

Agenda Packet

NORFOLK CITY COUNCIL MEETING

Monday, April 16, 2018
5:30 p.m.

Created 4/12/2018 1:34 PM

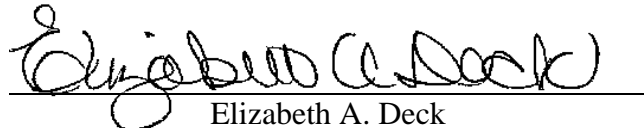
**NOTICE OF MEETING
CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Norfolk, Nebraska, will be held at 5:30 p.m. on Monday, April 16, 2018, in the Council Chambers, 309 N. 5th St., Norfolk, Nebraska, which meeting will be open to the public.

The Mayor and City Council reserve the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes.

An agenda for such meeting, kept continually current, is available at the office of the City Clerk, 309 N 5th St, Norfolk Nebraska, during normal business hours.

Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's office at (402) 844-2000 no later than 4:30 p.m. on the Friday preceding the meeting.


Elizabeth A. Deck
City Clerk

Publish (April 13, 2018)
1 P.O.P.



AGENDA
NORFOLK CITY COUNCIL MEETING
April 16, 2018

In accordance with Section 84-1412 sub-section eight (8) of the Reissue Revised Statutes of the State of Nebraska 1943, as amended, one copy of all reproducible written material to be discussed is available to the public at this meeting for examination and copying. The Mayor and City Council reserve the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes.

CALL TO ORDER

1. 5:30 p.m. - call meeting to order
2. Inform the public about the location of the Open Meetings Act posted in the Council Chambers and accessible to members of the public
3. Moment of silence/Pledge of Allegiance to the flag of the United States of America
4. Roll call

RECOMMENDED ACTIONS

5. Approval of consent agenda. **Motion**
All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately.
6. Approval of full agenda. **Motion**

CONSENT AGENDA

7. Consideration of approval of the minutes of the April 2, 2018, City Council meeting. **Motion**
8. Food & beverage and lodging occupation tax report for 1st quarter 2018 **Motion**
9. Keno report for March 2018 **Motion**
10. Consideration of approval to purchase internally illuminated LED street name signs from MoboTrex, Inc. for \$31,786.00 to upgrade selected intersections. **Motion**
11. Consideration of approval to purchase a replacement water fleet vehicle from Cornhusker Auto Center for \$22,343.00, which is lower than the state bid for a current year Cherokee Latitude. **Motion**

12. Consideration of approval of a Special Designated Liquor License application for Norfolk Natural Market, 312 West Norfolk Avenue, for an event at the Magnolia's Home Decor, 432 West Norfolk Avenue, on Saturday, May 5, 2018, from 9:00 a.m. to 7:00 p.m. **Motion**
13. Consideration of Resolution No. 2018-20 to remove the stop sign for southbound traffic located at W. Norfolk Avenue and 31st Street, and to remove the stop sign for eastbound traffic located at W. Norfolk Ave and the road commonly known as Hospital Road and/or Emergency Road. **Resolution 2018-20**
14. Consideration of approval of an Interlocal Agreement with the Village of Beemer allowing Norfolk to provide building inspection services to Beemer related to property maintenance issues. **Motion**
15. Consideration of acceptance of the low bid from Christiansen Construction Co. LLC for painting and rebuilding the center drives on Primary Clarifier #1 and Sludge Thickener #1 at the Water Pollution Control Plant for \$184,400.00, and authorization for the Mayor to sign all contracts and documents related to the project. **Motion**
16. Consideration of approval of contract with CMBA Architects for design and construction engineering for a restroom at Embrace Park for an amount of \$17,000.00 plus reimbursable expenses. **Motion**
17. Consideration of approval of an easement agreement between Wis-Pak of Norfolk and the City of Norfolk for the South Water Main Loop project for \$398.75. **Motion**
18. Consideration of approval of an engineering services agreement with JEO Consulting Group, Inc. for the Center Drive Concepts project in an amount of \$10,000.00. **Motion**
19. Consideration of approval of the purchase of three replacement police cruisers for \$85,677, off the State of Nebraska Contract #14611OC, from Anderson Auto Group. **Motion**
20. Consideration of Resolution 2018-21 approving the final plat and subdivision agreement of Petersen-Chace Addition. **Resolution 2018-21**
21. Consideration of Resolution 2018-22 approving the final plat, subdivision agreement, and post construction storm water maintenance agreement and easement for Nightcap Addition. **Resolution 2018-22**
22. Consideration of Resolution 2018-23 approving the final plat, subdivision agreement, and post construction storm water management plan maintenance agreement and easement for Legacy Bend 1st Addition. **Resolution 2018-23**
23. Consideration of approval of an agreement with Norfolk Area Visitors Bureau, a Nebraska Nonprofit Corporation, allowing the use of the baseball field in Veterans Memorial Park to hold a professional baseball game Saturday, May 12, 2018. **Motion**

- 24. Consideration of Resolution 2018-24 submitting a grant application in the amount of \$300,000 to the Nebraska Department of Economic Development for a Site and Building Development Fund grant for the ContiTech USA expansion project at 2701 West Omaha Avenue, and authorizing the Mayor to sign all contracts and documents related to the grant. **Resolution 2018-24**
- 25. Consideration of approval to purchase a replacement fire fleet vehicle from Courtesy Ford Lincoln for \$32,199.00, which is lower than the state bid. **Motion**
- 26. Consideration of approval of a lease agreement with Michael R. Braun and Kristy J. Braun, utilizing the Braun property for placement of a lighted "Welcome to Norfolk" billboard sign on east Highway 275. **Motion**
- 27. Consideration of approval of all bills on file. **Motion**

SPECIAL PRESENTATIONS

- 28. Proclamation for April 28, 2018 as "Buddy Poppy Day."
- 29. Presentation by the Airport Authority who will provide a general update on the airport and talk about the progress of the current storm sewer rehabilitation project and the Capital Improvement Project that is coming up regarding the threshold displacement procedure and overlays.

PUBLIC HEARINGS AND RELATED ACTION

- 30. Public hearing to consider an amendment to Section 6-173 of the code to alter the minimum seer rating for residential air conditioners and heat pumps.
- 31. Consideration of Ordinance No. 5540 approving an amendment to Section 6-173 of the code to alter the minimum seer rating for residential air conditioners and heat pumps. **Ordinance No. 5540**
- 32. Public hearing at the request of Kerry and Barbara Werner to consider a zoning change from C-3 (Service Commercial District) to R-2 (One and Two Family Residential District) on properties addressed as 307 North 31st Street and 306 and 310 North 32nd Street.
- 33. Consideration of Ordinance No. 5541 approving a zoning change from C-3 (Service Commercial District) to R-2 (One and Two Family Residential District) on properties addressed as 307 North 31st Street and 306 and 310 North 32nd Street. **Ordinance No. 5541**
- 34. Public hearing at the request of Ken Funk to consider a zoning change from R-2 (One and Two Family Residential District) to I-1 (Light Industrial District) on property addressed as 1406 Pierce Street.
- 35. Consideration of Ordinance No. 5542 approving a zoning change from R-2 (One and Two Family Residential District) to I-1 (Light Industrial District) on property addressed as 1406 Pierce Street. **Ordinance No. 5542**

- 36. Public hearing at the request of Ewin Properties, LLC to consider a zoning change from R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located ¼ mile East of the intersection of Highway 81 and Bonita Drive.
- 37. Consideration of Ordinance No. 5543 approving a zoning change from R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located ¼ mile east of the intersection of Highway 81 and Bonita Drive. **Ordinance No. 5543**

REGULAR AGENDA

- 38. Consideration of Ordinance No. 5530 approving the Final Planned Development for Norfolk Junction located at 211 West Northwestern Avenue. Ordinance No. 5530 was tabled at the March 19, 2018 City Council meeting and passed on first reading only at the April 2, 2018 City Council meeting. **Ordinance No. 5530**
- 39. Consideration of approval to award a contract to Rutjens Construction Inc. of Tilden, Nebraska for the South Water Main Loop project for an amount of \$1,703,281.15. **Motion**
- 40. Consideration of approval of Ordinance No. 5544 creating Paving District No. 516 providing for paving of Sunrise Drive; from Victory Road west 585 feet, David Street from Sunrise Drive north approximately 225 feet, and David Circle from Sunrise Drive south/southeasterly approximately 485 feet. **Ordinance No. 5544**
- 41. Consideration of Ordinance No. 5545 authorizing issuance of special assessment bond anticipation notes in the principal amount not to exceed \$900,000 for Paving Districts 510 and 511 and Sidewalk District 2017-1. **Ordinance No. 5545**
- 42. Consideration of approval of a contract with Knife River Midwest, LLC of Sioux City, IA for the Street Overlay 2018-1 project for an amount of \$1,311,352.50. **Motion**

ADMINISTRATIVE REPORTS

- 43. Presentation of the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2017 along with the related auditor's letter.

STAFF MEMORANDUM
NORFOLK CITY COUNCIL MEETING
April 16, 2018

CALL TO ORDER

1. 5:30 p.m. - call meeting to order
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RECOMMENDED ACTIONS

5. Approval of consent agenda. **Motion**
All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately.
6. Approval of full agenda. **Motion**

CONSENT AGENDA

7. Consideration of approval of the minutes of the April 2, 2018, City Council meeting. **Motion**

See Enclosure 7.
8. Food & beverage and lodging occupation tax report for 1st quarter 2018 **Motion**

Occupation tax receipts for the 1st quarter of 2018 are \$372,631.15 for food and beverage and \$56,256.88 for lodging for a total of \$428,888.03. Year to date occupation tax is up \$20,636.81 or 2.36% from the same period in the prior year. Compared to budget, actual receipts came in \$14,792.32 or 1.68% more than budgeted. Included in the agenda packet is an occupation tax comparison by month.

See Enclosure 8.

9. Keno report for March 2018 **Motion**

See Enclosure 9.

10. Consideration of approval to purchase internally illuminated LED street name signs from MoboTrex, Inc. for \$31,786.00 to upgrade selected intersections. **Motion**

See Enclosure 10.

11. Consideration of approval to purchase a replacement water fleet vehicle from Cornhusker Auto Center for \$22,343.00, which is lower than the state bid for a current year Cherokee Latitude. **Motion**

See Enclosure 11.

12. Consideration of approval of a Special Designated Liquor License application for Norfolk Natural Market, 312 West Norfolk Avenue, for an event at the Magnolia's Home Decor, 432 West Norfolk Avenue, on Saturday, May 5, 2018, from 9:00 a.m. to 7:00 p.m. **Motion**

See Enclosure 12.

13. Consideration of Resolution No. 2018-20 to remove the stop sign for southbound traffic located at W. Norfolk Avenue and 31st Street, and to remove the stop sign for eastbound traffic located at W. Norfolk Ave and the road commonly known as Hospital Road and/or Emergency Road. **Resolution 2018-20**

Several years ago, this area was reconstructed and westbound traffic on West Norfolk Avenue was blocked off. Southbound traffic on 31st Street can only turn east, so the stop sign at 31st & West Norfolk Avenue for southbound traffic was removed as part of the reconstruction and never replaced. The sign is not needed, and this resolution is to remove the sign from the city inventory to match the current use.

The stop sign for east bound traffic at West Norfolk Avenue and Emergency Road has been reviewed by the Norfolk Police Division and the Norfolk Engineering Division. It has been determined it is no longer necessary and should be removed. Message signs will be used to notify motorists of the change prior to being removed. "Cross Traffic Does Not Stop" signs should be placed at the northbound and southbound stop signs that will remain in place.

Photos of the area are included.

See Enclosure 13.

14. Consideration of approval of an Interlocal Agreement with the Village of Beemer allowing Norfolk to provide building inspection services to Beemer related to property maintenance issues. **Motion**

See Enclosure 14.

15. Consideration of acceptance of the low bid from Christiansen Construction Co. LLC for painting and rebuilding the center drives on Primary Clarifier #1 and Sludge Thickener #1 at the Water Pollution Control Plant for \$184,400.00, and authorization for the Mayor to sign all contracts and documents related to the project. **Motion**

This contract is for contractors to:

1) Paint the ferrous metals inside each of the #1 Primary Clarifier & #1 Thickener. 2) Overhaul the center drive mechanisms on the #1 Primary Clarifier & #1 Thickener. The mechanisms were last painted in 1994 and drives are original in 1970.

On October 17, 2017, Council approved an engineering services contract with Olsson to design and bid several projects at the Water Pollution Control Plant.

The City Council authorized bids for the project on March 5, 2018. On April 5, 2018, three bids were received and opened. Olsson and staff reviewed the bids and recommend approval of the lowest responsive bid from Christiansen Construction Co. LLC of \$184,400.00, which is budgeted for \$340,000 including engineering services in FY2017-18. (Christiansen's bid and engineering services total \$204,800). Christiansen has done several projects at WPC over the last three decades and staff recommends approval.

See Enclosure 15.

16. Consideration of approval of contract with CMBA Architects for design and construction engineering for a restroom at Embrace Park for an amount of \$17,000.00 plus reimbursable expenses. **Motion**

This engineering contract includes the design and creation of all construction documents needed to construct a restroom at Embrace Park for an amount of \$17,000.00 plus reimbursable expenses. Staff recommends approval.

See Enclosure 16.

17. Consideration of approval of an easement agreement between Wis-Pak of Norfolk and the City of Norfolk for the South Water Main Loop project for \$398.75. **Motion**

This is a permanent and temporary easement allowing for the construction and maintenance of a water main south of Norfolk. The City is paying \$398.75 for the permanent easement. Staff recommend acceptance.

See Enclosure 17.

