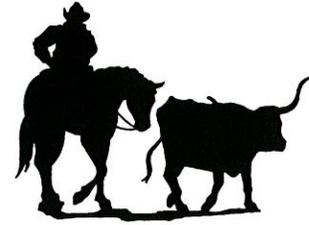


# City of Ogallala

411 East 2<sup>nd</sup> Street  
Ogallala, NE 69153  
Phone 308-284-3607  
City Fax 308-284-6565



MARCH 25, 2014

## AGENDA ATTACHMENTS

- 2.A. Minutes of the Regular Meeting held March 25, 2014.
- 2.B. Minutes of the Special Meeting held March 25, 2014 6 PM.
- 3.A. Planning and Zoning - Request for Special Exception to construct a non-commercial utility structure as a primary use in a residential zoned lot, located at 601 West 11 Street, legally described as Lots 8, 9, and 10, Block 16, Searle's Third Addition. (Jim Jeffres).
- 3.B. Community Development - Nebraska Affordable Housing Program (NAHP) Annual Cycle Owner Occupied Housing Rehabilitation Application.
- 4.B. Proclamation – National Library Week.
- 4.C. Proclamation – National Volunteer Week.
- 4.D. Livestock/Fowl Permit – Twelve chicken/ducks/geese at 1201 St. Mary's (Debra Benner)
- 4.E. Collister Park for the school (Patricia/Bob Darnell).
- 5.A. Financial Report – March 2014.
- 6.A. Administration – Job Title Salary Range (Res. 1413).
- 6.B. Library – Proposed Library Facility Site motion from the April 23, 2013 City Council Meeting.
- 6.C. Library – Proposed Library Facility Site selection.
- 6.D. Parks – Interlocal Agreement with School District #001, use of Collister Park.
- 6.E. Planning and Zoning – Request for Special Exception to construct a non-commercial utility structure as a primary use in a residential zoned lot, located at 601 West 11 Street, legally described as Lots 8, 9, and 10, Block 16, Searle's Third Addition. (Jim Jeffres).
- 6.F. Street – West 5<sup>th</sup> Street – Nebraska Department of Roads Supplemental Agreement. (Res. 1414).
- 6.G. Community Development – Authorizing the Chief elected official to sign an application for Nebraska Affordable Housing Program Funds. (Res. 1415).
- 6.H. Community Development – Nebraska Affordable Housing Program Funds Applicant's statement of assurances and certifications; Determination of Level of Review; The Owner Occupied Housing Rehabilitation Guidelines; and Demolition Guidelines.
- 6.I. Community Development – Pre-Application for the CDBG Owner Occupied Housing Rehabilitation program.



**MINUTE BOOK**  
CITY OF OGALLALA, NEBRASKA

REGULAR MEETING OF THE CITY COUNCIL

MARCH 25, 2014

A Regular Meeting of the City Council of the City of Ogallala, Nebraska, was held at City Hall Council Chambers in said City on the 25<sup>th</sup> day of March 2014, at 7:00 o'clock P.M. Present were: President of the Council: Harold Peterson; Council Members: Darrell G. Bassett, Kevin Block, Karl Elmshaeuser and Rodger Rankin. Absent: None. City Manager: Aaron Smith; City Clerk-Treasurer: Jane M. Skinner; City Attorney: Michael McQuillan.

Notice of the meeting was given in advance thereof by publishing one time in the Keith County News and posting at the City Hall Administration Building as shown by the Certificate of Publication and Posting Notice attached to these Minutes. Notice of this meeting was simultaneously given to the President and to all members of the Council on March 21, 2014 and a copy of their Acknowledgement of Receipt of Notice and the Agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the Notice to the President and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The President of the Council stated this meeting is being convened in accordance with the Open Meetings Act and acknowledged a copy of the Open Meetings Act being duly posted in the southeast Corner of Council Chambers.

Councilman Bassett moved to approve the consent agenda. Councilman Rankin seconded the motion. The following council members voted Yes: Darrell Bassett, Kevin Block, Karl Elmshaeuser, Pete Peterson and Rodger Rankin. No: None. Absent: None. Motion declared carried and the consent agenda was approved as follows:

- A. Minutes of the Regular Meeting held March 11, 2014.
- B. Claims.
- C. O.V.F.D. – Probationary membership of James Reid.

The claims were approved as follows:

**General Fund:**

Eftps-290.57-Fit; St Of Ne-4,017.15-Sit; 125 Plan-537.97-Pretx; Am Fam Ins-443.58-Ins; Eftps-15,935.50-Fit; Hosp&Med-17,520.66-Ins; Icma-511.50-Pen; Kc Dist Court-185.72-P/R; John Hancock-7,382.88-Pen; Ne Child Support-25.00-P/R; Pinn Bank-48,968.03-Pp5; Valley Bank-1,483.00-Hsa; 125 Plan-537.97-Pretx; Eftps-15,583.84-Fit; Hartford Life-1,267.15-Ins; Hosp&Med-17,520.66-Ins; Icma-511.50-Pen; Kc Dist Court-185.72-P/R; John Hancock-7,396.50-Pen; Ne Child Support-25.00-P/R; Pinn Bank-50,046.62-Pp6; Valley Bank-1,483.00-Has; Ne Dept Of Rev-1,162.91-Salestx; Pinn Bank-25.00-Se; 21st Century-20.76-Su; Alamar Uniforms-114.60-Su; Alco-212.48-Su; Alive Outside-104.85-Su; Allo-865.32-Su; Napa-355.98-Su; Apwa-174.00-Fees; Arnold Pool Co-557.70-Su; Baltzell Vet-60.00-Se; B & D Office Supply-199.85-Se; Ben Franklin Crafts-4.29-Su; Bound Tree Medical-1,198.82-Su; Bruckner, Mike-842.32-P/R; Candy Aerotech-1,000.00-Lease; Cash-Wa-337.75-Su; Charter Comm-54.95-Se; True Value-149.89-Su; Cornhusker Glass-50.00-Se; Cornhusker Hotel-1,269.20-Se; Correll Refriger-333.00-Se; Cranmore Fire Protection-1,737.00-Se; Cranmore Pest Control-45.00-Se; Culligan-92.00-Su/Se; Dollar General-47.83-Su; Ed Roehr Safety Prod-159.49-Su; Ems Billing-1,572.27-Contract; Farmers Coop-6,915.56-Su; John Deere Financials-278.46-Su; Fedex-24.03-Se; Fyr-Tek-477.97-Su; Hinton's Lock-208.50-Su; Home Pc Sales-25.00-Su/Se; Humphrey's-374.76-Su; Ideal Linen-138.01-Su; Waste Conn-755.26-Se; Kc Clerk-20.00-Se; Kc Hosp Authority-38,307.77-Salestx; Kc News-341.08-Se; Kc Senior Center-39.25-Su; Kc Treasurer-11,296.82-Se; Kenfield Elec-78.13-Su; Kents Towing-100.00-Se; Kildare Lumber-7.25-Su; Sourcegas-8,084.92-Su; Lake Mac Auto Body-290.15-Se; Lawson Products-129.14-Su; League Of Ne Muni-295.00-Fees; Linweld-284.36-Su; Neopost-375.00-Se; Matt Friend Truck Equip-1,548.70-Su; MCM Truck-185.00-Se; McQuillan Law-1,985.00-Se; Michael Todd-237.13-Su; Moul's Modern Builders-

2.A.

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**CITY OF OGALLALA, NEBRASKA**

32,867.20-Su/Se; Mid-American Research-259.55-Su; Mid Plains Comm Coll-8,894.01-Se; Midwest Mailing-33.00-Su; Mighty Clean Janitorial-70.00-Se; Mobile Mech-100.00-Se; NMC Exchange-157.50-Se; Ne Salt & Grain-28,459.20-Su; Ne Printworks-288.84-Su; Ne Dept Of Labor-183.00-Se; NPPD-17,760.11-Su; Nessca-75.00-Dues; Off Service-672.69-Se; Og Comm Hosp-393.20-Su; Og Chamber Of Commerce-100.00-Su; Og Water Dept-3,058.95-Su; Scott England-180.00-Su; Og Comm Hosp-55.42-Su; Olsson Assoc-12,044.87-Se; Oshkosh Cleaners-87.00-Se; Prairie States Comm-275.50-Su; Centurylink-156.39-Su; Ritec Industrial Products-220.00-Su; Schmidt Motors-43.58-Su; Servicemaster Cleaning-357.00-Se; Shopko-51.95-Su; Sunmart-13.98-Su; St. Paul's-100.00-Su; Stulichs Asphalt-1,500.00-Su; Zoellner Ford-155.04-Su; T&C Service-593.61-Se; Union College-100.00-Su; U S Postal Service-84.39-Su; Verizon-682.56-Se; Visa-1,835.70-Su; Voborny, Amanda-55.00-Se; Western Engineering-1,162.16-Su;

**Select Flex:**

RCI-20.00-P/R; RCI-150.00-P/R;

**Water Dept:**

Ne Dept of Rev-7,570.13-Salestx; Adams Bank-25.00-Se; Allo-139.36-Su/Se; Bomgaard's-35.65-Su; True Value-8.02-Su; Cornhusker Glass-11.82-Se; Cranmore Fire Protection-1,154.00-Se; Farmers Coop-678.40-Su; Gen Fund-19,664.01-Se; Humphrey's-80.82-Su; Ideal Linen-136.38-Su; Waste Conn-116.60-Se; Kc Treasurer-25.00-Su; Sourcegas-589.37-Su; Lawson Products-154.30-Su; Midwest Elec-4,017.44-Su; Municipal Supply-2,844.62-Su; NMC Exchange-226.02-Se; Ne Printworks-354.78-Su; NPPD-2,792.47-Su; Og Ready Mix-950.59-Su; Og Water Dept-59.77-Su; Olsen's Ag-148.50-Se; One Call Concepts-7.00-Se; Schmidt Motors-73.90-Su; Sunmart-53.48-Su; St Of Ne-18.00-Se; Tc Engineering-450.00-Se; Us Postal Service-61.15-Su; Van Kirk Bros-140,748.25-Se; Verizon-96.82-Se; Haberman, George-37.92-Refund; Prosser, Courtney-32.63-Refund; Windsor Mortgage-50.00-Refund; Wmw Invest-61.38-Refund; Wolfgang, Amanda-32.63-Refund;

**Sewer Dept:**

Adams Bank-25.00-Se; Napa-76.06-Su; Farmers Coop-135.98-Su; Gen Fund-11,868.74-Se; Ideal Linen-36.66-Su; Waste Conn-132.71-Se; Johnson Service Co-2,536.65-Su; Sourcegas-3,330.41-Su; Ne Printworks-29.90-Su; NPPD-4,651.09-Su; Og Ready Mix-109.54-Su; Og Water Dept-70.65-Su; Scott England-11,118.00-Se; Olsson Assoc-3,120.32-Se; Centurylink-207.44-Se; Verizon-24.20-Se; Visa-545.28-Su;

**GRC Expansion:**

Visa-339.00-Su;

**Youth Committee:**

Og Baseball Assoc-175.00-Se;

**Medical Benefit:**

RCI-15,386.22-Ins; RCI-360.18-Ins; RCI-18,212.09-Ins; RCI-202.29-Ins; RCI-6,789.28-Ins;

Mayor Peterson proclaimed April 1, 2014, as National Service Recognition Day.

Councilman Bassett moved to approve the claims payable to West Central Nebraska Development District in the amount of \$8,000 and \$195. Councilman Block seconded the motion. The following council members voted Yes: Darrell Bassett, Kevin Block, Pete Peterson and Rodger Rankin. No: None. Abstain: Karl Elmshaeuser. Absent: None. Motion declared carried.

City Manager Aaron Smith recapped the topic as discussed at the March 25, 2014 6 PM meeting stating that he was directed by the council to pursue an in-house solution to the ambulance department paramedic and EMT availability shortage issue.

City Manager Aaron Smith also addressed the proposed library facility site. The council is requesting a recommendation from the Library facility committee regarding their preferred site for the proposed library.

City Manager Smith updated the council regarding the Interlocal agreement with School District #001 regarding the use of Collister Park. There are a few issues to work out, and this agreement will be brought back to the council at the next regular meeting.

**MINUTE BOOK**  
**CITY OF OGALLALA, NEBRASKA**

Councilman Block moved to approve the plans and specifications, advertising and bid opening for Ogallala Paving Improvements 2014. Councilman Bassett seconded the motion. The following council members voted Yes: Darrell Bassett, Kevin Block, Karl Elmshaeuser, Pete Peterson and Rodger Rankin. No: None. Absent: None. Motion declared carried.

Councilman Bassett introduced Ordinance 1314, entitled: An ordinance creating Street Improvement District No. 2014-1 in the city of Ogallala, Nebraska, ordering the construction of street improvements therein and ordering the publication of the ordinance in pamphlet form and moved that the Statutory Rule requiring the reading on three different days be suspended and the ordinance may be read by title and moved for passage at this meeting. Councilman Block seconded the motion. Upon roll call vote, the following Council Members voted "Yes": Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. The following Council Members voted "No": None. Absent: None. Motion declared carried and the Statutory Rule was declared suspended for the consideration of this Ordinance.

Ordinance No. 1314 was read by title and, thereafter, Councilman Block moved for the final passage of the Ordinance. Councilman Rankin seconded the motion. The President then stated the question: "Shall Ordinance No. 1314 be passed and adopted?" Upon roll call vote, the following Council Members voted "Yes": Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. The following Council Members voted "No": None. Absent: None. The passage and adoption of said Ordinance having been concurred in by a majority of all members of the Council, the President declared the Ordinance adopted and the President, in the presence of the Council, signed and approved the Ordinance and the Clerk attested to the passage and approval of the same and affixed her signature thereto, a copy of said Ordinance No. 1314 being attached hereto and, by this express reference, incorporated herein and made a part hereof.

Councilman Bassett introduced Ordinance 1315, entitled: An ordinance creating Sanitary Sewer Extension District No. 2014-1 of the city of Ogallala, Nebraska; establishing the outer boundaries of the district; designating the size, location and terminal points, referring to the plans and specifications and estimate of the engineer in connection therewith on file with the city clerk and moved that the Statutory Rule requiring the reading on three different days be suspended and the ordinance may be read by title and moved for passage at this meeting. Councilman Block seconded the motion. Upon roll call vote, the following Council Members voted "Yes": Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. The following Council Members voted "No": None. Absent: None. Motion declared carried and the Statutory Rule was declared suspended for the consideration of this Ordinance.

Ordinance No. 1315 was read by title and, thereafter, Councilman Block moved for the final passage of the Ordinance. Councilman Rankin seconded the motion. The President then stated the question: "Shall Ordinance No. 1315 be passed and adopted?" Upon roll call vote, the following Council Members voted "Yes": Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. The following Council Members voted "No": None. Absent: None. The passage and adoption of said Ordinance having been concurred in by a majority of all members of the Council, the President declared the Ordinance adopted and the President, in the presence of the Council, signed and approved the Ordinance and the Clerk attested to the passage and approval of the same and affixed her signature thereto, a copy of said Ordinance No. 1315 being attached hereto and, by this express reference, incorporated herein and made a part hereof.

Councilman Bassett introduced Ordinance 1316, entitled: An ordinance creating water extension district no. 2014-1 of the city of Ogallala, Nebraska; establishing the outer boundaries of the districts; designating the size, location and terminal points and referring to the plans and specifications and estimate of the engineer in connection therewith on file with the city clerk and moved that the Statutory Rule requiring the reading on three different days be suspended and the ordinance may be read by title and moved for passage

**MINUTE BOOK**  
CITY OF OGALLALA, NEBRASKA

at this meeting. Councilman Block seconded the motion. Upon roll call vote, the following Council Members voted "Yes": Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. The following Council Members voted "No": None. Absent: None. Motion declared carried and the Statutory Rule was declared suspended for the consideration of this Ordinance.

Ordinance No. 1316 was read by title and, thereafter, Councilman Bassett moved for the final passage of the Ordinance. Councilman Block seconded the motion. The President then stated the question: "Shall Ordinance No. 1316 be passed and adopted?" Upon roll call vote, the following Council Members voted "Yes": Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. The following Council Members voted "No": None. Absent: None. The passage and adoption of said Ordinance having been concurred in by a majority of all members of the Council, the President declared the Ordinance adopted and the President, in the presence of the Council, signed and approved the Ordinance and the Clerk attested to the passage and approval of the same and affixed her signature thereto, a copy of said Ordinance No. 1316 being attached hereto and, by this express reference, incorporated herein and made a part hereof.

Randy Hellbusch, Nebraska Rural Water Association, addressed the council regarding a water rate study conducted for the City of Ogallala.

City Manager Smith addressed the council regarding the dedication of Rendezvous Square to be held on May 3, 2014. He will be working with the Ogallala Chamber of Commerce to coordinate a community event.

The City Council gave updates regarding their committee assignments as follows:

- A. Board of Health – Pete Peterson.
- B. Keith County Area Development – Karl Elmshaeuser.
- C. City Council Member/County Commissioner Meeting.

There being no further business to come before the council, Councilman Block moved to adjourn. Councilman Rankin seconded the motion. The following council members voted Yes: Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. No: None. Absent: None. Motion declared carried and the meeting adjourned at 8:01 P.M.

\_\_\_\_\_  
Jane M. Skinner  
City Clerk

Approved:

\_\_\_\_\_  
Harold L. Peterson  
Council President

STATE OF NEBRASKA    )  
                                  )  
COUNTY OF KEITH    ) SS.  
                                  )  
CITY OF OGALLALA    )

I, Jane M. Skinner, the undersigned, City Clerk for the City of Ogallala, Nebraska, hereby certify that all of the subjects included in the attached proceedings were contained in the Agenda for the meeting of March 25, 2014 kept continuously current and available for

# MINUTE BOOK

CITY OF OGALLALA, NEBRASKA

public inspection at the office of the City Clerk; that such subjects were contained in said Agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the Minutes of the President and Council of the City of Ogallala, Nebraska, were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

\_\_\_\_\_  
Jane M. Skinner  
City Clerk

(S E A L)

2A.

**MINUTE BOOK**  
**CITY OF OGALLALA, NEBRASKA**

SUMMARY OF MINUTES OF REGULAR MEETING OF THE OGALLALA CITY  
COUNCIL

HELD AT CITY HALL COUNCIL CHAMBERS 7:00 P.M. MARCH 25, 2014

Present were: President of the Council: Harold Peterson; Council Members: Darrell Bassett, Kevin Block, Karl Elmshaeuser and Rodger Rankin. Absent: None. City Manager: Aaron Smith; City Clerk-Treasurer: Jane Skinner; City Attorney: Michael McQuillan.

Moved to approve the consent agenda. Carried and the consent agenda was approved as follows:

- A. Minutes of the Regular Meeting held March 11, 2014.
- B. Claims.
- C. O.V.F.D. – Probationary membership of James Reid.

The claims were approved as follows:

**General Fund:**

Eftps-290.57-Fit; St Of Ne-4,017.15-Sit; 125 Plan-537.97-Pretx; Am Fam Ins-443.58-Ins; Eftps-15,935.50-Fit; Hosp&Med-17,520.66-Ins; Icma-511.50-Pen; Kc Dist Court-185.72-P/R; John Hancock-7,382.88-Pen; Ne Child Support-25.00-P/R; Pinn Bank-48,968.03-Pp5; Valley Bank-1,483.00-Hsa; 125 Plan-537.97-Pretx; Eftps-15,583.84-Fit; Hartford Life-1,267.15-Ins; Hosp&Med-17,520.66-Ins; Icma-511.50-Pen; Kc Dist Court-185.72-P/R; John Hancock-7,396.50-Pen; Ne Child Support-25.00-P/R; Pinn Bank-50,046.62-Pp6; Valley Bank-1,483.00-Has; Ne Dept Of Rev-1,162.91-Salestx; Pinn Bank-25.00-Se; 21st Century-20.76-Su; Alamar Uniforms-114.60-Su; Alco-212.48-Su; Alive Outside-104.85-Su; Allo-865.32-Su; Napa-355.98-Su; Apwa-174.00-Fees; Arnold Pool Co-557.70-Su; Baltzell Vet-60.00-Se; B & D Office Supply-199.85-Se; Ben Franklin Crafts-4.29-Su; Bound Tree Medical-1,198.82-Su; Bruckner, Mike-842.32-P/R; Candy Aerotech-1,000.00-Lease; Cash-Wa-337.75-Su; Charter Comm-54.95-Se; True Value-149.89-Su; Cornhusker Glass-50.00-Se; Cornhusker Hotel-1,269.20-Se; Correll Refriger-333.00-Se; Cranmore Fire Protection-1,737.00-Se; Cranmore Pest Control-45.00-Se; Culligan-92.00-Su/Se; Dollar General-47.83-Su; Ed Roehr Safety Prod-159.49-Su; Ems Billing-1,572.27-Contract; Farmers Coop-6,915.56-Su; John Deere Financials-278.46-Su; Fedex-24.03-Se; Fyr-Tek-477.97-Su; Hinton's Lock-208.50-Su; Home Pc Sales-25.00-Su/Se; Humphrey's-374.76-Su; Ideal Linen-138.01-Su; Waste Conn-755.26-Se; Kc Clerk-20.00-Se; Kc Hosp Authority-38,307.77-Salestx; Kc News-341.08-Se; Kc Senior Center-39.25-Su; Kc Treasurer-11,296.82-Se; Kenfield Elec-78.13-Su; Kents Towing-100.00-Se; Kildare Lumber-7.25-Su; Sourcegas-8,084.92-Su; Lake Mac Auto Body-290.15-Se; Lawson Products-129.14-Su; League Of Ne Muni-295.00-Fees; Linweld-284.36-Su; Neopost-375.00-Se; Matt Friend Truck Equip-1,548.70-Su; MCM Truck-185.00-Se; Mcquillan Law-1,985.00-Se; Michael Todd-237.13-Su; Moul's Modern Builders-32,867.20-Su/Se; Mid-American Research-259.55-Su; Mid Plains Comm Coll-8,894.01-Se; Midwest Mailing-33.00-Su; Mighty Clean Janitorial-70.00-Se; Mobile Mech-100.00-Se; NMC Exchange-157.50-Se; Ne Salt & Grain-28,459.20-Su; Ne Printworks-288.84-Su; Ne Dept Of Labor-183.00-Se; NPPD-17,760.11-Su; Nessca-75.00-Dues; Off Service-672.69-Se; Og Comm Hosp-393.20-Su; Og Chamber Of Commerce-100.00-Su; Og Water Dept-3,058.95-Su; Scott England-180.00-Su; Og Comm Hosp-55.42-Su; Olsson Assoc-12,044.87-Se; Oshkosh Cleaners-87.00-Se; Prairie States Comm-275.50-Su; Centurylink-156.39-Su; Ritec Industrial Products-220.00-Su; Schmidt Motors-43.58-Su; Servicemaster Cleaning-357.00-Se; Shopko-51.95-Su; Sunmart-13.98-Su; St. Paul's-100.00-Su; Stulichs Asphalt-1,500.00-Su; Zoellner Ford-155.04-Su; T&C Service-593.61-Se; Union College-100.00-Su; U S Postal Service-84.39-Su; Verizon-682.56-Se; Visa-1,835.70-Su; Voborny, Amanda-55.00-Se; Western Engineering-1,162.16-Su;

**Select Flex:**

RCI-20.00-P/R; RCI-150.00-P/R;

**Water Dept:**

Ne Dept of Rev-7,570.13-Salestx; Adams Bank-25.00-Se; Allo-139.36-Su/Se;

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CITY OF OGALLALA, NEBRASKA

Bomgaar's-35.65-Su; True Value-8.02-Su; Cornhusker Glass-11.82-Se; Cranmore Fire Protection-1,154.00-Se; Farmers Coop-678.40-Su; Gen Fund-19,664.01-Se; Humphrey's-80.82-Su; Ideal Linen-136.38-Su; Waste Conn-116.60-Se; Kc Treasurer-25.00-Su; Sourcegas-589.37-Su; Lawson Products-154.30-Su; Midwest Elec-4,017.44-Su; Municipal Supply-2,844.62-Su; NMC Exchange-226.02-Se; Ne Printworks-354.78-Su; NPPD-2,792.47-Su; Og Ready Mix-950.59-Su; Og Water Dept-59.77-Su; Olsen's Ag-148.50-Se; One Call Concepts-7.00-Se; Schmidt Motors-73.90-Su; Sunmart-53.48-Su; St Of Ne-18.00-Se; Tc Engineering-450.00-Se; Us Postal Service-61.15-Su; Van Kirk Bros-140,748.25-Se; Verizon-96.82-Se; Haberman, George-37.92-Refund; Prosser, Courtney-32.63-Refund; Windsor Mortgage-50.00-Refund; Wmw Invest-61.38-Refund; Wolfgang, Amanda-32.63-Refund;

**Sewer Dept:**

Adams Bank-25.00-Se; Napa-76.06-Su; Farmers Coop-135.98-Su; Gen Fund-11,868.74-Se; Ideal Linen-36.66-Su; Waste Conn-132.71-Se; Johnson Service Co-2,536.65-Su; Sourcegas-3,330.41-Su; Ne Printworks-29.90-Su; NPPD-4,651.09-Su; Og Ready Mix-109.54-Su; Og Water Dept-70.65-Su; Scott England-11,118.00-Se; Olsson Assoc-3,120.32-Se; Centurylink-207.44-Se; Verizon-24.20-Se; Visa-545.28-Su;

**GRC Expansion:**

Visa-339.00-Su;

**Youth Committee:**

Og Baseball Assoc-175.00-Se;

**Medical Benefit:**

RCI-15,386.22-Ins; RCI-360.18-Ins; RCI-18,212.09-Ins; RCI-202.29-Ins; RCI-6,789.28-Ins;

Proclaimed April 1, 2014, as National Service Recognition Day.

Moved to approve the claims payable to West Central Nebraska Development District in the amount of \$8,000 and \$195. Carried.

Recapped the topic as discussed at the March 25, 2014 6 PM meeting stating that he was directed by the council to pursue an in-house solution to the ambulance department paramedic and EMT availability shortage issue.

Addressed the proposed library facility site. The council is requesting a recommendation from the Library facility committee regarding their preferred site for the proposed library.

Updated the council regarding the Interlocal agreement with School District #001 regarding the use of Collister Park. There are a few issues to work out, and this agreement will be brought back to the council at the next regular meeting.

Moved to approve the plans and specifications, advertising and bid opening for Ogallala Paving Improvements 2014. Carried.

Introduced Ordinance 1314, entitled: An ordinance creating Street Improvement District No. 2014-1 in the city of Ogallala, Nebraska, ordering the construction of street improvements therein and ordering the publication of the ordinance in pamphlet form and moved that the Statutory Rule requiring the reading on three different days be suspended and the ordinance may be read by title and moved for passage at this meeting. Carried.

Ordinance No. 1314 was read by title and, moved for the final passage of the Ordinance. Carried.

Introduced Ordinance 1315, entitled: An ordinance creating Sanitary Sewer Extension District No. 2014-1 of the city of Ogallala, Nebraska; establishing the outer boundaries of the district; designating the size, location and terminal points, referring to the plans and specifications and estimate of the engineer in connection therewith on file with the city clerk and moved that the Statutory Rule requiring the reading on three different days be suspended and the ordinance may be read by title and moved for passage at this meeting. Carried.

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**CITY OF OGALLALA, NEBRASKA**

Ordinance No. 1315 was read by title and, moved for the final passage of the Ordinance. Carried.

Introduced Ordinance 1316, entitled: An ordinance creating water extension district no. 2014-1 of the city of Ogallala, Nebraska; establishing the outer boundaries of the districts; designating the size, location and terminal points and referring to the plans and specifications and estimate of the engineer in connection therewith on file with the city clerk and moved that the Statutory Rule requiring the reading on three different days be suspended and the ordinance may be read by title and moved for passage at this meeting. Carried.

Ordinance No. 1316 was read by title and, moved for the final passage of the Ordinance. Carried.

Randy Hellbusch, Nebraska Rural Water Association, addressed the council regarding a water rate study conducted for the City of Ogallala.

