Required for proof of income/guarantee attached to this Guarantee to Lease Agreement:

- **Last filed federal income and state tax return of person signing** (**1040 form, W-2s, all schedules, 1098/1099 forms**)

Guarantor's Signature _____ **Date** _____

Owner/Manager Signature _____ **Date** _____
Marcellus Flats, City of Franklin

1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

June 30, 2026

Dear LARM Member,

Attached please find your Renewal Coverage Proposal for the 2026-27 Pool Year. The contributions with LARM's resolution credit options are available at the bottom of the page.

To ensure LARM members are adequately covered, LARM is increasing overall property *values*. To ensure your buildings, contents and property in the open items are insured adequately you will see an increase in those items of 5%. If you had a LARM valuation in the last year, you will not see that increase.

To continue the goal of pursuing a strong financial position, the LARM Board formally approved the recommended adjustment to the 2026-27 Pool Year rate levels as follows:

- 0% rate adjustment for Property.
- 0% rate adjustment for Liability Coverages.
- + 5% adjustment for Workers' Compensation.

Finally, the information presented in this communication packet does not include any potential mono-line insurance placements that are not part of the formal LARM Property, General Liability or Workers' Compensation coverages (such as Bonds, Special Events Coverage, Liquor Liability, etc.) In addition, please be advised that your final invoice amount may vary from the renewal packet based on endorsements that require contribution adjustment over the next several weeks.

As always, the LARM Board and staff are very pleased that your community will continue to support LARM as we celebrate our 32nd year of unparalleled commitment to serving our Members. On behalf of each of us, I thank you for making our partnership a mutual success.

Sincerely,
LEAGUE ASSOCIATION OF RISK MANAGEMENT

Tracy Juranek

Tracy Juranek
Customer Service Specialist/Assistant Executive Director

1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

How to process the attached annual renewal resolution due August 14, 2026

As always, LARM continues to seek certainty on upcoming Member commitments to allow us to accurately forecast our financial position. Requiring all Members to make annual elections by means of the Renewal Resolution affords us the fiscal confidence to structure a more stable program year-over-year. In return, LARM is able to translate this financial benefit to our Members in the form of corresponding contribution credits. Because predictability is strongest when estimates have future value, completing a new resolution each year delivers the best opportunity for this objective.

If you signed a 3-year resolution last year to receive the 5% discount, you may once again return a new 3-year resolution to continue to receive the 5% discount this year. Any member can opt for the 3-year option at any renewal to receive the maximum available discount.

If you are a Member that desires to competitively bid your coverage in the next three (3) years:

- If you already have a three (3) year Renewal Resolution at the 5% discount;
  - Execute a two (2) year Renewal Resolution at the 4% discount at the upcoming.
- If you already have a two (2) year Renewal Resolution at the 4% discount;
  - Execute a one (1) year Renewal Resolution for either the 2% or 0% discount.
- If you already have a one (1) year renewal Resolution, you must provide written notice of termination in accordance with the necessary days identified in the Renewal Resolution prior to the desired termination date.

If you do not execute/return a Renewal Resolution for the new Pool Year:

- You will automatically drop to the next lower commitment/contribution credit for that Pool Year (for example: If you were at a three (3) year commitment and do not execute/return a Renewal Resolution for the new Pool Year, you will automatically drop to a two (2) year commitment).

The enclosed Renewal Resolution form for the new term is made available for your use in designating the annual selection for the 2026-27 Pool Year. Once you have elected your contribution credit option, please authorize the Renewal Resolution and return to LARM to the address provided on the form. So that LARM is able to process invoices in a timely manner and prior to inception of the 2026-27 Pool Year, LARM requests that the fully executed Renewal Resolution be received no later than **August 14, 2026**. Once the Renewal Resolution has been

1335 L. St, Ste 200
Lincoln, NE 68508
Phone: (402) 742-2600
Fax: (402) 476-4089
www.larmpool.org

received by LARM, renewal packet materials (invoices, coverage documents, auto ID cards, etc.) will be prepared and delivered to you.