18. Consideration of approval of an engineering services agreement with JEO Consulting Group, Inc. for the Center Drive Concepts project in an amount of \$10,000.00. **Motion**

This agreement provides for high-level conceptual roadway planning services for Center Drive as a precursor to a joint renewal effort between the city and local business owners to invest in the area and understand the potential impact to existing right-of-way. The study area generally includes Highway 81 from Highway 275 to West Michigan Avenue, Highway 275 from South 20th Street to Highway 81 and Center Drive on the north and west side of the Mall between Highway 275 and Highway 81 in addition to surrounding streets. Staff recommend approval of an engineering services agreement with JEO for the Center Drive Concepts project for \$10,000.00.

See Enclosure 18.

19. Consideration of approval of the purchase of three replacement police cruisers for \$85,677, off the State of Nebraska Contract #14611OC, from Anderson Auto Group. **Motion**

See Enclosure 19.

20. Consideration of Resolution 2018-21 approving the final plat and subdivision agreement of Petersen-Chace Addition. **Resolution 2018-21**

See Enclosure 20.

21. Consideration of Resolution 2018-22 approving the final plat, subdivision agreement, and post construction storm water maintenance agreement and easement for Nightcap Addition. **Resolution 2018-22**

See Enclosure 21.

22. Consideration of Resolution 2018-23 approving the final plat, subdivision agreement, and post construction storm water management plan maintenance agreement and easement for Legacy Bend 1st Addition. **Resolution 2018-23**

See Enclosure 22.

23. Consideration of approval of an agreement with Norfolk Area Visitors Bureau, a Nebraska Nonprofit Corporation, allowing the use of the baseball field in Veterans Memorial Park to hold a professional baseball game Saturday, May 12, 2018. **Motion**

See Enclosure 23.

24. Consideration of Resolution 2018-24 submitting a grant application in the amount of \$300,000 to the Nebraska Department of Economic Development for a Site and Building Development Fund grant for the ContiTech USA expansion project at 2701 West Omaha Avenue, and authorizing the Mayor to sign all contracts and documents related to the grant. **Resolution 2018-24**

The project involves the expansion of a local business, ContiTech USA, Inc. located at 2701 West Omaha Avenue, Norfolk, Nebraska. The expansion includes 1) the addition of a 65 foot x 120 foot two story building (19,500 square feet of floor space) on the south side of the existing facility; 2) the construction of an additional area for four (4) dock doors that are 20 feet x 60 feet or 1,200 square feet, also on the south side of the facility; 3) the addition of a concrete dock area and driveway that is approximately 9,450 square feet of new concrete; 4) the addition of 4,950 square feet of gravel area for truck use; and 5) the purchase of new equipment to be installed in the new addition.

The total project cost is approximately \$9,314,000 of which \$2,832,000 is the building addition and \$6,482,000 is additional production equipment. Funding includes Community Development Block Grant (CDBG) funding of approximately \$705,000, Nebraska Department of Economic Development Site and Building Funds, City of Norfolk LB840 funds, and business equity.

See Enclosure 24.

25. Consideration of approval to purchase a replacement fire fleet vehicle from Courtesy Ford Lincoln for \$32,199.00, which is lower than the state bid. **Motion**

See Enclosure 25.

26. Consideration of approval of a lease agreement with Michael R. Braun and Kristy J. Braun, utilizing the Braun property for placement of a lighted "Welcome to Norfolk" billboard sign on east Highway 275. **Motion**

The City currently has "Welcome to Norfolk" signs on south Highway 81 on private property and west Highway 275 on City-owned property.

Staff has been working with Mr. and Mrs. Braun to allow the installation of a "Welcome to Norfolk" sign on private property located approximately one mile east of city limits on Highway 275.

The City agrees that consideration for the leasing of said premises is the total sum of One Thousand Dollars (\$1,000.00) for the first year of this lease with a three percent (3%) increase of the prior year's rent and shall be payable upon the annual anniversary of the execution of this lease. The term of this lease shall be for fifteen (15) years from the date of execution with the option to extend this lease for three (3) additional five (5) year periods under the terms and conditions of this lease, and mutual agreement of the parties. The City shall maintain and repair the premises. At the expiration of the agreement, the City agrees to remove all improvements, except for access to electrical power.

See Enclosure 26.

27. Consideration of approval of all bills on file.

Motion

SPECIAL PRESENTATIONS

28. Proclamation for April 28, 2018 as "Buddy Poppy Day."

See Enclosure 28.

29. Presentation by the Airport Authority who will provide a general update on the airport and talk about the progress of the current storm sewer rehabilitation project and the Capital Improvement Project that is coming up regarding the threshold displacement procedure and overlays.

See Enclosure 29.

PUBLIC HEARINGS AND RELATED ACTION

30. Public hearing to consider an amendment to Section 6-173 of the code to alter the minimum seer rating for residential air conditioners and heat pumps.

See Enclosure 30.

31. Consideration of Ordinance No. 5540 approving an amendment to Section 6-173 of the code to alter the minimum seer rating for residential air conditioners and heat pumps.

Ordinance No. 5540

See Enclosure 31.

32. Public hearing at the request of Kerry and Barbara Werner to consider a zoning change from C-3 (Service Commercial District) to R-2 (One and Two Family Residential District) on properties addressed as 307 North 31st Street and 306 and 310 North 32nd Street.

See Enclosure 32.

33. Consideration of Ordinance No. 5541 approving a zoning change from C-3 (Service Commercial District) to R-2 (One and Two Family Residential District) on properties addressed as 307 North 31st Street and 306 and 310 North 32nd Street.

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See Enclosure 33.

34. Public hearing at the request of Ken Funk to consider a zoning change from R-2 (One and Two Family Residential District) to I-1 (Light Industrial District) on property addressed as 1406 Pierce Street.

See Enclosure 34.

35. Consideration of Ordinance No. 5542 approving a zoning change from R-2 (One and Two Family Residential District) to I-1 (Light Industrial District) on property addressed as 1406 Pierce Street.

Ordinance No. 5542

See Enclosure 35.

36. Public hearing at the request of Ewin Properties, LLC to consider a zoning change from R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located ¼ mile East of the intersection of Highway 81 and Bonita Drive.

See Enclosure 36.

37. Consideration of Ordinance No. 5543 approving a zoning change from R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located ¼ mile east of the intersection of Highway 81 and Bonita Drive.

Ordinance No. 5543

See Enclosure 37.

REGULAR AGENDA

38. Consideration of Ordinance No. 5530 approving the Final Planned Development for Norfolk Junction located at 211 West Northwestern

Ordinance No. 5530

Avenue. Ordinance No. 5530 was tabled at the March 19, 2018 City Council meeting and passed on first reading only at the April 2, 2018 City Council meeting.

See Enclosure 38.

39. Consideration of approval to award a contract to Rutjens Construction Inc. of Tilden, Nebraska for the South Water Main Loop project for an amount of \$1,703,281.15. **Motion**

Four bids were received at the April 5, 2018 bid letting. The other bidders included Penro Construction for \$1,838,526.50, Myers Construction for \$2,306,952.60, and Carstensen Contracting, Inc. for \$2,374,129.20. The low bid was below the Engineer's Opinion of Costs for the project. Olsson Associates and City staff recommend approval of a contract with Rutjens Construction Inc. for \$1,703,281.15 for bid sections "A" through "D" for the South Water Main Loop project.

See Enclosure 39.

40. Consideration of approval of Ordinance No. 5544 creating Paving District No. 516 providing for paving of Sunrise Drive; from Victory Road west 585 feet, David Street from Sunrise Drive north approximately 225 feet, and David Circle from Sunrise Drive south/southeasterly approximately 485 feet. **Ordinance No. 5544**

The property owner/developer requests creation of a paving district in Legacy Bend First Addition, a tract of land located in part of the SE ¼ of the NE ¼, part of Tax Lot 1 in the NE ¼ SE ¼, all in Section 23, Township 24 North, Range 1 West of the 6th P.M., Norfolk, Madison County, Nebraska. Staff recommends approval.

See Enclosure 40.

41. Consideration of Ordinance No. 5545 authorizing issuance of special assessment bond anticipation notes in the principal amount not to exceed \$900,000 for Paving Districts 510 and 511 and Sidewalk District 2017-1. **Ordinance No. 5545**

This note issue provides \$128,765 to pay for paving improvements in Paving District 510 Walters East Knolls 12th Addition, \$222,230 for paving improvements in Paving District 511 Wyndham Hills 2nd Addition, and \$458,365 for sidewalk improvements in Sidewalk District 2017-1 Victory Road Sidewalk. Note issue costs and interest are added to these amounts to result in a total note issue expected to be \$855,000, but because the bid solicitation allows upfront fees the final size could be larger. The note ordinance authorizes a maximum issue size of \$900,000.

This ordinance allows the notes to be issued as a private placement with a local bank. Staff will solicit information from banks on interest rates, true interest cost, and aggregate principal amount. If the City does not receive favorable bids from the banks, this ordinance allows Ameritas to underwrite the bonds. Staff recommends passage of the ordinance on all three readings.

See Enclosure 41.

42. Consideration of approval of a contract with Knife River Midwest, LLC of Sioux City, IA for the Street Overlay 2018-1 project for an amount of \$1,311,352.50. **Motion**

Four contractors requested plans and specifications for this project. One bid was received at the April 9, 2018 bid letting. The bid received was within the Engineer's estimate. Staff recommend approval of a contract with Knife River Midwest, LLC for \$1,311,352.50.

See Enclosure 42.

ADMINISTRATIVE REPORTS

43. Presentation of the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2017 along with the related auditor's letter.

See Enclosure 43.

CITY OF NORFOLK, NEBRASKA

The Mayor and City Council of the City of Norfolk, Nebraska met in regular session in the Council Chambers, 309 North 5th Street, Norfolk, Nebraska on the 2nd day of April, 2018, beginning at 5:30 p.m.

Following a moment of silence and the Pledge of Allegiance to the flag of the United States of America, Mayor Josh Moenning called the meeting to order. Roll call found the following Councilmembers present: Corey Granquist, Jim Lange, Rob Merrill, Jarad Dahlkoetter, Thad Murren, Gary L. Jackson, Dave Fauss, and Dick Pfeil. Absent: None.

Staff members present were: City Administrator Andy Colvin, City Attorney Clint Schukei, City Clerk Beth Deck, Finance Officer Randy Gates, Public Safety Director Shane Weidner, Administrative Secretary Bethene Hoff, Water & Sewer Director Dennis Watts, Park Superintendent Pat Mrsny, Public Works Director Steve Rames, Risk Manager Lyle Lutt, City Planner Val Grimes, Police Chief Bill Mizner, Wastewater Plant Superintendent Todd Boling, Assistant Fire Chief Trent Howard, Communications Director Liz Wallace and Economic Development Property Coordinator Candice Alder.

The Mayor presided and the City Clerk recorded the proceedings.

The Mayor informed the public about the location of the current copy of the Open Meetings Act posted in the City Council Chambers and accessible to members of the public.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Mayor and all members of the Council and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Agenda Motions

Councilmember Merrill moved, seconded by Councilmember Jackson to approve the consent agenda as printed. Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried.

Councilmember Lange moved, seconded by Councilmember Granquist to adopt the full agenda as printed. Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried.

Consent Agenda Items Approved

Minutes of the March 19, 2018, City Council meeting

March sales tax report (January sales)

Special Designated Liquor License for Sacred Heart Parish, 204 S 5th Street, for a Hall of Fame Banquet on April 21, 2018 at the Sacred Heart Activity Center

Ratify approval of a Special Designated Liquor License application for Taylors Bar & Grill, 116 S 2nd Street, Pierce, Nebraska, to serve beer, wine and distilled spirits for an event at the National Guard Armory, 817 S 1st Street, on Friday, April 13, 2018, from 4:00 p.m. to 12:00 a.m.

Ratify approval of a Special Designated Liquor License application for Uncle Jarrol's Pub-B-Que, 2610 W Norfolk Avenue, to serve beer for a car care seminar at Norfolk Transmission, 1001 S 13th Street, on Friday, April 6, 2018, from 6:00 p.m. to 10:00 p.m.

Special Designated Liquor License for Fine Wine, LLC, dba Jim's Fine Wine & More, 2001 Market Lane, to serve wine at a wine tasting event at The Brand, 426 West Norfolk Avenue, on April 20, 2018, from 5:00 p.m. to 8:00 p.m.

Mayor's appointment of Dan Spray to the Zoning Board of Adjustment, completing the term ending August 2018 of Brian Lundy

Plans and specifications on file at the Water Pollution Control Plant for grit removal and recoating of the Holding Tank interior walls at the Water Pollution Control Plant and authorize the City Clerk to advertise for bids

Grant of Easement from Dennis and Bonnie Bretschneider for construction and maintenance of a storm sewer to the City of Norfolk over, under, across, and through the south 15 feet of said Lot 5, Block 2, Westwood Fourth Addition to the City of Norfolk, Madison County, Nebraska

A & R Construction of Plainview, Nebraska, contract for Paving District No. 510 (Walters' East Knolls 12th Addition) and Paving District No. 511 (Wyndham Hills 2nd Addition) project for an amount of \$334,281.14 to furnish all labor, materials, equipment and all else necessary to properly construct all the improvements. Two sealed bids were received at the March 27, 2018, bid letting. The other bidder was Elkhorn Paving Construction Co., Inc. of Norfolk for \$344,568.30.