Addressed the council regarding the dedication of Rendezvous Square to be held on May 3, 2014. Will be working with the Ogallala Chamber of Commerce to coordinate a community event.

The City Council gave updates regarding their committee assignments as follows:

- A. Board of Health – Pete Peterson.
- B. Keith County Area Development – Karl Elmshaeuser.
- C. City Council Member/County Commissioner Meeting.

Moved to adjourn at 8:01 P.M. Carried.

Jane M. Skinner, City Clerk

Harold L. Peterson, Council President

**MINUTE BOOK**  
CITY OF OGALLALA, NEBRASKA

SPECIAL MEETING OF THE CITY COUNCIL

MARCH 25, 2014

A Special Meeting of the City Council of the City of Ogallala, Nebraska, was held at City Hall Council Chambers in said City on the 25<sup>th</sup> day of March 2014, at 6:00 o'clock P.M. Present were: President of the Council: Harold Peterson; Council Members: Darrell G. Bassett, Kevin Block, Karl Elmshaeuser and Rodger Rankin. Absent: None. City Manager: Aaron Smith; City Clerk-Treasurer: Jane M. Skinner; City Attorney: Michael McQuillan.

Notice of the meeting was given in advance thereof by publishing one time in the Keith County News and posting at the City Hall Administration Building as shown by the Certificate of Publication and Posting Notice attached to these Minutes. Notice of this meeting was simultaneously given to the President and to all members of the Council on March 21, 2014 and a copy of their Acknowledgement of Receipt of Notice and the Agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the Notice to the President and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The President of the Council stated this meeting is being convened in accordance with the Open Meetings Act and acknowledged a copy of the Open Meetings Act being duly posted in the southeast Corner of Council Chambers.

Aaron Smith, City Manager and Dell Simmerman, Fire Chief addressed the council regarding the current ambulance service. The department has 12 EMS members (2 paramedics and 10 EMTs), which covers 85% of all emergency calls.

The consensus of the council is for City Manager Smith to work on an in-house solution to the issue of hiring of paramedic staff for the ambulance department.

City Manager Smith addressed the council regarding the Interlocal agreement with the Ogallala Public School District for the temporary use of Collister Park. Kendra Caskey, Library Director addressed the council regarding the site selection process for the proposed library site. The consensus of the council is to request a formal recommendation from the library facility committee for the proposed library.

There being no further business to come before the council, Councilman Elmshaeuser moved to adjourn. Councilman Bassett seconded the motion. The following council members voted Yes: Darrell Bassett, Kevin Block, Karl Elmshaeuser, Harold Peterson and Rodger Rankin. No: None. Absent: None. Motion declared carried and the meeting adjourned at 6:56 P.M.

\_\_\_\_\_  
Jane M. Skinner  
City Clerk

Approved:

\_\_\_\_\_  
Harold L. Peterson  
Council President

STATE OF NEBRASKA    )  
                                  )  
COUNTY OF KEITH    ) SS.

2.B.

# MINUTE BOOK

CITY OF OGALLALA, NEBRASKA

CITY OF OGALLALA )  
)

I, Jane M. Skinner, the undersigned, City Clerk for the City of Ogallala, Nebraska, hereby certify that all of the subjects included in the attached proceedings were contained in the Agenda for the meeting of March 25, 2014 kept continuously current and available for public inspection at the office of the City Clerk; that such subjects were contained in said Agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the Minutes of the President and Council of the City of Ogallala, Nebraska, were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

\_\_\_\_\_  
Jane M. Skinner  
City Clerk

(S E A L)

# MINUTE BOOK

CITY OF OGALLALA, NEBRASKA

## SUMMARY OF MINUTES OF REGULAR MEETING OF THE OGALLALA CITY COUNCIL

HELD AT CITY HALL COUNCIL CHAMBERS 6:00 P.M. MARCH 25, 2014

Present were: President of the Council: Harold Peterson; Council Members: Darrell Bassett, Kevin Block, Karl Elmshaeuser and Rodger Rankin. Absent: None. City Manager: Aaron Smith; City Clerk-Treasurer: Jane Skinner; City Attorney: Michael McQuillan.

Aaron Smith, City Manager and Dell Simmerman, Fire Chief addressed the council regarding the current ambulance service. The department has 12 EMS members (2 paramedics and 10 EMTs), which covers 85% of all emergency calls.

The consensus of the council is for City Manager Smith to work on an in-house solution to the issue of hiring of paramedic staff for the ambulance department.

City Manager Smith addressed the council regarding the Interlocal agreement with the Ogallala Public School District for the temporary use of Collister Park. Kendra Caskey, Library Director addressed the council regarding the site selection process for the proposed library site. The consensus of the council is to request a formal recommendation from the library facility committee for the proposed library.

Moved to adjourn at 6:56 P.M. Carried.

Jane M. Skinner, City Clerk

Harold L. Peterson, Council President

2.B.

**NOTICE OF PUBLIC HEARING**

The Ogallala City Council will meet on Tuesday, April 8<sup>th</sup>, 2014 at 7:00 P.M. at City Hall located at 411 East 2<sup>nd</sup> Street. The Council will hear a recommendation from the Ogallala Planning Commission and receive public comment regarding a request for a special exception to construct a non-commercial utility structure as a primary use in a residential-zoned lot. The location of the lot is located at 601 West 11<sup>th</sup> Street, legally described as Lots 8, 9 and 10, Block 16, Searle's Third Addition. (James E. Jeffres)

Jane Skinner

Ogallala City Clerk

Publish 3-26-2014

# City of Ogallala

411 East 2<sup>nd</sup> Street  
Ogallala, NE 69153  
Phone 308-284-3607  
City Fax 308-284-6565



## NOTICE OF PUBLIC HEARING ON APPLICATION FOR NEBRASKA AFFORDABLE HOUSING PROGRAM FUNDS

**NOTICE IS HEREBY GIVEN** that on April 8, 2014 in the Municipal Offices, the City of Ogallala will hold a public hearing concerning an application to the Department of Economic Development for a Nebraska Affordable Housing Program Grant. This grant is available for local affordable housing activities.

City of Ogallala, Nebraska is requesting \$180,000 for an Owner-Occupied Rehabilitation and Demolition Project. The City proposes that 5 homes located within the municipal limits of the City of Ogallala will be rehabilitated as a primary activity utilizing these funds and proposes that 2 vacant, blighted structures, within the municipal limits, will be demolished as a secondary activity. Applicants must be low-moderate income persons whose incomes are at or below 100% of the area median income. With these funds, the home to be rehabilitated must be brought up to Nebraska Department of Economic Development Rehab Standards. No more than \$25,000 per home will be available for rehabilitation of the home. No persons will be displaced as a result of the rehabilitation or demolition activities. The requested funding amount of \$180,000 includes: \$125,000 for Activity #0530 Housing Rehabilitation, \$12,500 for Activity #0580 Housing Management, \$7,500 for Activity #0580a Paint Testing, Risk Assessments and Clearance Testing, \$10,000 for Activity #0181 General Administration, and \$25,000 for Activity #0522 Demolition of vacant, blighted structures as a secondary activity.

The grant application will be available for public inspection at the City of Ogallala Municipal Offices at 411 East 2nd Street, Ogallala, NE. All interested parties are invited to attend this public hearing at which time you will have an opportunity to be heard regarding the grant application. Written testimony will also be accepted at the public hearing scheduled for 7:00 p.m., April 8, 2014, at 411 East 2nd Street, Ogallala, NE. Written comments can be addressed to Jane Skinner, City Clerk, at 411 East 2nd Street, Ogallala, NE, 69153 and will be accepted if received on or before 4:00 p.m. on April 7, 2014.

Individuals requiring physical or sensory accommodations including interpreter service, Braille, large print, or recorded materials, please contact Jane Skinner, City Clerk, at 411 East 2nd Street, 308-284-3607 no later than April 4, 2014.

A handwritten signature in blue ink that reads "Jane M. Skinner". The signature is written over a horizontal line.

Jane M. Skinner  
City Clerk

I hereby certify that the above Notice was posted in the City as follows:

City Hall – 411 East 2 Street

On the 25th day of March, 2014.

A handwritten signature in blue ink that reads "Jane M. Skinner". The signature is written over a horizontal line.

Jane M. Skinner  
City Clerk



3.B.

# PROCLAMATION

*WHEREAS, libraries are the heart of their communities, campuses and schools;*

*WHEREAS, librarians work to meet the changing needs of their communities, including providing resources for everyone and bringing services outside of library walls;*

*WHEREAS, libraries and librarians bring together community members to enrich and shape the community and address local issues;*

*WHEREAS, librarians are trained, tech-savvy professionals, providing technology training and access to downloadable content like e-books;*

*WHEREAS, libraries offer programs to meet community needs;*

*WHEREAS, libraries continuously grow and evolve in how they provide for the needs of every member of their communities;*

*WHEREAS, libraries, librarians, library workers and supporters across America are celebrating National Library Week.*

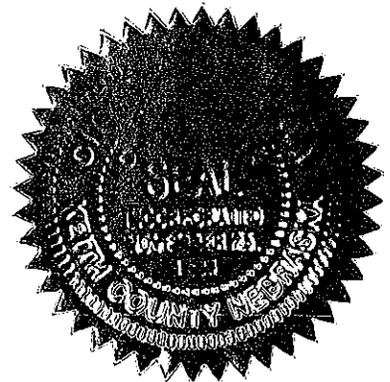
*NOW, THEREFORE, be it resolved that I, Harold L. Peterson, Mayor, proclaim National Library Week, April 13-19, 2014. I encourage all residents to visit the library this week to take advantage of the wonderful library resources available @ your library. Lives Change @ your library.*

*IN WITNESS WHEREOF, I have hereunto set my hand, and cause the Seal of the City of Ogallala to be affixed this 8<sup>th</sup> day of April 2014.*

\_\_\_\_\_  
Harold L. Peterson, Mayor  
City of Ogallala, Nebraska

Attest:

\_\_\_\_\_  
Jane M. Skinner, City Clerk



# PROCLAMATION

*WHEREAS, April 20 – 26, 2014 is National Volunteer Week; and*

*WHEREAS, RSVP is 40 years old in Ogallala/Keith County & the City of Ogallala has been the sponsor organization since the beginning; and*

*WHEREAS, Currently 295 volunteers serve and contributed 48,650 hours last year helping 40 organizations; and*

*WHEREAS, National service plays a key role in cities, small towns & rural areas across the United States of America; and*

*WHEREAS, RSVP matches the skills and interests of its pool of volunteers with the needs of service organizations already helping area residents; and*

*WHEREAS, Today's older adults are busy, productive people. Many RSVP Volunteers use their experiences of life, skills and talents to help others. The volunteers gain new skills and self-confidence by helping persons of all ages. RSVP Volunteers make our community a better place to live, work and play; and*

*WHEREAS, RSVP is authorized by the National Senior Volunteer Corps under the Corporation for National and Community Service.*

**NOW, THEREFORE,** I, Harold L. Peterson, by virtue of the authority vested in me as Mayor of the City of Ogallala, Nebraska, do hereby proclaim April 20 – 26, 2014 as

## **NATIONAL VOLUNTEER WEEK**

In the City of Ogallala, Nebraska and thus do urge the citizens of Ogallala to support the Retired Senior Volunteer Program in our community.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Dated this 8<sup>th</sup> day of April 2014.

\_\_\_\_\_  
Harold L. Peterson, Mayor

Attest:

\_\_\_\_\_  
Jane M. Skinner, City Clerk



4.C.

**CITY OF OGALLALA, NEBRASKA  
REQUEST TO BE PLACED ON THE AGENDA**

Date Submitted:	04-07-14
Submitted By:	Debra Dianna Benner
Dept. &/or Name	Pop 371 1201 St. Marys Ave
Address	308-224-8327 / 308-220-0915
Phone Number	
Persons Attending Meeting:	same
Information or Material to be Distributed to Council:	<input type="checkbox"/> YES - Material is attached to this request. <input type="checkbox"/> YES - Material will be distributed at Council meeting. <input checked="" type="checkbox"/> NO - There is no material to be distributed.
Agenda Topic / Description:	Fowl permit
Comments:	I have had chickens/ducks on my property since 1992. Due to repairs to chicken pen it has been longer than 1 year.

Ogallala

<b>THE REMAINDER OF THE FORM IS TO BE COMPLETED BY CITY PERSONNEL.</b>	
Reason for Council Action:	
Type of Action:	<input type="checkbox"/> ORDINANCE - Number _____ <input type="checkbox"/> RESOLUTION - Number _____ <input type="checkbox"/> MOTION. <input type="checkbox"/> NONE.
Suggested Motion:	
Time Issues:	
Financial Issues:	
People/Business Issues:	
Dept. Supervisor Comments:	
City Manager Comments:	
City Attorney Comments:	

### City of Ogallala

### PERMIT APPLICATION TO KEEP LIVESTOCK OR FOWL

Date 04-07-14  
 Name of Applicant Debra Benner Date of Birth 07-30-57  
 Home Address 1201 St. Marys City Ogallala State Nebr.  
 Home Telephone 308-284-8327 Business/Cell \_\_\_\_\_  
 Cell 308-280-0915

- a) Types of livestock or fowl: chicken/ducks/geese
- b) Approximate number of livestock or fowl to be located at the specific location: 1 dozen chicken/ducks/geese
- c) Location where animals will be maintained: 1201 St. Marys Ave.  
I have about 10 1/2 acres of land
- d) City Zoning Classification of location: Residential

e) Facilities at location for maintaining livestock or fowl (explain if facilities are to be erected upon receiving permit):

I have chicken house & chicken fenced yard as have had chickens since I purchased home in 1992. wind storm that tore down fenced yard so replaced it, now wish to replace the chickens

f) Why Permit to maintain livestock or fowl is requested:  
to have fowl on my property (replacement chickens)

I have been provided a copy of Ogallala City Code Chapter 3 Article 3. I have read, understand, and agree to comply with the requirements of this ordinance. I also understand that any permit issued may be revoked for probable cause by the City Council.

Applicant's signature Debra Benner Date 04-07-14

Council Action		
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Date _____
Permit Number _____		
Expiration Date _____		

**CITY OF OGALLALA, NEBRASKA  
REQUEST TO BE PLACED ON THE AGENDA**

Date Submitted:	4-10-14
Submitted By: Dept. &/or Name Address Phone Number	PATRICIA A DARNELL 707 STUDENT DR - 884-2386
Persons Attending Meeting:	PATRICIA/BOB DARNELL
Information or Material to be Distributed to Council:	<input type="checkbox"/> YES - Material is attached to this request. <input type="checkbox"/> YES - Material will be distributed at Council meeting. <input checked="" type="checkbox"/> NO - There is no material to be distributed.
Agenda Topic / Description:	CALLISTER-PARK - 4 THE SCHOOL
Comments:	NOT GOOD -

<b>THE REMAINDER OF THE FORM IS TO BE COMPLETED BY CITY PERSONNEL.</b>	
Reason for Council Action:	
Type of Action:	<input type="checkbox"/> ORDINANCE - Number _____ <input type="checkbox"/> RESOLUTION - Number _____ <input type="checkbox"/> MOTION. <input type="checkbox"/> NONE.
Suggested Motion:	
Time Issues:	
Financial Issues:	
People/Business Issues:	
Dept. Supervisor Comments:	
City Manager Comments:	
City Attorney Comments:	

**CITY OF OGALLALA**  
**MONTHLY TREASURER'S REPORT**  
**FOR THE MONTH ENDING MARCH 31, 2014**

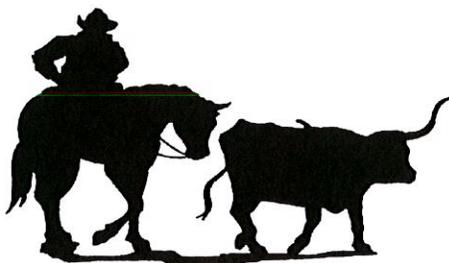
Fund Name	Beg. Fund Balance	Revenues	Expenses	End. Fund Balance	Cash Balance
10 - Administration	298,554.71	28,033.36	(35,962.35)	290,625.72	236,826.93
21 - Street	(234,382.11)	72,721.62	(109,469.89)	(271,130.38)	(271,130.38)
24 - Water	2,357,639.06	65,849.15	(174,190.98)	2,249,297.23	871,105.61
25 - Sewer	3,521,443.08	57,643.19	(37,918.59)	3,541,167.68	1,705,187.89
31 - Fire	(175,522.53)	4,461.49	(5,468.10)	(176,529.14)	(176,529.14)
32 - Police	209,671.02	37,802.68	(74,390.70)	173,083.00	173,083.00
34 - Cemetery	40,789.49	5,536.31	(8,356.30)	37,969.50	37,969.50
36 - Ambulance	42,091.59	8,686.05	(13,650.22)	37,127.42	37,127.42
37 - Public Transit	52,597.27	11,248.96	(13,011.54)	50,834.69	50,834.69
38 - RSVP	15,273.42	11,547.38	(4,090.89)	22,729.91	22,729.91
40 - Goodall Rec Center	94,748.30	27,528.76	(24,625.93)	97,651.13	97,651.13
41 - Outdoor Pool	67,804.07	6,529.15	(1,627.42)	72,705.80	72,705.80
42 - Parks	55,822.79	11,052.43	(12,189.38)	54,685.84	54,685.84
44 - Library	87,712.15	8,338.40	(16,880.40)	79,170.15	79,170.15
46 - Airport	232,145.15	15,585.03	(15,602.80)	232,127.38	232,127.38
47 - Community Dev.	200,101.73	5,080.34	(9,624.35)	195,557.72	195,557.72
48 - Planning	37,324.17	7,557.40	(5,568.68)	39,312.89	39,312.89
50 - Debt Service	208,540.54	6,356.11	(19,771.25)	195,125.40	181,888.46
51 - Agency	58,158.84	29,724.90	(38,307.77)	49,575.97	49,575.97
99 - Medical Benefit	144,268.14	35,058.89	(30,589.88)	148,737.15	162,188.39
<b>Totals</b>	<b>7,314,780.88</b>	<b>456,341.60</b>	<b>(651,297.42)</b>	<b>7,119,825.06</b>	<b>3,852,069.16</b>



1260 Change Fund	942.00
12700 General Checking	662,232.65
12701 Water Checking	504,989.07
12702 Sewer Checking	786,569.33
12704 Debt Service	221,074.73
12705 Medical Benefit	201,883.66
12708 Youth Committee	3,594.80
12709 125 Plan - Select Flex	7,482.73
12710 CDBG Housing Rehab	15,730.02
12715 GRC Expansion	67,261.29
12717 ICS - Cemetery	66,594.92
12718 ICS - Sewer	912,320.75
12719 ICS - Water	366,110.26
12798 Holding Account	3,247.82
1273 Certificates of Deposit	32,035.13
	<u>3,852,069.16</u>

**CITY OF OGALLALA**  
**MONTHLY TREASURER'S REPORT**  
**FOR FISCAL YEAR TO DATE FOR PERIOD ENDING MARCH 31, 2014**

Fund Name	Beg. Fund Balance	Revenues	Expenses	End. Fund Balance	Cash Balance
10 - Administration	268,447.85	268,715.55	(246,537.68)	290,625.72	236,826.93
21 - Street	157,161.77	588,429.96	(1,016,722.11)	(271,130.38)	(271,130.38)
24 - Water	2,593,138.41	425,444.35	(769,285.53)	2,249,297.23	871,105.61
25 - Sewer	3,427,294.54	415,069.25	(301,196.11)	3,541,167.68	1,705,187.89
31 - Fire	65,444.95	80,732.16	(322,706.25)	(176,529.14)	(176,529.14)
32 - Police	284,738.92	405,754.61	(517,410.53)	173,083.00	173,083.00
34 - Cemetery	49,846.56	56,509.48	(68,386.54)	37,969.50	37,969.50
36 - Ambulance	134,697.04	85,706.30	(183,275.92)	37,127.42	37,127.42
37 - Public Transit	45,853.72	96,022.31	(91,041.34)	50,834.69	50,834.69
38 - RSVP	22,741.49	27,696.60	(27,708.18)	22,729.91	22,729.91
40 - Goodall Rec Center	89,989.79	152,482.96	(144,821.62)	97,651.13	97,651.13
41 - Outdoor Pool	68,664.06	34,076.68	(30,034.94)	72,705.80	72,705.80
42 - Parks	45,413.88	118,547.19	(109,275.23)	54,685.84	54,685.84
44 - Library	91,922.14	104,570.37	(117,322.36)	79,170.15	79,170.15
46 - Airport	260,936.94	111,535.82	(140,345.38)	232,127.38	232,127.38
47 - Community Dev.	256,529.42	112,678.32	(173,650.02)	195,557.72	195,557.72
48 - Planning	19,272.87	61,165.80	(41,125.78)	39,312.89	39,312.89
50 - Debt Service	482,745.24	835,096.67	(1,122,716.51)	195,125.40	181,888.46
51 - Agency	55,713.19	209,335.54	(215,472.76)	49,575.97	49,575.97
99 - Medical Benefit	237,739.82	202,380.59	(291,383.26)	148,737.15	162,188.39
<b>Totals</b>	<b>8,658,292.60</b>	<b>4,391,950.51</b>	<b>(5,930,418.05)</b>	<b>7,119,825.06</b>	<b>3,852,069.16</b>



1260 Change Fund	942.00
12700 General Checking	662,232.65
12701 Water Checking	504,989.07
12702 Sewer Checking	786,569.33
12704 Debt Service	221,074.73
12705 Medical Benefit	201,883.66
12708 Youth Committee	3,594.80
12709 125 Plan - Select Flex	7,482.73
12710 CDBG Housing Rehab	15,730.02
12715 GRC Expansion	67,261.29
12717 ICS - Cemetery	66,594.92
12718 ICS - Sewer	912,320.75
12719 ICS - Water	366,110.26
12798 Holding Account	3,247.82
1273 Certificates of Deposit	32,035.13
	<u>3,852,069.16</u>

**CITY OF OGALLALA**  
**REMAINING REVENUE BUDGET ANALYSIS**  
**50% OF YEAR REMAINING**

**PROPRIETARY FUNDS**

	REMAINING BUDGET	ANNUAL BUDGET	% OF REMAINING BUDGET
24-WATER	3,402,073.65	3,827,518.00	88.88
25-SEWER	332,430.75	747,500.00	44.47
<b>TOTAL</b>	<b>3,734,504.40</b>	<b>4,575,018.00</b>	<b>81.63</b>

**GOVERNMENTAL FUNDS**

	REMAINING BUDGET	ANNUAL BUDGET	% OF REMAINING BUDGET
10-ADMIN	357,208.45	625,924.00	57.07
21-STREET	2,616,054.04	3,204,484.00	81.64
31-FIRE	315,918.84	396,651.00	79.65
32-POLICE	607,722.39	1,013,477.00	59.96
34-CEMETERY	85,983.52	142,493.00	60.34
36-AMBULANCE	283,468.70	369,175.00	76.78
37-OPT	256,028.69	352,051.00	72.72
38-RSVP	35,318.40	63,015.00	56.05
40-GRC	236,561.04	389,044.00	60.81
41-OUTDOOR POOL	61,277.32	95,354.00	64.26
42-PARKS	192,181.81	310,729.00	61.85
44-LIBRARY	128,255.63	232,826.00	55.09
46-AIRPORT	309,994.18	421,530.00	73.54
47-COMMUNITY DEV	594,716.68	707,395.00	84.07
48-PLANNING	91,732.20	152,898.00	60.00
50-DEBT SERVICE	(277,249.67)	557,847.00	(49.70)
<b>TOTAL</b>	<b>5,895,172.22</b>	<b>9,034,893.00</b>	<b>65.25</b>

**INTERNAL SERVICE FUNDS**

	REMAINING BUDGET	ANNUAL BUDGET	% OF REMAINING BUDGET
51-AGENCY	173,938.46	383,274.00	45.38
99-MEDICAL BENEFIT	311,119.41	513,500.00	60.59
<b>TOTAL</b>	<b>485,057.87</b>	<b>896,774.00</b>	<b>54.09</b>

**CITY OF OGALLALA**  
**REMAINING EXPENSE BUDGET ANALYSIS**  
**50% OF YEAR REMAINING**

**PROPRIETARY FUNDS**

	REMAINING BUDGET	ANNUAL BUDGET	% OF REMAINING BUDGET
24-WATER	3,058,039.47	3,827,300.00	79.90
25-SEWER	431,043.89	732,240.00	58.87
<b>TOTAL</b>	<b>3,489,083.36</b>	<b>4,559,540.00</b>	<b>76.52</b>

**GOVERNMENTAL FUNDS**

	REMAINING BUDGET	ANNUAL BUDGET	% OF REMAINING BUDGET
10-ADMIN	464,137.32	710,675.00	65.31
21-STREET	2,053,182.89	3,069,905.00	66.88
31-FIRE	72,776.75	395,483.00	18.40
32-POLICE	509,405.47	1,026,816.00	49.61
34-CEMETERY	76,833.46	145,220.00	52.91
36-AMBULANCE	109,009.08	292,285.00	37.30
37-OPT	251,488.66	342,530.00	73.42
38-RSVP	35,371.82	63,080.00	56.07
40-GRC	215,587.38	360,409.00	59.82
41-OUTDOOR POOL	97,225.06	127,260.00	76.40
42-PARKS	219,490.77	328,766.00	66.76
44-LIBRARY	142,397.64	259,745.00	54.82
46-AIRPORT	342,419.62	482,765.00	70.93
47-COMMUNITY DEV	558,458.98	732,109.00	76.28
48-PLANNING	98,859.22	139,985.00	70.62
50-DEBT SERVICE	(564,726.51)	557,990.00	(101.21)
<b>TOTAL</b>	<b>4,681,917.61</b>	<b>9,035,023.00</b>	<b>51.82</b>

**INTERNAL SERVICE FUNDS**

	REMAINING BUDGET	ANNUAL BUDGET	% OF REMAINING BUDGET
51-AGENCY	167,801.24	383,274.00	43.78
99-MEDICAL BENEFIT	152,516.74	443,900.00	34.36
<b>TOTAL</b>	<b>320,317.98</b>	<b>827,174.00</b>	<b>38.72</b>