We are happy to review and discuss any questions or concerns you may have regarding this important process; therefore, we encourage you to contact your agent or LARM Customer Service if you need assistance.

Important Postscript:

Nebraska Revised Statutes §44-4309(1) requires that any member of a government risk management pool may voluntarily terminate its participation in the pool, but must notify the Director of the Nebraska Department of Insurance and the other members of the pool at least ninety (90) days prior to the desired termination date. The notification to the Nebraska Department of Insurance and to LARM should be sent via certified mail. The member's decision to terminate participation in the government risk pool is subject to the approval of the Director of the Nebraska Department of Insurance.

Proposal For: City of Franklin

Effective Date: 10/1/2026

COVERAGE	LIMITS AND APPLICABLE DEDUCTIBLES	CONTRIBUTION
Worker's Compensation	Statutory Limits $500,000 Employer Liability	$10,861
General Liability	$5,000,000/$5,000,000 Per Occurrence/Aggregate $0 Deductible	$8,483
Errors & Omissions	$5,000,000/$5,000,000 Per Occurrence/Aggregate $5,000 Deductible	$3,000
Law Enforcement Liability	$5,000,000/$5,000,000 Per Occurrence/Aggregate $1,000 Deductible	$2,340
Auto Liability	$5,000,000 Combined Single Limit $0 Deductible	$3,156
Auto Physical Damage	15 x Vehicles $ Varies on Deductible	$6,013
Commercial Property	$24,435,845 $5,000 Deductible	$92,567
TOTAL ANNUAL CONTRIBUTION:		$126,420

Contribution Credit Options

	180 Day Notice, 3 Year Commitment	180 Day Notice, 2 Year Commitment	180 Day Notice Only	90 Day Notice, 3 Year Commitment	90 Day Notice, 2 Year Commitment	90 Day Notice Only
Commitment Discount:	5%	4%	2%	2%	1%	0%
Property & Liability:	$109,781	$110,937	$113,248	$113,248	$114,403	$115,559
Workers' Compensation:	$10,318	$10,427	$10,644	$10,644	$10,752	$10,861
Total Contribution:	$120,099	$121,363	$123,892	$123,892	$125,156	$126,420

League Association of Risk Management

2026-27 Renewal Resolution

RESOLUTION NO. 2026-08

WHEREAS, _____ is a member of the League Association of Risk Management (LARM);

WHEREAS, section 8.10 of the Interlocal Agreement for the Establishment and Operation of the League Association of Risk Management provides that a member may voluntarily terminate its participation in LARM by written notice of termination given to LARM and the Nebraska Director of Insurance at least 90 days prior to the desired termination given to and that members may agree to extend the required termination notice beyond 90 days in order to realize reduced excess coverage costs, stability of contribution rates and efficiency in operation of LARM; and

WHEREAS, the Board of Directors of LARM has adopted a plan to provide contribution credits in consideration of certain agreements by members of LARM as provided in the attached letter.

BE IT RESOLVED that the governing body of _____, Nebraska, in consideration of the contribution credits provided under the LARM Board's plan, agrees to:

◯ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2029. (**180 day and 3 year commitment; 5% discount**)

◯ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**180 day and 2 year commitment; 4% discount**)

◯ Provide written notice of termination at least 180 days prior to the desired termination date, which date shall be no sooner than September 30, 2027. (**180 day notice only; 2% discount**)

◯ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2029. (**90 day notice and 3 year commitment only; 2% discount**)

◯ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2028. (**2 year commitment only; 1%**)

◯ Provide written notice of termination at least 90 days prior to the desired termination date, which date shall be no sooner than September 30, 2076. (**90 day Notice only**)

Adopted this _____ day of _____, _____.

Signature: _____

Title: _____

ATTEST: _____

Title: _____

Please email (customerservice@LARMpool.org) or fax (402.476.4089) the completed resolution to LARM.