Rotary Club of Norfolk, a Nebraska Nonprofit Corporation, agreement to use Skyview Park to hold four musical performance events on June 21, 2018 (with rain date of June 28, 2018); July 5, 2018 (with rain date of July 12, 2018); July 19, 2018 (with rain date of July 26, 2018); and August 2, 2018 (with rain date of August 9, 2018), and to allow alcohol consumption in the park during those events

Staff negotiate an engineering services contract with JEO Consulting Group, Inc. for design and reconstruction of Braasch Avenue from 1st Street to 5th Street

Staff negotiate an engineering services contract with Ochsner Hare & Hare for the RiverPoint Square project

Advertise for a replacement for the current IBM iSeries System used by the Police Division

Northeast Nebraska Softball Academy (a Nebraska Nonprofit Corporation) agreement to use Ta-Ha-Zouka Park for softball practice and games for their 2018 softball season from April 3, 2018 through August 1, 2018

Bills in the amount of \$1,566,633.19

Special Presentations

The Mayor proclaimed April 27, 2018, as “Arbor Day”; April 2018, as “Fair Housing Month”; and April 8 to 14, 2018, as “National Public Safety Telecommunicators Week”.

Public Hearings and Related Items

Public Hearing

(\$350,000 CDBG Tourism Development Grant)
(Miracle Skate Park)

A public hearing was held to consider submitting a grant application to the Nebraska Department of Economic Development in the amount of \$350,000 in CDBG funds for a Tourism Development Grant to make improvements to Miracle Skate Park which will include handicap accessibility for both participants and spectators. Jan Merrill, Northeast Nebraska Economic Development District, provided information to the Mayor and City Council. The City of Norfolk is requesting \$350,000 in CDBG funds for a Tourism Development Grant of which \$327,000 will be used for removal of architectural barriers and to make Miracle Skate Park handicap accessible for both participants and spectators; \$8,000 will be used for construction management; and \$15,000 will be used for general administration of the grant. The City of Norfolk will provide \$114,450, or 35% in matching funds. The total project budget will be \$464,450. No persons will be displaced as a result of this project.

Anthony Thompson, President of GoodLife Sports, spoke in favor of the grant application. Thompson said \$10,000 from the Carson Foundation has been raised to help with the improvements. The group would like the skate park to be about 14,900 square feet.

Others speaking in favor of the grant application and improvements to the skate park were: Ryan Rabe; Scott Hampton, KEXL/106KIX & KHAWK at Northeast Community College; Jacob Wagner; and Leann Baker.

No one else appeared either in favor of or in opposition to the Tourism Development Grant and the Mayor declared the hearing closed.

Resolution No. 2018-14

(\$350,000 CDBG Tourism Development Grant)
(Miracle Skate Park)

Councilmember Merrill moved, seconded by Councilmember Fauss to adopt Resolution No. 2018-14 approving a grant application to the Nebraska Department of Economic Development in the amount of \$350,000 in CDBG funds for a Tourism Development Grant to make improvements to Miracle Skate Park which will include handicap accessibility for both participants and spectators and authorize the Mayor to proceed with the formulation of any and all contracts, documents or other memoranda for the grant.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2018-14 was adopted.

Ordinance No. 5522
(Vandelay Investments)

Councilmember Pfeil moved, seconded by Councilmember Fauss, to remove from the table Ordinance No. 5522 approving a zoning change from I-2 (Heavy Industrial District) to R-3 (Multiple Family Residential District) on property addressed as 211 West Northwestern Avenue. Ordinance No. 5522 passed on first reading at the February 20, 2018 City Council meeting, on second reading at the March 5, 2018 City Council meeting, and was tabled at the March 19, 2018 City Council meeting.

Roll call to remove from the table: Ayes: Councilmembers Lange, Merrill, Dahlkoetter, Murren, Fauss and Pfeil. Nays: Granquist and Jackson. Absent: None. Motion to take off the table carried.

Councilmember Merrill introduced, seconded by Councilmember Fauss, Ordinance No. 5522 entitled: AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on third reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call on third reading of Ordinance No. 5522: Ayes: Councilmembers Dahlkoetter, Murren, Fauss and Pfeil. Nays: Granquist, Lange, Merrill and Jackson. Absent: None. There being a tie vote, Mayor Moenning voted Aye and broke the tie; therefore, the motion carried on a 5-4 vote. Ordinance No. 5522 passed on third reading.

Public Hearing
(Vandelay Final Planned Development)

A public hearing was held to consider a Final Planned Development on property addressed as 211 West Northwestern Avenue at the request of Vandelay Investments, LLC. City Planner Valerie Grimes provided information to the Mayor and City Council. The City Council approved the Preliminary Planned Development on February 20, 2018 and the Norfolk Planning Commission then approved the Final Planned Development and forwarded to the City Council for consideration. Grimes said the Final Planned Development (PD) for the former Depot property at 211 West Northwestern Avenue would grant relief from subdivision regulations and allow zero lot lines to repurpose the current building. Because this request is for residential zoning in an industrial area, there are 100' buffer yards required to the east, south and west sides and 40' buffer yards required to the north of the property; therefore, the buffer yards would take up the entire lot. To allow the use of the property for apartments with the residential zoning, a planned development is needed to provide relief from the following subdivision regulations: (1) buffer yards on all four sides would go to zero lot lines; (2) fence height restriction on the front yard is currently 4' and they would be allowed to go to 6'; (3) required landscaping adjacent to the street property line is a minimum 12.5' and the relief would be zero; and (4) building setback would be zero. However, the Norfolk Planning Division recommended that the south, east and west fences all be eight (8) foot high.

Councilmember Lange feels the Planned Development should state which type of fencing is being used.

Grimes said the PD only talks about privacy fencing; the PD would need to specifically state which type of fencing if the Council wants a certain type.

Ben Conover, developer, said the fence will be an 8' tall, non-see through/non-transparent, made of composite heavy-duty material and very private. The 6' front fence will be ornamental wrought iron. Ornamental trees will be planted in the front and to the west of the property with "nice grass and a sprinkler system." Conover said "we plan to hire Guaranteed Landscapes to come in and do some additional aesthetics."

Mayor Moenning said "you talked about some potential playground area for youth?"

Conover said "we are limited in a way unless we tear out concrete because there is so much existing concrete already, which is good concrete, but the area between, that I talked about before, we talked about maybe having a playground set or something in there, especially where we are going to have privacy fencing on two sides where it is going to be very enclosed, very private, but that is yet to be determined depending on the budget."

Glen Wapelhorst, Perry Apartments, likes the idea of the historical preservation of the building and the proposed usage will decrease traffic flow and be more desirable.

Councilmember Jackson said "I just hope going forward that all safety precautions are taken because of some of the aspects of the building with the location and that all concerns are addressed especially with areas of fire – there aren't any windows on the back of the building."

On March 6, 2018, the Norfolk Planning Commission held a public hearing regarding Vandelay's Final Planned Development. The City Clerk read the Planning Commission's recommendation for approval into the record.

No one else appeared either in favor of or in opposition to the Final Planned Development and the Mayor declared the hearing closed.

Ordinance No. 5530
(Vandelay Final Planned Development)

Councilmember Murren moved, seconded by Councilmember Granquist, to remove from the table Ordinance No. 5530 approving the Final Planned Development for Norfolk Junction located at 211 West Northwestern Avenue. Ordinance No. 5530 was tabled at the March 19, 2018 City Council meeting.

Roll call to remove Ordinance No. 5530 from the table: Ayes: Councilmembers Granquist, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: Lange. Absent: None. Motion carried.

Councilmember Merrill introduced, seconded by Councilmember Granquist, Ordinance No. 5530 entitled: AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA, AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call: Ayes: Councilmembers Granquist, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: Lange. Absent: None. Motion carried. Ordinance No. 5530 passed on first reading only.

Public Hearing
(Norfolk Depot Apartment Renovation Project)
(211 West Northwestern Avenue)

A public hearing was held to consider submitting a grant application to the Nebraska Department of Economic Development in the amount of \$500,000 for the Norfolk Depot Apartment Renovation Project to redevelop the building at 211 W Northwestern Avenue into ten apartment units. Northeast Nebraska Economic Development District representative Jan Merrill provided information to the Mayor and City Council. Merrill clarified that the public hearing notice published was correct but the agenda item states HOME grant application and the grant is for Trust Funds. The City of Norfolk is requesting \$500,000, for the redevelopment of a building located at 211 W Northwestern Avenue, which will include \$12,500 for general administration of the grant; and \$28,500 for paint testing/risk assessment/clearance testing and housing management. The total budget is \$1,253,000 with Conover Properties, LLC of Norfolk, NE, the property owner, providing \$51,000 in matching funds in addition to \$702,000 leveraged funds. The City of Norfolk will be the applicant for this project with Conover Properties, LLC, owned by Ben Conover, being the project developer/owner and REG Construction, owned by Rodney Geihlsler, being the general contractor. The proposed project will include the construction of ten apartment units. At least 51% of the NAHP funds will benefit persons below 120% of median household income. No persons are anticipated to be displaced as a result of the NAHP activity, however, the City will follow its plans for assisting persons actually displaced. Merrill said Conover Properties will provide the required matching funds. Merrill said approximately five (5) of the apartments will be income-qualified, 120% of median household income, for ten (10) years to meet the grant requirements. Merrill said a family of four would qualify with an income of \$75,120 and a 2-bedroom apartment could only rent for \$784; a family of two would qualify with an income of \$60,000 and rent could only be \$658; however, HUD income and rental rates would change over the 10-year grant period.

Councilmember Lange said elected officials were previously told the project was for “9 to 10 apartments; so this is for 10 apartments then?”

Jan Merrill replied “yes.”

Conover said he wanted “to clarify; we are actually going to have 12 apartments in the building. There are going to be nine 2-bedroom apartments of roughly 850 square feet on the bottom floor with an upstairs loft, which will be another 400 square feet, or about 1,200 square feet of living space in a two bedroom apartment, which will be very large, and there are going to be two 1-bedroom apartments will be about 525 square feet on the bottom floor and about 300 square feet of loft.” Conover Properties applied for a grant last year to renovate the old bowling alley building in Madison into 12 apartments and NDED is “looking at the merits for that project.” Conover said “the City of Madison has done a number of these and has been approved one or two of these every year for the last three or four years.” Conover said NDED “will look at the merit of this project; how many units they are getting for the money that they are investing and they will award it to the best project.”

Councilmember Granquist questioned whether the State requires reporting if grant funds are used because of the income qualifying for 51% of the apartments especially since “you said these are going to be high end apartments.”

Conover said “there are a lot of reporting requirements; show receipts/payments. These are going to be very high end apartments” and “about \$300 to \$350 rent per month will be taken off for the 10 years” of the grant for the income qualified units but “it will still be beneficial for us.”

Jan Merrill said persons will need to income qualify again after the 6th year and must also take a renters-wise course to rent the apartments. The grant requirements are that at least 51% of the NAHP funds will benefit persons below 120% of median household income and that only applies to the \$500,000 grant funds and not the total renovation costs.

City Planner Val Grimes reminded everyone that the Final Planned Development (PD) is for a maximum of 10 apartments and not 12 as indicated by Conover.

Mayor Moenning said the PD ordinance was approved on first reading only at this time and questioned whether the Final Planned Development can be amended prior to second reading.

City Attorney Clint Schukei replies “yes”.

Conover said that if “it is a situation where we would have to go back through the whole thing, I will take a 2-bedroom apartment and make it into a large 3-bedroom apartment and we’ll have ten. We would then have nine 2-bedroom and one 1-bedroom apartment. We were originally going to have eleven, that’s my mistake.”

No one else appeared either in favor of or in opposition to the grant application and the Mayor declared the hearing closed.

Resolution No. 2018-15
(Norfolk Depot Apartment Renovation Project)

Councilmember Pfeil moved, seconded by Councilmember Murren, to adopt Resolution No. 2018-15 approving a grant application to the Nebraska Department of Economic Development funds distributed through the Nebraska Affordable Housing Program for \$500,000 to redevelop the building at 211 W Northwestern Avenue into apartments.

Roll call: Ayes: Councilmembers Granquist, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: Lange. Absent: None. Motion carried. Resolution No. 2018-15 was adopted.

Public Hearing
(CDBG grant)
(ContiTech USA expansion)

A public hearing was held to consider submitting a grant application in the amount of \$705,000 to the Nebraska Department of Economic Development for a CDBG grant for the ContiTech USA expansion project at 2701 West Omaha Avenue. Northeast Nebraska Economic Development District representative Jan Merrill provided information to the Mayor and City Council. The project involves the expansion of a local business, ContiTech USA, Inc. located at 2701 West Omaha Avenue, Norfolk, Nebraska. The expansion includes 1) the addition of a 65 foot x 120 foot two story building (19,500 square feet of floor space) on the south side of the existing facility; 2) the construction of an additional area for four (4) dock doors that are 20 feet x 60 feet or 1,200 square feet, this is also on the south side of the facility; 3) the addition of a concrete dock area and driveway that is approximately 9,450 square feet of new concrete; 4) the

addition of 4,950 square feet of gravel area for truck use; and 5) the purchase of new equipment to be installed in the new addition. The total project cost is approximately \$9,314,000 of which \$2,832,000 is the building addition and \$6,482,000 is additional production equipment. Funding includes Community Development Block Grant (CDBG) funding of approximately \$705,000, Nebraska Department of Economic Development Site and Building Funds, City of Norfolk LB840 funds, and business equity. The CDBG funds of \$700,000 will be used to purchase equipment, and \$5,000 for general administration costs. The \$700,000 of CDBG funds will be conditionally granted to Northeast Economic Development, Inc., a non-profit development organization (NDO) which, in turn, will make a loan to the business. The CDBG funds will be used for activities that will benefit low-to-moderate income persons and will create a total of 30 new full-time jobs, in addition to maintaining its existing 365 full-time employees. The CDBG funded activities are not likely to result in the residential displacement of people.

No one else appeared either in favor of or in opposition to the grant application and the Mayor declared the hearing closed.