Percent of Year Remaining: 50%

Revenue Description	Current Month	Year to Date Actual	Annual Encumbrance	Annual Actual+Encum.	Annual Budget	Remain Budget	Rem%
30100 W/S SALES	112,975.26	733,943.29	0.00	733,943.29	1,714,000.00	980,056.71	57
30200 W/S TAPS & CONN	340.48	1,345.49	0.00	1,345.49	6,500.00	5,154.51	79
30400 W/S MISC INCOME	3,187.64	20,304.99	0.00	20,304.99	47,500.00	27,195.01	57
31100 GEN PROP TAX	17,435.84	149,290.43	0.00	149,290.43	752,085.00	602,794.57	80
31110 BOND PROP TAX	6,336.63	62,465.87	0.00	62,465.87	273,905.00	211,439.13	77
31130 IN LIEU OF PAY	0.00	0.00	0.00	0.00	50,000.00	50,000.00	100
31140 MOTOR VEHICLE	5,993.33	44,649.49	0.00	44,649.49	86,630.00	41,980.51	48
31200 KENO	0.00	38,727.37	0.00	38,727.37	80,000.00	41,272.63	52
31300 CITY SALES TAX	93,380.03	663,906.45	0.00	663,906.45	1,300,000.00	636,093.55	49
31301 CITY SALES TAX	11,833.98	63,625.72	0.00	63,625.72	122,225.00	58,599.28	48
31400 FRANCHISE	13,223.22	612,669.10	0.00	612,669.10	1,150,000.00	537,330.90	47
31410 CONTRACTS/AGREE	22,596.36	309,957.13	0.00	309,957.13	383,082.00	73,124.87	19
31510 TICKET & PASSES	25,354.75	92,793.35	0.00	92,793.35	134,000.00	41,206.65	31
31520 CONCESSIONS	58.00	510.64	0.00	510.64	5,690.00	5,179.36	91
31600 NON TAX REVENUE	9,226.05	69,569.80	0.00	69,569.80	160,625.00	91,055.20	57
31605 LOT SALES	395.00	3,695.00	0.00	3,695.00	7,000.00	3,305.00	47
31606 PERPETUAL CARE	440.00	3,165.00	0.00	3,165.00	9,800.00	6,635.00	68
31610 RENTAL REVENUE	8,329.22	47,330.97	0.00	47,330.97	82,550.00	35,219.03	43
31620 TRADE LICENSES	0.00	10,520.00	0.00	10,520.00	27,485.00	16,965.00	62
31621 ANIMAL LICENSES	209.00	1,005.00	0.00	1,005.00	2,500.00	1,495.00	60
31630 PERMITS	335.00	1,375.00	0.00	1,375.00	3,300.00	1,925.00	58
31631 BUILDING PERMIT	2,082.60	9,212.35	0.00	9,212.35	20,000.00	10,787.65	54
31632 PLUMBING PERMIT	50.00	470.00	0.00	470.00	1,000.00	530.00	53
31634 GAS PERMITS	15.00	15.00	0.00	15.00	100.00	85.00	85
31635 ROW PERMITS	15.00	45.00	0.00	45.00	150.00	105.00	70
31636 MANUF. HOME	0.00	100.00	0.00	100.00	100.00	0.00	
31640 FINES & FEES	585.93	3,289.01	0.00	3,289.01	13,500.00	10,210.99	76
31700 LOCAL GRANTS	1,220.00	3,620.00	0.00	3,620.00	47,300.00	43,680.00	92
31800 INTEREST INCOME	513.65	3,305.36	0.00	3,305.36	8,100.00	4,794.64	59
32300 HIGHWAY ALLOCAT	52,341.81	280,770.60	0.00	280,770.60	554,047.00	273,276.40	49
32400 VEHICLE PRORATE	0.00	709.09	0.00	709.09	2,050.00	1,340.91	65
32401 MOTOR VEH FEE	0.00	21,642.56	0.00	21,642.56	44,200.00	22,557.44	51
32600 MUN EQUALIZAT	15,693.01	31,354.09	0.00	31,354.09	113,135.00	81,780.91	72
32700 OTHER ST FUNDS	936.00	15,601.15	0.00	15,601.15	187,524.00	171,922.85	92
33100 FED GRANT & REV	13,718.72	132,608.62	0.00	132,608.62	1,309,484.00	1,176,875.38	90
34100 MISCELLANEOUS	2,478.77	40,280.83	0.00	40,280.83	67,200.00	26,919.17	40
34200 INS REFUND	0.00	235.00	0.00	235.00	100,000.00	99,765.00	100
34210 EMP SHARE MED	5,944.66	33,775.16	0.00	33,775.16	63,000.00	29,224.84	46
34215 CITY SHARE MED	29,096.66	168,129.10	0.00	168,129.10	350,000.00	181,870.90	52
34300 BOND PROCEEDS	0.00	715,937.50	0.00	715,937.50	1,712,954.00	997,016.50	58
34400 LOAN PROCEEDS	0.00	0.00	0.00	0.00	3,288,964.00	3,288,964.00	100
35100 TRANSFERS IN	0.00	0.00	0.00	0.00	225,000.00	225,000.00	100
Total Revenue ----->	456,341.60	4,391,950.51	0.00	4,391,950.51	14,506,685.00	10,114,734.49	70

Expenses Description	Current Month	Year to Date Actual	Annual Encumbrance	Annual Actual+Encum.	Annual Budget	Remain Budget	Rem%
40100 CITY COUNCIL	2,400.00	4,800.00	0.00	4,800.00	9,600.00	4,800.00	50
40200 CITY MANAGER	7,307.20	47,496.80	0.00	47,496.80	95,000.00	47,503.20	50
40210 CITY CLERK	4,716.80	31,157.20	0.00	31,157.20	61,350.00	30,192.80	49
40220 SUPERVISOR	45,770.81	290,674.74	0.00	290,674.74	621,225.00	330,550.26	53
40222 MECHANIC	2,769.78	18,299.70	0.00	18,299.70	37,350.00	19,050.30	51
40223 FTE - HOURLY	61,607.85	403,169.22	0.00	403,169.22	789,200.00	386,030.78	49
40224 PTE - HOURLY	13,790.07	93,464.67	0.00	93,464.67	261,390.00	167,925.33	64
40225 OTHER - HOURLY	0.00	1,082.00	0.00	1,082.00	13,400.00	12,318.00	92
40226 OVERTIME	5,231.39	34,774.09	0.00	34,774.09	59,375.00	24,600.91	41
40227 SICK BENEFIT PY	0.00	18,155.28	0.00	18,155.28	18,720.00	564.72	3
40300 F.I.C.A.	10,239.22	67,853.11	0.00	67,853.11	135,975.00	68,121.89	50
40310 UNEMPLOYMENT	0.00	509.00	0.00	509.00	5,200.00	4,691.00	90
40320 WORKERS COMP	0.00	61,343.00	0.00	61,343.00	66,175.00	4,832.00	7
40330 RETIREMENT	6,555.55	43,151.85	0.00	43,151.85	93,185.00	50,033.15	54
40340 MED INS - CITY	44,482.88	255,350.88	0.00	255,350.88	571,965.00	316,614.12	55
40341 HEALTH SAVINGS	1,246.00	7,286.00	0.00	7,286.00	14,474.00	7,188.00	50
40345 MED INS SELF FD	15,203.66	203,695.56	0.00	203,695.56	250,000.00	46,304.44	19
40350 LIFE INS - CITY	427.90	2,556.40	0.00	2,556.40	6,725.00	4,168.60	62
40360 OTHER BENEFITS	2,099.17	11,078.20	0.00	11,078.20	24,130.00	13,051.80	54
40370 DISABILITY PAY	842.32	5,475.08	0.00	5,475.08	10,951.00	5,475.92	50

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Percent of Year Remaining: 50%

Expenses Description	Current Month	Year to Date Actual	Annual Encumbrance	Annual Actual+Encum.	Annual Budget	Remain Budget	Rem%
40380 RECOGN & RECRUIT	2,428.54	12,526.39	0.00	12,526.39	27,405.00	14,878.61	54
41010 PROPERTY TAX	0.00	4,085.48	0.00	4,085.48	0.00	-4,085.48	-999
41100 ELECTRICITY	17,531.69	114,543.59	0.00	114,543.59	284,300.00	169,756.41	60
41105 STREET LIGHTING	11,962.76	72,401.87	0.00	72,401.87	151,000.00	78,598.13	52
41110 WATER & SEWER	812.67	24,248.34	0.00	24,248.34	56,700.00	32,451.66	57
41120 PHONE	2,166.13	14,359.42	0.00	14,359.42	28,970.00	14,610.58	50
41130 SANITATION	1,004.57	6,312.90	0.00	6,312.90	12,580.00	6,267.10	50
41140 NATURAL GAS	12,516.03	57,259.02	0.00	57,259.02	83,000.00	25,740.98	31
41200 INSURANCE	0.00	123,914.71	0.00	123,914.71	125,650.00	1,735.29	1
41210 E & O INSURANCE	0.00	5,861.00	0.00	5,861.00	6,695.00	834.00	12
41220 VOLUNTEERS-INS	275.00	1,208.42	0.00	1,208.42	6,175.00	4,966.58	80
41300 ENGINEERING	3,120.32	3,120.32	0.00	3,120.32	21,500.00	18,379.68	85
41310 AUDIT	0.00	3,150.00	0.00	3,150.00	16,050.00	12,900.00	80
41330 LEGAL	2,005.00	11,292.20	0.00	11,292.20	14,425.00	3,132.80	22
41340 JANITOR SER-SUP	1,604.80	8,829.88	0.00	8,829.88	21,900.00	13,070.12	60
41350 MISC SERVICE	3,839.40	8,939.93	0.00	8,939.93	20,700.00	11,760.07	57
41400 CONTRACTS & AGR	22,831.17	287,136.99	0.00	287,136.99	615,894.00	328,757.01	53
41410 LEASES	375.00	20,370.57	0.00	20,370.57	174,936.00	154,565.43	88
41420 RENTAL	2,750.00	4,500.00	0.00	4,500.00	15,500.00	11,000.00	71
41500 REP & MAINT	5,524.89	44,038.40	0.00	44,038.40	204,100.00	160,061.60	78
41501 REP & MAINT -ST	1,382.16	23,529.02	0.00	23,529.02	200,000.00	176,470.98	88
41502 R & M MAIN-WELL	14,725.48	36,397.41	0.00	36,397.41	95,900.00	59,502.59	62
41510 VEHICLE REPAIR	2,258.41	32,021.98	0.00	32,021.98	37,675.00	5,653.02	15
41511 GAS & OIL	7,790.15	45,210.46	0.00	45,210.46	99,450.00	54,239.54	55
41512 TIRES & TUBES	593.61	1,161.06	0.00	1,161.06	13,300.00	12,138.94	91
41513 MILEAGE	0.00	0.00	0.00	0.00	2,000.00	2,000.00	100
41520 STORM EXPENSE	28,459.20	28,474.13	0.00	28,474.13	52,000.00	23,525.87	45
41530 CODE ENFORCMT	68.99	2,061.72	0.00	2,061.72	28,000.00	25,938.28	93
41600 INVENTORY	2,844.62	11,103.34	0.00	11,103.34	25,000.00	13,896.66	56
41610 OFFICE SUPPLIES	1,682.39	6,684.73	0.00	6,684.73	17,950.00	11,265.27	63
41615 OPERATING SUPP	3,794.36	43,024.39	0.00	43,024.39	141,510.00	98,485.61	70
41616 UNIFORMS	361.09	6,640.31	0.00	6,640.31	26,650.00	20,009.69	75
41620 CONCESSIONS	210.79	257.79	0.00	257.79	5,050.00	4,792.21	95
41630 BOOKS & PERIOD	3,087.59	18,020.11	0.00	18,020.11	42,950.00	24,929.89	58
41640 DUES & SUBSCRIP	544.06	46,207.78	0.00	46,207.78	61,600.00	15,392.22	25
41645 TRAINING & TUIT	11,268.78	19,582.72	0.00	19,582.72	51,700.00	32,117.28	62
41650 PRINTING	249.87	1,148.15	0.00	1,148.15	3,640.00	2,491.85	68
41655 PUBLISHING	346.03	2,804.27	0.00	2,804.27	12,350.00	9,545.73	77
41660 POSTAGE	-3,042.41	4,865.60	0.00	4,865.60	17,950.00	13,084.40	73
41710 SALES TAX	1,162.91	7,761.09	0.00	7,761.09	7,375.00	-386.09	-5
41720 CONS USE TAX	39.63	425.97	0.00	425.97	3,000.00	2,574.03	86
41730 BAD DEBT	0.00	5.85	0.00	5.85	0.00	-5.85	-585
41900 CASH VARIATION	-2.00	-2.00	0.00	-2.00	0.00	2.00	200
42100 CAPITAL IMPROVE	186,135.32	992,669.06	0.00	992,669.06	5,640,639.00	4,647,969.94	82
42200 CAPITAL OUTLAY	0.00	430,850.14	0.00	430,850.14	570,463.00	139,612.86	24
43100 D/S PRINCIPAL	2,060.00	1,369,596.55	0.00	1,369,596.55	875,786.00	-493,810.55	-56
43200 D/S INTEREST	22,331.25	101,957.16	0.00	101,957.16	214,395.00	112,437.84	52
43300 D/S CONTRACTS	45.00	8,010.04	0.00	8,010.04	15,410.00	7,399.96	48
44100 MISCELLANEOUS	1,153.80	7,594.25	0.00	7,594.25	18,850.00	11,255.75	60
44211 HOUSING REHAB	0.00	29,410.00	0.00	29,410.00	0.00	-29,410.00	-999
44218 CDBG GRANT	0.00	0.00	0.00	0.00	500,000.00	500,000.00	100
44219 DOWNTOWN REVILZ	8,000.00	8,000.00	0.00	8,000.00	0.00	-8,000.00	-999
44300 HOSPITAL S.T.	38,307.77	215,472.76	0.00	215,472.76	376,374.00	160,901.24	43
44310 SCHOOL	0.00	0.00	0.00	0.00	6,900.00	6,900.00	100
45100 TRANSFERS OUT	0.00	0.00	0.00	0.00	225,000.00	225,000.00	100
Total Expenses ----->	651,297.42	5,930,418.05	0.00	5,930,418.05	14,421,737.00	8,491,318.95	59
Total of all ACCTS	-194,955.82	-1,538,467.54	0.00	-1,538,467.54	84,948.00	1,623,415.54	999

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**City of Ogallala**  
**Revenue 3 year comparison**

Account	Revenue Description	Month Totals			Fiscal Year to Date Totals		
		Mar-14	Mar-13	Mar-12	Mar-14	Mar-13	Mar-12
30100	W/S SALES	112,975.26	110,545.85	105,195.32	733,943.29	742,479.85	698,458.32
30200	W/S TAPS & CONN	340.48	608.25	85.52	1,345.49	2,468.23	5,592.95
30300	W/S SALES TAX	0.00	0.00	3.78	0.00	(5.04)	(74.34)
30400	W/S MISC INCOME	3,187.64	3,411.11	3,141.50	20,304.99	23,750.95	19,596.41
31100	GEN PROP TAX	17,435.84	18,216.34	29,333.44	149,290.43	140,448.07	128,863.27
31110	BOND PROP TAX	6,336.63	6,674.50	10,921.34	62,465.87	51,453.52	77,082.84
31130	IN LIEU OF PAY	0.00	0.00	0.00	0.00	0.00	0.00
31140	MOTOR VEHICLE	5,993.33	6,374.85	6,052.27	44,649.49	43,679.02	44,625.63
31200	KENO	0.00	0.00	0.00	38,727.37	34,961.51	28,297.49
31300	CITY SALES TAX	93,380.03	95,464.91	90,677.08	663,906.45	638,920.64	642,285.30
31301	CITY SALES TAX M.V.	11,833.98	0.00	12,273.29	63,625.72	51,771.23	57,728.41
31400	FRANCHISE	13,223.22	23,972.86	29,459.58	612,669.10	600,936.51	576,309.29
31410	CONTRACTS/AGREE	22,596.36	33,371.41	34,710.52	309,957.13	300,656.60	242,316.23
31510	TICKET & PASSES	25,354.75	22,858.25	19,668.60	92,793.35	82,022.65	74,476.90
31520	CONCESSIONS	58.00	26.00	72.00	510.64	514.40	282.20
31600	NON TAX REVENUE	9,226.05	16,713.80	9,635.39	69,569.80	84,455.35	64,845.42
31605	LOT SALES	395.00	330.00	1,650.00	3,695.00	2,640.00	2,853.35
31606	PERPETUAL CARE	440.00	650.00	1,471.67	3,165.00	4,805.00	4,412.17
31610	RENTAL REVENUE	8,329.22	6,865.21	9,532.53	47,330.97	39,284.56	36,513.78
31620	TRADE LICENSES	0.00	75.00	615.00	10,520.00	12,510.00	10,860.01
31621	ANIMAL LICENSES	209.00	388.00	218.00	1,005.00	1,084.00	1,276.00
31630	PERMITS	335.00	270.00	395.00	1,375.00	1,540.00	1,599.00
31631	BUILDING PERMIT	2,082.60	1,612.50	5,322.00	9,212.35	6,888.25	12,263.50
31632	PLUMBING PERMIT	50.00	50.00	25.00	470.00	360.00	650.00
31634	GAS PERMITS	15.00	0.00	0.00	15.00	45.00	30.00
31635	ROW PERMITS	15.00	15.00	0.00	45.00	60.00	75.00
31636	MANUF. HOME	0.00	50.00	0.00	100.00	100.00	0.00
31640	FINES & FEES	585.93	939.24	3,359.43	3,289.01	6,234.40	8,956.30
31700	LOCAL GRANTS	1,220.00	0.00	0.00	3,620.00	4,898.46	107,920.85
31800	INTEREST INCOME	513.65	1,005.38	1,375.28	3,305.36	5,191.30	7,451.35
32100	STATE AID	0.00	0.00	0.00	0.00	0.00	0.00
32300	HIGHWAY ALLOCAT	52,341.81	46,748.46	47,853.21	280,770.60	250,244.97	243,915.21
32400	VEHICLE PRORATE	0.00	0.00	0.00	709.09	659.25	621.51
32401	MOTOR VEH FEE	0.00	0.00	0.00	21,642.56	20,996.40	20,750.51
32600	MUN EQUALIZAT	15,693.01	16,826.90	13,884.45	31,354.09	33,228.53	26,706.70
32700	OTHER ST FUNDS	936.00	1,774.25	2,135.00	15,601.15	38,055.29	36,892.80
33100	FED GRANT & REV	13,718.72	3,963.75	22,085.25	132,608.62	100,610.53	87,248.97
34100	MISCELLANEOUS	2,478.77	6,923.39	13,269.11	40,280.83	64,949.54	41,447.38
34200	INS REFUND	0.00	0.00	0.00	235.00	0.00	146.92
34210	EMP SHARE MED	5,944.66	5,138.52	5,503.23	33,775.16	31,831.03	32,594.03
34215	CITY SHARE MED	29,096.66	26,650.56	28,998.52	168,129.10	163,406.60	172,080.02
34300	BOND PROCEEDS	0.00	0.00	0.00	715,937.50	246,875.00	1,429,700.00
34400	LOAN PROCEEDS	0.00	0.00	236,081.00	0.00	128,544.00	236,081.00
35100	TRANSFERS IN	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals</b>		<b>456,341.60</b>	<b>458,514.29</b>	<b>745,003.31</b>	<b>4,391,950.51</b>	<b>3,963,555.60</b>	<b>5,183,732.68</b>

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**City of Ogallala**  
**Expense 3 year Comparison**

Account	Expense Description	Month Totals			Fiscal Year to Date Totals		
		Mar-14	Mar-13	Mar-12	Mar-14	Mar-13	Mar-12
40100	CITY COUNCIL	2,400.00	2,400.00	2,400.00	4,800.00	4,900.00	4,800.00
40200	CITY MANAGER	7,307.20	6,846.40	6,430.40	47,496.80	43,461.61	41,797.60
40210	CITY CLERK	4,716.80	4,579.20	4,099.20	31,157.20	29,524.80	26,565.60
40220	SUPERVISOR	45,770.81	48,969.43	59,424.50	290,674.74	327,042.41	369,008.27
40222	MECHANIC	2,769.78	2,738.69	2,446.58	18,299.70	17,704.92	16,583.06
40223	FTE - HOURLY	61,607.85	63,333.21	59,874.41	403,169.22	406,876.67	376,799.11
40224	PTE - HOURLY	13,790.07	12,050.73	11,856.61	93,464.67	81,575.37	77,473.43
40225	OTHER - HOURLY	0.00	128.00	200.00	1,082.00	1,032.00	1,031.92
40226	OVERTIME	5,231.39	5,525.49	3,877.74	34,774.09	30,865.72	14,181.06
40227	SICK BENEFIT PY	0.00	0.00	923.20	18,155.28	20,933.45	17,209.32
40300	F.I.C.A.	10,239.22	10,517.72	10,292.47	67,853.11	70,559.53	65,656.55
40310	UNEMPLOYMENT	0.00	0.00	0.00	509.00	8.33	0.00
40320	WORKERS COMP	0.00	0.00	0.00	61,343.00	54,253.00	67,475.50
40330	RETIREMENT	6,555.55	3,989.72	3,606.33	43,151.85	28,446.32	29,959.93
40340	MED INS - CITY	44,482.88	40,136.16	64,814.57	255,350.88	306,051.59	426,045.37
40341	HEALTH SAVINGS	1,246.00	1,172.00	1,304.00	7,286.00	6,768.00	7,539.00
40345	MED INS SELF FD	15,203.66	9,958.19	4,209.34	203,695.56	59,966.32	5,799.17
40350	LIFE INS - CITY	427.90	440.00	458.48	2,556.40	2,721.40	2,816.88
40360	OTHER BENEFITS	2,099.17	3,373.26	1,967.27	11,078.20	12,983.39	13,391.51
40370	DISABILITY PAY	842.32	842.32	842.32	5,475.08	5,475.08	5,475.08
40380	RECOGN & RECRUIT	2,428.54	2,380.25	583.73	12,526.39	4,611.21	4,513.84
41010	PROPERTY TAX	0.00	0.00	0.00	4,085.48	0.00	0.00
41100	ELECTRICITY	17,531.69	16,807.62	15,726.45	114,543.59	118,474.36	105,040.16
41105	STREET LIGHTING	11,962.76	11,919.72	11,782.87	72,401.87	72,105.81	65,991.78
41110	WATER & SEWER	812.67	794.06	658.15	24,248.34	33,570.36	26,025.51
41120	PHONE	2,166.13	2,302.19	3,432.92	14,359.42	14,198.17	13,573.38
41130	SANITATION	1,004.57	1,115.79	892.62	6,312.90	6,102.36	5,456.28
41140	NATURAL GAS	12,516.03	6,954.28	11,127.23	57,259.02	41,330.75	47,272.62
41200	INSURANCE	0.00	(79.85)	0.00	123,914.71	115,670.56	106,253.47
41210	E & O INSURANCE	0.00	0.00	0.00	5,861.00	5,793.00	5,793.00
41220	VOLUNTEERS-INS	275.00	319.00	374.00	1,208.42	2,083.50	2,134.00
41300	ENGINEERING	3,120.32	0.00	0.00	3,120.32	0.00	0.00
41310	AUDIT	0.00	0.00	0.00	3,150.00	14,475.00	14,075.00
41320	FISCAL AGENT	0.00	0.00	0.00	0.00	0.00	0.00
41330	LEGAL	2,005.00	1,876.00	2,248.00	11,292.20	9,006.80	16,291.50
41340	JANITOR SER-SUP	1,604.80	1,040.07	1,595.54	8,829.88	10,229.32	9,430.51
41350	MISC SERVICE	3,839.40	180.50	1,229.20	8,939.93	5,083.98	4,988.80
41400	CONTRACTS & AGR	22,831.17	47,136.04	40,569.85	287,136.99	322,483.86	294,836.91
41410	LEASES	375.00	0.00	0.00	20,370.57	20,247.70	12,747.70
41420	RENTAL	2,750.00	350.00	350.00	4,500.00	2,100.00	5,807.50
41500	REP & MAINT	5,524.89	9,064.37	6,714.35	44,038.40	38,295.87	77,337.03
41501	REP & MAINT -ST	1,382.16	2,387.53	7,522.97	23,529.02	25,116.53	102,587.29
41502	R & M MAIN-WELL	14,725.48	10,089.84	15,330.86	36,397.41	26,454.73	36,604.96
41510	VEHICLE REPAIR	2,258.41	2,082.63	2,161.63	32,021.98	15,320.86	19,495.44
41511	GAS & OIL	7,790.15	7,777.42	7,766.52	45,210.46	42,039.67	43,141.73
41512	TIRES & TUBES	593.61	0.00	68.84	1,161.06	5,058.60	2,532.60
41513	MILEAGE	0.00	0.00	170.50	0.00	0.00	170.50
41520	STORM EXPENSE	28,459.20	8,206.80	7,803.90	28,474.13	20,430.20	28,818.32
41530	CODE ENFORCEMT	68.99	140.28	77.45	2,061.72	1,598.48	1,658.76

5.A.

**City of Ogallala**  
**Expense 3 year Comparison**

Account	Expense Description	Month Totals			Fiscal Year to Date Totals		
		Mar-14	Mar-13	Mar-12	Mar-14	Mar-13	Mar-12
41540	ELECTION EXPENS	0.00	0.00	0.00	0.00	485.90	0.00
41600	INVENTORY	2,844.62	4,027.53	44.33	11,103.34	9,690.45	13,352.28
41610	OFFICE SUPPLIES	1,682.39	1,179.73	2,711.36	6,684.73	9,082.40	9,160.01
41615	OPERATING SUPP	3,794.36	6,128.33	13,566.16	43,024.39	39,394.33	57,530.51
41616	UNIFORMS	361.09	2,400.64	1,175.15	6,640.31	4,237.26	4,108.75
41620	CONCESSIONS	210.79	0.00	0.00	257.79	372.20	30.93
41630	BOOKS & PERIOD	3,087.59	3,284.97	3,915.62	18,020.11	20,072.73	23,183.65
41640	DUES & SUBSCRIP	544.06	2,545.53	827.05	46,207.78	78,741.44	76,047.66
41645	TRAINING & TUIT	11,268.78	3,980.01	4,358.76	19,582.72	20,916.24	23,115.99
41650	PRINTING	249.87	70.00	70.00	1,148.15	1,778.14	1,613.36
41655	PUBLISHING	346.03	513.00	774.58	2,804.27	3,611.56	4,619.44
41660	POSTAGE	(3,042.41)	(2,250.17)	1,021.32	4,865.60	2,895.90	8,917.64
41710	SALES TAX	1,162.91	914.75	1,128.65	7,761.09	2,984.69	2,837.78
41720	CONS USE TAX	39.63	8.46	1,220.57	425.97	264.68	3,168.08
41730	BAD DEBT	0.00	0.00	0.00	5.85	5.13	9.88
41900	CASH VARIATION	(2.00)	0.00	(9.00)	(2.00)	(3.25)	(9.85)
42100	CAPITAL IMPROVE	186,135.32	20,006.00	62,843.83	992,669.06	199,295.45	743,550.38
42200	CAPITAL OUTLAY	0.00	54,701.00	9,912.86	430,850.14	115,876.98	35,067.28
43100	D/S PRINCIPAL	2,060.00	2,060.00	2,060.00	1,369,596.55	643,018.57	1,861,831.41
43200	D/S INTEREST	22,331.25	46,873.45	22,980.56	101,957.16	127,100.33	122,962.15
43300	D/S CONTRACTS	45.00	45.00	45.00	8,010.04	8,704.04	7,159.39
44100	MISCELLANEOUS	1,153.80	270.05	5,266.29	7,594.25	5,028.28	15,220.48
44211	HOUSING REHAB	0.00	0.00	0.00	29,410.00	0.00	0.00
44218	CDBG GRANT	0.00	0.00	0.00	0.00	0.00	0.00
44219	DOWNTOWN REVILZ	8,000.00	0.00	0.00	8,000.00	3,900.00	0.00
44300	HOSPITAL S.T.	38,307.77	33,931.10	34,806.10	215,472.76	209,659.75	208,847.12
44310	SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00
45100	TRANSFERS OUT	0.00	0.00	0.00	0.00	0.00	0.00
<b>Totals</b>		<b>651,297.42</b>	<b>530,534.44</b>	<b>545,934.19</b>	<b>5,930,418.05</b>	<b>3,990,144.79</b>	<b>5,844,511.27</b>

**FRANCHISE FEE - OCCUPATION TAX  
FISCAL YEAR 2013 - 2014**

COMPANY NAME	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	TOTAL
Allo		4,166.06			4,772.79								8,938.85
Charter Communications (5% of Gross Reve:	14,261.77				13,816.80								28,078.57
NPPD (12% of Retail Revenue)		262,171.24			193,507.27								455,678.51
Source Gas LLC (\$0.01 per therm)					20,039.04								20,039.04
<b>Total - Franchise Fees</b>	<b>14,261.77</b>	<b>266,337.30</b>	<b>0.00</b>	<b>0.00</b>	<b>232,135.90</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>512,734.97</b>
Allo Communications		3,198.73			3,306.45								6,505.18
Birch Communications, Inc	6.01			6.03									12.04
BullsEye Telecom Inc				204.21									204.21
Celco Partnership	27.98	26.58	26.06	36.69	29.84	31.02							178.17
CenturyLink	999.55	614.10	731.29	730.87	721.17	712.15							4,509.13
Charter Comm													0.00
Charter Fiberlink													0.00
Compliance Solutions, Inc.	2.39	10.32	3.32	0.74		0.00							16.77
Compliance Solutions, Inc. (GreatCall)				210.14									210.14
Comtel Telcom													0.00
Dish Network	9.30		11.64	4.78	11.30	9.04							46.06
First Communications						0.00							0.00
Granite Telecommunications	58.12	57.71	60.00	59.48	57.67	57.17							350.15
Interface Security Systems, Inc.				22.16	2.79	2.81							27.76
New Cingular	25.25	27.27	24.00	28.31	26.01	22.95							153.79
NT & T	177.79	171.48	178.82	178.91	181.33	134.35							1,022.68
Omaha Cellular	181.24	176.09	186.06	176.94	182.84	177.40							1,080.57
Sprint Nextel	3.55	3.76	3.86	3.32	3.86	3.85							22.20
Sprint Spectrum	31.05		32.86	29.16	26.64	12.48							132.19
USCOC of Greater IA				0.00		0.00							0.00
USCOC OF NE/KS	180.71	1,270.27	1,005.54	799.83	719.45	552.15							4,527.95
Verizon/Alltel	5,057.45	5,057.73	4,976.43	4,948.34	4,979.60	4,977.56							29,997.11
Verizon/VAW	230.49	219.26	228.13	229.06	219.53	222.43							1,348.90
Viaero	1,152.59	1,200.19	1,222.56	1,426.77	483.50	1,433.51							6,919.12
WWC License LLC				0.00		0.00							0.00
hone Occupation Tax (5% of Gross Receipts)	8,143.47	12,033.49	8,690.57	9,095.74	10,951.98	8,348.87	0.00	0.00	0.00	0.00	0.00	0.00	57,264.12
Best Western Stagecoach Inn	620.75	2,701.26	1,806.16	1,187.97	1,014.44	874.53							8,205.11
Comfort Inn	1,559.84	1,306.34	804.44	458.14	337.24	331.62							4,797.62
Days Inn		469.57	382.43	299.96	213.89	227.40							1,593.25
Elms Motel	79.46			15.62									95.08
Holiday Inn Express	2,857.34		2,631.92	1,811.50	1,902.78	1,807.80							11,011.34
Oregon Trail Motel	3.60	4.16			0.00								7.76
Quality Inn (Kennedy Hospitality)	2,677.85	1,778.41	1,344.11	938.79	753.12	773.34							8,265.62
Pump & Pantry Motel	188.19	103.47	68.85	57.31	123.63	64.47							605.92
Roadway Inn	446.40	292.02	213.70	161.56	96.56	118.94							1,329.18
South Platte River Cabins & Kennels	65.50		1.54			0.00							67.04
Super 8 Motel	2,009.06	1,622.66	914.12	696.35	773.65	676.25							6,692.09
otel Occupation Tax (2% of Gross Receipts)	10,507.99	8,277.89	8,167.27	5,627.20	5,215.31	4,874.35	0.00	0.00	0.00	0.00	0.00	0.00	42,670.01
<b>Grand Total Franchise Fees/Occupation Tax</b>	<b>32,913.23</b>	<b>286,648.68</b>	<b>16,857.84</b>	<b>14,722.94</b>	<b>248,303.19</b>	<b>13,223.22</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>612,669.10</b>

5A.