Resolution No. 2018-16
(CDBG grant)
(ContiTech USA expansion)

Councilmember Lange moved, seconded by Councilmember Murren, to adopt Resolution No. 2018-16 approving a grant application in the amount of \$705,000 to the Nebraska Department of Economic Development for a CDBG grant for the ContiTech USA expansion project at 2701 West Omaha Avenue.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2018-16 was adopted.

Public Hearings

Public hearings were held simultaneously to consider an amendment to Section 6-162 of the City Code to amend the provisions of the 2012 International One and Two Family Dwelling Code adopted by the City related to ceiling height; and an amendment to Section 6-183 of the City Code to amend the provisions of the 2012 International Property Maintenance Code adopted by the City related to ceiling height. Assistant Fire Chief Trent Howard provided information to the Mayor and City Council.

On March 20, 2018, the Norfolk Planning Commission held public hearings regarding the amendments to the provisions of the 2012 International One and Two Family Dwelling code and to the 2012 International Property Maintenance Code. The City Clerk read the Planning Commission's recommendations for approval into the record.

No one else appeared either in favor of or in opposition to the amendments and the Mayor declared the hearings closed.

Ordinance No. 5532
(One and Two Family Dwelling Code, ceiling height)

Councilmember Granquist introduced, seconded by Councilmember Murren, Ordinance No. 5532 entitled: AN ORDINANCE OF THE CITY OF NORFOLK, NEBRASKA TO AMEND

SECTION 6-162 OF THE OFFICIAL CITY CODE TO AMEND THE PROVISIONS OF THE 2012 INTERNATIONAL ONE- AND TWO-FAMILY DWELLING CODE ADOPTED BY THE CITY RELATED TO CEILING HEIGHT; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Ordinance No. 5532 passed on first reading.

Councilmember Granquist moved, seconded by Councilmember Fauss, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Granquist moved, seconded by Councilmember Fauss, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5532 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5532 as required by law.

Ordinance No. 5533

(International Property Maintenance Code, ceiling height)

Councilmember Merrill introduced, seconded by Councilmember Fauss, Ordinance No. 5533 entitled: AN ORDINANCE OF THE CITY OF NORFOLK, NEBRASKA TO AMEND SECTION 6-183 OF THE OFFICIAL CITY CODE TO AMEND THE PROVISIONS OF THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED BY THE CITY RELATED TO CEILING HEIGHT; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Ordinance No. 5533 passed on first reading.

Councilmember Fauss moved, seconded by Councilmember Pfeil, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Fauss moved, seconded by Councilmember Pfeil, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5533 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5533 as required by law.

Public Hearing
(Innate Development)
(1/2 mile south of Benjamin Avenue & Victory Road)

A public hearing was held to consider to consider a zoning change from R-1 (Single Family Residential District) to R-2 (One and Two Family Residential District) on property generally located ½ mile south from the intersection of Benjamin Avenue and Victory Road at the request of Innate Development, LLC. City Planner Val Grimes provided information to the Mayor and City Council.

On March 20, 2018, the Norfolk Planning Commission held a public hearing regarding the zone change for Innate Development, LLC. The City Clerk read the Planning Commission's recommendations for approval into the record.

No one else appeared either in favor of or in opposition to the amendments and the Mayor declared the hearings closed.

Ordinance No. 5534
(Innate Development zone change)

Councilmember Fauss introduced, seconded by Councilmember Murren, Ordinance No. 5534 entitled: AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Ordinance No. 5534 passed on first reading.

Councilmember Fauss moved, seconded by Councilmember Lange, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Fauss moved, seconded by Councilmember Lange, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5534 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5534 as required by law.

Public Hearing

(Oban Group, Inc., Final Planned Development)
(Norfolk Lodging)

A public hearing was held to consider a Final Planned Development on property generally located at the southeast corner of 13th Street and Omaha Avenue. City Planner Val Grimes provided information to the Mayor and City Council. The Planned Development addresses such items as the height and setback requirements for the Norfolk Lodging project.

On March 20, 2018, the Norfolk Planning Commission held a public hearing regarding the Final Planned Development. The City Clerk read the Planning Commission's recommendations for approval into the record.

No one else appeared either in favor of or in opposition to the amendments and the Mayor declared the hearings closed.

Ordinance No. 5535

(Oban Group, Inc., Final Planned Development)
(Norfolk Lodge at southeast corner of 13th Street and Omaha Avenue)

Councilmember Merrill introduced, seconded by Councilmember Lange, Ordinance No. 5535 entitled: AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA, AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Ordinance No. 5535 passed on first reading.

Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5535 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5535 as required by law.

Regular Agenda Items

Ordinance No. 5529 (Magdefrau zone change)

Councilmember Granquist introduced, seconded by Councilmember Murren, Ordinance No. 5529 entitled: AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on second reading.

City Planner Val Grimes explained the property owner south of the Magdefrau property has not responded to staff about changing the zoning to residential; however, the property owner to the north of the Magdefrau property is moving forward with requesting a zone change to R-2 which will provide for more uniform zoning in that area.

Councilmember Lange moved, seconded by Councilmember Fauss, to table consideration of Ordinance No. 5529 on second reading to allow time for the other property owner to request a zoning change to R-2 as discussed.

Roll call to table Ordinance No. 5529: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion to table carried.

Ordinance No. 5536 (Paving District No. 513, Georgia Avenue)

Councilmember Pfeil introduced, seconded by Councilmember Fauss, Ordinance No. 5536 entitled: AN ORDINANCE CREATING PAVING DISTRICT NO. 513 IN THE CITY OF NORFOLK, NEBRASKA, ORDERING THE CONSTRUCTION OF STREET IMPROVEMENTS THEREIN AND ORDERING THE PUBLICATION OF THE

ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Paving District No. 513 provided for paving of Georgia Avenue from 1st Street to 3rd Street, and 2nd Street from Georgia Avenue to Sycamore Avenue.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Ordinance No. 5536 passed on first reading.

Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5536 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5536 as required by law.

Resolution No. 2018-17
(15th Street improvements)

Councilmember Merrill moved, seconded by Councilmember Granquist, to adopt Resolution No. 2018-17 approving improvement of unpaved 15th Street as outlined in Gap Paving District No. 514.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2018-17 was adopted.

Ordinance No. 5537
(Gap Paving District No. 514)
(15th Street, Hayes Avenue)

Councilmember Granquist introduced, seconded by Councilmember Murren, Ordinance No. 5537 entitled: AN ORDINANCE CREATING GAP PAVING DISTRICT NO. 514 IN THE CITY OF NORFOLK, NEBRASKA, ORDERING THE CONSTRUCTION OF STREET IMPROVEMENTS THEREIN AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Ordinance No. 5537 passed on first reading.

Councilmember Granquist moved, seconded by Councilmember Fauss, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Granquist moved, seconded by Councilmember Fauss, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5537 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5537 as required by law.

Resolution No. 2018-18
(Square Turn Boulevard Improvements)

Councilmember Lange moved, seconded by Councilmember Merrill, to adopt Resolution No. 2018-18 approving improvement of unpaved Square Turn Boulevard as outlined in Gap Paving District No. 515.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2018-17 was adopted.

Ordinance No. 5538
(Gap Paving District No. 515)
(Square Turn Boulevard, Wilson Avenue)

Councilmember Lange introduced, seconded by Councilmember Fauss, Ordinance No. 5538 entitled: AN ORDINANCE CREATING GAP PAVING DISTRICT NO. 515 IN THE CITY OF NORFOLK, NEBRASKA, ORDERING THE CONSTRUCTION OF STREET IMPROVEMENTS THEREIN AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Ordinance No. 5538 passed on first reading.

Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5538 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5538 as required by law.

McLaury Engineering, Inc.
(Gap Paving Projects 2018)

Councilmember Pfeil moved, seconded by Councilmember Fauss, to approve an engineering services contract with McLaury Engineering, Inc. for the Gap Paving Projects 2018 project for an amount of \$65,000.00.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried.

Ordinance No. 5539
(Various Purpose bond issue)
(Sewer District 247)

Councilmember Merrill introduced, seconded by Councilmember Granquist, Ordinance No. 5539 entitled: AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION VARIOUS PURPOSE BONDS, SERIES 2018, OF THE CITY OF NORFOLK, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) FOR THE PURPOSE OF PAYING OFF INTERIM FINANCING FOR THE COSTS OF SANITARY SEWER SYSTEM IMPROVEMENTS IN SANITARY SEWER EXTENSION DISTRICT NO. 247; PRESCRIBING THE FORM OF SAID BONDS; PROVIDING FOR THE LEVY AND COLLECTION OF TAXES TO PAY THE SAME; ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE HOLDERS OF SAID BONDS; AUTHORIZING OFFICERS OF THE CITY TO MAKE ARRANGEMENTS FOR THE SALE OR PLACEMENT OF THE BONDS AND TO DESIGNATE THE FINAL TERMS, RATES AND MATURITY SCHEDULE FOR SAID BONDS WITHIN STATED PARAMETERS; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM and moved that the ordinance be passed on first reading. Said ordinance was then read into the record by title by the City Clerk.

Councilmember Jackson briefly left the meeting room at 7:18 p.m.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Fauss and Pfeil. Nays: None. Absent: Jackson. Motion carried. Ordinance No. 5539 passed on first reading.

Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rule requiring reading on three different days be suspended.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Fauss and Pfeil. Nays: None. Absent: Jackson. Motion carried. The motion to suspend the rules was adopted by three-fourths of the Council and the statutory rule requiring reading on three different days was suspended for consideration of said ordinance.

Thereafter Councilmember Lange moved, seconded by Councilmember Fauss, that the statutory rules requiring reading on three different days be suspended and for final passage of the ordinance. The Mayor then stated the question "Shall Ordinance No. 5539 be passed and adopted?"

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Fauss and Pfeil. Nays: None. Absent: Jackson. Motion carried. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor signed and approved the ordinance and the City Clerk attested the passage and adoption of the same and affixed her signature thereto. The Mayor then instructed the City Clerk to publish said Ordinance No. 5539 as required by law.

Councilmember Jackson came back to the meeting room at 7:19 p.m.

Resolution No. 2018-19

(call \$1,920,000 outstanding Series 2017 bond anticipation notes)

Councilmember Lange moved, seconded by Councilmember Granquist, to adopt Resolution No. 2018-19 approving to call \$1,920,000 of outstanding Series 2017 bond anticipation notes for redemption on or shortly after May 3, 2018.

Roll call: Ayes: Councilmembers Granquist, Lange, Merrill, Dahlkoetter, Murren, Jackson, Fauss and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2018-19 was adopted.

There being no further business, the Mayor declared the meeting adjourned at 7:20 p.m.

Josh Moenning
Mayor

ATTEST:

Elizabeth A. Deck
City Clerk

(S E A L)

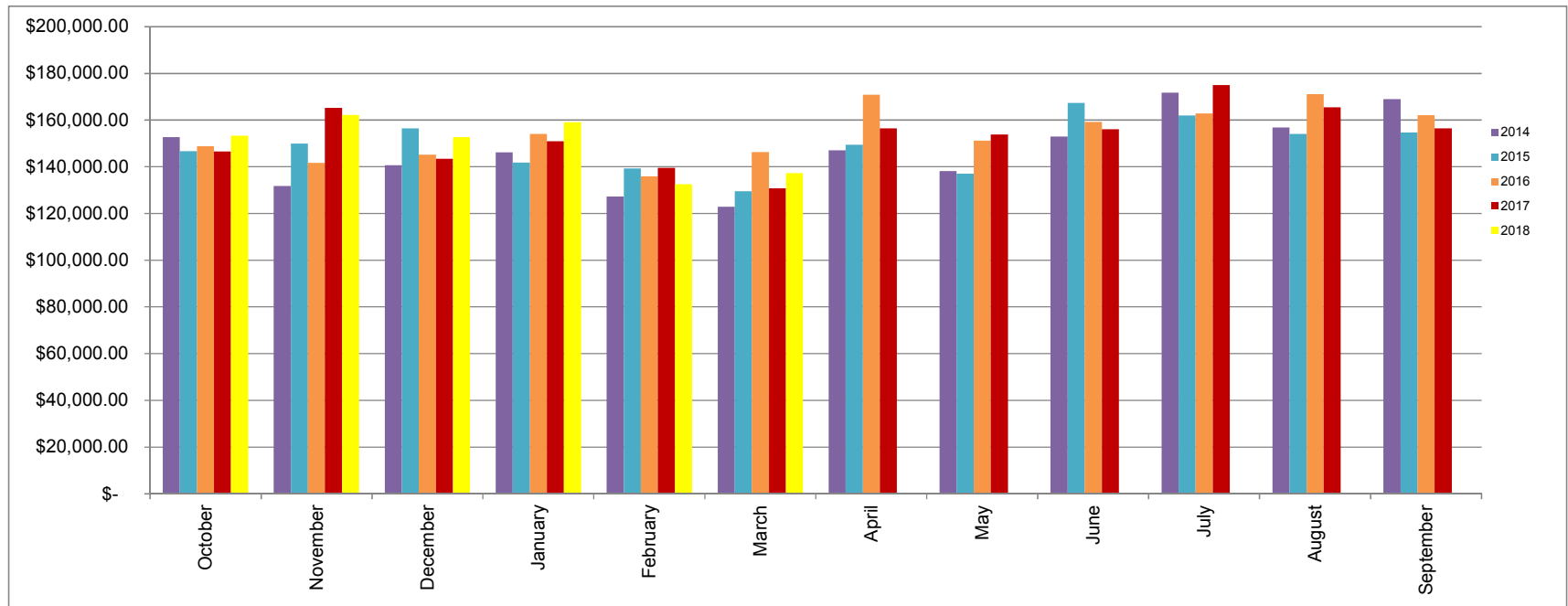
I, the undersigned Clerk, hereby certify that the foregoing is the full, true and correct original document of proceedings of Monday, April 2, 2018, had and done by the Mayor and City Council; that all of the subjects included in the proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to the meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Elizabeth A. Deck
City Clerk

(S E A L)

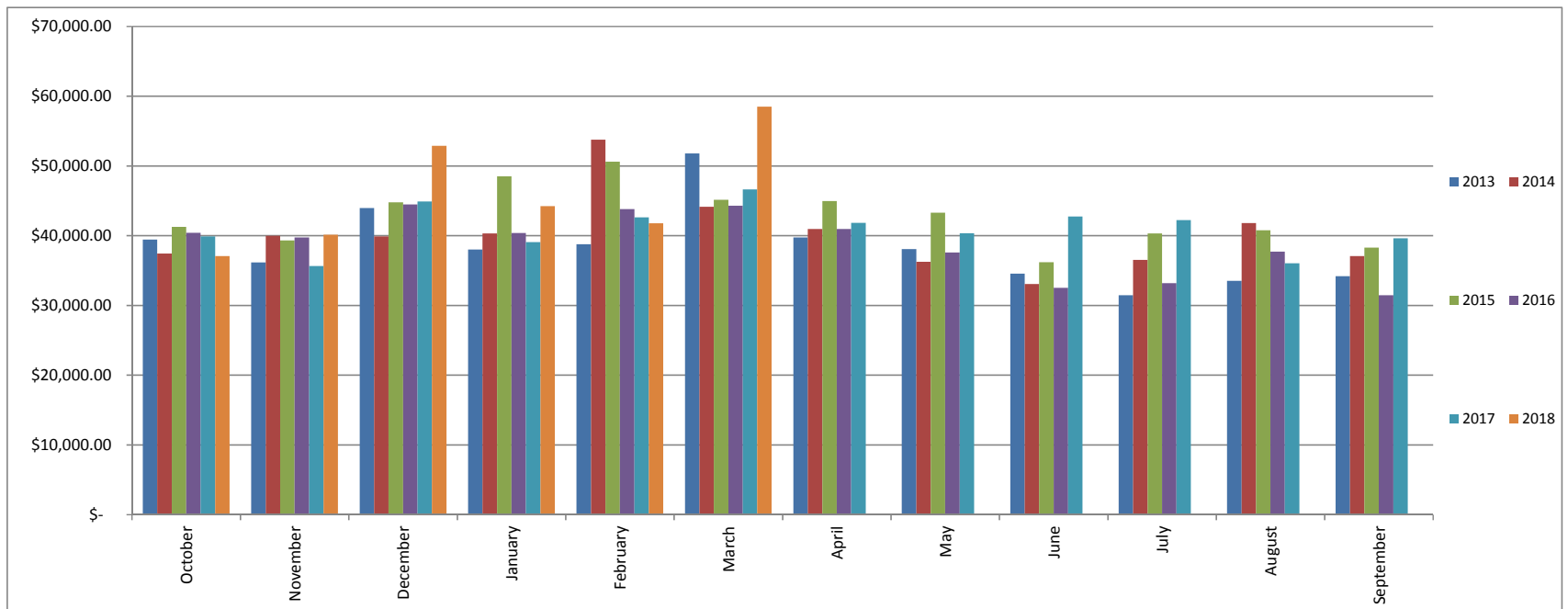
CITY OF NORFOLK
Food and Beverage & Lodging Occupation Tax Comparison
2014-2018

	Fiscal Years Ended September 30,					2018		Change 2017 to 2018	BUDGET VARIANCE	
	2014	2015	2016	2017	2018	BUDGET				
October	\$ 152,672.26	\$ 146,605.33	\$ 148,836.44	\$ 146,590.74	\$ 153,275.87	\$ 150,747.46	\$ 6,685.13	4.56%	\$ 2,528.41	1.68%
November	\$ 131,791.85	\$ 149,931.72	\$ 141,623.11	\$ 165,129.39	\$ 162,140.35	\$ 162,171.61	\$ (2,989.04)	-1.81%	\$ (31.26)	-0.02%
December	\$ 140,632.76	\$ 156,389.09	\$ 145,122.86	\$ 143,379.83	\$ 152,611.25	\$ 148,253.15	\$ 9,231.42	6.44%	\$ 4,358.10	2.94%
January	\$ 146,152.54	\$ 141,791.99	\$ 154,050.35	\$ 150,938.69	\$ 159,097.48	\$ 153,463.59	\$ 8,158.79	5.41%	\$ 5,633.89	3.67%
February	\$ 127,239.29	\$ 139,310.10	\$ 135,902.91	\$ 139,477.44	\$ 132,539.78	\$ 131,608.29	\$ (6,937.66)	-4.97%	\$ 931.49	0.71%
March	\$ 122,839.76	\$ 129,452.99	\$ 146,298.74	\$ 130,762.60	\$ 137,250.77	\$ 135,879.08	\$ 6,488.17	4.96%	\$ 1,371.69	1.01%
April	\$ 147,074.05	\$ 149,362.32	\$ 170,858.36	\$ 156,429.04		\$ 153,741.05	\$ -	0.00%	\$ -	0.00%
May	\$ 138,107.94	\$ 136,979.73	\$ 151,200.24	\$ 153,760.89		\$ 153,634.60	\$ -	0.00%	\$ -	0.00%
June	\$ 152,871.03	\$ 167,297.83	\$ 159,124.41	\$ 156,103.52		\$ 156,833.40	\$ -	0.00%	\$ -	0.00%
July	\$ 171,669.65	\$ 161,971.01	\$ 162,858.50	\$ 175,006.60		\$ 163,574.56	\$ -	0.00%	\$ -	0.00%
August	\$ 156,755.29	\$ 154,037.47	\$ 171,086.68	\$ 165,493.89		\$ 170,058.30	\$ -	0.00%	\$ -	0.00%
September	\$ 168,982.88	\$ 154,619.08	\$ 162,012.90	\$ 156,453.23		\$ 163,034.91	\$ -	0.00%	\$ -	0.00%
Total	\$ 1,756,789.30	\$ 1,787,748.66	\$ 1,848,975.50	\$ 1,839,525.86	\$ 896,915.50	\$ 1,843,000.00	\$ 20,636.81	2.36%	\$ 14,792.32	1.68%



**Keno Yearly Comparison
Net Proceeds**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2018</u> <u>BUDGET</u>	<u>Change 2017 to 2018</u>	<u>BUDGET VARIANCE</u>
October	\$ 39,432.14	\$ 37,425.91	\$ 41,252.91	\$ 40,407.21	\$ 39,871.02	\$ 37,053.29	\$ 39,871.02	(\$ 2,817.73)	-6.97%
November	\$ 36,166.71	\$ 39,975.67	\$ 39,321.44	\$ 39,733.90	\$ 35,629.43	\$ 40,116.22	\$ 35,629.43	\$ 4,486.79	11.29%
December	\$ 43,948.78	\$ 39,894.54	\$ 44,785.52	\$ 44,474.57	\$ 44,894.50	\$ 52,886.34	\$ 44,894.50	\$ 7,991.84	17.97%
January	\$ 38,000.44	\$ 40,298.07	\$ 48,504.60	\$ 40,381.86	\$ 39,071.56	\$ 44,229.53	\$ 39,071.56	\$ 5,157.97	12.77%
February	\$ 38,751.85	\$ 53,754.25	\$ 50,607.13	\$ 43,808.73	\$ 42,629.35	\$ 41,759.14	\$ 42,629.35	(\$ 870.21)	-1.99%
March	\$ 51,777.84	\$ 44,135.32	\$ 45,127.36	\$ 44,293.00	\$ 46,620.29	\$ 58,494.56	\$ 46,620.29	\$ 11,874.27	26.81%
April	\$ 39,727.68	\$ 40,933.85	\$ 44,966.77	\$ 40,949.52	\$ 41,824.57	\$ -	\$ 41,824.57	\$ -	0.00%
May	\$ 38,066.44	\$ 36,256.29	\$ 43,287.45	\$ 37,580.17	\$ 40,334.09	\$ -	\$ 37,580.17	\$ -	0.00%
June	\$ 34,540.81	\$ 33,063.59	\$ 36,174.68	\$ 32,517.32	\$ 42,724.20	\$ -	\$ 32,517.32	\$ -	0.00%
July	\$ 31,461.98	\$ 36,516.71	\$ 40,297.60	\$ 33,177.47	\$ 42,226.60	\$ -	\$ 33,177.47	\$ -	0.00%
August	\$ 33,513.17	\$ 41,785.04	\$ 40,754.84	\$ 37,712.88	\$ 36,033.75	\$ -	\$ 37,528.30	\$ -	0.00%
September	\$ 34,172.08	\$ 37,061.86	\$ 38,266.08	\$ 31,456.02	\$ 39,627.93	\$ -	\$ 31,456.02	\$ -	0.00%
Total	\$ 459,559.91	\$ 481,101.10	\$ 513,346.39	\$ 466,492.65	\$ 491,487.29	\$ 274,539.08	\$ 462,800.00	\$ 25,822.93	5.54%



CITY OF NORFOLK % STREETS		
BIDS DUE - THURSDAY - MARCH 29, 2018 - 3:30 P.M.		
ILLUMINATED LED STREET NAME SIGNS		
VENDOR	BID TOTAL	ETD
MOBOTREX	\$31,786.00	60 DAYS
FLN-MAR	\$32,500.00	45 DAYS
GENERAL TRAFFIC CONTROL	\$35,242.00	30-45 DAYS

Jeep 2018 MODEL YEAR CHEROKEE LATITUDE 4X4

For more information visit: www.jeep.com
or call 1-877-IAM-JEEP

FCA US LLC

THIS VEHICLE IS MANUFACTURED TO MEET SPECIFIC UNITED STATES REQUIREMENTS. THIS VEHICLE IS NOT MANUFACTURED FOR SALE OR REGISTRATION OUTSIDE OF THE UNITED STATES.

MANUFACTURER'S SUGGESTED RETAIL PRICE OF THIS MODEL INCLUDING DEALER PREPARATION

Base Price: \$25,895

JEEP CHEROKEE LATITUDE 4X4
Exterior Color: Bright White Clear Coat Exterior Paint
Interior Color: Black Interior Color
Interior: Cloth Low-Back Bucket Seats
Engine: 2.4L I4 MultiAir® Engine
Transmission: 9-Speed Automatic Transmission

STANDARD EQUIPMENT (UNLESS REPLACED BY OPTIONAL EQUIPMENT)
FUNCTIONAL/SAFETY FEATURES

- Advanced Multistage Front Airbags
- Supplemental Side-Curtain Front and Rear Airbags
- Supplemental Front Seat-Mounted Side Airbags
- Supplemental Rear Seat Side Airbags
- Passenger Inflatable Knee-Bolster Airbag
- Driver Inflatable Knee-Bolster Airbag
- LATCH Ready Child Seat Anchor System
- Bi-Xenon High Intensity Discharge Headlamps
- Jeep Active Drive I
- Selec-Terrain™ System
- Hill Start Assist
- ParkView® Rear Back Up Camera
- Keyless Entry with Panic Alarm
- All Speed Traction Control
- Electronic Stability Control
- Electronic Roll Mitigation
- Anti-Lock 4-Wheel Disc Brakes
- Speed Control
- Tire Pressure Monitoring Display
- Trailer Sway Damping

INTERIOR FEATURES

- Uconnect® 3 with 5-Inch Display
- 5.0-Inch Touchscreen Display
- Integrated Voice Command with Bluetooth®
- Cluster 3.5-Inch TFT Black and White Display
- USB Charging Port in Console Bin
- Audio Jack Input for Mobile Devices
- 6-Way Manual Passenger Seat Adjust
- 12-Volt Cargo Power Outlet
- Remote SD Card Slot
- Tilt / Telescope Steering Column

- Illuminated Front Cup Holders
- Jeep Cargo Management System
- Power Windows with Driver's One-Touch-Down Feature

EXTERIOR FEATURES

- 17-Inch x 7-Inch Aluminum Wheels
- 225/65R17 BSW All Season Tires
- Automatic Headlamps
- LED Daytime Running Headlamps
- LED Tail Lamps
- Bright Exhaust Tip
- Bright Side Roof Rails
- Accent / Body-Color Fascias
- Power Mirrors
- Body-Color Door Handles

OPTIONAL EQUIPMENT (May Replace Standard Equipment)

Customer Preferred Package 24J

- Flex Fuel Vehicle
- FCA Fleet Powertrain Care
- Fleet Incentive Waiver

DESTINATION CHARGE \$1,095

TOTAL PRICE: * \$26,990

WARRANTY COVERAGE
 5-year or 60,000-mile Powertrain Limited Warranty.
 3-year or 36,000-mile Basic Limited Warranty.
 Ask Dealer for a copy of the limited warranties or see your owner's manual for details.

5 YEAR / 60,000 MILE POWERTRAIN WARRANTY

State of Nebraska

bid Price

\$ 22,343

Assembly Point/Port of Entry: BELVIDERE, ILLINOIS, U.S.A.

VIN: 1C4-PJMCBXJ-D-514688

L4-VON: 8607

S.L. 0914



THIS LABEL IS ADDED TO THIS VEHICLE TO COMPLY WITH FEDERAL LAW. THE LABEL CANNOT BE REMOVED OR ALTERED PRIOR TO DELIVERY TO THE ULTIMATE PURCHASER.
 * STATE AND/OR LOCAL TAXES IF ANY, LICENSE AND TITLE FEES AND DEALER SUPPLIED AND INSTALLED OPTIONS AND ACCESSORIES ARE NOT INCLUDED IN THIS PRICE. DISCOUNT, IF ANY, IS BASED ON PRICE OF OPTIONS IF PURCHASED SEPARATELY.