**RESOLUTION NO. 1413**  
**CITY OF OGALLALA, NEBRASKA**

**A RESOLUTION AMENDING THE CITY OF OGALLALA JOB TITLE – SALARY RANGE TABLE.**

**WHEREAS**, the City Council of the City of Ogallala by authority of the City of Ogallala, Code of Ordinance, specifically 12-102, et seq. may prescribe, limit or change the compensation of officer and employers, and the City Council under statutory and budgetary procedures shall decide the number of all permanent and temporary positions allowed to each department; and

**WHEREAS**, the Ogallala Code of Ordinance provides that the City of Ogallala Job Title – Salary Range Table may be amended from time to time by Resolution by the Council President and City Council of the City of Ogallala, Nebraska; and

**WHEREAS**, the City of Ogallala desires to revise and amend the Job Title – Salary Range Table.

**BE IT THEREFORE RESOLVED**, by the Council President and City Council of the City of Ogallala, Nebraska, that:

The City of Ogallala Job Title – Salary Range Table should be and is hereby amended as set forth in Exhibit A:

The effective date of Resolution 1413 shall be April 9, 2014.

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF APRIL, 2014.**

\_\_\_\_\_  
Harold L. Peterson, Council President

ATTEST:

\_\_\_\_\_  
Jane M. Skinner, City Clerk

6.A

**CITY OF OGALLALA**  
**JOB TITLE – SALARY RANGE**  
 Effective Date: 04/09/14

DEPARTMENT	JOB TITLE	FLSA CLASSIFICATION	STATUS	# OF POSITIONS	SALARY RANGE
Administration	City Attorney	Professional – Exempt	CONTRACT	CONTRACT	NS
Administration	City Clerk, Administrative Secretary	Non – Exempt	P – F/T	2	41*
Administration	City Clerk, Deputy	Non – Exempt	P – F/T	1	45
Administration	City Clerk, Secretary	Non – Exempt	P – F/T	0	35
Administration	City Clerk-Treasurer	Administrative – Exempt	P – F/T	1	61
Administration	City Manager	Executive – Exempt	P – F/T	1	85
Administration	City Manager, Administrative Secretary	Non – Exempt	P – F/T	1	47*
Airport	Airport Manager	Administrative – Exempt	CONTRACT	CONTRACT	NS
Cemetery	Cemetery Maintenance Technician I	Non – Exempt	P – F/T	1	37
Cemetery	Cemetery Maintenance Technician II	Non – Exempt	P – P/T	1	25*
Cemetery	Cemetery Manager	Non – Exempt	P – F/T	1	45
Cemetery	Cemetery Seasonal Laborer	Non – Exempt	T – P/T	2	14*
Community Develop.	Community Development Director	Administrative – Exempt	P – F/T	0	55*
Community Develop.	Economic Development Coordinator	Executive – Exempt	P – F/T	0	72
Fire	Fire Chief	Administrative – Exempt	P – F/T	0	70
Fire	Fire Chief, Assistant	Administrative – Exempt	P – F/T	0	51
Library	Adult Library Clerk	Non – Exempt	P – P/T	3**	31*
Library	Adult Library Clerk	Non – Exempt	P – F/T	1**	31*
Library	Assistant Librarian	Non – Exempt	P – F/T	1**	31
Library	Youth Services Librarian	Non – Exempt	P – F/T	1**	31
Library	Children's Library Clerk	Non – Exempt	P – P/T	1**	31*
Library	Library Clerk Assistant	Non – Exempt	P – P/T	4**	10*
Library	Library Director	Administrative – Exempt	P – F/T	1**	56
GRC	Athletic Trainer	Non – Exempt	P – P/T	1	42*
ODP/GRC	Assistant Pool and Recreation Manager	Non – Exempt	P – F/T	1	42*
ODP/GRC	Pool Lifeguard	Non – Exempt	P – P/T	20	16
ODP	Pool Lifeguard	Non – Exempt	T – P/T	5	16
ODP/GRC	Pool Manager, Assistant	Non – Exempt	P – P/T	2	28*
ODP/GRC	Pool Supervisor	Non – Exempt	P – P/T	4	22*
ODP/Parks/WDCS	Parks – Cashier/Concessions Worker	Non – Exempt	T – P/T	3	14*

**EXHIBIT A**

6. \*\* Determined by Library Board & affirmed by City Council  
 NS - Position Salary Range was not surveyed.  
 Contract – Person not City Employee, by Agreement Only

**CITY OF OGALLALA**  
**JOB TITLE – SALARY RANGE**  
 Effective Date: 04/09/14

DEPARTMENT	JOB TITLE	FLSA CLASSIFICATION	STATUS	# OF POSITIONS	SALARY RANGE
ODP/GRC	Recreation Facilities Manager	Administrative – Exempt	P – F/T	1	51*
Parks/WDCS	Parks & Recreation Director	Administrative – Exempt	P – F/T	0	59
Parks/WDCS	Parks Concessions Manager	Non – Exempt	T – P/T	0	20*
Parks/WDCS	Parks Maintenance Technician I	Non – Exempt	P – F/T	1	35
Parks/WDCS	Parks Maintenance Technician II	Non – Exempt	P – P/T	1	25*
Parks/WDCS	Parks Maintenance Technician II	Non – Exempt	T – P/T	1	25*
Parks/WDCS	Parks Manager	Non – Exempt	P – F/T	1	51
Parks/WDCS	Parks Seasonal Laborer	Non – Exempt	T – P/T	4	14*
Parks/WDCS	Recreation Programs Coordinator	Non – Exempt	T – P/T	0	20*
Parks/WDCS	Recreation Programs Worker	Non – Exempt	T – P/T	0	14*
Planning & Zoning	Building Inspector	Non – Exempt	P – P/T	0	NS
Planning & Zoning	Planning & Zoning Administrator	Administrative – Exempt	P – F/T	1	51
Planning & Zoning	Plumbing Inspector	Non – Exempt	P – P/T	0	50
Police	Police Chief	Administrative – Exempt	P – F/T	1	67
Police	Police Lieutenant	Non – Exempt	P – F/T	1	60
Police	Police Officer	Non – Exempt	P – F/T	5	47
Police	Police Officer-Code Enforcement	Non – Exempt	P – F/T	1	47
Police	Police Sergeant	Non – Exempt	P – F/T	2	53
Police	Police, Administrative Secretary	Non – Exempt	P – F/T	1	41*
Public Transportation	Public Transportation Director	Non – Exempt	P – F/T	0	42*
Public Transportation	Public Transportation Driver-Dispatcher	Non – Exempt	P – F/T	0	25
Public Transportation	Public Transportation Driver-Dispatcher	Non – Exempt	P – P/T	6	25
Public Works	Facilities Maintenance Technician	Non – Exempt	P – P/T	0	NS
Public Works	Mechanic	Non – Exempt	P – F/T	1	43
Public Works	Public Works Director	Administrative – Exempt	P – F/T	0	68
RSVP	RSVP Program Director	Non – Exempt	P – F/T	1	47*
RSVP	RSVP, Secretary	Non – Exempt	P – P/T	0	25*
Street	Street Equipment Operator	Non – Exempt	P – F/T	3	40
Street	Street Seasonal Laborer	Non – Exempt	T – P/T	1	25
Street	Street Superintendent	Administrative – Exempt	P – F/T	1	57

**EXHIBIT A**

6. A \*\* Determined by Library Board & affirmed by City Council  
 NS - Position Salary Range was not surveyed.  
 Contract – Person not City Employee, by Agreement Only



**CITY OF OGALLALA**  
**JOB TITLE – SALARY RANGE**  
**Effective Date: 04/09/14**

Police, Administrative Secretary	Secretary
Pool Manager, Assistant	Parks Manager
Pool Supervisor	Pool Lifeguard
Public Transportation Director	Equipment Operator
Recreation Facilities Manager	Parks Manager
Recreation Programs Coordinator	Parks Maintenance Technician I
Recreation Programs Worker	Parks Maintenance Technician I
RSVP Program Director	Secretary
RSVP Secretary	Secretary
Wastewater Systems Operator	Equipment Operator
Water Superintendent	Street Superintendent
Water Superintendent, Assistant	Street Superintendent, Assistant
Youth Services Librarian	Assistant Librarian

**EXHIBIT A**

6\*\* Determined by Library Board & affirmed by City Council  
NS - Position Salary Range was not surveyed.  
Contract – Person not City Employee, by Agreement Only

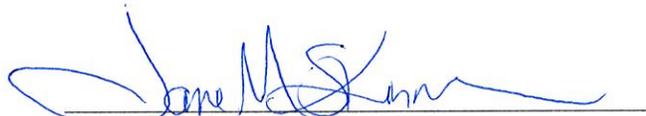
STATE OF NEBRASKA )  
 )  
COUNTY OF KEITH ) SS  
 )  
CITY OF OGALLALA )

CERTIFICATION

I, Jane M. Skinner, the undersigned, being the duly qualified and acting Clerk of the City of Ogallala, Nebraska, hereby certify that a motion was duly made, seconded and passed at the Regular Meeting of the Ogallala City Council, held on March 23, 2013, as follows:

“Councilman Block moved to earmark the north portion of Searle Park for the proposed Library facility. Councilman Bassett seconded the motion. The following council members voted Yes: Darrell Bassett, Kevin Block and Rodger Rankin. No: Karl Elmshaeuser. Absent: Harold Peterson. Motion declared carried.”

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of my office this 4<sup>th</sup> day of April 2014.

  
Jane M. Skinner  
City Clerk

(S E A L)

6.B.

**New Library Committee Final Numbers on Site Location Vote**

**Tallied 4/4/14**

11 For Searle Park

9 For Progress School Site

1 Member abstain from voting (Carl Dietz)

21 Total Committee Members - all votes accounted for

**INTERLOCAL COOPERATIVE AGREEMENT FOR  
USE OF REAL PROPERTY**

This Interlocal Cooperative Agreement (hereinafter "Agreement"), effective as of the date (hereinafter "Effective Date") set forth herein, made between the City of Ogallala, Nebraska (hereinafter "City"), a political subdivision of the State of Nebraska, and School District #001 of Keith County, Nebraska, a political subdivision of the State of Nebraska, commonly known as Ogallala Public Schools (hereinafter "OPS") (collectively "Parties" and individually "Party").

**RECITALS:**

WHEREAS, City is the owner of certain real estate located in Ogallala, Nebraska, with the name of "Collister Park") and otherwise described as

A parcel of land described as follows:

Commencing at a point located 14 feet west of the NW corner of Lot 5, Block 1 of Grace Brown's Subdivision, that being the point of beginning of said parcel; thence in a westerly direction parallel to the south line of an east/west city alley located north and adjacent thereto, a distance of 478 feet; thence in a southerly direction, perpendicular to said alley, a distance of 264 feet to the north line of Frahm's Subdivision, Ogallala, Nebraska; thence in an easterly direction, along the north line of said subdivision, a distance of 478 feet; thence in a northerly direction a distance of 264 feet to the point of beginning, said parcel containing 2.92 acres more or less.

(hereinafter "Collister Park"); and

WHEREAS, OPS is engaged in a construction/remodeling project of the Progress Elementary School site; and

WHEREAS, OPS will lose an outdoor sports practice site adjacent to Progress Elementary School during the construction/remodeling process; and

WHEREAS, City is willing to allow OPS to utilize a portion of Collister Park for outdoor sports practices under the terms and conditions set forth hereinafter;

NOW, THEREFORE, City and OPS agree as follows:

1. AUTHORITY AND PURPOSE.

1.1 Article XV, Section 18 of the Constitution of the State of Nebraska and the Interlocal Cooperation Act of the State of Nebraska, found at Neb.Rev.Stat. §13-801 et seq, (hereinafter "the Act") authorizes any two or more public agencies to enter into agreements for joint or cooperative exercise of any power, privilege or authority exercised or capable of exercise, individually by such public agencies. City and OPS are public agencies within the meaning of the Act.

1.2 City has the authority to own real estate and does own the real estate described above and to operate such real estate for recreational purposes including, but not limited to, public parks. OPS has the authority to provide extracurricular activities to its students including providing such students and staff with adequate training facilities including, but not limited to, practice fields and to enter into contracts to effectuate this authority and responsibility.

1.3 It is the purpose of this Agreement for City and OPS to make the most efficient use of their statutorily delegated powers by cooperating with each other on the basis of mutual advantage and use of real property and facilities, as identified in this Agreement and any addendum to this Agreement that will accord best with the efficient use of publicly-owned real estate owned by and available to the Parties.

2. ADMINISTRATION AGREEMENT.

2.1 City and OPS shall each designate an administrator responsible for the management of the cooperative undertaking set forth in this Agreement. The administrator may be changed from time to time by any party appointing such administrator upon no less than seven (7) days advance written notice to the other Party. Each administrator shall communicate with the other administrator to effectuate the terms of this Agreement. The administrators shall meet no less than once

every six months to discuss any matters pertinent to this Agreement and, in particular, shall discuss any safety concerns, care of the real property, esthetic concerns and possible overuse where an erosion of the subject real estate may occur.

2.2 OPS designates Carl Dietz, Superintendent, as its administrator. City designates Aaron Smith, City Manager, as its administrator for purposes of this Agreement.

2.3 No separate legal or administrator entity is created under this Agreement.

### 3. PARK USAGE AND TERMS.

3.1 For a period of two (2) years from and after the Effective Date of this Agreement, or until such time as OPS is able to again use its practice field located adjacent to Progress Elementary School, OPS shall be allowed to use the East 320 feet of Collister Park for purposes of conducting outdoor sports practices.

3.2 No license fees, rental fees or other amounts will be paid by OPS to City for the use of the Collister Park real property.

3.3 OPS will identify the park real estate on its insurance schedules and shall add City as an insured Party for liability insurance in an amount no less than \$500,000.00.

3.4 Under the terms of this Agreement, will OPS will ensure that the park real estate utilized by OPS is properly maintained and cared for, that litter and any other debris is timely removed, that any hazards that exist or may develop through use are timely repaired and that any OPS equipment, such as blocking sleds, blocking dummies, soccer goals, etc. shall be removed once the respective season is completed and all such equipment and appurtenances shall be removed upon the termination of this Agreement. Additionally, OPS will take all reasonable steps consistent with the purpose of this Agreement to respect the property line boundaries of the adjoining residential lots.

### 4. INDEMNIFICATION.

4.1 OPS shall indemnify and hold City, as well as its directors, officers and employees, harmless from any claims,

expenses (including attorneys' fees and litigation expenses), damages or losses it may suffer as a result of any claims made regarding OPS's use of the park real property as a result of this Agreement or the effect of this Agreement.

#### 5. ASSIGNMENT.

5.5 This Agreement shall be binding upon and inure to the benefit of the Parties and their successors or assigns; provided, this Agreement shall not be assigned or other transferred to a third party without the prior written consent of the other Party hereto.

#### 6. NOTICES.

6.1 All notices or other communications which are required or committed herein shall be in writing and sufficient if delivered personally, sent by facsimile transmission, sent by certified mail, or by electronic mail to the Parties at their addresses, email addresses or facsimile numbers set forth on Exhibit "A" hereto (which Exhibit may be changed from time to time by notice of either Party).

#### 7. GOVERNING LAW.

7.1 This Agreement shall be governed by and interpreted in accordance with its statutory and decisional law of the State of Nebraska.

#### 8. ENTIRE AGREEMENT.

8.1 This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof. All prior agreements, representations, statements and negotiations are superseded by this Agreement. This Agreement may be amended only by a written amendment or addendum executed by both Parties.

9. EFFECTIVE DATE.

9.1 This Agreement shall be executed in duplicate originals and the Effective Date shall be April 1, 2014. All such agreements shall not become effective unless approved by each of the Parties' elective bodies. All requirements for periodic meetings or actions shall date from the Effective Date of this Agreement.

Date: \_\_\_\_\_ CITY OF OGALLALA

By: \_\_\_\_\_  
Harold Peterson, Council President

Date: \_\_\_\_\_ SCHOOL DISTRICT #001, KEITH COUNTY,  
NEBRASKA, a/k/a Ogallala Public  
Schools,

By: \_\_\_\_\_  
Carl Dietz, Superintendent

## MEMO

**TO:** Ogallala City Council Members  
**FROM:** Ken Knoepfel  
**RE:** Planning Commission meeting on Tuesday, April 1<sup>st</sup>, 2014, 7:30 P.M. at City Hall

The Planning Commission met last Tuesday on three items

First was a request of Jim Jeffries to locate a building on property located at 601 West 11<sup>th</sup> Street in Ogallala. Jim's intent is to construct a utility structure on this lot as a primary structure (without a dwelling). You will recall two years ago when the City amended the City code to allow these types of structures by special exception. Since the City has made this code amendment to allow a process, we have had only one request, that being at the intersection of East 6<sup>th</sup> and East E Streets. That project turned out very well and in my opinion was a good fit for the neighborhood.

The Commission did a good job of asking questions and there was positive input from 2 neighboring property owners. There were no negative comments. This is only the second application made of this type of request. Notice was sent to all neighboring property owners within 100 feet of the subject property as well as posting a sign on the property. The recommendation was unanimous to approve.

The next two items involved a request from Aaron Jones and Neil Williams to replat their land located  $\frac{3}{4}$  miles east of the Wye north of Ogallala. This property is located outside of the corporate limits of Ogallala but with the 2-mile zoning jurisdiction of the City. Aaron is working in conjunction with local landowner Neil Williams to reconfigure some of the lots in that area.

Neil owns Lots 5 and 6 on the west portion of the subdivision which he desires to vacate these lots and combine that property into his land to the east. In turn, Neil will convey back a portion of land to Aaron to make Aaron's lot square in shape.

Along with the actual replat, I have provided some illustrations to make this clearer in their intentions.

### **POST UPDATE:**

I received a call from Ryan Dickinson on Friday, April 4<sup>th</sup>, 2014. He said that the owners have changed their mind with regard to the **Jones replat** and want to make a modification to the proposed lots in the plat. I informed Ryan that if a change was made to the replat other than what was recommended by the Planning Commission, it would have to be reviewed again by the Planning Commission. He said that would be fine. Jones replat has been removed from the Council agenda until the May 13<sup>th</sup> City Council agenda.

6.E.

OGALLALA PLANNING COMMISSISON  
MEETING  
April 1, 2014

Meeting of the Ogallala Planning Commission was called to order at 7:30 P.M. Members present were: Kris Springer, Doug Davis, Ron Bloomquist, Darrel Hyberg Sr. and Clyde Bryant. Absent members were Lance Larington, Dave Schwasinger, Joe Malone and Kevin Klockman. Also in attendance was Ogallala Zoning Administrator, Ken Knoepfel. Audience members present were Jim & Barb Jeffres, Will Deuerlein and Bruce Jensen

**AGENDA**

1. Roll call
2. Verification of publication and open meetings law
3. Approval of minutes of last meeting March 4<sup>th</sup>, 2014
4. **PUBLIC HEARING**        A request for a special exception to construct a non-commercial utility structure as a primary use in a residential-zoned lot. The location of the lot is located at 601 West 11<sup>th</sup> Street, legally described as Lots 8, 9 and 10, Block 16, Searle's Third Addition. (Jim Jeffres)
5. Request to vacate lots 5 and 6 of Pheasant Run Estates No.1, an Administrative Replat of Lots 1,2 and 3 of Three Rivers Ranch Replat and Lots 2,4,5,6 and 7 of Barrett Residential Estates No. 1, all located in a portion of the SW ¼ of Section 20 Township 14 North, Range 38 West of the 6<sup>th</sup> P.M.
6. Request for approval of Jones Replat of Lot 4 and Vacated lots 5 and 6 of Pheasant Run Estates No.1, an Administrative Replat of Lots 1,2 and 3 of Three Rivers Ranch Replat and Lots 2,4,5,6 and 7 of Barrett Residential Estates No. 1, all located in a portion of the SW ¼ of Section 20 Township 14 North, Range 38 West of the 6<sup>th</sup> P.M.
7. Adjourn

Notice of the meeting was given in advance thereof by publishing one time in the Keith County News and posting at the City Hall Administration Building. Notice of this meeting was simultaneously given to the Chairperson and to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the Notice to the Chairperson and to all members of the Planning Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. The Chairperson of the Planning Commission stated this meeting is being convened in accordance with the Open Meetings Act and acknowledged a copy of the Open Meetings Act being duly posted in the southeast Corner of Council Chambers.

Motion was made by Davis to approve the minutes of the last meeting of March 4<sup>th</sup>, 2014. Bloomquist seconded the motion. There was no discussion. All members present voted "Yes". Motion was carried.

Chairwoman Springer opened the public hearing on a request for a special exception to construct a non-commercial utility structure as a primary use in a residential-zoned lot. The location of the lot is located at 601 West 11<sup>th</sup> Street, legally described as Lots 8, 9 and 10, Block 16, Searle's

Third Addition. Jim Jeffries was present to address the Commission on his intent is to construct a utility structure on this lot as a primary structure (without a dwelling). His intentions were to use the building for his personal use to store his property and to use it for his hobby of woodworking. His application showed the building to be a 40 X 56' post frame structure. He presented 3 dimensional drawings to show what the structure would look like. The structure is proposed to be constructed with 3 walkout doors and 2 overhead doors. It will have painted metal sidewalls that are 12 feet in height. The building will conform to City building setback regulations. Jim said he had started dirt work to level the lot. Sewer and water service will be built and the landscaping will consist of a small area of grass in front of the building with a gravel parking area. He said he understood that the approval by the City was needed for the building and that the dirt work was not meant to impact any decision made by the City.

Will Deuerlein, who lives across the street to the east addressed the Commission asking if the structure would be for a commercial purpose and if there would be any noise or extra traffic associated with this proposed use? The answer was there would not be any commercial use and any noise or traffic generated would be the same as what would be for a typical single family dwelling.

Springer asked if there was any other audience members wanting to speak. There were none. Springer closed the public hearing at 7:49 P.M.

Davis made a motion to recommend the City Council approve a request for a special exception to construct a non-commercial utility structure as a primary use in a residential-zoned lot. The location of the lot is located at 601 West 11<sup>th</sup> Street, legally described as Lots 8, 9 and 10, Block 16, Searle's Third Addition. Bloomquist seconded the motion. Discussion came from Hyberg saying he was a neighboring property owner and said he had no issues with the request. There was no further discussion. All members present voted "Yes", motion was carried.

Next two agenda items dealt with a request from Aaron Jones and Neil Williams to replat their land located  $\frac{3}{4}$  miles east of the Wye north of Ogallala. This property is located outside of the corporate limits of Ogallala but with the 2-mile zoning jurisdiction of the City. Neil owns Lots 5 and 6 on the west portion of the subdivision which he desires to vacate these lots along with an access easement and combine that property into his land to the east. In turn, Neil will convey a portion of those vacated lots to Aaron to make Aaron's lot rectangular in shape.

Bloomquist made a motion to recommend the City Council approve a request to vacate lots 5 and 6 of Pheasant Run Estates No.1, an Administrative Replat of Lots 1, 2 and 3 of Three Rivers Ranch Replat and Lots 2,4,5,6 and 7 of Barrett Residential Estates No. 1, all located in a portion of the SW  $\frac{1}{4}$  of Section 20 Township 14 North, Range 38 West of the 6<sup>th</sup> P.M. Springer seconded the motion. There was no discussion. All members present voted "Yes", motion was carried.

Springer made a motion to recommend the City Council approve a request for approval of Jones Replat of Lot 4 and Vacated lots 5 and 6 of Pheasant Run Estates No.1, an Administrative Replat of Lots 1, 2 and 3 of Three Rivers Ranch Replat and Lots 2,4,5,6 and 7 of Barrett Residential Estates No. 1, all located in a portion of the SW  $\frac{1}{4}$  of Section 20 Township 14 North, Range

38. West of the 6<sup>th</sup> P.M. There was no discussion. All members present voted "Yes", motion was carried.

With no further business to discuss, the meeting was adjourned at 8:00 P.M.

Respectfully submitted by,

Ken Knoepfel  
Acting Secretary

**CITY OF OGALLALA  
APPLICATION FOR SPECIAL EXCEPTION**

*(Please type or print legibly)*

Date February 10, 2014

Applicants name James Jeffres

Home address 203 East 9<sup>th</sup> Street, Ogallala, NE 69153

Telephone 308-289-5229

Type of special exception requested

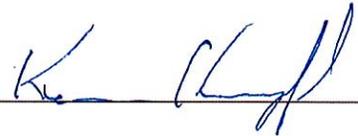
Requesting to be allowed to construct a 40x56 storage building on vacant lots in the summer or fall of 2014. The building would be pole and steel construction.