EPA DOT Fuel Economy and Environment Gasoline Vehicle

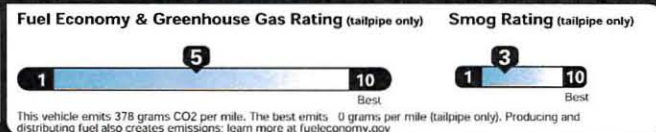
Fuel Economy These estimates reflect new EPA methods beginning with 2017 models.
 Small SUV 4WD range from 18 to 34 MPG. The best vehicle rates 136 MPG.

23 MPG combined city/hwy
21 city
28 highway

4.3 gallons per 100 miles

You spend \$1,000 more in fuel costs over 5 years compared to the average new vehicle.

Annual fuel cost \$1,550



Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 27 MPG and cost \$6,750 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$2.40 per gallon. MPG is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fuelconomy.gov
 Calculate personalized estimates and compare vehicles



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score ★★★★★
 Based on the combined ratings of frontal, side, and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash	Driver Passenger	★★★★★
Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.		
Side Crash	Front seat Rear seat	★★★★★
Based on the risk of injury in a side impact.		
Rollover		★★★★★
Based on the risk of rollover in a single-vehicle crash.		

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.
 Source: National Highway Traffic Safety Administration (NHTSA)
www.safercar.gov or 1-888-327-4236

The safety ratings above are based on Federal Government tests of particular vehicles equipped with certain features and options. The performance of this vehicle may differ.

PARTS CONTENT INFORMATION FOR VEHICLES IN THIS CARLINE:
 U.S./CANADIAN PARTS CONTENT: 72%
MAJOR SOURCES OF FOREIGN PARTS CONTENT:
 MEXICO: 18%
 NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.
FOR THIS VEHICLE:
 FINAL ASSEMBLY POINT: BELVIDERE, ILLINOIS, U.S.A.
 COUNTRY OF ORIGIN: UNITED STATES
 ENGINE: UNITED STATES
 TRANSMISSION: UNITED STATES

Special Designated License Local Recommendation Form

Norfolk Natural Market
Name of Retail Liquor Licensee or Non-Profit Organization

312 W. Norfolk Ave Norfolk NE 68701
Licensee Business Address or Non-Profit Business Address

121760
Retail License Number or Non-Profit Federal ID # (Form #201 must be submitted as attachment)

Event Location: Magnolia's Home Decor 432 W. Norfolk Ave

Event Date & Time: Sat May 5th 2018 9:00am to 7:00 pm
Norfolk NE 68701

Alternate Date/Location: N/A

Description of area to be licensed in length & width: 60 x 90

Indoor: Outdoor: (must include Form # 109 as attachment)

Type of Event: Cinco De Mayo Celebration Estimated # of attendees: 100-300

Event Supervisor: John Steadman
(Please print)

Contact Phone Number: 402-316-3209 Bus. 402-750-9372 Cell

Contact Email: info@norfolknaturalmarket.com

Local governing completes below:

City/County approving event: _____

Local Governing Body Authorized Signature

Date

West Norfolk Ave hospital area



© 2016 Pictometry

4/16/2018
04/08/2016

Enclosure 13
Page 38 of 341

W Norfolk Ave Emergency Rd



4/16/2018
04/08/2016

W Norfolk Ave & 31st Street



RESOLUTION NO. 2018-20

WHEREAS, the Chief of Police is given the authority, with the approval of the Mayor and City Council, for the placement of traffic control signs and for the regulation of traffic within the corporate limits of the City of Norfolk, Nebraska; and

WHEREAS, it has come to the attention of the Chief of Police that certain traffic control signs need to be removed and traffic in certain locations should be regulated in order to best serve the motoring public while aiding the public safety of the use of the streets and highways within the City of Norfolk, Nebraska; and

WHEREAS, it would be in the best interest of public safety to remove the stop sign controlling southbound traffic at the intersection of West Norfolk Avenue and 31st Street, and the stop sign controlling eastbound traffic at the intersection of West Norfolk Avenue and the road commonly known as Hospital Road and/or Emergency Road.

NOW, THEREFORE, in consideration of the foregoing recitals the Mayor and City Council of the City of Norfolk, Nebraska, hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Norfolk, Nebraska that the Chief of Police be authorized to remove certain traffic signs and to provide for the regulation of traffic as follows:

1. Remove the stop sign controlling southbound traffic at the intersection of West Norfolk Avenue and 31st Street, and
2. Remove the stop sign controlling eastbound traffic at the intersection of West Norfolk Avenue and the road commonly known as Hospital Road and/or Emergency Road.

PASSED AND APPROVED this _____ day of _____, 2018.

ATTEST:

Josh Moenning, Mayor

Elizabeth A. Deck, City Clerk

Approved as to form: _____
Clint Schukei, City Attorney

INTERLOCAL AGREEMENT
FOR BUILDING INSPECTION SERVICES (2018)

THIS AGREEMENT is made and entered into this ____ day of _____, 2018, by and between the City of Norfolk, Nebraska, hereinafter referred to as “Norfolk,” and the Village of Beemer, Nebraska, hereinafter referred to as “Beemer”, WITNESSETH:

WHEREAS, Norfolk presently maintains and provides building inspection services in conjunction with its fire division services; and

WHEREAS, Beemer is desirous of entering into an interlocal agreement whereby Norfolk provides to Beemer such building inspection services on a contract basis; and

WHEREAS, Norfolk is willing to perform the building inspection services for Beemer; and

WHEREAS, Norfolk and Beemer are desirous of entering into an Agreement pursuant to the Nebraska Interlocal Cooperation Act (Nebr. Rev. Stat. §§ 13-801 through 13-827) as the same may from time to time be amended, for the purposes of describing the terms and conditions under which Norfolk will provide building inspection services to Beemer;

NOW THEREFORE, in consideration of the foregoing recitals and the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. The term of this Agreement shall commence on the date of this Agreement and shall terminate five (5) years thereafter. Either party may terminate this Agreement at any time within thirty (30) days after delivering written notice to the other party.

2. In consideration of the building inspection services provided, Beemer agrees to compensate Norfolk as billed by Norfolk following jobs actually performed. Norfolk shall bill Beemer at the rate of 1.5 times the hourly rate for the inspector(s) actually performing the inspection services plus mileage per mile traveled to conduct such inspection services at the current reimbursement rate for mileage paid by Norfolk.

3. As soon as practicable after receiving notification from Beemer of the need for specific inspection jobs, Norfolk shall inspect existing structures and such other jobs as Beemer may request except that Norfolk shall not do inspections of new construction during the construction process. The inspection territory under this Agreement shall be limited to within the village limits of Beemer, Nebraska, as well as within the one (1) mile zoning jurisdiction outside such village limits.

4. Following inspection jobs performed by Norfolk, Norfolk shall report back to Beemer with its findings on specific jobs. All inspections and reporting shall be based on, and pursuant to, the International Property Maintenance Code, 2012, published by the International Code Council, Inc. which has been adopted by Norfolk and shall be adopted by Beemer with such

modifications as Norfolk has made prior to the execution of this Agreement. If Norfolk adopts future revisions or editions of this code, Beemer shall also adopt the same revisions or edition, as nearly as possible considering the statutory differences between the respective parties.

5. Beemer agrees to name Norfolk as an additional insured on its general liability insurance policy having liability limits of not less than \$1,000,000.00 per occurrence or a \$2,000,000.00 aggregate and agrees to provide to Norfolk a certificate of insurance evidencing compliance with this provision. Beemer also agrees to indemnify and hold Norfolk harmless from any claims against Norfolk that result from any error or omission of Norfolk in performing the inspections provided pursuant to the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate the day and year first above written. This Agreement may be executed in counterparts. Each such counterpart, executed in duplicate, shall be deemed an original hereof and all such executed counterparts shall together be one and the same instrument.

CITY OF NORFOLK, NEBRASKA,
A Municipal Corporation

ATTEST:

By _____
Josh Moenning, Mayor

Elizabeth A. Deck, City Clerk

Approved as for form: _____
Clint Schukei, City Attorney

VILLAGE OF BEEMER, NEBRASKA,
A Municipal Corporation,

By _____
Chairperson
Printed Name: _____

ATTEST:

Village Clerk
Printed Name: _____

Approved as to form: _____
Village Attorney
Printed Name: _____

WPC #1 Clarifier & Thickener Rehab Proj Bid Opening		April 5, 2018 @ 1 p.m.	
Bidder	Total Bid	Bond Y/N	Addendum (Y/N)
Rutjens Construction	241,572.00	Y	Y
Industrial Process Technologies	185,574.00	Y	Y
Christiansen Construction	184,400.00	Y	Y



April 6, 2018

City of Norfolk – Water Pollution Control
Attn: Mr. Todd Boling
610 E Monroe Avenue
Norfolk, Nebraska 68701

Re: Norfolk Water Pollution Control
Primary Clarifier #1 & Sludge Thickener #1 Rehabilitation
Norfolk, Nebraska - 2018
OA Project No. 017-3133

Dear Mr. Boling:

On Tuesday, April 5, 2018, bids were received by the City of Norfolk for the above referenced project. A total of three (3) bids were received with the apparent low bid of \$184,400.00 being submitted by Christiansen Construction Co. LLC of Pender, Nebraska. A summary of the bid amounts was prepared by the City of Norfolk and has been included with this letter as an attachment.

The bids received ranged from the low of \$184,400.00 as submitted by Christiansen Construction Co. LLC, to a second bid of \$185,574.00, to a high bid of \$241,572.00. An opinion of cost for the project was estimated at \$120,000-\$150,000, which is \$34,400 less than the low bid for the proposed work. Olsson Associates has previously worked with Christiansen Construction Co. LLC on prior projects with satisfactory results.

We recommend that an award be made to Christiansen Construction Co. LLC in the bid amount of \$184,400.00. We trust that this letter provides you with the information to issue a Notice of Award.

If you have any questions or need any additional information, please feel free to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeremy Walker', is written over a light blue horizontal line.

Jeremy Walker, P.E.

Encl.

F:\2017\3001-3500\017-3133\20-MANAGEMENT\COMMUNICATION\18-04-06_WTWWW_TBOLING_RECOMMEND AWARD PC1 & ST1.DOCX

WPC #1 Clarifier & Thickener Rehab Proj Bid Opening		April 5, 2018 @ 1 p.m.	
Bidder	Total Bid	Bond Y/N	Addendum (Y/N)
Rutjens Construction	241,572.00	Y	Y
Industrial Process Technologies	185,574.00	Y	Y
Christiansen Construction	184,400.00	Y	Y

NOTICE OF AWARD

Date of Issuance: _____, 2018 Engineer: Olsson Associates
Owner: City of Norfolk, 610 E. Monroe Avenue, Norfolk, Nebraska 68701
Project: WPC – Primary Clarifier #1 & Sludge Thickener #1 Rehabilitation
Contract: Base Bid Engineer's Project No.: 017-3133
Bidder & Address: Christiansen Construction Co., LLC, 210 Main Street, Pender, Nebraska 68047

TO BIDDER:

You are notified that Owner has accepted your Bid dated April 5, 2018 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

Painting all ferrous metal inside of Primary Clarifier #1 and Sludge Thickener #1, Rebuilding center drive mechanisms in Primary Clarifier #1 and Sludge Thickener #1, and associated improvements work as indicated on the drawings and within the specifications.

The Contract Price of the awarded Contract is:

One Hundred Eighty-Four Thousand Four Hundred Dollars and No/100-----(\$184,400.00)

- [4] unexecuted counterparts of the Agreement will follow this Notice of Award.
- Up to [4] sets of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Engineer [4] counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security (*e.g., performance and payment bonds*) and insurance documentation as specified in the Instruction to Bidders, General Conditions and Supplementary Conditions.
3. Other conditions precedent: None

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Engineer will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in the General Conditions.

Owner: **CITY OF NORFOLK**

By: _____ Title: _____
Authorized Signature

cc: Owner, Contractor & Engineer

 **AIA**® Document B105™ – 2017

Standard Short Form of Agreement Between Owner and Architect

AGREEMENT made as of the NINTH day of APRIL in the year TWO THOUSAND EIGHTEEN

(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

CITY OF NORFOLK
309 N. 5TH STREET
NORFOLK, NE 68701

and the Architect:

(Name, legal status, address and other information)

CANNON MOSS BRYGGER & ASSOCIATES, P.C.
d/b/a CMBA ARCHITECTS, P.C.
208 N. PINE ST., SUITE 301
GRAND ISLAND, NE 68801

for the following Project:

(Name, location and detailed description)

CITY OF NORFOLK - PARK RESTROOMS
NORFOLK, NE

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

/

4/16/2018

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project. The Architect's services include the following consulting services, if any:

Structural Engineering
Mechanical & Electrical Engineering

During the Design Phase, the Architect shall review the Owner's scope of work, budget and schedule and reach an understanding with the Owner of the Project requirements. Based on the approved Project requirements, the Architect shall develop a design, which shall be set forth in drawings and other documents appropriate for the Project. Upon the Owner's approval of the design, the Architect shall prepare Construction Documents indicating requirements for construction of the Project and shall coordinate its services with any consulting services the Owner provides. The Architect shall assist the Owner in filing documents required for the approval of governmental authorities, in obtaining bids or proposals, and in awarding contracts for construction.

During the Construction Phase, the Architect shall act as the Owner's representative and provide administration of the Contract between the Owner and Contractor. The extent of the Architect's authority and responsibility during construction is described in AIA Document A105™-2017, Standard Short Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A105-2017, those modifications shall not affect the Architect's services under this Agreement, unless the Owner and Architect amend this Agreement.

ARTICLE 2 OWNER'S RESPONSIBILITIES

The Owner shall provide full information about the objectives, schedule, constraints and existing conditions of the Project, and shall establish a budget that includes reasonable contingencies and meets the Project requirements. The Owner shall provide decisions and furnish required information as expeditiously as necessary for the orderly progress of the Project. The Architect shall be entitled to rely on the accuracy and completeness of the Owner's information. The Owner shall furnish consulting services not provided by the Architect, but required for the Project, such as surveying, which shall include property boundaries, topography, utilities, and wetlands information; geotechnical engineering; and environmental testing services. The Owner shall employ a Contractor, experienced in the type of Project to be constructed, to perform the construction Work and to provide price information.

ARTICLE 3 USE OF DOCUMENTS

Drawings, specifications and other documents prepared by the Architect are the Architect's Instruments of Service, and are for the Owner's use solely with respect to constructing the Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the construction of the Project, provided that the Owner substantially performs its obligations under this Agreement, the Architect grants to the Owner a license to use the Architect's Instruments of Service as a reference for maintaining, altering and adding to the Project. The Owner agrees to indemnify the Architect from all costs and expenses related to claims arising from the Owner's use of the Instruments of Service without retaining the Architect. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.

ARTICLE 4 TERMINATION, SUSPENSION OR ABANDONMENT

In the event of termination, suspension or abandonment of the Project by the Owner, the Architect shall be compensated for services performed. The Owner's failure to make payments in accordance with this Agreement shall be considered substantial nonperformance and sufficient cause for the Architect to suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven days' written notice if the Project is suspended for more than 90 days, or if the other party substantially fails to perform in accordance with the terms of this Agreement. Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

Init.

AIA Document B105™ – 2017. Copyright © 1993, 2007 and 2017 by The American Institute of Architects. All rights reserved. **WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This document was produced by AIA software at 12:28:30 on 04/09/2018 under Order No.9450560231 which expires on 01/17/2019, and is not for resale.

User Notes:

4/16/2018

Enclosure 16
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ARTICLE 5 MISCELLANEOUS PROVISIONS

This Agreement shall be governed by the law of the place where the Project is located. Terms in this Agreement shall have the same meaning as those in AIA Document A105-2017, Standard Short Form of Agreement Between Owner and Contractor. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or the Architect.

The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

ARTICLE 6 PAYMENTS AND COMPENSATION TO THE ARCHITECT

The Architect's Compensation shall be:

FIXED FEE OF SEVENTEEN THOUSAND DOLLARS (\$17,000.00), PLUS REIMBURSABLE EXPENSES

The Owner shall pay the Architect an initial payment of ZERO (\$ 0.00) as a minimum payment under this Agreement. The initial payment shall be credited to the final invoice.

The Owner shall reimburse the Architect for expenses incurred in the interest of the Project, plus TEN percent (10 %).

Payments are due and payable upon receipt of the Architect's monthly invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest from the date payment is due at the rate of percent (%) , or in the absence thereof, at the legal rate prevailing at the principal place of business of the Architect.

At the request of the Owner, the Architect shall provide additional services not included in Article 1 for additional compensation. Such additional services may include, but not be limited to, providing or coordinating services of consultants not identified in Article 1; revisions due to changes in the Project scope, quality or budget, or due to Owner-requested changes in the approved design; evaluating changes in the Work and Contractors' requests for substitutions of materials or systems; providing services necessitated by the Contractor's failure to perform; and the extension of the Architect's Article 1 services beyond twelve (12) months of the date of this Agreement through no fault of the Architect.

ARTICLE 7 OTHER PROVISIONS

(Insert descriptions of other services and modifications to the terms of this Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

STEVEN D. RAMES
PUBLIC WORKS DIRECTOR/CITY ENGINEER
(Printed name and title)



ARCHITECT *(Signature)*

TROY D. KEILIG, AIA
ASSOCIATE PRINCIPAL | ARCHITECT
(Printed name, title, and license number, if required)

Init.

City of Norfolk, 309 North 5th Street, Norfolk, NE 68701

EASEMENT

THIS AGREEMENT, made and entered into the ____ day of _____, 20____, by and between Wis-Pak of Norfolk, Inc., a Nebraska Corporation, party of the first part, and the City of Norfolk, Nebraska, a Municipal Corporation, party of the second part, Witnesseth:

WHEREAS, the party of the first part owns and has title to the real estate hereinafter described as:

See attached Exhibit 'A'; and

WHEREAS, the party of the second part desires easements allowing for the construction and maintenance of a water main; and

NOW THEREFORE, it is agreed as follows:

1. The party of the first part does hereby grant, assign, and set over to the party of the second part a permanent easement for the construction and maintenance of a water main over, on and under the following described property as shown and described on the attached Exhibit 'B'.

See attached Exhibit 'B'.

The party of the first part, shall fully use and enjoy the aforesaid premises, except as to the rights herein granted. The party of the first part, themselves, their successors and assigns, covenant and agree that no buildings, structures or permanent improvements of any kind whatsoever shall be erected or placed in, on, over or across the easement area

described in this agreement. For purposes of this paragraph, "permanent improvements" shall not include hard surfacing.

2. The party of the first part does hereby grant, assign, and set over to the party of the second part a temporary easement for the construction of a water main over, on and under the following described property as shown and described on the attached Exhibit 'C'.

See attached Exhibit 'C'.

The party of the first part shall fully use and enjoy the aforesaid premises, except as to the rights herein granted and except as to the right to erect permanent buildings or structures or install parking or additional hard surfacing on the property described in this paragraph.

3. The party of the second part shall restore any surfaces damaged due to utility maintenance or repair to conditions similar to the condition existing prior to the utility maintenance or repairs.
4. The party of the second part will relinquish all rights to the temporary easement, and said temporary easement shall terminate, upon the completion of the construction of the said project and its acceptance by the City, but not later than August 1, 2018.
5. The party of the first part agrees that for and in consideration of the sum of Three Hundred Ninety-Eight Dollars and 75 Cents, (\$398.75), and other valuable consideration, cash in hand, the receipt of which is hereby acknowledged, the party of the first part has this day bargained and sold by these presents does bargain, sell, convey, transfer, and deliver unto the party of the second part the aforesaid easements.
6. Said easement shall run with the land and shall be binding on the parties hereto, their successors in interest in the real estate, heirs, successors, personal representatives and assigns.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Easement by signing separate signature pages hereof.

Wis-Pak of Norfolk, Inc.,
a Nebraska Corporation

BY: [Signature]
Printed Name: William Sumner
Title: Secretary

STATE OF WI)
)ss
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29 day of March, 2018, by William Sumner, Secretary of Wis-Pak of Norfolk, Inc., a Nebraska Corporation, known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his/her voluntary act and deed on behalf of the corporation.

[Signature]
Notary Public - Signature

Debra J. Van Den Langenberg
Notary Public - Printed Name

My commission expires the 7th day of August, 2020.

ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City of Norfolk, Nebraska, a Municipal Corporation.

ATTEST:

Elizabeth A. Deck, City Clerk

Josh Moenning, Mayor

(S E A L)

Approved as to form:

Clint Schukei, City Attorney

STATE OF NEBRASKA)
)ss
COUNTY OF MADISON)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public, in and for said County and State, personally came Josh Moenning, Mayor and Elizabeth A. Deck, City Clerk of the City of Norfolk, to me known to be the identical person or persons whose names are affixed to the foregoing instrument and acknowledged the same to be their voluntary act and deed.

Notary Public - signature

Notary Public – printed name

My commission expires the _____ day of _____, 20____

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Wis-Pak Addition located in the East Half of the Southeast Quarter of Section 33, Township 24 North, Range 1 West of the 6th P.M., to the City of Norfolk and to Madison County, Nebraska, LESS a tract of land more particularly described as follows:

Commencing at the center 1/16th corner of the Southeast Quarter of said Section 33; thence South, along the 1/16th line, 834.85 feet to the point of beginning; thence South 44°47'05" East 99.85 feet; thence South 31°05'30" East, 484.43 feet to a point on section line thence West, on the South line of the Southeast Quarter of said Section 33, 320.5 feet to the South 1/16th corner of the Southeast Quarter, thence North on the 1/16th line, 487.99 feet to the point of beginning. Said tract of land now being a part of Lot 1 of Wis-Pak Addition to the City of Norfolk, Madison County, Nebraska.

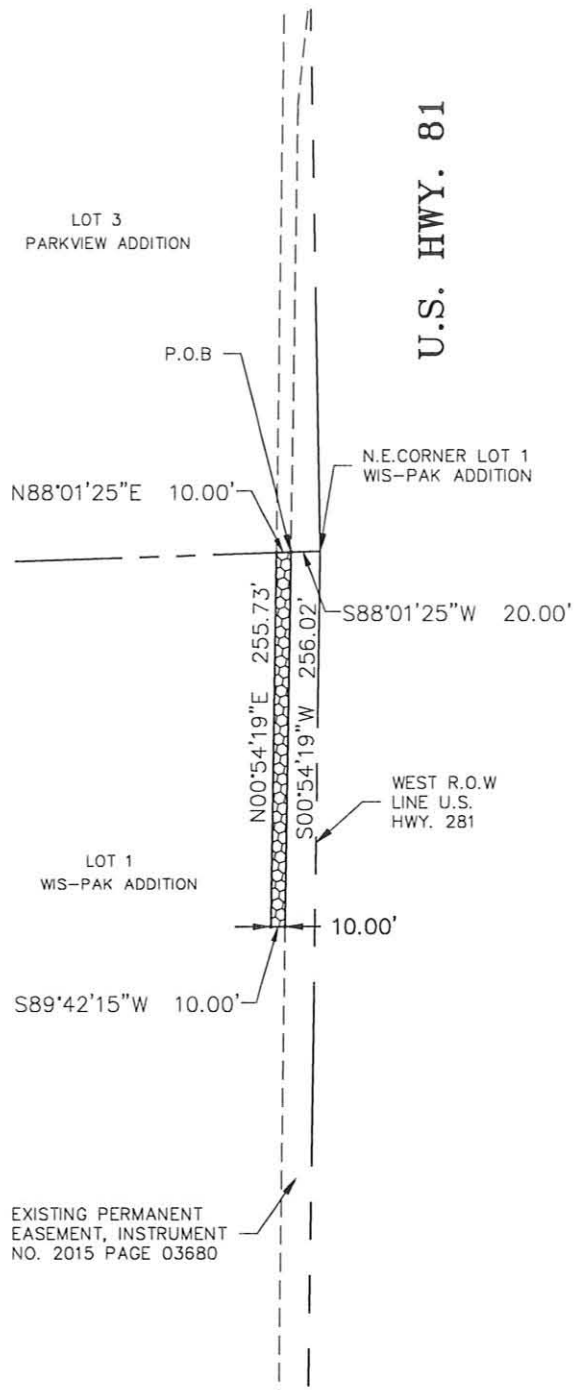
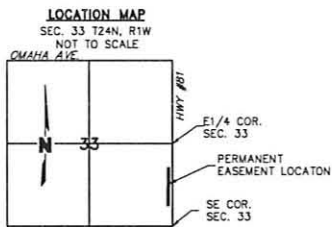
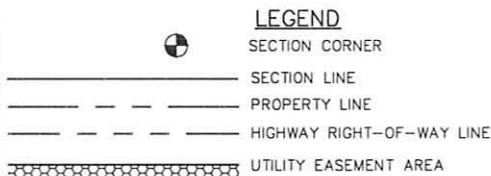
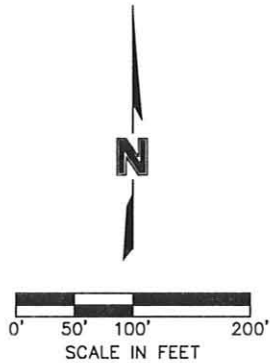
Tax ID No: 590291602

Property address: 1400 Tahazouka Road, Norfolk, NE

PERMANENT UTILITY EASEMENT

CITY OF NORFOLK, MADISON COUNTY, NEBRASKA

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 V_XROW_SPM_72941
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 3D-C-PIPE-HWY81 FM
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 63690_C_Pbase