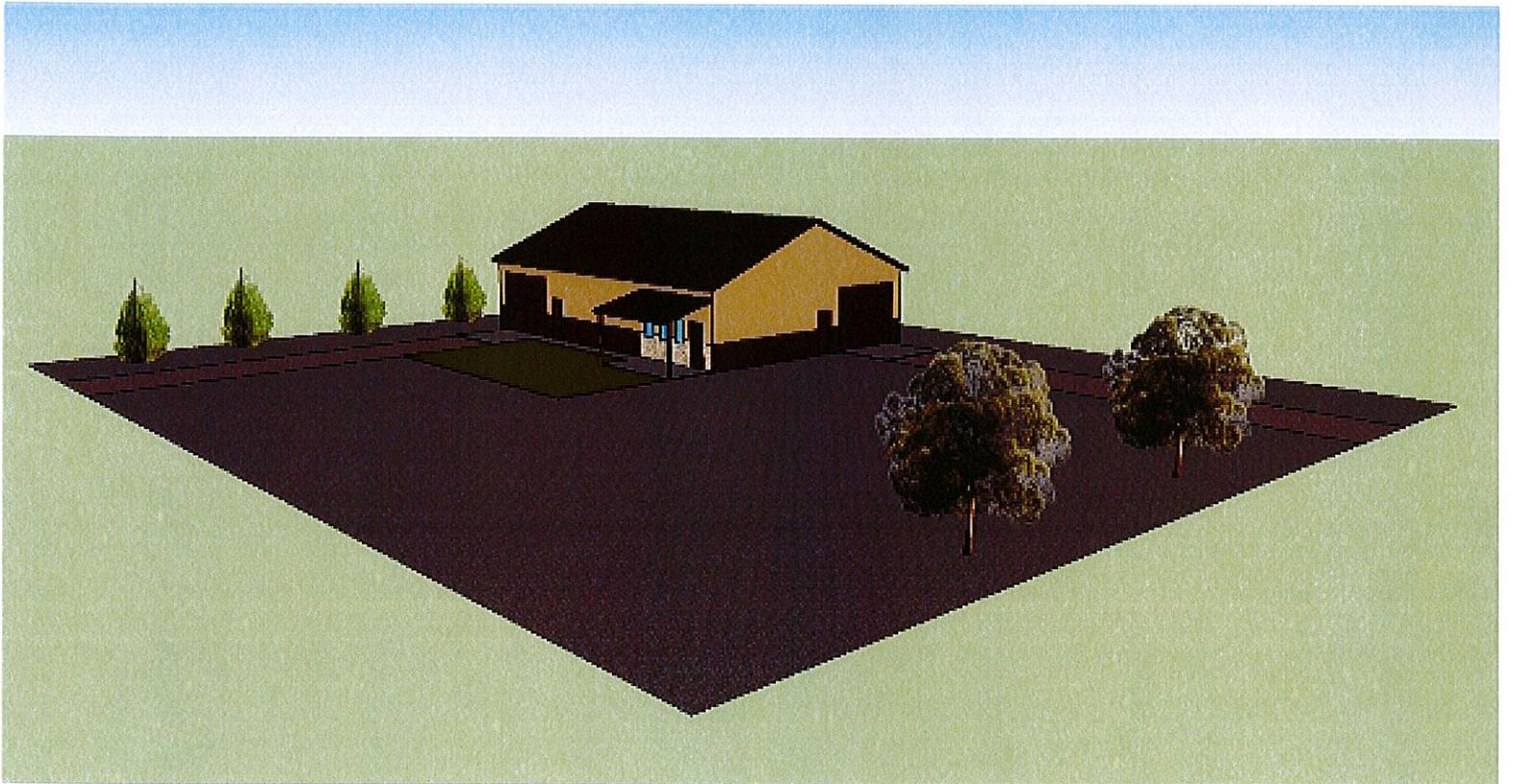
Address and legal description of property for which special exception is requested. 601 West 11<sup>th</sup> Lots 8-9-10, Blk 16, Searles 3<sup>rd</sup> Addition

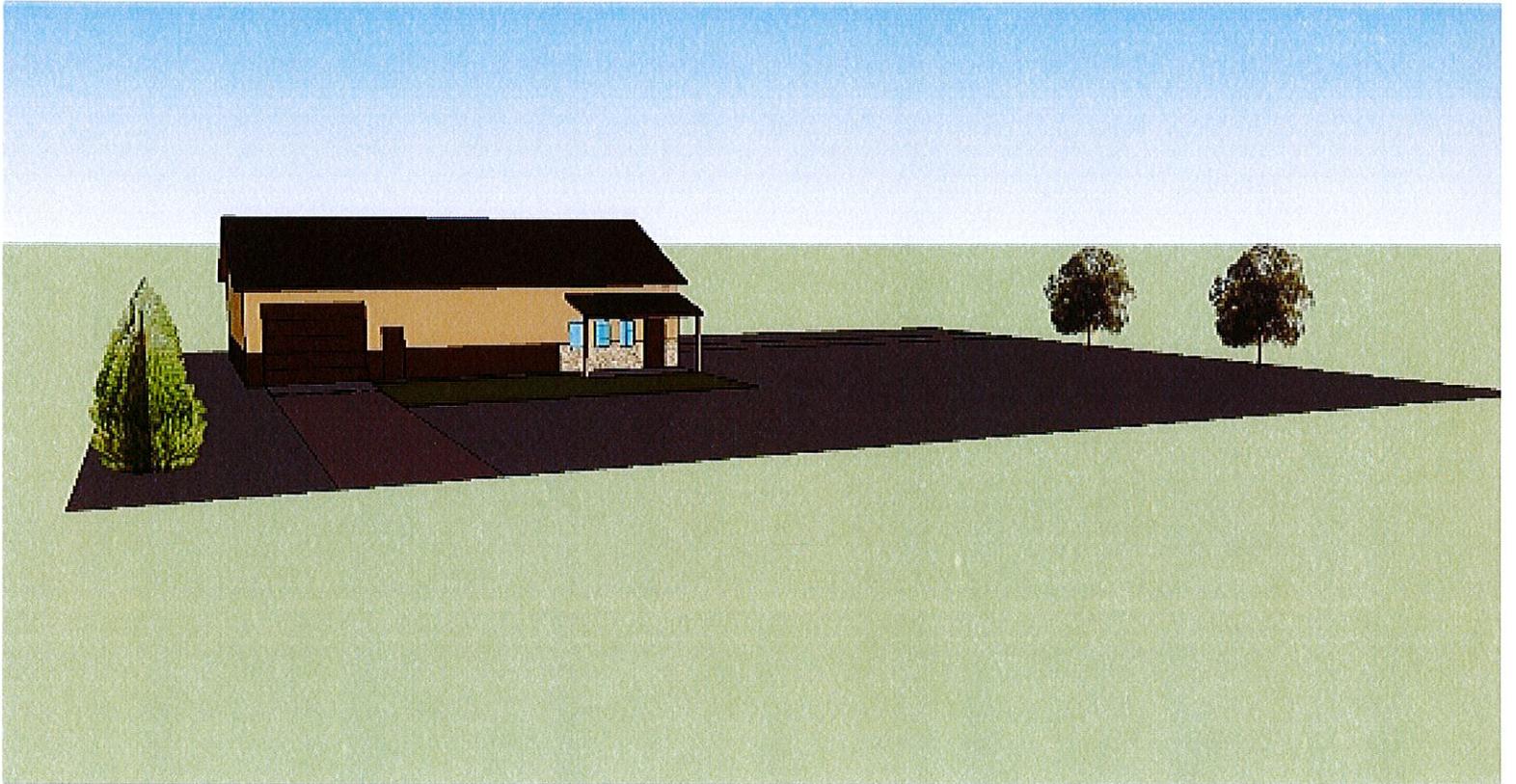
Applicant signature 

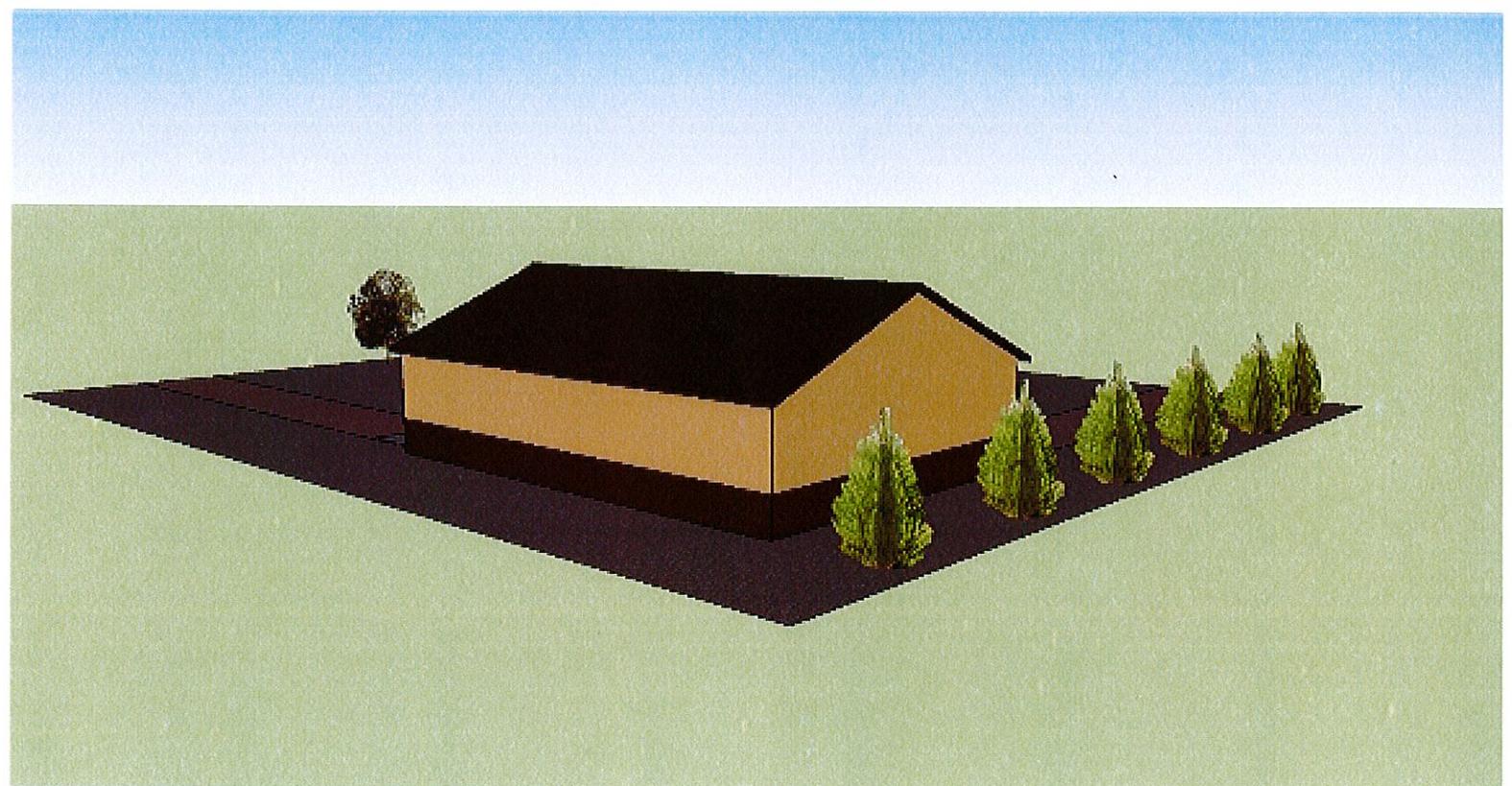
*For department use only*

Fee Paid 150.<sup>00</sup>

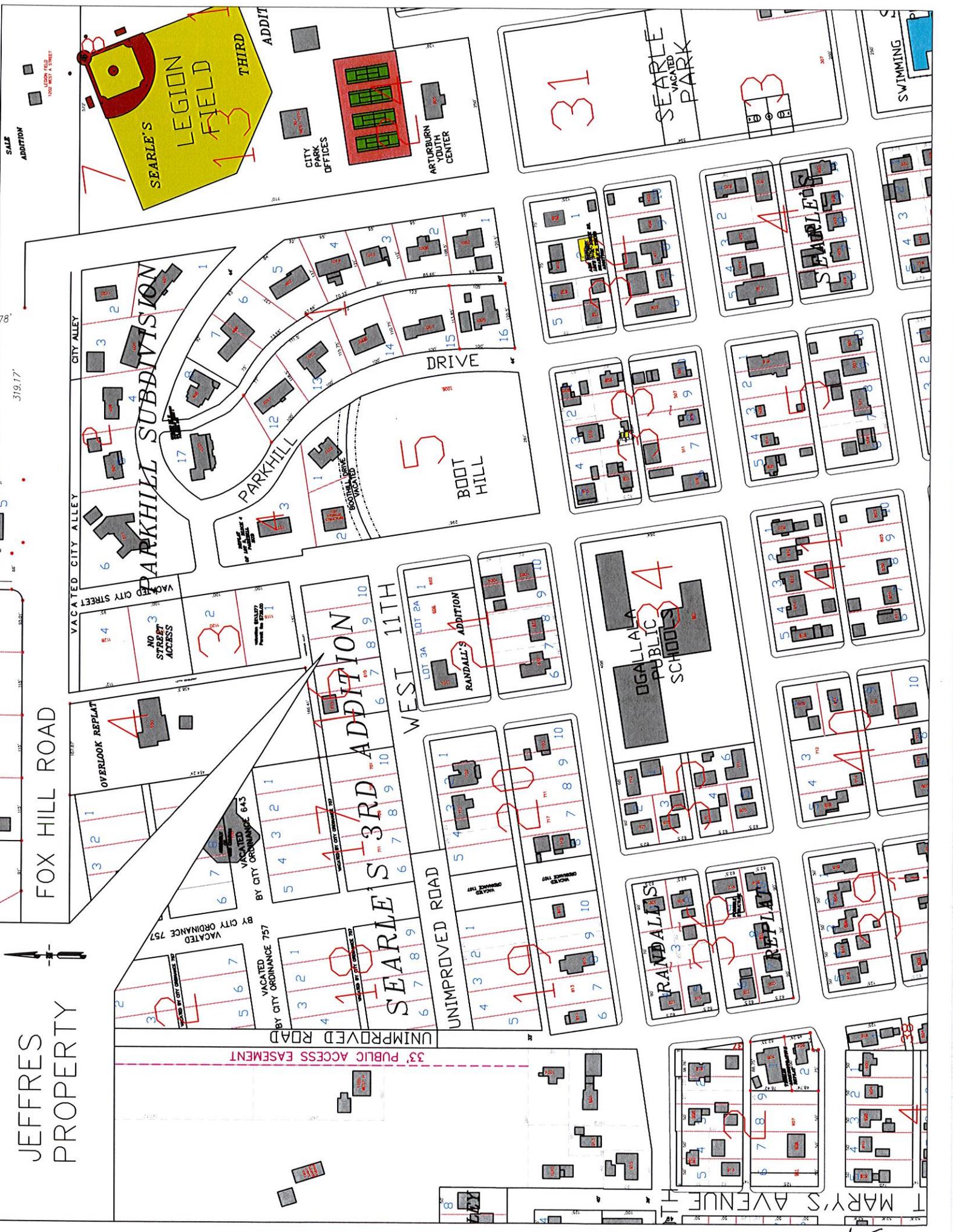
Application accepted by  Date 2-25-14







6.E



SALE ADDITION

319.17'

5'

FOX HILL ROAD



JEFFRES PROPERTY

PARKHILL SUBDIVISION

VACATED CITY STREET

OVERLOOK REPLAT

VACATED BY CITY ORDINANCE 757

VACATED BY CITY ORDINANCE 757

33' PUBLIC ACCESS EASEMENT

PARKHILL DRIVE

BOOT HILL

SEARLE'S 3RD ADDITION

UNIMPROVED ROAD

UNIMPROVED ROAD

UNIMPROVED ROAD

SEARLE'S 31

SEARLE'S 3

SEARLE'S 4

SEARLE'S 3

SEARLE'S 3

SEARLE'S 3

GALLAGHER PUBLIC SCHOOLS

SEARLE'S 4

SEARLE'S 3

SWIMMING

SEARLE'S 3

G.E.



**SUPPLEMENTAL AGREEMENT #2**  
PRELIMINARY ENGINEERING SERVICES

CITY OF OGALLALA, NEBRASKA  
M.C. SCHAFF & ASSOCIATES, INC.  
PROJECT NO. URB-6850(1)  
CONTROL NO. 61552  
WEST 5<sup>TH</sup> ST, EAST 'A' – WEST 'O' ST

THIS SUPPLEMENTAL AGREEMENT, made and entered into by and between the City of Ogallala, Nebraska, hereinafter referred to as the Local Public Agency or "LPA," and M.C. Schaff & Associates, Inc., hereinafter referred to as the "Consultant."

WHEREAS, the Consultant and the LPA entered into Engineering Agreement BK1253 executed by the Consultant on March 7, 2012 and executed by the LPA on March 20, 2012, hereinafter referred to as the "Original Agreement", and a supplemental agreement executed by the Consultant on June 4, 2013 and by the LPA on May 28, 2013, hereinafter referred to as "Supplemental Agreement No. 1" providing for preliminary engineering, NEPA and final design services for Project No. URB-6850(1), and

WHEREAS, work not contemplated in the Original Agreement for Right-of-Way services be added under this supplemental agreement, and

WHEREAS, it is necessary to increase the Consultant's compensation by this supplemental agreement for the additional work necessary to complete the project, and

WHEREAS, it is the desire of the LPA that the project be constructed under the designation of Project No. URB-6850(1), as evidenced by the Resolution of the LPA dated the \_\_\_\_\_ day of \_\_\_\_\_, 2014, attached and identified as EXHIBIT "A" and made a part of this agreement, and

NOW THEREFORE, in consideration of these facts, the Consultant and LPA agree as follows:

SECTION 1. A Written Notice-to-Proceed was issued to the Consultant on March 12, 2014 to perform the additional work through Consultant Work Order 4. Any additional work or services performed by Consultant on the project prior to the date specified in the written Notice-to-Proceed is not eligible for reimbursement.

SECTION 2. The Consultant will perform the additional work stipulated in Consultant Work Order 4, which is attached as Exhibit "B" and hereby made a part of this supplemental agreement.

SECTION 3. For the work required, Section 6 of the Original Agreement is hereby amended and the fixed-fee-for-profit increased from \$15,471.00 to \$16,263.28, an increase of \$792.28. Actual costs are increased from \$155,669.54 to \$167,064.00, an increase of \$11,394.46. The total agreement amount is increased from \$171,140.54 to \$183,327.28, an increase of \$12,186.74 which the Consultant must not exceed without the prior written approval of the LPA.

SECTION 4. The Consultant will be paid the additional fee on the same terms stipulated in the Original Agreement and, except as specifically amended by this supplemental agreement, all terms and conditions of the Original Agreement on Project No. URB-6850(1), executed by the Consultant on March 7, 2012 and executed by the LPA on March 20, 2012 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused these presents to be executed by their proper officials thereunto duly authorized as of the dates below indicated.

After being duly sworn on oath, I do hereby acknowledge the foregoing certification and state that I am authorized to sign this agreement for the firm.

EXECUTED by the Consultant this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

M.C. SCHAFF & ASSOCIATES, INC.  
Donald J. Dye

\_\_\_\_\_  
Principal

STATE OF NEBRASKA     )  
  )ss.  
SCOTTSBLUFF COUNTY    )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

EXECUTED by the LPA this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF OGALLALA, NEBRASKA  
Harold Peterson

\_\_\_\_\_  
Mayor

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Clerk

STATE OF NEBRASKA  
DEPARTMENT OF ROADS  
Form of Agreement Approved for  
Federal Funding Eligibility:

\_\_\_\_\_  
Date

G.F.

## Consultant Work Order (Local Projects)

Project No.: URB-6850(1)		Control No.: 61552
Consultant: (Name and Representative) M.C. Schaff & Associates		Agreement No.: BK1253
LPA: (Name and Representative) City of Ogallala - Tim Ryan, RC		Work Order No.: 4
Constr. Change Order No.: (If applicable)		
<p>All parties agree the following described work needs to be performed by the consultant as part of the referenced project. All parties concur and hereby give notice to proceed based on the following: justification to modify contract, scope of services, deliverables, schedule, and estimated total fee. All other terms of existing agreements between the parties are still in effect. It is understood by all parties that the work described herein will become part of a future supplement to the agreement indicated above.</p> <p>Justification to modify agreement: (Include scope of services, deliverables, and schedule) No ROW was anticipated when the original agreement was negotiated. As such, time for the Consultant to conduct Title Searches, develop ROW plans, and develop a ROW Cost Estimate need to added to the project. It is anticipated that there will be 36 tracts covering 53 lots within the City of Ogallala. No time has been added for the procurement of the required easements. A title company would be used to conduct the title searches.</p>		
Work Title	Summary of Fee	
West 5th Street, West O to East A, ROW Services	A. Total Direct Labor Cost	= 2,056.16
	B. Overhead (Factor * x A)	= 4,038.30
	C. A + B	= 6,094.46
	D. Profit/Fee (Factor ** x C)	= 792.28
	E. Direct Non-Labor Cost	=
*Overhead Factor: 196.40%	F. Subconsultant Services	= 5,300.00
**Profit/Fee Factor: 13.00%	<b>TOTAL FEE: C + D + E + F = \$12,186.74</b>	
Total Fee Notes:	<input type="checkbox"/> ESTIMATED TOTAL FEE: <input type="checkbox"/> FINAL TOTAL FEE:	

**Work Order Authorization – May be granted by email and attached to this document.**

**Consultant:**

Donald J Dye *Donald J Dye* 3-10-14  
Name Signature Date

**LPA:**

Timothy W Ryan *Timothy W Ryan* 3-11-14  
Name Signature Date

**LPS PC (for Preliminary Engineering) and State Rep. (for Construction Engineering):**

Alan Stottensmeier *Alan Stottensmeier* 3-11-14  
Name Signature Date

**LPS Unit Head Review (for PE Phase):**

Mark Osborn *Mark Osborn* 3-11-14  
Name Signature Date

**LPS Engineer or Construction Engineer (Construction Phase):**

Bryon Key *Bryon Key* 3/11/14  
Name Signature Date

**FHWA: (FHWA Approval on Full Oversight Projects Only)**

Name Signature Date

Notice to Proceed will be granted by email by:  
 LPS PC for Preliminary Engineering & CD PC for Construction Engineering.

Notice to Proceed Date:

3-12-2014

**Scope of Services  
5<sup>th</sup> Street, East A to West O  
City of Ogallala  
Project No. URB-6850(1), CN: 61552  
Engineering Design Services  
Consultant Work Order #4**

1. ROW Services
  - 1.1. Title Search for 36 Tracts (53 Lots)
  - 1.2. ROW Plans
  - 1.3. ROW Cost Estimate

**Project Deliverables**

1. Certified Title Searches
2. ROW Plans
3. ROW Cost Estimate

**Assumptions:**

No tasks have been included for procurement of easements.

Project No. URB-6850(1)  
Control No. 61552  
5<sup>th</sup>, East A to West O





## West 5th Street, West O to East A - CWO #4 Direct Expenses

Project Name: **West 5th Street, West O to East A - CWO #4**  
 Project Number: **URB-6850(1)**  
 Control Number: **61552**  
 Location (City, County): **Ogallala, Nebraska**  
 Firm Name: **M.C. Schaff & Associates**  
 Consultant Project Manager: **Don Dye**  
 Phone/Email: **308-625-1926 / ddyo@mcscschaff.com**  
 LPA Responsible Charge: **Tim Ryan**  
 Phone/Email: **308-289-0797 / tyran@keithcountynegov**  
 NDOR Project Coordinator: **Glen Steffensmeier**  
 Phone/Email: **402-479-3945 / glen.steffensmeier@nebraska.gov**  
 Date: **March 10, 2014**

Subconsultants:	Quantity	Unit Cost	Amount
Thakren Title Co	1	LS	\$5,300.00
<b>Subtotal</b>			<b>\$5,300.00</b>

Printing and Reproduction:	Quantity	Unit Cost	Amount
<b>Subtotal</b>			

Mileage/Travel:	Quantity	Unit Cost	Amount
<b>Subtotal</b>			

Lodging/Meals:	Quantity	Unit Cost	Amount
<b>Subtotal</b>			

Other Miscellaneous Costs:	Quantity	Unit Cost	Amount
<b>Subtotal</b>			

TOTAL DIRECT EXPENSES			
			<b>\$5,300.00</b>

2011 Standard Rates*			
Type	Rate		
Company Automobile	Prevailing standard rate as established by the IRS, currently \$0.51/mi		
Survey Vehicle	Prevailing standard rate as established by the IRS, currently \$0.535/mi		
Black and White Copies	Actual reasonable cost		
Color Copies	Actual reasonable cost		
Miscellaneous Postage, Mailing, Deliveries Etc	Actual reasonable cost		
Equipment	Actual reasonable cost		
Privately Owned Vehicle	Actual reimbursement amount to employee, not to exceed rates for company vehicles outlined above		
Automobile Rental	Actual reasonable cost		
Air fare	Actual reasonable cost, giving the State all discounts		
Lodging	Actual cost, (excluding taxes & fees), not to exceed federal GSA reimbursement guidelines, not to exceed \$77 per person daily statewide, not to exceed \$104 in Omaha/Douglas County		
Meals	Actual cost, not to exceed federal GSA reimbursement guidelines, currently		
	<b>Statewide</b>	<b>Omaha/Douglas County</b>	
Breakfast	\$7.00	\$10.00	
Lunch	\$11.00	\$15.00	
Dinner	\$23.00	\$31.00	
Incidentals	\$5.00	\$5.00	
Totals	\$46.00	\$51.00	

\* A full list of rates can be found at the following website: [www.gsa.gov/pardon](http://www.gsa.gov/pardon)

Project Number: **URB-6850(1)**  
 Control Number: **61552**  
 Project Name: **5th West O to East A - CWO #1**

B.F.

## West 5th Street, West O to East A - CWO #4 Project Cost

Project Name: West 5th Street, West O to East A - CWO #4  
 Project Number: URB-6850(1)  
 Control Number: 61552  
 Location (City, County): Ogallala, Nebraska  
 Firm Name: M.C. Schaff & Associates  
 Consultant Project Manager: Don Dye  
 Phone/Email: 308-625-1926 / ddye@mcschaff.com  
 LPA Responsible Charge: Tim Ryan  
 Phone/Email: 308-289-0797 / tryan@keithcountynegov  
 NDOR Project Coordinator: Glen Steffensmeier  
 Phone/Email: 402-479-3845 / glen.steffensmeier@nebraska.gov  
 Date: March 10, 2014

Direct Labor Costs:			
Personnel Classification	Hours	Rate	Amount
Principal		\$78.48	
Project Manager		\$44.08	
Professional Engineer	16	\$44.08	\$705.28
Engineer Intern	28	\$29.76	\$833.28
CAD Technician		\$23.98	
Drafter	2	\$19.12	\$38.24
Clerical		\$21.65	
Licensed Surveyor	10	\$44.08	\$440.80
Surveyor	2	\$19.28	\$38.56
<b>TOTALS</b>	<b>68</b>		<b>\$2,056.16</b>

Direct Expenses:	
	Amount
Subconsultants	\$5,300.00
Printing and Reproduction Costs	
Mileage/Travel	
Lodging/ Meals	
Other Miscellaneous Costs	
<b>TOTALS</b>	<b>\$5,300.00</b>

Total Project Costs:		Amount
Direct Labor Costs		\$2,056.16
Overhead @ 196.40%		\$4,038.30
Total Labor Costs		\$6,094.46
Fixed Fee @ 13.00%		\$792.28
Direct Expenses		\$5,300.00
<b>PROJECT COST</b>		<b>\$12,186.74</b>

Project Number: URB-6850(1)  
 Control Number: 61552  
 Project Name: 5th, West O to East A - CWO #4

## West 5th Street, West O to East A - CWO #4 Cost by Task

Project Name: West 5th Street, West O to East A - CWO #4  
 Project Number: URB-6850(1)  
 Control Number: 61552  
 Location (City, County): Ogallala, Nebraska  
 Firm Name: M.C. Schaff & Associates  
 Consultant Project Manager: Don Dye  
 Phone/Email: 308-625-1926 / ddy\_e@mcschaff.com  
 LPA Responsible Charge: Tim Ryan  
 Phone/Email: 308-289.0797 / tryan@k\_eiuhcountyns.gov  
 NDOR Project Coordinator: Glen Steffensmeyer  
 Phone/Email: 402-479-3845 / glen.steffensm\_eier@nebraska.gov  
 Date: March 10, 2014

Tasks	Total Hours	Direct Labor Cost	Overhead 196.40%	Fixed Fee 13.00%	Total Project Cost
<b>For Engineering Services:</b>					
1. ROW Services	58	\$2,056.16	\$4,038.30	\$792.28	\$6,886.74
<b>Direct Expenses</b>					\$5,300.00
<b>TOTAL</b>	<b>58</b>	<b>\$2,056.16</b>	<b>\$4,038.30</b>	<b>\$792.28</b>	<b>\$12,186.74</b>

Project Number: URB-6850(1)  
 Control Number: 61552  
 Project Name: 5th West O to East A - CWO #4

6.F.

**RESOLUTION NO. 1415**  
**CITY OF OGALLALA, NEBRASKA**

**A RESOLUTION AUTHORIZING THE CHIEF ELECTED OFFICIAL TO  
SIGN AN APPLICATION FOR NEBRASKA AFFORDABLE HOUSING  
PROGRAM FUNDS.**

**WHEREAS**, the City of Ogallala, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program, and, Cranston-Gonzalez National Affordable Housing Act of 1990 (HOME Program) funds distributed by the Department of Economic Development through the Nebraska Affordable Housing Program; and

**WHEREAS**, the City of Ogallala, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for an amount of \$180,000 for an Owner-Occupied Rehabilitation and Demolition Project. The City estimates that 5 homes located within the municipal limits of the City of Ogallala will be rehabilitated as a primary activity utilizing these funds and estimates that 2 vacant, blighted non-commercial structures will be demolished as a secondary activity. Applicants must be low-moderate income persons whose incomes are at or below 100% of the area median income. With these funds, the home to be rehabilitated must be brought up to Nebraska Department of Economic Development Rehab Standards. No more than \$25,000 per home will be available for rehabilitation of the home. No persons will be displaced as a result of the rehabilitation or demolition activities. The requested funding amount of \$180,000 includes: \$125,000 for Activity #0530 Housing Rehabilitation, \$12,500 for Activity #0580 Housing Management, \$7,500 for Activity #0580a Paint Testing, Risk Assessments and Clearance Testing, \$10,000 for Activity #0181 General Administration, and \$25,000 for Activity #0522 Demolition of vacant, blighted non-commercial structures as a secondary activity.

**BE IT THEREFORE RESOLVED**, by the Council President and City Council of the City of Ogallala, Nebraska, that the Council President be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Ogallala and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF APRIL, 2014.**

\_\_\_\_\_  
Harold L. Peterson, Council President

ATTEST:

\_\_\_\_\_  
Jane M. Skinner, City Clerk

# City of Ogallala

411 East 2<sup>nd</sup> Street  
Ogallala, NE 69153  
Phone 308-284-3607  
City Fax 308-284-6565



## RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR NEBRASKA AFFORDABLE HOUSING PROGRAM FUNDS

Whereas, the City of Ogallala, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program, and, Cranston-Gonzalez National Affordable Housing Act of 1990 (HOME Program) funds distributed by the Department of Economic Development through the Nebraska Affordable Housing Program,

Whereas, the City of Ogallala, Nebraska, has obtained its citizens' comments on community development and housing needs through a public hearing(s) upon the proposed application and received favorable public comments on the application which for an amount of \$180,000 for an Owner-Occupied Rehabilitation and Demolition Project. The City estimates that 5 homes located within the municipal limits of the City of Ogallala will be rehabilitated as a primary activity utilizing these funds and estimates that 2 vacant, blighted non-conforming structures will be demolished as a secondary activity. Applicants must be low-moderate income households with an income at or below 100% of the area median income. With these funds, the City will submit an application to Nebraska Department of Economic Development Rehab Strategy #0580 for a total amount of \$180,000. \$120,000 will be available for rehabilitation of the home. No persons are to be displaced from the rehabilitation or demolition activities. The requested funding amount is \$180,000 for Activity #0580 for Rehabilitation and Demolition, \$120,000 for Activity #0580 Rehabilitation and Demolition, and Clearance Testing and Demolition of Non-Conforming Structures. General Administration #0580 for Demolition of vacant, blighted non-conforming structures as a secondary activity.

NOW, THEREFORE, BE IT RESOLVED BY

The Ogallala City Council of the City of Ogallala, that the Council is hereby authorized and directed to proceed with the formulation of any and all contracts, agreements or other memoranda between the City of Ogallala and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

Signed: Harold Peterson

Council President

Title

4/8/14

Date



# 2014 APPLICATION FOR THE ANNUAL CYCLE NEBRASKA AFFORDABLE HOUSING PROGRAM

Nebraska Department of Economic Development (DED)

## PART I. GENERAL INFORMATION

Pre-application Number (if applicable): 14-\_\_\_\_\_

**TYPE OR PRINT ALL INFORMATION**

DED USE ONLY  
Date Stamp Below

DED USE ONLY  
Application  
Number  
14-\_\_-\_\_

<p><b>1. APPLICANT IDENTIFICATION</b></p> <p>Name: <u>City of Ogallala</u></p> <p>Contact: <u>Jane Skinner, City Clerk</u></p> <p>Address: <u>411 East 2nd</u></p> <p>City/State/Zip: <u>Ogallala, NE 69153</u></p> <p>Phone: <u>308-284-3607</u></p> <p>Fax: <u>308-284-6565</u></p> <p>Email: <u>jane.skinner@ogallala-ne.gov</u></p> <p>Tax ID: <u>47-6006302</u></p> <p>Duns #: <u>72912025</u></p>	<p><b>2. APPLICATION PREPARER INFORMATION</b></p> <p>Name: <u>Ginger Featherngill -- WCNDD</u></p> <p>Address: <u>PO Box 599</u></p> <p>City/State/Zip: <u>Ogallala, NE 69153</u></p> <p>Phone: <u>308-284-6077</u></p> <p>Fax: <u>308-284-6070</u></p> <p>Email: <u>gfeatherngill@west-central-nebraska.com</u></p> <p>Application Preparer (check one)</p> <p><input type="checkbox"/> Local Staff   <input type="checkbox"/> Out-of-State Consultant</p> <p><input type="checkbox"/> In-State Consultant   <input type="checkbox"/> Non-Profit Organization</p> <p><input checked="" type="checkbox"/> Economic Development District</p> <p><input type="checkbox"/> Other _____</p>
<p><b>3. HOUSEHOLD BENEFICIARIES</b></p> <p># _____ at or below 80% of the Area Median Family Income</p> <p># <u>5</u> at or below 100% of the Area Median Family Income</p> <p>5 homes will be rehabilitated as a primary activity, 2 non-commercial structures will be demolished as a secondary activity.</p>	<p><b>4. DISTRICT INDICATOR-(Select only ONE)</b></p> <p><input type="checkbox"/> Congressional District 1</p> <p><input type="checkbox"/> Congressional District 2 (Outside of Omaha City Limits)</p> <p><input checked="" type="checkbox"/> Congressional District 3 (West)</p> <p><input type="checkbox"/> Congressional District 3 (Central)</p> <p><input type="checkbox"/> Congressional District 3 (Northeast)</p> <p><input type="checkbox"/> Congressional District 3 (Southeast)</p>
<p><b>5. HOUSING ACTIVITIES</b></p> <p><input checked="" type="checkbox"/> Owner-Occupied Rehabilitation</p> <p><input checked="" type="checkbox"/> Demolition</p>	
<p><b>6. TYPE OF APPLICANT</b></p> <p><input checked="" type="checkbox"/> Unit of Local Government   <input type="checkbox"/> Local Housing Authority</p> <p><input type="checkbox"/> Non-Profit 501(c)(3)   <input type="checkbox"/> Non-Profit 501(c)(3) CHDO</p> <p><input type="checkbox"/> Non-Profit 501(c)(4)   <input type="checkbox"/> Non-Profit 501(c)(4) CHDO</p>	<p><b>7. SERVICE AREA</b></p> <p>Area to be served [each municipality and each county]. Please list:</p> <p>Within the municipal limits of the City of Ogallala</p> <p>Nebraska Legislative District(s) <u>47</u></p> <p>Nebraska Congressional District(s) <u>3</u></p>

### B. CERTIFYING OFFICIAL:

To the best of my knowledge and belief, data and information in this application is true and correct, including any commitment of local or other resources. The governing body of the applicant has duly authorized this application. This applicant will comply with all Federal and state requirements governing the use of NAHP funds.

Signature in blue ink: \_\_\_\_\_

Typed Name and Title: Harold Peterson, Council President

Date Signed: 4/8/14

Address/City/State/Zip: 411 East 2nd St, Ogallala, NE 69153

**SUBMIT THE ORIGINAL (BINDER CLIPPED and TWO-HOLE PUNCHED) AND FOUR COPIES OF THE ENTIRE APPLICATION TO:**

Nebraska Department of Economic Development  
Division of Community and Rural Development  
301 Centennial Mall South- PO Box 94666  
Lincoln, NE 68509-4666

Individuals, who are hearing and/or speech impaired and have a TTY, may contact the Department through the Statewide Relay System by calling (800) 833-7352 (TTY) or (800) 833-0920 (voice). The relay operator should be asked to call DED at (800) 426-6505 or (402) 471-3111.

**OWNER OCCUPIED REHAB PROGRAM  
PART II. FUNDING SUMMARY**

Code	Activity	NAHP Funds	Other Funds	Total Funds	Sources of Other Funds
0530	Housing Rehabilitation	125,000.00		\$125,000.00	
0522	Demolition <sup>1</sup>	25,000.00		\$25,000.00	
0523	Relocation <sup>2</sup>				
0580	Housing Management <sup>3</sup>	12,500.00		\$12,500.00	
0580a	Hsg. Mgt.: Paint Testing / Risk Assessments / Clearance Testing <sup>4</sup>	7,500.00		\$7,500.00	
	<b>Subtotal</b>	<b>\$170,000.00</b>		<b>\$170,000.00</b>	
0181	General Administration <sup>5</sup>	10,000.00		\$10,000.00	
<b>1000 TOTAL PROGRAM COSTS</b>					
		<b>\$180,000.00</b>		<b>\$180,000.00</b>	

Clarification for the above activities should be directed to DED.

<sup>1</sup> Demolition is a support activity and must be done in conjunction with another housing activity.

<sup>2</sup> Relocation is a support activity and must be done in conjunction with another housing activity.

<sup>3</sup> Housing management recommended maximum is 10% of total NAHP hard costs.

<sup>4</sup> Paint testing, risk assessments and clearance testing are limited to \$1,500 per unit.

<sup>5</sup> General Administration recommended maximum is 8% of the total amount of NAHP hard costs.

NOTE: Requests for additional funds (over the recommended maximums) for Housing Management or General Admin must be requested and documented within the final application.

Number of Units (Enter # in Project)	5
<i>Maximum \$ amount for rehab</i>	\$25,000
Total amount of NAHP funds for rehab [530]	\$125,000
Lead Based Paint \$1,500 per unit [580a]	\$7,500
Housing Management maximum 10% of NAHP hard costs [580]	\$12,500
General Administration maximum 8% of NAHP hard costs [181]	\$10,000
<b>Total Program Costs</b>	<b>\$155,000</b>

**PART III PROJECT BUDGET**

	<u>NAHP Funding</u>		
<b>0522 Demolition --- 2 structures</b>			
Demolition/Land Fill	\$19,700		
Tier II Review	\$ 600		
Title Search	\$ 200		
Asbestos Testing/Clearance	\$ 1,000		
Asbestos Abatement	\$ 2,500		
<u>Demo Permits</u>	<u>\$ 1,000</u>		
Sub Total	\$ 25,000	\$12,500 per home	
<b>0530 Housing Rehabilitation --- 5 homes</b>			
Rehab of 5 Owner-Occupied Homes to DED Rehab Standards	\$125,000		
Sub Total	\$125,000	\$25,000 per home	
<b>0580 Housing Management</b>			
Rehab Specialist	\$ 5,000		
Tier II Review	\$ 1,500		
Title Search	\$ 500		
DOT Filing Fees	\$ 300		
Initial Inspections	\$ 1,500		
Progress Inspections	\$ 2,000		
Final Inspections	\$ 1,000		
Postage	\$ 200		
<u>Mileage</u>	<u>\$ 500</u>		
Sub Total	\$ 12,500	\$2,500 per home	
<b>0580a Paint Testing / Risk Assessment / Clearance Testing</b>	\$ 7,500		
Sub Total	\$ 7,500	\$1,500 per home	
<b>0181 General Administration</b>			
Contract Negotiations	\$ 1,000		
Special conditions for release Of funds	\$ 1,500		
Application Income Verification	\$ 2,000		
Record Keeping	\$ 1,000		
Reporting	\$ 500		
Draw Down Preparation	\$ 1,000		
Indirect Overhead Costs	\$ 500		
Public Hearings	\$ 500		
Final Grant Closeout Docs	\$ 1,000		
<u>Project Monitoring</u>	<u>\$ 1,000</u>		
Sub Total	\$ 10,000	\$2,000 per home	
<b>TOTAL</b>	<b>\$180,000</b>		

6.G.

## **ONE PAGE PROJECT SUMMARY**

The City of Ogallala has a population of 4,737 according to the 2010 US Census. Located on the I-80 corridor, the community has 2,415 housing units of which 1,511 are owner-occupied. American Fact Finder shows that 62% of the total housing units (1,497) were built prior to 1979 and are more than 40 years old. Maintaining existing older homes through Owner Occupied Rehabilitation was identified as a community need in the 2003 Comprehensive Plan.

The City of Ogallala has worked hard to help insure safe and efficient housing. In 2008, Ogallala successfully completed the rehabilitation of 15 homes utilizing funds from a CDBG award and also utilized reuse and recapture funds to rehabilitate 1 home in 2013. Additionally, housing funds awarded to WCNDD in 2011 were used in Ogallala to rehabilitate 3 homes within the city limits. Ogallala is working to meet their goals.

In keeping with the City's approach to safe and secure housing needs, Ogallala proposes the rehabilitation of 5 owner-occupied housing units as the primary activity and the demolition of 2 non-commercial structures as a secondary activity. The opportunity to repair homes before they become uninhabitable meets the immediate needs of the homeowner. Demolishing blighted, unsafe structures helps meet the long-term goals of the community.

This program will provide forgivable loans to 5 homeowners whose incomes are at or below 100% of the area median income for housing repairs up to a maximum of \$25,000 per home. Applicants will be required to apply for funding from USDA and will utilize any available USDA grant funds prior to receiving assistance. Applicants will not be required to accept USDA loan funds to qualify for assistance through this program. Assistance will be in the form of a 5-year, 100% forgivable loan to income eligible applicants. The work performed will bring the homes up to the Nebraska Minimum Standards for Rehabilitation including the reduction of lead-based paint hazards as established by the Nebraska Department of Economic Development. Homes located within a designated floodplain and mobile homes will not be eligible for rehabilitation.

The proposal also includes funds to demolish 2 vacant and blighted non-commercial structures to allow future development. The City's existing Nuisance Ordinance will be followed to identify unsafe structures in need of demolition. This funding will assist Ogallala in stabilizing neighborhoods and provide for long-term affordability and the attractiveness of housing and neighborhoods. Property owners may maintain legal title to the lot/land.

All homes would be located within the municipal limits. No residents will be displaced as a result of the rehabilitation or demolition activities. It is anticipated that the program will be completed within the 24 month contract time period.

The City of Ogallala will assist in marketing the program following award in order to provide ample citizen awareness. Application packets including the Program Guidelines, a Lead Pamphlet and the Homeowner Application will be available at the City Administration Building and WCNDD.

The City will work in partnership and cooperation with the Department for the successful implementation of this program. The Certified Grant Administrator (WCNDD) has the demonstrated capacity for the successful development of this project and will work in collaboration with the City and the Department for the favorable execution of an OOR/Demolition program in the City of Ogallala.

# City of Ogallala

411 East 2<sup>nd</sup> Street  
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Phone 308-284-3607  
City Fax 308-284-6565



## APPLICANT'S STATEMENT OF ASSURANCES AND CERTIFICATIONS

The City of Ogallala, (Applicant) hereby assures and certifies to the Nebraska Department of Economic Development (the Department) regarding an application for Community Development Block Grant (CDBG), HOME and Trust funds, the following:

LOCAL GOVERNMENT CERTIFICATIONS – Please contact a Department representative if items 1-6 have not been previously adopted.

1. It has previously adopted, on April 24, 2012, an Excessive Force Policy that remains in effect.
2. It has previously adopted, on April 24, 2012, a Code of Conduct that remains in effect.
3. It has previously adopted, on April 24, 2012, Procurement Procedures that remain in effect. The procurement procedures were submitted to NDED on April 24, 2012.
4. It has previously adopted, on August 9, 2011, a Residential Antidisplacement and Relocation Assistance Plan, which remains in effect.
5. It has previously adopted, on February 11, 2014, a Citizen Participation Plan that remains in effect. The adopted Citizen Participation Plan contains substantially similar language as the sample plan in these guidelines.
6. It has previously submitted to the Department its Financial Management Certification dated April 24, 2012.
7. It has previously adopted, on May 21, 2012, a Section 504 Plan that remains in effect.
8. There are no outstanding judgments or liabilities relating to any prior grant award from the federal and/or state government to the City of Ogallala or the Administration.
9. No legal action is currently being contemplated that would prevent the City of Ogallala from having the capacity to effectively carry out its obligations to fulfill the CDBG.
10. No projects have been proposed which the Department has disapproved.

### FEDERAL COMPLIANCE CERTIFICATIONS

11. It will adopt and follow a residential anti-displacement and relocation assistance plan which will minimize displacement as a result of activities assisted with CDBG, HOME and NAHTF funds.
12. It will conduct and administer its programs in conformance with:
  - a. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1).
  - b. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.
  - c. The Fair Housing Act of 1988 (42 USC 3601-20) and will affirmatively further fair housing.
13. It will not attempt to recover any capital costs of public improvements assisted in whole or part by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (1) grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than grant funds, or (2) for purposes of assessing any amount against properties owned and occupied by persons of LMI who are not persons of very-low income, the recipient certifies to the State



# City of Ogallala

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that it lacks sufficient grant funds to comply with the requirements of clause (1).

Exhibit C (cont.)

14. It will comply with all provisions of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

SPECIAL REQUIREMENTS AND ASSURANCES.

15. The Applicant will comply with the Administrative Requirements of the program, those applicable items in the current Consolidated Plan, Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, and 24 CFR Part 570 including parts not specifically cited below and the laws, regulations and requirements, both federal and state, as they pertain to the design, implementation and administration of the local project, including but not limited to the following:

CIVIL RIGHTS AND FAIR HOUSING ACTIVITY PROVISIONS.

- Public Accommodations of the Civil Rights Act of 1964 (42 U.S.C. 2000(d), et. seq.) (24 CFR Part 1)
- Section 504 of the Housing and Community Development Act of 1974, As Amended
- Age-Discrimination Act of 1975, As Amended (42 U.S.C. 6101, et. seq.)
- Section 504 of the Rehabilitation Act of 1973, As Amended (29 U.S.C. 794) and the Americans with Disability Act
- Equal Housing Opportunity Act of 1968 (42 U.S.C. 8902, et. seq.)
- HUD Equal Housing Opportunity Regulations (24 CFR Part 107)

ENVIRONMENTAL PROTECTION PROVISIONS

- Title I of the Housing and Community Development Act of 1974, As Amended
- Lead-Based Paint Poisoning Prevention Act of 1991, As Amended and Regulations found at 24 CFR Part 302
- The National Environmental Policy Act of 1969 (42 U.S.C. Section 4321, et. seq.) (24 CFR Part 58)
- The Clean Air Act, As Amended (42 U.S.C. 7401, et. seq.)
- Farm and Protection Policy Act of 1981, (U.S.C. 1201, et. seq.)
- The Endangered Species Act of 1973, As Amended (16 U.S.C. 1531, et. seq.)
- The Relic and Salvage Act of 1960 (16 U.S.C. 469, et. seq.) Section 3 (16 U.S.C. 469 a-1), As Amended by the Archaeological and Historic Preservation Act of 1974
- The Safe Drinking Water Act of 1974 (42 U.S.C. Section 3001, 300(f), et. seq., and U.S.C. Section 349 as Amended, particularly Section 1424(e) (42 U.S.C. Section 300H-303(e))
- The Federal Water Pollution Control Act of 1972, As Amended, including the Clean Water Act of 1977, Public Law 92-212 (33 U.S.C. Section 1251, et. seq.)
- The Solid Waste Disposal Act, As Amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901, et. seq.)
- The Fish and Wildlife Coordination Act of 1958, As Amended, (16 U.S.C. Section 661, et. seq.)
- EPA List of Violating Facilities
- HUD Environmental Standards (24 CFR, Part 51, Environmental Criteria and Standards and 44 F.R. 40860-40866, July 12, 1979)
- The Wild and Scenic Rivers Act of 1968, As Amended (16 U.S.C. 1271, et. seq.)
- Flood Insurance



# City of Ogallala

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- Executive Order 11988, May 24, 1978: Floodplain Management (42 F.R. 26951, et. seq.)
- Executive Order 11990, May 24, 1977: Protection of Wetlands (42 F.R. 26961, et. seq.)
- Environmental Protection Act, NEB. REV. STAT. 81-1501 to 81-1532 (R.R.S. 1943)
- Historic Preservation

### LABOR STANDARDS AND PROVISIONS.

- Section 110 of the Housing and Community Development Act of 1974, As Amended
- Fair Labor Standards Act of 1938, As Amended, (29 U.S.C. 102, et. seq.)
- Davis-Bacon Act, As Amended (40 U.S.C. 276-a - 276a-5); and Section 2; of the June 13, 1934 Act. As Amended (48 Stat. 948.40 U.S.C. 276) Popularly Known as The Copeland Act
- Contract Work Hours and Safety Standards Act (40 U.S.C. 327, et. seq.)
- Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701(u)]

### FAIR HOUSING STANDARDS AND PROVISIONS.

- Section 104 of the Housing and Community Development Act of 1974, As Amended
- Public Law 89-110 Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601, et. seq.). As Amended by the Fair Housing Amendments Act of 1988
- Uniformed Services University of the Health Sciences Property Acquisition Policies Act of 1970, As Amended (42 U.S.C. 4630) and the Intermodal Surface Transportation Efficiency Act of 2005 (49 U.S.C. 5302)
- Nebraska Revised Statutes 76-1241 to 76-1242 (R.S. Supp. 1989)
- Nebraska Revised Statutes 49-105 to 49-125 (R.S. 1979)
- Nebraska Revised Statutes 46-2501 to 46-2506 (R.R.S. 1943)

### ADMINISTRATIVE AND FINANCIAL REGULATIONS.

- Department of Management Services Budget Circular A-87 "Guidelines and Requirements for Grants-in-Aid to State and Local Governments"
- Department of Management Services Budget Circular A-102 "Guidelines and Requirements for Grants-in-Aid to State and Local Governments"
- 24 CFR 200.503 - Grant Administration Requirements for Use of Escrow Accounts for Property Rehabilitation Loans and Grants
- 24 CFR 200.488 to 570 (199a) States Program: State Administration of CDBG Nonentitlement Funds
- Community Development Law, NEB. REV. STAT. 18-2101 to 18-2144 (R.S. Supp. 1982)
- Public Meetings Law, NEB. REV. STAT. 18-1401 to 18-1407 (R.S. 1943)

### MISCELLANEOUS.

- Hatch Act of 1938, As Amended (5 U.S.C. 1501, et. seq.)

The Applicant hereby certifies that it will comply with the above stated assurances.

Signed \_\_\_\_\_  
Chief Elected Official's Signature

Title \_\_\_\_\_  
Council President

Date \_\_\_\_\_  
4/8/14



# City of Ogallala

411 East 2<sup>nd</sup> Street  
 Ogallala, NE 69153  
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## DETERMINATION OF LEVEL OF REVIEW

ERR GRANT#

Project Name: Ogallala Owner Occupied Rehabilitation Program Year: 2014

Project Location: Within the municipal limits of the City of Ogallala

Project Description (Attach additional descriptive information, as appropriate to the project, including narrative, maps, photographs, site plans, budgets and other information.):

City of Ogallala, Nebraska is requesting \$180,000 for an Owner-Occupied Rehabilitation and Demolition project. The City proposes that 5 homes located within the municipal limits of the City of Ogallala will be rehabilitated as a primary activity utilizing these funds and proposes that 2 vacant, blighted non-commercial structures, within the municipal limits, will be demolished as a secondary activity. Applicants for Owner-Occupied Rehabilitation must be low/moderate income persons with a household income below 100% of the area median income. With these funds, the vacant, blighted structures will be brought up to Nebraska Department of Economic Development local standards. No more than \$2,000 per home will be available for rehabilitation of non-owner occupied persons. The requested funding amount includes: \$125,000 for Activity #0530 (owner rehabilitation), \$12,500 for Activity #0500 (Project Management), \$7,500 for Activity #0530 (Paint Testing, Risk Assessment) and the balance totaling \$10,000 for Activity #0181 (General Administration) and \$25,000 for Activity #0522 (Demolition of vacant, blighted non-commercial structures as a secondary activity).

The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58, "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:

- Exempt from NEPA review requirements per 24 CFR 58.34(a)(\_\_\_\_)
- Categorically Excluded NOT Subject to §58.5 authorities per 24 CFR 58.35(b)(\_\_\_\_)
- Categorically Excluded SUBJECT to §58.5 authorities per 24 CFR 58.35(a)(3)  
 (A Statutory Checklist for the §58.5 authorities is attached.)
- An Environmental Assessment (EA) is required to be performed. (An Environmental Assessment performed in accordance with subpart E of 24 CFR Part 58 is attached.)
- An Environmental Impact Statement (EIS) is required to be performed.



# City of Ogallala

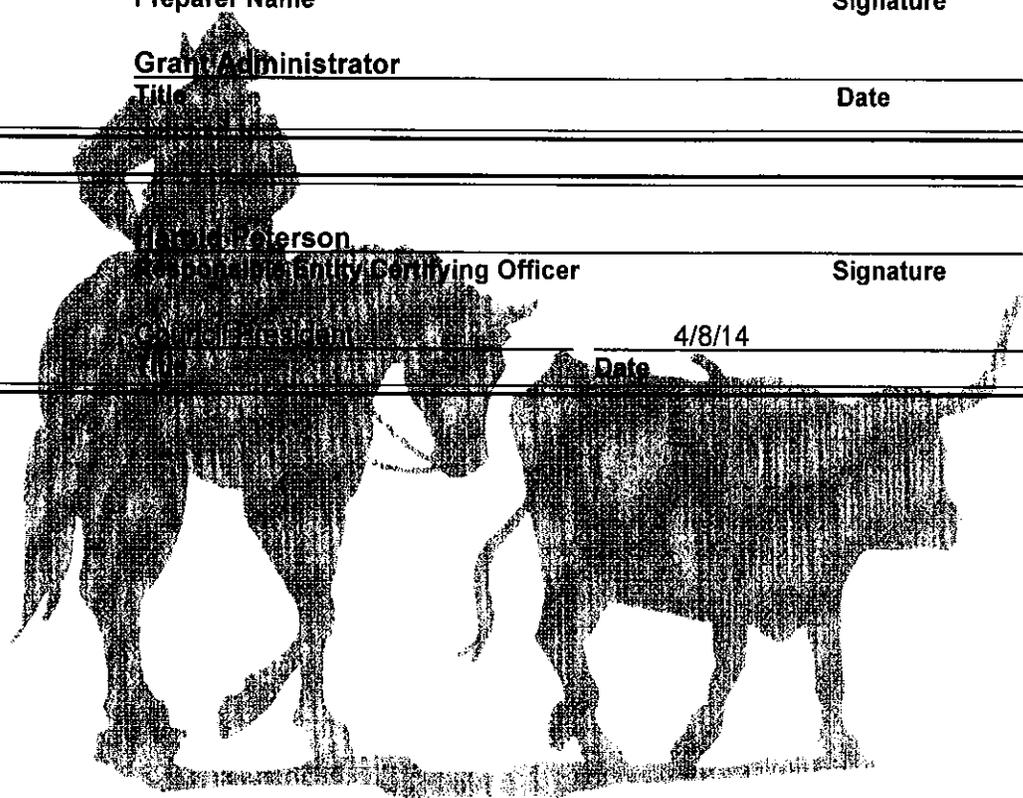
411 East 2<sup>nd</sup> Street  
Ogallala, NE 69153  
Phone 308-284-3607  
City Fax 308-284-6565



The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

Ginger Featherngill, WCNDD	_____
<b>Preparer Name</b>	<b>Signature</b>
Grant Administrator	_____
<b>Title</b>	<b>Date</b>

David Peterson	_____
<b>Responsible Entity Certifying Officer</b>	<b>Signature</b>
City Council President	4/8/14
<b>Title</b>	<b>Date</b>



**City of Ogallala  
Owner-Occupied Housing Rehabilitation Program**

Approved by  
Ogallala City Council  
4/8/14

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Council President

**PART VI: PROPOSED HOMEOWNER REHABILITATION PROGRAM GUIDELINES****I. APPLICATION****I.1 MARKETING OF THE PROGRAM**

The program will be marketed in Ogallala, Nebraska through the following methods:

1. Press release to all local newspapers in the program area.
2. Notification of program to all churches in Ogallala.
3. Notification of program to Community Action Partnership of Mid-Nebraska.
4. Notification of program to West Central Nebraska Area Agency on Aging.
5. Notification of program to USDA-Rural Development.
6. Public Service Announcement on local radio stations within program area.
7. Fliers placed in County Courthouse, Senior Citizen's Center and Ogallala Banks.

**I.2 APPLICATION PROCESSING METHOD**

Applications will be accepted during a 30-day period as advertised by WCNDD.

Applications will be reviewed and processed by the following method:

1. Applications will be made available at the offices of the City of Ogallala and at the offices of WCNDD.
2. Applications will be available on the web at [www@west-central-nebraska.com](http://www@west-central-nebraska.com).
3. Applicants will acknowledge receipt of Program Guidelines and Lead Pamphlet within the Application.
4. Completed applications will be received in the offices of WCNDD, and will be numbered in the order they are received.
5. Family survey and finding of applicant income eligibility will be determined.
6. Proof of homeowners insurance will be documented and verified.
7. Title search will show clear title to the property in the homeowner's name.
8. Request and notification of the Nebraska State Historical Society of no historical impact.
9. Proof of payment of current property taxes.
10. Proof of current mortgage payment will be verified.
11. Proof will be requested from the City that the home is hooked up to municipal water and sewer services.
12. The City will verify that homeowners are current on local assessment payments.
13. Work write-up/cost estimates to determine property eligibility will be done for income eligible applicants only.
14. Applications will be reviewed and approved or denied based on income eligibility as well as property eligibility.
15. Applicants will receive written notification of approval or denial to the program.
16. In the event that an eligible number of applicants do not submit applications within the first thirty (30) day application period, marketing and application to the program will occur until available funding is satisfied or contract with NDED ends.

**I.3 SELECTION PROCESS**

Applications will be accepted during an initial 30-day period. The applications will be received on a first-come-first served basis.

In the event there is not adequate number of eligible applications received in the first round, marketing and application to the program will occur until available funding is satisfied or contract with NDED ends. Applications will be reviewed for income eligibility and property eligibility and be accepted or denied to the program based on program income guidelines and property eligibility.

Applicants will receive written notification of approval or denial to the program.

The City of Ogallala and WCNDD will be in compliance with the Fair Housing Act. Impediments to fair housing choice may be defined as any actions, omissions, or decision taken because of race, color, religion, sex, disability, familial status, national origin, marital status, sexual orientation, or gender identity, which restrict housing choice.

II. APPLICANT ELIGIBILITY

II.1 GENERAL

Applicant eligibility is determined by several basic criteria which includes income and assets.

II.2 CONFLICT OF INTEREST

No member of the Executive Board of the West Central Nebraska Development District, no member of the Ogallala City Council, employee or agent of the City of Ogallala who may or may not exercise policy, decision-making functions or has or does not have any responsibilities in connection with the implementation of the Housing Rehabilitation Project shall directly or indirectly be eligible for the Program. This prohibition may be waived on a case by case exemption made upon consultation and approval of the Nebraska Department of Economic Development

II.3 INCOME ELIGIBILITY

Only the applicants whose incomes are at or below 100% of the Keith County median income will be eligible for participation in the program

2014 INCOME LIMITS FOR KEITH COUNTY:
PERSONS IN THE FAMILY

Table with 9 columns: 100% of median, 1, 2, 3, 4, 5, 6, 7, 8. Values range from \$42,000 to \$79,200.

\*2014 HUD Income limits, subject to change.

Income shall be determined by using the next 12 months of anticipated income, and verified by third party, except in the case of self-employed applicants, where the most recent three years tax returns will be used for verification. The Technical Guide for Determining Income and Allowances published by the United States Department of Housing and Urban Development will be used to determined income eligibility. (Chapter III, Calculating Annual Gross Anticipated Income according to regulation 24 CFR 5.609).

Asset Limit: \$75,000 will be utilized as a guide for determining income limits for the program. If the total value of assets including, but are not limited to land, structures of any kind such as commercial buildings and rental properties, all bank accounts, securities and pensions that total the sum of \$75,000 or more, the applicant is not eligible for program funds.

II.4 In order to fulfill the national objective of assisting low to-moderate income homeowners, this program does not limit the underwriting criteria to 30% housing costs due to unknown variables.

II.5 RETURN BENEFICIARIES

Return beneficiaries will be eligible for the Ogallala Owner Occupied Rehabilitation program if they meet one of two criteria:

- A fulltime member of the household has a medically documented physical disability and the proposed rehabilitation will increase physical accessibility to the home.
• Previously assisted homes under new ownership a minimum of 10 years after the most recent assistance.

II.6 RELOCATION

Application to this program is voluntary; therefore in the event the homeowner must temporarily move out of the home during lead abatement or construction, the homeowner will be responsible for any and all expenses associated with that action.

III. PROPERTY ELIBILITY

III.1 GENERAL

Only owner-occupied single family housing units will be eligible for housing rehabilitation assistance. All housing units will be located within the municipal boundaries of Ogallala, Nebraska. The maximum after-rehab value of the home cannot exceed the Section 215(b) established limit of 95% of the area median purchase price. The 2014 limit is \$115,000 for Keith County. NAHP financial assistance provided for the unit cannot exceed the maximum per unit NAHP subsidy. (see page 9)

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**III.2 MOBILE HOMES**

**Mobile homes or home, which is in part a mobile home, shall not be eligible for participation.** The Nebraska Affordable Housing Program considers a Manufactured Home to be a factory-built structure which is to be used as a place for human habitation, which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than to a permanent site, which does not have permanently attached to its body or frame any wheels or axles, and which bears a label certifying that it was built in compliance with National Manufactured Home Construction and Safety Standards, 24 C.F.R. 3280 et seq., promulgated by the United States Department of Housing and Urban Development, and is taxed as real property.

The Nebraska Affordable Housing Program considers a Mobile Home to be a housing unit constructed off-site that does not meet the definition of a Manufactured Home.

**III.3 PROPERTY OWNERSHIP**

The housing unit to be rehabilitated must be both owned by the applicant and utilized as their primary residence prior to project approval. Each property deemed to be owned by an eligible homeowner will be verified through professional title search. Property being purchased through a land sale contract or similar conveyance instrument is not eligible for rehabilitation.

**III.4 PROPERTY TAXES/HOMEOWNERS INSURANCE/CURRENT MORTGAGE**

Property taxes must be paid current at the time the applicant homeowner and the City sign the rehabilitation agreement.

Homeowner's insurance policy must be in effect at the time the applicant homeowner and the City sign the rehabilitation agreement.

Homeowner will add the City as a loss payee to the homeowner's insurance policy and provide a copy of the policy to WCND immediately following the signing of the rehabilitation agreement. Insurance coverage will remain in effect for the duration of the affordability period of five (5) years, maintaining the City as loss payee. In the event a home mortgage exists for the property, said mortgage payments must be current at the time of the submission of the application, and the homeowners shall authorize third party verification of the same.

**III.5 LOCATION**

Housing units must be located within the municipal boundaries of the City of Ogallala.

**III.6 FLOODPLAIN**

Housing units located in the floodplain will not be eligible for rehabilitation.

**III.7 CONDITION**

Housing units must meet and be able to comply with the NDED Minimum Standards for Rehabilitation (See Pages 10-16) and all cost effective Energy-Efficiency Building Standards developed by the Nebraska Energy Office at the completion of rehabilitation.

Properties shall be in locations where safe, sanitary and adequate water supplies and sewer disposal are available. Homes shall be connected to City water and sewer lines.

**III.8 ECONOMIC FEASIBILITY**

Generally, if it is determined that the hard costs of rehabilitating a property is greater than \$24,999 and that the expenditure of funds is not justified, a determination of economic unfeasibility will be made. Although this determination must be based upon a strong element of subjective judgment, certain relative objective threshold criteria may also be applied. WCND shall make this determination after receiving recommendation by the Rehabilitation Specialist.

A property is generally economically unfeasible for rehabilitation with program funds if the following criteria apply: (this criteria is intended as a guide and not as an absolute determination)

- The estimated cost of rehabilitation is greater than \$24,999;
- The rehabilitation hard costs exceed 50% of the value of the home after rehabilitation; and

- If the property exceeds the above criteria, WCNDD will review the project. Further study and consideration by the Project Administrator and the Rehabilitation Specialist will occur, comparing the work write-ups to the NDED Minimum Standards for Rehabilitation.
  - In the event it is determined the property exceeds either of the first two criteria, the project is deemed not economically feasible and the homeowner will be notified in writing.
  - Owners of ineligible properties will be referred to USDA RD, Community Action Partnership and Assistive Technology Partnership for possible assistance.

**III.9 OCCUPANCY REQUIREMENTS**

Applicant owners must utilize the unit that is receiving rehabilitation as their primary residence for a period of not less than five (5) years after the final date of the completed and approved rehabilitation. The City will file a deed restriction on the property; said deed restriction will remain effect during the five (5) year affordability period. Rental of the property to another party is not allowed.

In the event the property is vacated, the property is sold, or any change in ownership occurs (including refinancing), the City will require full payment due of the outstanding loan amount.

**III.10 REFINANCE**

In the event a change of ownership occurs which includes a refinance, the City will not subordinate to a lien position and will require full payment due of the outstanding loan amount.

**III.11 REVERSE MORTGAGE**

No property will be eligible that is involved in a Reverse Mortgage, nor will a Reverse Mortgage be allowed following rehabilitation for the duration of the five (5) year affordability period.

**IV. TYPES OF IMPROVEMENTS**

**IV.1 ALLOWABLE IMPROVEMENTS**

Any improvement required to bring the housing unit up to the NDED Minimum Standards for Rehabilitation is allowable if said improvements are economically feasible for the property. NDED Standards for Rehabilitation are included within this application on (See pages 10-18).

Any improvements resulting in substantial weatherization, exterior painting/siding, roofing, and removal of any hazardous material(s) may be performed. All improvements must be physically attached to the property and permanent in nature. No building additions are allowable improvements.

**IV.2 NON-ALLOWABLE IMPROVEMENTS**

Generally property improvements that are in excess of the NDED Minimum Standards for Rehabilitation or local code requirements are specifically prohibited. No building additions to include family rooms or dens, spare bedrooms, and the installation or upgrade of existing building components only for the purpose of esthetic/monetary gain are not eligible improvements for the Ogallala Housing Rehabilitation Project.

**IV.3 LEAD BASED PAINT REGULATIONS**

All homes constructed prior to 1978 will be presumed to contain lead based paint. All rehabilitation work completed will comply with HUD's Lead Based Paint Regulation Requirements, 24 CFR Part 35. All contractors will be required to have certification of the Lead Safe Work Practices Lead Based Paint training.

Homeowners will receive the EPA informational pamphlet detailing the hazards of lead based paint with the application.

**V. REHABILITATION – INSPECTION PROCEDURES AND STANDARDS**

**V.1 GENERAL**

Before any inspection is made, the applicant will be contacted to arrange an appointment for inspection. The applicant, Rehab Specialist, and the Program Administrator will be present during the inspection of the housing unit.

**V.2 INITIAL INSPECTION**

After the application has been received and applicant has been determined to fall within the income eligibility guidelines, the Program Administrator will contact the applicant to schedule the initial property inspection. The Rehabilitation Specialist and the Program Administrator will use the NDED Minimum Standards for Rehabilitation guide when examining the property for deficiencies.

**V.3 WORK WRITE-UPS/COST ESTIMATES**

The work write-up and cost estimate is generated by the Rehabilitation Specialist after the initial inspection of the housing unit. The work write-up shall describe specific repairs and corrections to be made to the dwelling. The Rehabilitation Specialist and the homeowner must agree upon the deficiencies to be covered and the work write-up shall be agreed to by the homeowner. The work write-up should describe necessary repairs in a clear, concise, relevant and accurate manner.

The work write-up shall be included in the bid package and contract documents. It is the contractor's responsibility to meet the specifications as detailed in the NDED Minimum Standards for Rehabilitation, as well as to obtain measurements, dimensions, and quantities that will be required to ensure accuracy within the bid documents.

Cost estimates are prepared by the Rehab Specialist and are used as a benchmark against which to evaluate the acceptability of bid prices. The cost estimate is determined from the work write-up and is used internally by the Program Administrator and WCNDD and not made available to bidders or homeowners.

When comparing cost estimates within the bid, there may be a significant difference. A bid should not be accepted if it is more than 25% above or below the projected cost estimate. The accuracy of the cost estimate and the size and complexity of the job are variables that must be considered.

**V.4 PROGRESS INSPECTION**

After contract award to the Contractor has occurred and work has begun on the project, the Rehabilitation Specialist will inspect the work on a regular basis in order to assure that work on the property meets the guidelines of the NDED Minimum Standards for Rehabilitation. Progress inspections will also occur when Contractor submit a request for payment for work, Rehabilitation Specialist will inspect and verify work has been completed in a satisfactory manner before submitting the approved request to the program administrator for payment.

**VI. CONTRACTING REQUIREMENTS****VI.1 HOMEOWNER-CONTRACTOR CONTRACT**

The preparation of the contract for rehabilitation of the housing unit will be the responsibility of WCNDD. The contract for rehabilitation will be between the Homeowner and the Contractor. The City will be a third party to the contract. WCNDD will have administrative approval of the contract.

**VI.2 CONTRACTOR SELECTION**

All homes constructed prior to 1978 are presumed to have lead, and require testing to determine abatement measures. In the event homes are tested and the Lead Assessment Summary Report lists a total of 0 readings that meet HUD's definition of lead-based paint (lead present in a quantity equal to or greater than 1.0mg/cm<sup>2</sup>), then a contractor is not required to have successfully completed the Lead Safe Work Practices training but shall be cross-referenced against the State of Nebraska debarred list. If as a result of the lead testing, and there is a finding of lead present, the contractor must have successfully completed the Lead Safe Work Practices training, and again be cross referenced against the State of Nebraska debarred list.

The owner may act on his behalf in selecting a contractor, provided a contractor is selected and secured within thirty (30) days of the homeowner's acceptance of the work write-up. A formal bid package is not required. Homeowner is requested to solicit at least 3 bids, however, when eligible contractors are limited, a contractor may be selected with fewer than 3 bids. The owner reserves the right to select a contractor if it is completed within thirty (30) days of acceptance of the work write-up. The Rehabilitation Specialist reserves the right to determine if a contractor is qualified to submit a competent proposal.

In the event the owner does not select a contractor within thirty (30) days, the Program Administrator, with the assistance of the Rehabilitation Specialist may select a contractor who has successfully completed the Lead Safe Work Practices training and is not on the State of Nebraska debarred list in order to solicit a proposal for rehabilitation.

**VI.3 CHANGE ORDERS**

All change orders to the bid specifications/work write-up require the signatures the owner, the Rehabilitation Specialist, the contractor and the Program Administrator. All change orders that increase the contract amount by more than \$1000 require the approval of the City. The total amount may not exceed the program maximum of \$24,999 per home.

**VI.4 GRIEVANCE PROCEDURE FOR REHABILITATION CONTRACT - during construction**

In the event of any dispute between the owner and the contractor concerning the completion of rehabilitation, the Rehabilitation Specialist and Program Administrator will work as a mediator between both parties to negotiate and ensure a satisfactory solution. If such a solution cannot be found, WCNDD shall be the final authority on when the job has been satisfactorily completed.

**VI.5 FINAL INSPECTION/FINAL PAYMENT PROVISION**

Upon completion of work, Contractor shall submit Final Payment Request to the Program Administrator. The Rehab Specialist, Program Administrator, Contractor, and Homeowner together will perform final inspection of property to verify that work has been completed according to contract and according to DED Rehabilitation Standards. All parties will sign off on completion of work and contractor will present final request for payment to the Program Administrator for submission to the City for approval and payment.

**VI.6 WARRANTY**

The homeowner shall have a twelve (12) month warranty which will commence upon Acceptance of Work / Project Completion Statement. Within the twelve (12) month period, the homeowner shall notify the Program Administrator in writing of any warranty issues. The Rehabilitation Specialist in turn will be notified regarding warranty issues, and shall determine if the request is applicable to the project. The contractor will be notified of the warranty issues. The contractor will have thirty (30) days from notification in which to correct eligible warranty issues.

In the event the Rehabilitation Specialist deems the work requested is not a warranty issue, WCNDD will inform the homeowner in writing of the decision within thirty (30) days.

**VI.7 CONTRACTOR AVAILABILITY**

WCNDD and the City/Village will promote the program to area contractors. All contractors who have signed letters of interest will be notified by mail or email when homeowners begin seeking bids. Lead based paint training information will be sent to all area contractors if a training becomes available. Homeowners will be given a list of contractors certified in Lead Safe Work Practices.

**VII. FINANCIAL ASSISTANCE**

**VII.1 TYPE OF ASSISTANCE**

Financial assistance through the Ogallala Housing Rehabilitation Program will be provided to homeowners whose incomes are or below 100% of the area median income as a 100% forgivable loan. Income shall be determined by using the next 12 months of anticipated income, and verified by third party, except in the case of self-employed applicants, where the most recent three years' tax returns will be used for verification. The Technical Guide for Determining Income and Allowances published by the United States Department of Housing and Urban Development will be used to determine income eligibility. (Chapter III, Calculating Annual Gross Income).  
The maximum loan amount for this program is \$24,999.

**2014 INCOME LIMITS FOR KEITH COUNTY:  
PERSONS IN THE FAMILY**

	1	2	3	4	5	6	7	8
<b>100%</b>								
<b>of median</b>	<b>\$42,000</b>	<b>\$48,000</b>	<b>\$54,000</b>	<b>\$60,000</b>	<b>\$64,800</b>	<b>\$69,600</b>	<b>\$74,400</b>	<b>\$79,200</b>

\*2014 HUD Income limits, subject to change.

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VII.2 100% FORGIVABLE LOAN

Only those applicants whose annual incomes for household size **do not exceed 100%** of the current HUD Keith County median income for household size will be eligible for the five (5) year forgivable loan assistance.

VIII. **PARTNERING**

VIII.1 USDA-RURAL DEVELOPMENT

All applicants to the Ogallala Housing Rehabilitation Project will be required to sign a waiver allowing WCND to forward their application to USDA-RD to be reviewed by USDA for the Home Repair Loan and Grant Programs. All applicants who qualify for USDA grant funding will be required to utilize these programs as their first source for program assistance, provided that assistance is available when contracts are signed. Applicants will not be required to accept USDA loan funds.

USDA will have thirty (30) days from submission of application to USDA-RD for the approval or denial of program funding. In the event USDA-RD does not notify the Program Administrator of program eligibility and/or assistance is not available at the time contracts are signed, the homeowner will not be required to partner with USDA – Rural Development for additional funding assistance.

IX. **ADMINISTRATIVE**

IX.1 PROGRAM GRIEVANCE PROCEDURE

IX.1.a WARRANTY GREIVANCE

Within the twelve (12) month warranty period following the signed Acceptance of Work / Project Completion Statement, the homeowner shall notify the Program Administrator in writing of any warranty issues. The Rehabilitation Specialist in turn will be notified regarding warranty issues, and shall determine if the request is applicable to the project. The contractor will be notified of the warranty issues. The contractor will have thirty (30) days from notification in which to correct applicable warranty issue.

In the event the Rehabilitation Specialist deems the work requested is not within the scope of warranty, the Rehabilitation Specialist will advise WCND, and WCND will inform the homeowner in writing of the decision.

IX.1.b PROGRAM GREIVANCE

Complaints concerning the Ogallala Housing Rehabilitation Project shall be made in writing and addressed to the Program Administrator. The Program Administrator will contact the complainant and attempt to resolve the problem. A written response will be made with thirty (30) working days. If the response is not satisfactory, a complaint may be filed with WCND. Responses will be in writing and will be made to the homeowner within forty-five (45) working days.

X. **SUBORDINATION**

Under no circumstances will the City subordinate loan position for refinance or reverse mortgage.

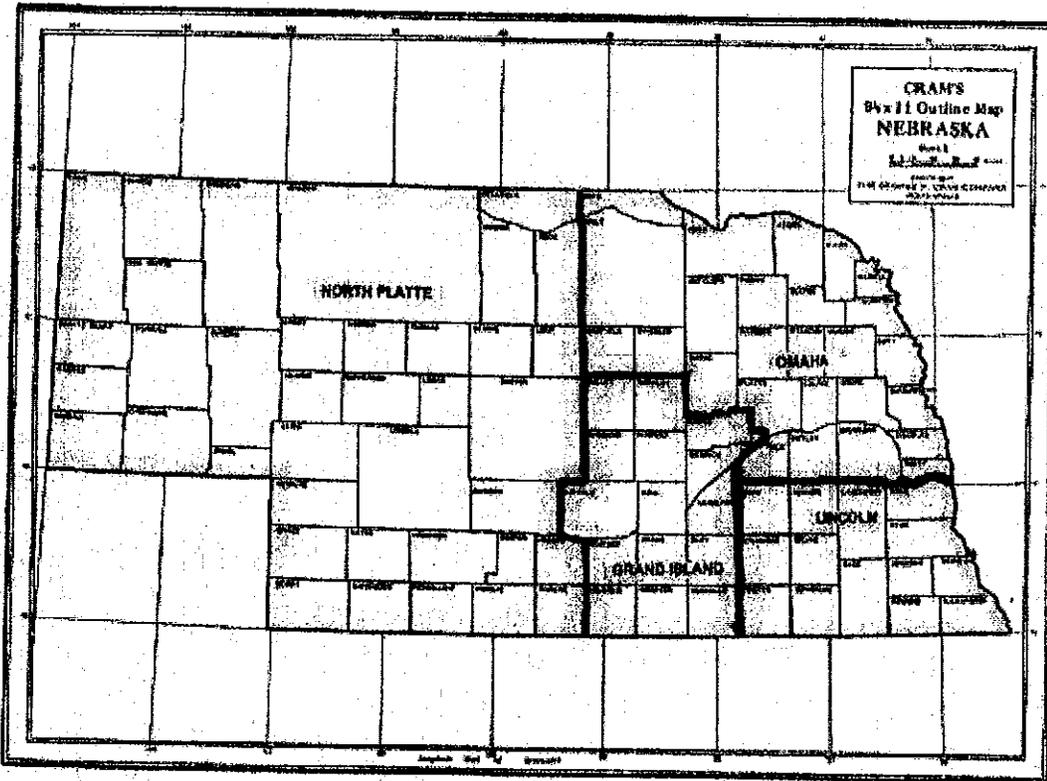
XI. **AMENDMENTS TO POLICIES AND PROCEDURES**

These policies and procedures may be amended at any time at the discretion of the City and upon approval by WCND and the Nebraska Department of Economic Development.

**HOME Maximum Per-Unit Subsidy Amount §92.250(a)**  
**Maximum Mortgage Limits – Elevator Construction**  
**Section 221(d)(3)**

Effective January 1, 2012

Locality	Mortgage Amount per Family Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
Grand Island	\$ 119,209	\$ 136,656	\$ 166,172	\$ 214,973	\$ 235,974
Lincoln	\$ 119,209	\$ 136,656	\$ 166,172	\$ 214,973	\$ 235,974
Norfolk	\$ 125,550	\$ 143,925	\$ 175,011	\$ 226,408	\$ 248,526
North Platte	\$ 123,014	\$ 141,017	\$ 171,476	\$ 221,834	\$ 243,505
Omaha	\$ 121,746	\$ 139,564	\$ 169,708	\$ 219,547	\$ 240,995



Section 215 (b) 95% of Area Median Purchase Price

**HOME Homeownership Value Limits - FY 2014**

State	County Name	Metropolitan/FMR Area Name	Existing Homes HOME Purchase Price Limit				Unadjusted Median Value
			1-Unit	2-unit	3-unit	4-unit	
NE	Dawson County	Dawson County, NE	\$115,000	\$147,000	\$179,000	\$221,000	\$92,750
NE	Keith County	Keith County, NE	\$115,000	\$147,000	\$179,000	\$221,000	\$93,000
NE	Lincoln County	Lincoln County, NE	\$115,000	\$147,000	\$179,000	\$221,000	\$113,000

## XII REUSE PLAN

XII.1 PROGRAM INCOME/RECAPTURE PROCEEDS

All Program Income/Recapture Proceeds generated from this program will be returned to DED unless DED approves the Reuse Plan. The City/Village intends to request that DED allow the funds to be retained to further affordable housing activities within the community. Program Income/Recapture Proceeds may be returned to the City/Village in the event that an assisted homeowner does not fulfill the five (5) year occupancy requirement. The recapture amount cannot exceed the net proceeds from the sale of the home. Net proceeds are the sales price minus superior loan repayment (other than NAHP funds) and any closing costs.

In the event that DED approves the City of Ogallala Reuse Plan, the program income or recapture proceeds will be placed in an escrow account to be used in housing activities within the Ogallala municipal limits. Program income or recapture proceeds will be utilized prior to drawing down funds for rehabilitation activities. Said funds will be used specifically for approved owner-occupied housing rehabilitation activities. The funds will be provided to homeowners whose incomes are at or below 100% of the area median income as a 100% forgivable loan. The maximum amount loaned to be \$24,999 per home.

If the City/Village wishes to pursue other housing activities than owner-occupied housing rehabilitation, new Program Guidelines will be developed and approved for said program.

A Certified Grant Administrator will be required to administer the reuse funds with no more than 8% of the funds used for General Administration allowable costs, 10% of the funds used for Housing Management/Project-related Soft Costs (excluding paint testing, risk assessments, and clearance testing), and \$1500 per unit for Paint testing, risk assessments, and clearance testing coming from the reuse money on deposit.

**City of Ogallala  
DEMOLITION GUIDELINES**

**Property Selection Process  
And  
Priority Ranking Criteria**

**Approved by  
Ogallala City Council  
4/8/14**

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**Council President**

Department of Economic Development  
Approval Date: \_\_\_\_\_

**Proposed Ogallala Demolition Property Selection Process & Priority Ranking Criteria**

SCOPE: The scope of the Ogallala Demolition funds will be used to stabilize neighborhoods in the short-term, and to strategically provide for long-term affordability and increased sustainability and attractiveness of housing and neighborhoods. The project will demolish vacant, blighted, and unsafe non-commercial structures within the municipal limits of the City of Ogallala.

**I. APPLICATION****I.1. MARKETING OF THE PROGRAM**

The program will be marketed in Ogallala, Nebraska through the following methods:

1. Press release to all local newspapers in the program area.
2. Notification of program to all churches in Ogallala.
3. Notification of program to Community Action Partnership of Mid-Nebraska.
4. Notification of program to West Central Nebraska Area Agency on Aging.
5. Notification of program to USDA-Rural Development.
6. Public Service Announcement on local radio stations within program area.
7. Fliers placed in County Courthouse, Senior Citizen's Center, City Hall, and Ogallala Banks.

**I.2. APPLICATION PROCESSING METHOD**

Applications will be accepted during a 30-day period as advertised by WCND.

Applications will be reviewed and processed by the following method:

1. Application for demolition will be made available at the offices of the City of Ogallala and at the offices of WCND.
2. Applicants will acknowledge receipt of Program Guidelines, Property Selection Process and Priority Ranking Criteria within the Application.
3. Only vacant, blighted non-commercial structures located within the municipal limits of Ogallala will be eligible for demolition.
4. Application should include only one structure per application.
5. Multiple applications are eligible.
6. Completed applications will be received in the offices of WCND, and will be numbered in the order they are received.
7. Property Owners will submit, with each application, a Letter of Partnership authorizing their willingness to participate in the program.
8. Property or Personal Property taxes must be current and evidenced with the Application.
9. Each eligible property shall be considered vacant for a minimum of 90 days. (The City will confirm last utility billing date to confirm time of vacancy).
10. Each property must be considered blighted; A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.
11. WCND will perform Title search to show clear title to the property in the property owner's name.
12. Property inspection by WCND to assist in determining property eligibility.
13. WCND will complete Tier II Environmental Review on property. (Page 7 Tier II Review)
14. Environmental inspection and assessment provided by qualified, certified firm.
15. Abatement measurers (if any) will be provided by a certified firm.
16. Applications will be reviewed and approved or denied based on priority ranking scale. (Page 6 Priority Ranking Scale).
17. Structure photographs and other appropriate information will be provided in support of the demolition activity prior to demolition occurring and will be maintained on file.
18. Applicants will receive written notification of property approval or denial to the program within 30 days.
21. In the event an eligible number of applicants are not received within the first thirty (30) day application period, application to the program will be extended until available funding as satisfied.

**I.3 SELECTION PROCESS**

Applications will be accepted during a 30-day period. Priority ranking criteria will then be used to determine identified properties. The City and WCNDD will be in compliance with the Fair Housing Act. Impediments to fair housing choice may be defined as any actions, omissions, or decision taken because of race, color, religion, sex, disability, familial status, national origin, marital status, sexual orientation, or gender identity, which restrict housing choice.

Applications will be reviewed for property eligibility and be accepted or denied to the program based on property eligibility. Applicants will receive written notification of approval or denial to the program within 30 days.

Properties considered for demolition must meet the following definition of a blighted structure:

For the purpose of this program, a blighted structure includes, but is not limited to; any dwelling, garage, outbuilding, or other non-commercial structure which:

- a) Because of the effects of fire, wind, flood, or other natural disaster;
- b) Because of physical deterioration; or,
- c) Because of demolition, or partial demolition, not carried out to completion within a reasonable period of time; is no longer habitable as a dwelling, or in the case of a non-dwelling structure, is no longer useful for the purpose for which the non-dwelling structure was intended, and which has been designated by the City of Ogallala or WCNDD as detrimental to the public health or safety in its present condition and use as stated in the Ogallala Unsafe Building Ordinances.

**II. APPLICANT ELIGIBILITY****II.1 GENERAL**

Eligible properties will be located within the municipal limits of the City of Ogallala. Property must be vacant for a minimum of 90 days to be eligible.

**II.2 INCOME ELIGIBILITY**

Any owner is eligible to apply for demolition regardless of income.

**II.3 RETURN BENEFICIARIES**

Return beneficiaries will be allowed to apply for demolition through this program.

**II.4 CONFLICT OF INTEREST**

No member of the Executive Board of the West Central Nebraska Development District or member of the Ogallala City Council or employee of the City of Ogallala who may or may not exercise policy, decision-making functions or has or does not have any responsibilities in connection with the implementation of the Ogallala Demolition Project shall directly or indirectly be eligible for the Demolition Program.

**II.5 UNSAFE BUILDING ORDINANCE**

The City of Ogallala has adopted Ordinances chapter 7, article 6, 7-601 through 7-606 (see attached pages XX-XX) regarding Unsafe Buildings. The Demolition Program will follow these Ordinances.

**III. PROPERTY ELIBILITY****III.1 GENERAL**

Only vacant, blighted non-commercial structures will be eligible for the Ogallala Demolition Program. No displacement or relocation of persons will occur within this project.

**III.2 MOBILE HOMES**

Mobile homes that fall within the definition of vacant and blighted will be eligible for the Ogallala Demolition Program.

**III.3 PROPERTY OWNERSHIP**

A Letter of Partnership from each property owner of their willingness to participate in the program must accompany the Application for Demolition. The structure to be demolished must be owned by the party submitting the Letter of Partnership. Each identified property will be verified for ownership through

professional title search. Property with liens filed against it will be given 30 days from owner notification to clear and prove clearance of liens. In the event liens are not cleared in the specified time, the structure will be deemed ineligible to the program. Property ownership may remain with the title holder after the Ogallala Demolition Project occurs.

#### III.4 PROPERTY TAXES

Property taxes must be paid current prior to demolition. Property owners will be given 30 days from owner notification to clear and prove payment of taxes. In the event taxes are not paid in the specified time, the structure will be deemed ineligible to the program. Property ownership may remain with the title holder after the Ogallala Demolition Project occurs.

#### III.5 LOCATION

Structures but must be located within the municipal limits of Ogallala.

#### III.6 HISTORICAL SIGNIFICANCE

Request and notification will be made to the Nebraska State Historical Society to verify that demolition of the structure will have no historical impact.

### IV. INSPECTION PROCEDURES

#### IV.1 INSPECTION

The City and Property Owner will be contacted by WCNDD to arrange an appointment for inspection. All parties will be invited to be present during the inspection of the structure. Tier II review of the site will be accomplished during the inspection.

#### IV.2 ASBESTOS REQUIREMENTS

Testing: The Nebraska Department of Environmental Quality (NDEQ) requires regulation of the NESHAP program. Prior to demolition, the structure must be inspected for the presence of asbestos-containing materials (ACM). Testing must be accomplished by a licensed asbestos inspector. A licensed asbestos inspector will be procured from the list provided by DHHS.

Abatement: In the event ACM is found to be present and requires abatement, the abatement project must be accomplished by licensed entities to perform the abatement. A licensed entity to perform the abatement project will be procured from the list provided by DHHS.

Clearance: Following abatement of the ACM, clearance documentation will be provided by the licensed testing inspector to confirm the structure is clear of ACM.

#### Notifications:

Whether asbestos is present or not, the procured contractor performing the demo will be required to submit a NESHAP notification to NDEQ 10 working days prior to any demolition.

Per Title 178 of the Nebraska Department of Health and Human Services, it is required that a business entity proposing the engage in an asbestos project must notify the Department (DHHS) of this intent by submitting a written project notification along with fee (if applicable). The notification must be submitted within 10 working days in advance of the project start. The procured abatement contractor will be required to provide the notification and fee (if applicable).

#### IV.3 LEAD BASED PAINT REQUIREMENTS

NDEQ and DHHS do not require testing or abatement of lead based paint hazards for demolition.

### V. AMOUNT OF ASSISTANCE PROVIDED

V.1 The maximum amount of assistance is \$12,500 per structure.

### VI. DEMOLITION BIDDING REQUIREMENTS

VI.1 A Notice to Bidders will be published in the local paper for the City of Ogallala for the Demolition of identified structures.

- VI.2 Site Specific Bid Forms will be available from WCNDD and at the City administration offices. Demolition specs for identified addresses will include asbestos abatement assessment.
- VI.3 Sealed bids will be opened at a regularly scheduled City of Ogallala Board meeting. Bid Bond, or Letter of Credit in lieu of Bid Bond, Proof of Insurance, and signed Bid Form will be a requirement for a successful bid submission.
- VI.4 The City will select the lowest, qualified, responsible bidder.

**VII. CONTRACTING REQUIREMENTS**

**VII.1 APPLICANT-OWNER CONTRACT**

The preparation of the contract for demolition of the structure will be the responsibility of WCNDD. The contract for demolition will be signed off between the Owner, the Demolition Contractor (hereinafter called the Contractor). The City will be a third party to the contract. WCNDD will have administrative approval over the contract.

**VII.2 CONTRACTOR SELECTION**

Contractors names and business shall be cross-referenced against the State of Nebraska debarred list. Contractor must have the appropriate insurance coverage and submit a bid bond or letter of credit in lieu of bid bond, with sealed bids.

**VII.3 DEMOLITION PERMITS**

Contractor will be responsible for obtaining the required permits for demolition and present the same to WCNDD prior to demolition for review. The City will waive any City permit fees.

**VII.4 NOTICE TO PROCEED**

Once contract is signed by all parties and permits have been obtained and filed with WCNDD, WCNDD will provide a Notice to Proceed to the Contractor.

**VII.5 FINAL INSPECTION/FINAL PAYMENT PROVISION**

Upon completion of work, Contractor shall submit Final Inspection Request to the Program Administrator. The Program Administrator, Contractor, and Homeowner together will perform final inspection of property to verify that work has been completed according to contracts. All parties will sign off on completion of work and contractor will present final request for payment to the Program Administrator for submission to the City for approval and payment.

No partial progress request for payment will be accepted by WCNDD. Payment will be made upon final inspection and fully executed Completion of Work document.

**VIII. FINANCIAL ASSISTANCE**

**VIII.1 TYPE OF ASSISTANCE**

Funding for this Demolition Project is made available to the City of Ogallala by the NAHP through the Nebraska Department of Economic Development and administered by West Central Nebraska Development District.

**IX. GRIEVANCE**

**IX.1 DEMOLITION GRIEVANCE**

In the event of any dispute between the owner and the contractor concerning the completion of demolition, the Program Administrator will work as a mediator between both parties to negotiate and ensure a satisfactory solution. If such a solution cannot be found, WCNDD shall be the final authority on when the job has been satisfactorily completed.

**IX.2 PROGRAM GREIVANCE**

Complaints concerning the Ogallala Demolition Project shall be made in writing and addressed to the Program Administrator. The Program Administrator will contact the complainant and attempt to resolve the problem. A written response will be made with thirty (30) working days. If the response is not satisfactory, a complaint may be filed with WCNDD. Responses will be in writing and will be made to the homeowner within forty-five (45) working days.

**X. REUSE PLAN**

**X.1 PROGRAM INCOME/RECAPTURE PROCEEDS**

Under no circumstances would any revenue generated by Ogallala Demolition program funding be allowed to be retained by any individual or municipality. Any revenue generated must be disbursed for NAHP eligible activities or returned to DED.

**XI. AMENDMENTS TO POLICIES AND PROCEDURES**

These policies and procedures may be amended at any time at the discretion of the City and upon approval by the Nebraska Department of Economic Development.

PRIORITY RANKING MATRIX				
Structure Vacancy				Category Points
Vacancy greater than	5 years	10 points		
Vacancy greater than	3 years	5 points		
Vacant no less than	90 days	1 point		
<b>Severity of Deterioration</b>				
Structurally unsafe (walls and roof falling in)	Severely Blighted	15 points		
Interior unsafe with deteriorated ceilings/ floors/ plumbing or electrical	Severely Blighted	15 points		
External unsecure (broken windows/doors)	Medium Blighted	8 points		
Externally secure but in visual blighted decline	Moderate Blighted	5 points		
<b>Structure Past Use</b>				
Dwelling		10 points		
Outbuilding		5 points		
<b>Bonus Points/Tie Breaker</b>				
Cleared lot donated to Eligible Land Bank		10 points		
		<b>TOTAL POINTS</b>		

Total eligible points per structure is 45 points

SITE SPECIFIC ENVIRONMENTAL  
TIER II

Grant No: OGALLALA DEMOLITION

Property Address: \_\_\_\_\_  
Ogallala, NE 69153

PROJECT DESCRIPTION:

The project is the demolition of vacant blighted non-commercial structures within the municipal limits of the City of Ogallala.

Structure photographs and other appropriate information will be provided in support of the demolition activity prior to demolition occurring and will be maintained on file.

COMPLIANCE DOCUMENTATION – 58.5 Laws & Authorities

Historic Preservation [36 CFR 800]

The structure was built in \_\_\_\_\_.  
A photo of the unit was sent to SHPO on \_\_\_\_\_.  
Response date from SHPO \_\_\_\_\_.

Asbestos [40 CFR 61, Subpart M, Section 61.145]

It is anticipated that asbestos containing material could be present in the structure, the following actions will be taken to mitigate any impact as a result of demolition. These include:

Asbestos testing will be completed by an eligible, certified firm. Abatement of any asbestos hazard will be completed by a firm certified in asbestos removal. Clearance testing will be done to verify that all asbestos hazards are abated prior to demolition of the structure.

OTHER TIER II REQUIREMENTS

This review shall be retained as a component of the Level of Determination of Environmental Review.

\_\_\_\_\_  
Reviewer's Name/Title

\_\_\_\_\_  
Date

provisions of this code have been complied with, then the Plumbing Inspector shall issue a certificate of approval which shall certify that such plumbing work has been installed in accordance with the provisions of this code. The Plumbing Inspector shall make and keep a record of all inspections, giving the location, the date, the name of the licensed plumber doing the work, for whom installed, and a general description of the inspection. For each inspection, the City Clerk shall charge and collect from the record owner of the premises a fee set by resolution of the Council and kept on file at the office of the City Clerk.

## **ARTICLE 6 UNSAFE BUILDINGS**

**Section.**

- 7-601. Definitions; nuisance declared.
- 7-602. Prohibition on unsafe buildings.
- 7-603. Determination and notice.
- 7-604. Hearing and appeal.
- 7-605. Emergency repair or demolition.
- 7-606. Special assessments.

**7-601. Definitions; nuisance declared.**

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

(1) Unsafe building shall mean any building, shed, fence, or other man-made structure:

(a) Which is dangerous to the public health because of its condition, and which may cause or aid in the spread of disease or injury to the health of the occupants of it or neighboring structures;

(b) Which because of faulty construction, age, lack of proper repair, or any other cause is especially liable to fire and constitutes or creates a fire hazard; or

(c) Which by reason of faulty construction or any other cause is liable to cause injury or damage by the collapse or fall of all or any part of such structure.

(2) Any such unsafe building in the City is hereby declared to be a nuisance.

Statutory reference: Neb. RS 18-1729, 18-1722, 18-1722.01

**7-602. Prohibition on unsafe buildings.**

It shall be unlawful to maintain or permit the existence of any unsafe building in the City, and it shall be unlawful for the owner, occupant, or person in custody of any dangerous building to permit the same to remain in an unsafe condition or to occupy such building or permit it to be occupied while it is in an unsafe condition.

Statutory reference: Neb. RS 18-1720.

**7-603. Determination and notice.**

(1) Whenever the Building Inspector, the Fire Official, the Health Official, or the

Council shall be of the opinion that any building or structure in the City is an unsafe building, he or she shall file a written statement to this effect with the City Clerk.

(2) The Clerk shall thereupon cause the property to be posted accordingly, shall file a copy of such determination in the office of the County Register of Deeds, and shall serve written notice upon the owner thereof and upon the occupant thereof if any, by certified mail or by personal service. Such notice shall state that the building has been declared to be in an unsafe condition, that such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it, that the condition must be remedied within 60 days from the date of receipt; and that appeal of this determination may be made to the Council, acting as the Board of Appeals, by filing with the City Clerk within ten days from the date of receipt of this notice a request for a hearing.

(3) Such notice may be in the following terms:

*To (owner-occupant of premises) of the premises known and described as (legal description).*

*You are hereby notified that (describe building) on the premises above-mentioned has been determined to be an unsafe building and a nuisance after inspection by (title of City official). The causes for this decision are (facts as to the dangerous condition).*

*You must remedy this condition or demolish the building within sixty (60) days from the date of receipt of this notice or the City will proceed to do so. Appeal of this determination may be made to the Council, acting as the Board of Appeals, by filing with the City Clerk within ten (10) days from the date of receipt of this notice a request for a hearing.*

(4) If the Clerk is unsuccessful in serving written notice upon the owner thereof, and upon the occupant thereof, if any, by certified mail or by personal service, then the Clerk shall obtain notice by publication in a newspaper of general circulation in the City and such notice of hearing shall be published for two consecutive weeks. Such notice by publication may be in the following terms:

*To (owner-occupant of premises) of the premises known and described as (legal description).*

*You are hereby notified that (describe building) on the premises above-mentioned has been determined to be an unsafe building and a nuisance after inspection by (title of City official). The causes for this decision are (facts as to the dangerous condition).*

*You must remedy this condition or demolish the building within sixty (60) days from the date of receipt of this notice or the City will proceed to do so. Appeal of this determination may be made to the Council, acting as the Board of Appeals, by filing with the City Clerk within ten (10) days from the date of publication of this notice a request for a hearing.*

(5) If the person receiving the notice has not complied therewith and has not taken an appeal within the time allowed by this section, the Building Inspector may, upon orders of the Council, proceed to remedy the condition or demolish the unsafe building.

Statutory reference: Neb. RS 18-1720.

**2014 PRE-APPLICATION FOR THE  
NEBRASKA AFFORDABLE HOUSING PROGRAM**  
Nebraska Department of Economic Development (DED)  
**PART I. GENERAL INFORMATION**

DED USE ONLY Date Stamp Below

DED USE ONLY Pre-Application Number <b>14-</b>
---

*TYPE OR PRINT ALL INFORMATION*

<p><b>1. APPLICANT IDENTIFICATION</b></p> <p>Name: <u>City of Ogallala</u></p> <p>Contact: <u>Jane Skinner</u></p> <p>Address: <u>411 East 2<sup>nd</sup> Street</u></p> <p>City/State/Zip: <u>Ogallala, NE 69153</u></p> <p>Phone: <u>308-284-3607</u></p> <p>Fax: <u>308-284-6565</u></p> <p>Email: <u>jane.skinner@ogallala-ne.gov</u></p> <p>Tax ID: <u>47-6006302</u></p> <p>Duns #: <u>72912025</u></p>	<p><b>2. APPLICATION PREPARER INFORMATION</b></p> <p>Name: <u>Ginger Featherngill -- WCNDD</u></p> <p>Address: <u>PO Box 599</u></p> <p>City/State/Zip: <u>Ogallala, NE 69153</u></p> <p>Phone: <u>308-284-6077</u></p> <p>Fax: <u>308-284-6070</u></p> <p>Email: <u>gfeatherngill@west-central-nebraska.com</u></p> <p>Application Preparer (check one)</p> <p><input type="checkbox"/> Local Staff    <input type="checkbox"/> Out-of-State Consultant</p> <p><input type="checkbox"/> In-State Consultant    <input type="checkbox"/> Non-Profit Organization</p> <p><input checked="" type="checkbox"/> Economic Development District</p> <p><input type="checkbox"/> Other _____</p>
<p><b>3. HOUSEHOLD BENEFICIARIES</b></p> <p># <u>5</u> at or below 80% of the Area Median Family Income</p> <p># _____ at or below 100% of the Area Median Family Income</p> <p>5 homes at or below 80% AMI will be rehabilitated to meet the Nebraska Minimum Rehabilitation Standards.</p>	<p><b>4. DISTRICT INDICATOR-(Select only ONE)</b></p> <p><input type="checkbox"/> Congressional District 1</p> <p><input type="checkbox"/> Congressional District 2 (Outside of Omaha City Limits)</p> <p><input checked="" type="checkbox"/> Congressional District 3 (West)</p> <p><input type="checkbox"/> Congressional District 3 (Central)</p> <p><input type="checkbox"/> Congressional District 3 (Northeast)</p> <p><input type="checkbox"/> Congressional District 3 (Southeast)</p>
<p><b>5. HOUSING ACTIVITIES</b></p> <p><input checked="" type="checkbox"/> Owner-Occupied Rehabilitation</p> <p><input type="checkbox"/> Homebuyer Program</p> <p><input type="checkbox"/> Non-Profit Operating Assistance</p> <p><input type="checkbox"/> Rental New Construction, Acquisition, and/or Rehabilitation</p> <p><input type="checkbox"/> Demolition</p>	<p><b>7. SERVICE AREA</b></p> <p>Area to be served [each municipality and each county]. Please list:</p> <p>Within the municipal limits of the City of Ogallala</p> <p>Nebraska Legislative District(s) <u>47</u></p> <p>Nebraska Congressional District(s) <u>3</u></p>
<p><b>6. TYPE OF APPLICANT</b></p> <p><input checked="" type="checkbox"/> Unit of Local Government    <input type="checkbox"/> Local Housing Authority</p> <p><input type="checkbox"/> Non-Profit 501(c)(3)    <input type="checkbox"/> Non-Profit 501(c)(3) CHDO</p> <p><input type="checkbox"/> Non-Profit 501(c)(4)    <input type="checkbox"/> Non-Profit 501(c)(4) CHDO</p>	<p><b>8. ONE-PAGE PROJECT SUMMARY</b></p> <p>Please attach a <b>one-page</b> project summary describing the project.</p>

**9. CERTIFYING OFFICIAL:**

To the best of my knowledge and belief, data and information in this application is true and correct, including any commitment of local or other resources. The governing body of the applicant has duly authorized this application. This applicant will comply with all Federal and state requirements governing the use of NAHP funds.

Signature in blue ink: \_\_\_\_\_

Typed Name and Title: Harold Peterson, Council President      Date Signed: 4/8/14

Address/City/State/Zip: 411 East 2<sup>nd</sup> Street, Ogallala, NE 69153

**SUBMIT THE ORIGINAL VIA EMAIL OF THE ENTIRE APPLICATION TO:**  
[anissa.rasmussen@nebraska.gov](mailto:anissa.rasmussen@nebraska.gov) and CC your Regional Program Representative

*Individuals, who are hearing and/or speech impaired and have a TTY, may contact the Department through the Statewide Relay System by calling (800) 833-7352 (TTY) or (800) 833-0920 (voice). The relay operator should be asked to call DED at (800) 426-6505 or (402) 471-3111.*

**PART II. FUNDING SUMMARY**

Code	Activity	NAHP Funds	Other Funds	Total Funds	Sources of Other Funds
0501	Site Improvements				
0502	Streets				
0505	Non-Profit Operating Assistance				
0520	Acquisition of Property				
0521	Acquisition of Vacant Land				
0522	Demolition <sup>1</sup>				
0523	Relocation <sup>2</sup>				
0524	Direct Homebuyer Assistance <sup>3</sup>				
0530	Housing Rehabilitation	125,000.00		\$125,000.00	
0531	SF Purchase/Rehab/Resale				
0541	Conversion				
0541	Reconstruction				
0542	SF New Construction Homebuyer <sup>4</sup>				
0580	Housing Management <sup>5</sup>	12,500.00		\$12,500.00	
0580(a)	Hsg. Mgt.: Paint Testing / Risk Assessments / Clearance Testing <sup>6</sup>	7,500.00		\$7,500.00	
0561	Rental New Construction				
0520	Rental Property Acquisition				
0541	Rental Property Rehabilitation				
0581	Rent Up Reserves				
0582	Operating Reserves				
	<b>Subtotal (Total Non-Administration)</b>	<b>\$145,000.00</b>		<b>\$145,000.00</b>	
0181	General Administration <sup>7</sup>	10,000.00		\$10,000.00	
<b>1000</b>	<b>TOTAL PROGRAM COSTS</b>	<b>\$155,000.00</b>		<b>\$155,000.00</b>	

Clarification for the above activities should be directed to DED.

**Part I. General Information Instructions**

<sup>1</sup> Demolition is a support activity and must be done in conjunction with another housing activity.

<sup>2</sup> Relocation is a support activity and must be done in conjunction with another housing activity.

<sup>3</sup> Direct Homebuyer Assistance for previously owned and newly constructed homes includes down-payment assistance, closing cost assistance, and gap subsidy (the difference between the appraised value and the sale price of the home).

<sup>4</sup> New construction includes the hard costs for acquiring land, constructing homes, and development subsidy (the difference between the cost to develop and build the home and the appraised value of the home).

<sup>5</sup> Housing management recommended maximum is 10% of total NAHP hard costs.

<sup>6</sup> Paint testing, risk assessments and clearance testing are limited to \$1,500 per unit.

<sup>7</sup> General Administration recommended maximum is 8% of the total amount of NAHP hard costs.

NOTE: Requests for additional funds (over the recommended maximums) for Housing Management or General Admin must be requested and documented within the final application.

**PART III PROJECT BUDGET**

CDBG Funding

**0530 Housing Rehabilitation --- 5 homes**

Rehab of 5 Owner-Occupied  
Homes to DED Rehab Standards \$125,000  
Sub Total \$125,000 \$25,000 per home

**0580 Housing Management**

Rehab Specialist \$ 5,000  
Tier II Review \$ 1,500  
Title Search \$ 500  
DOT Filing Fees \$ 300  
Initial Inspections \$ 1,500  
Progress Inspections \$ 2,000  
Final Inspections \$ 1,000  
Postage \$ 200  
Mileage \$ 500  
Sub Total \$ 12,500 \$2,500 per home

**0580a Paint Testing / Risk Assessment /**

**Clearance Testing** \$ 7,500  
Sub Total \$ 7,500 \$1,500 per home

**0181 General Administration**

Contract Negotiations \$ 1,000  
Special conditions for release  
Of funds \$ 1,500  
Application Income Verification \$ 2,000  
Record Keeping \$ 1,000  
Reporting \$ 500  
Draw Down Preparation \$ 1,000  
Indirect Overhead Costs \$ 500  
Public Hearings \$ 500  
Final Grant Closeout Docs \$ 1,000  
Project Monitoring \$ 1,000  
Sub Total \$ 10,000 \$2,000 per home

**TOTAL \$155,000**

## **ONE PAGE PROJECT SUMMARY**

The City of Ogallala has a population of 4,737 according to the 2010 US Census. Located on the I-80 corridor, the community has 2,415 housing units of which 1,511 are owner-occupied. American Fact Finder shows that 62% of the total housing units (1,497) were built prior to 1979 and are more than 40 years old. Maintaining existing older homes through Owner Occupied Rehabilitation was identified as a community need in the 2003 Comprehensive Plan.

The opportunity to repair homes before they become uninhabitable meets the immediate needs of the homeowner, the long-term goals of the community and provides work for local businessmen. The City of Ogallala has worked hard to help insure safe and efficient housing. In 2008 Ogallala successfully completed the rehabilitation of 15 homes utilizing funds from a Community Development Block Grant award and also utilized reuse and recapture funds to rehabilitate 1 home in 2013. Additionally, housing funds awarded to WCNDD in 2011 were used in Ogallala to rehabilitate 3 homes within the city limits. Ogallala is working to meet their goals.

Ogallala is proposing the rehabilitation of 5 owner-occupied housing units, within the municipal limits, for homeowners whose incomes are at or below 80% of the area median income. The work performed will bring the homes up to the Nebraska Minimum Standards for Rehabilitation including the reduction of lead-based paint hazards as established by the Nebraska Department of Economic Development. No residents will be displaced as a result of the rehabilitation activities. Homes located within a designated floodplain and mobile homes will not be eligible. It is anticipated that the program will be completed within the 24 month contract time period.

This program will provide forgivable loans to income-eligible homeowners for housing repairs up to a maximum of \$25,000 per home. Applicants will be required to apply for funding from USDA and will utilize any available USDA grant funds prior to receiving assistance. Applicants will not be required to accept USDA loan funds to qualify for assistance through this program. Assistance will be in the form of a 5-year, 100% forgivable loan for households whose incomes do not exceed 80% of the area median income.

The City of Ogallala will assist in marketing the program following award in order to provide ample citizen awareness. Application packets including the Program Guidelines, a Lead Pamphlet and the Homeowner Application will be available at the City Administration Building.

The City will work in partnership and cooperation with the Department for the successful implementation of this program. The Certified Grant Administrator (WCNDD) has the demonstrated capacity for the successful development of this project and will work in collaboration with the City and the Department for the favorable execution of an OOR housing program in the City of Ogallala.