U.S. HWY. 81

UTILITY EASEMENT DESCRIPTION

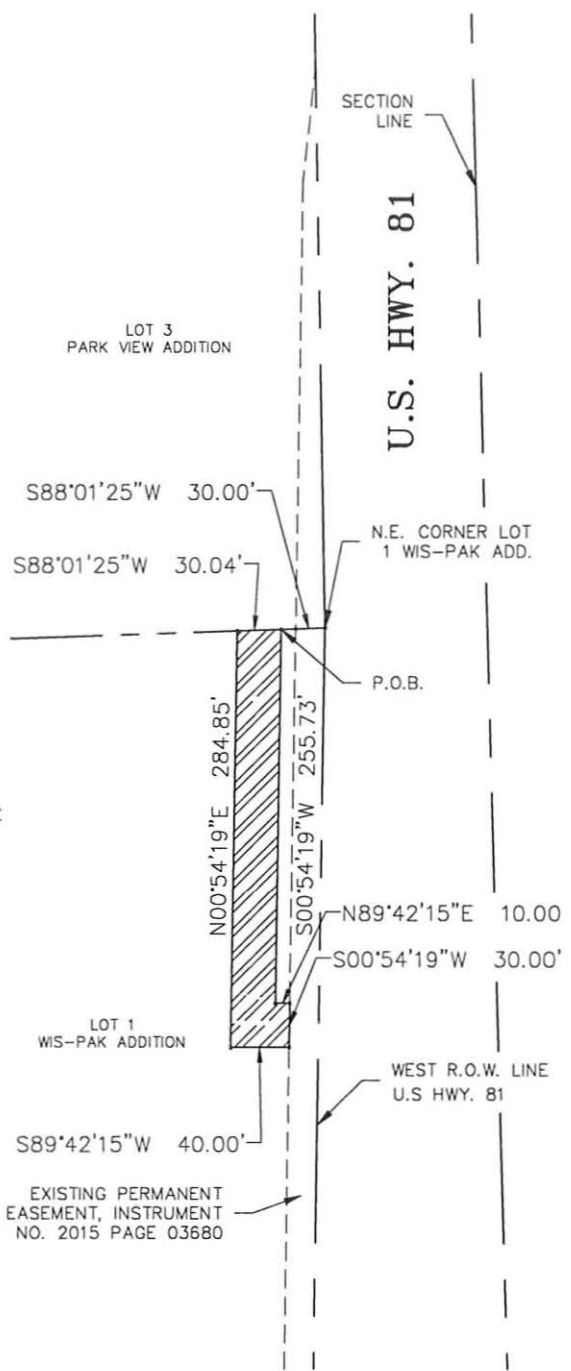
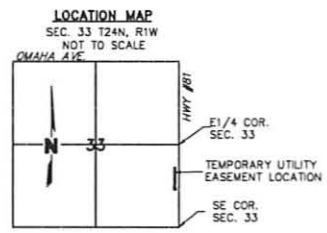
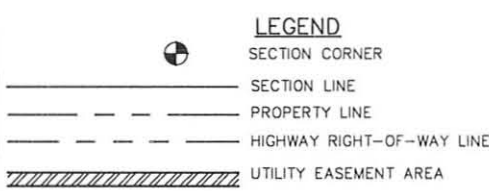
A UTILITY EASEMENT LOCATED IN LOT 1, WIS-PAK ADDITION, TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1. THENCE ON AN ASSUMED BEARING S88°01'25"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF AN EXISTING UTILITY EASEMENT, INSTRUMENT NO. 2015 PAGE 03680 AND NORTH LINE OF SAID LOT 1 AND THE POINT OF BEGINNING: THENCE S00°54'19"W ALONG WEST LINE OF SAID EXISTING UTILITY EASEMENT A DISTANCE OF 256.02 FEET. THENCE S89°42'15"W A DISTANCE OF 10.00 FEET. THENCE N00°54'19"E A DISTANCE OF 255.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1. THENCE N88°01'25"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 2558.76 SQUARE FEET OR 0.058 ACRES MORE OR LESS.

PROJECT NO: 2017-2941	SOUTH WATER MAIN LOUP		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752
DRAWN BY: TW			EXHIBIT
DATE: 12/13/2017			B

TEMPORARY UTILITY EASEMENT

CITY OF NORFOLK, MADISON COUNTY, NEBRASKA

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 USER: jpostler
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 V_XROW_SPM_88_72941
 V_XROW_SPM_72941
 0132364_XTOPO_SP
 3D-C-PIPE-HWY81_FM



TEMPORARY UTILITY EASEMENT DESCRIPTION

A TEMPORARY UTILITY EASEMENT LOCATED IN LOT 1, WIS-PAK ADDITION, CITY OF NORFOLK, MADISON COUNTY NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF LOT 1, THENCE ON AN ASSUMED BEARING S88°01'25"W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°54'19"W A DISTANCE OF 255.73 FEET, THENCE N89°42'15"E A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST R.O.W. OF U.S. HWY. 81. THENCE S00°54'19"W ALONG THE WEST R.O.W. LINE OF U.S. HWY. 81 A DISTANCE OF 30.00 FEET, THENCE S89°42'15"W A DISTANCE OF 40.00 FEET, THENCE N00°54'19"E A DISTANCE OF 284.85 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1. THENCE S88°01'25"W ALONG THE SAID NORTH LINE A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING; SAID TEMPORARY UTILITY EASEMENT CONTAINING A CALCULATED AREA OF 8858.917 SQUARE FEET OR 0.20 ACRES MORE OR LESS.

PROJECT NO: 2017-2941	SOUTH WATER MAIN LOUP		201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752
DRAWN BY: TW			EXHIBIT
DATE: 12/13/2017			C



**AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of April 16, 2018 ("Effective Date") between Norfolk ("Owner") and JEO Consulting Group, Inc. ("Engineer").

Owner's project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

Center Drive Street Concepts ("Project").

JEO Project Number: 180476.00

Owner and Engineer further agree as follows:

ARTICLE 1 - SERVICES OF ENGINEER

1.01 Scope

- A. Engineer shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 - OWNER'S RESPONSIBILITIES

2.01 Owner Responsibilities

- A. Owner responsibilities are outlined in Section 3 of Exhibit B.

ARTICLE 3 - COMPENSATION

3.01 Compensation

- A. Owner shall pay Engineer as set forth in Exhibit A and per the terms in Exhibit B.
- B. The fee for the Project is: \$10,000
- C. The Standard Hourly Rates Schedule shall be adjusted annually (as of approximately January 1st) to reflect equitable changes in the compensation payable to Engineer. The current hourly rate schedule can be provided upon request.

ARTICLE 4 - EXHIBITS AND SPECIAL PROVISIONS

4.01 Exhibits

Exhibit A – Scope of Services
Exhibit B – General Conditions

4.02 Total Agreement

- A. This Agreement (consisting of pages 1 to 2 inclusive, together with the Exhibits identified as included above) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Owner: City of Norfolk, Nebraska

Engineer: JEO Consulting Group, Inc.



By: _____

By: Nathan Boone

Title: _____

Title: Project Manager

Date Signed: _____

Date Signed: 4/9/2018

Address for giving notices:

Address for giving notices:

JEO Consulting Group, Inc.

2700 Fletcher Ave

Lincoln, NE 68504

STATEMENT OF WORK City of Norfolk, NE Center Drive Street Concepts

This project will include high-level conceptual roadway planning services for Center Drive in Norfolk, NE. This work is being conducted by the City as a precursor to a joint renewal effort between the City and local business owners to invest in the area and understand the potential impact to existing right-of-way. The study area generally includes Hwy. 81 from Hwy. 275 to W. Michigan Avenue, Hwy. 275 from S. 20th Street to Hwy. 81, and Center Drive on the north and west side of the Mall between Hwy. 275 and Hwy. 81 in addition to surrounding streets. Major study area intersections include:

- Hwy. 81 and Center Drive/W. Michigan Avenue
- Hwy 81 and Hwy. 275
- Center Drive and W. Michigan Avenue
- Center Drive/S. 18th Street and W. Michigan Avenue
- Center Drive and Hwy. 275
- S. 20th Street and Hwy. 275
- Omaha Avenue and Hwy. 275
- Hwy. 275 with four (4) access drives between Omaha Avenue and Hwy. 81

The scope of services will include the following tasks:

1. Conceptual design alternatives will be developed based on city input to enhance access and circulation to local businesses. This work will include:
 - a. Creation of potential typical sections for Center Drive between Hwy. 81 and Hwy. 275. Renderings will be developed illustrating both plan and typical section views of up to three (3) potential alternatives. Possible geometric and traffic control concepts for the intersections along Center Drive, include signalization, two-way stop-controlled, all-way stop-controlled, or roundabouts. Existing right-of-way will also be reviewed to determine potential acquisition and/or easements necessary for the future improvements.

Deliverable: Alternative intersection and street concepts presented in plan view on aerial base maps, along with typical sections, and two-dimensional or three-dimensional isometric views. A plan view exhibit showing potential right-of-way acquisitions or easements necessary for each of the three (3) alternatives.
2. Project Management and Meeting Attendance – This task will include project management of the JEO project team including adherence to project scope, schedule and budget. Quality Control reviews will also be provided on a regular basis, at key project milestones and prior to submittal of all project deliverables. One (1) project review meeting is anticipated for this scope of services.

Deliverables: Project Management and Quality Control activities.

The proposed services will be completed for an hourly to a maximum fee of \$10,000. A preliminary cost breakdown by task is included in the table below:

Task	Estimated Cost
1. Conceptual Design	\$9,000
2. Project Management and Meeting Attendance	\$1,000
Total Project Cost	\$10,000

These services will be completed within one (1) month of notice to proceed following execution of the agreement.

Items Excluded from Scope:

- Any traffic data collection, analysis, or study.
- Preparation of Conceptual, Preliminary or Final Intersection Improvement, Roadway Design or Pedestrian/Trail Plans, Specifications or Estimates (PS&E package).
- Preparation of Final Wayfinding reviews or plans.
- Stakeholder Outreach meetings.
- Attendance at more than one (1) project review meetings.

Excluded services can be invoiced on a time and materials basis, if needed.

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC

1. SCOPE OF SERVICES: JEO Consulting Group, Inc. (JEO) shall perform the services described in Exhibit A. JEO shall invoice the owner for these services at the fee stated in Exhibit A.

2. ADDITIONAL SERVICES: JEO can perform work beyond the scope of services, as additional services, for a negotiated fee or at fee schedule rates.

3. OWNER RESPONSIBILITIES: The owner shall provide all criteria and full information as to the owner's requirements for the project; designate and identify in writing a person to act with authority on the owner's behalf in respect to all aspects of the project; examine and respond promptly to JEO's submissions; and give prompt written notice to JEO whenever the owner observes or otherwise becomes aware of any defect in work.

Unless otherwise agreed, the owner shall furnish JEO with right-of-access to the site in order to conduct the scope of services. Unless otherwise agreed, the owner shall also secure all necessary permits, approvals, licenses, consents, and property descriptions necessary to the performance of the services hereunder. While JEO shall take reasonable precautions to minimize damage to the property, it is understood by the owner that in the normal course of work some damage may occur, the restoration of which is not a part of this agreement.

4. TIMES FOR RENDERING SERVICES: JEO's services and compensation under this agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Unless specific periods of time or specific dates for providing services are specified in the scope of services, JEO's obligation to render services hereunder shall be for a period which may reasonably be required for the completion of said services.

If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or date are changed through no fault of JEO, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If the owner has requested changes in the scope, extent, or character of the project, the time of performance of JEO's services shall be adjusted equitably.

5. INVOICES: JEO shall submit invoices to the owner monthly for services provided to date and a final bill upon completion of services. Invoices are due and payable within 30 days of receipt. Invoices are considered past due after 30 days. Owner agrees to pay a finance charge on past due invoices at the rate of 1.0% per month, or the maximum rate of interest permitted by law.

If the owner fails to make any payment due to JEO for services and expenses within 30 days after receipt of JEO's statement, JEO may, after giving 7 days' written notice to the owner, suspend services to the owner under this agreement until JEO has been paid in full all amounts due for services, expenses, and charges.

6. STANDARD OF CARE: The standard of care for all services performed or furnished by JEO under the agreement shall be the care and skill ordinarily used by members of JEO's profession practicing under similar circumstances at the same time and in the

same locality. JEO makes no warranties, express or implied, under this agreement or otherwise, in connection with JEO's services.

JEO shall be responsible for the technical accuracy of its services and documents resulting therefrom, and the owner shall not be responsible for discovering deficiencies therein. JEO shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in owner furnished information.

7. REUSE OF DOCUMENTS: Reuse of any materials (including in part plans, specifications, drawings, reports, designs, computations, computer programs, data, estimates, surveys, other work items, etc.) by the owner on a future extension of this project, or any other project without JEO's written authorization shall be at the owner's risk and the owner agrees to indemnify and hold harmless JEO from all claims, damages, and expenses including attorney's fees arising out of such unauthorized use.

8. ELECTRONIC FILES: Copies of Documents that may be relied upon by the owner are limited to the printed copies (also known as hard copies) that are signed or sealed by JEO. Files in electronic media format of text, data, graphics, or of other types that are furnished by JEO to the owner are only for convenience of the owner. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk.

a. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it shall perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 30 day acceptance period shall be corrected by the party delivering the electronic files. JEO shall not be responsible to maintain documents stored in electronic media format after acceptance by the owner.

b. When transferring documents in electronic media format, JEO makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by JEO at the beginning of the project.

c. The owner may make and retain copies of documents for information and reference in connection with use on the project by the owner.

d. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

e. Any verification or adaptation of the documents by JEO for extensions of the project or for any other project shall entitle JEO to further compensation at rates to be agreed upon by the owner and JEO.

9. SUBCONSULTANTS: JEO may employ consultants as JEO deems necessary to assist in the performance of the services. JEO shall not be required to employ any consultant unacceptable to JEO.

10. INDEMNIFICATION: To the fullest extent permitted by law, JEO and the owner shall indemnify and hold each other harmless and their respective officers, directors, partners, employees, and consultants from and against any and all claims, losses, damages, and expenses (including but not limited to all fees and charges of

JEO CONSULTING GROUP INC ■ JEO ARCHITECTURE INC

engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent such claims, losses, damages, or expenses are caused by the indemnifying parties' negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of JEO and the owner, they shall be borne by each party in proportion to its negligence.

11. INSURANCE: JEO shall procure and maintain the following insurance during the performance of services under this agreement:

- a. Workers' Compensation: Statutory
- b. Employer's Liability
 - i. Each Accident: \$500,000
 - ii. Disease, Policy Limit: \$500,000
 - iii. Disease, Each Employee: \$500,000
- c. General Liability
 - i. Each Occurrence (Bodily Injury and Property Damage): \$1,000,000
 - ii. General Aggregate: \$2,000,000
- d. Auto Liability
 - i. Combined Single: \$1,000,000
- e. Excess or Umbrella Liability
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$1,000,000
- f. Professional Liability:
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$2,000,000
- g. All policies of property insurance shall contain provisions to the effect that JEO and JEO's consultants' interests are covered and that in the event of payment of any loss or damage the insurers shall have no rights of recovery against any of the insureds or additional insureds thereunder.
- h. The owner shall require the contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause JEO and JEO's consultants to be listed as additional insured with respect to such liability and other insurance purchased and maintained by the contractor for the project.
- i. The owner shall reimburse JEO for any additional limits or coverages that the owner requires for the project.

12. TERMINATION: This agreement may be terminated by either party upon 7 days prior written notice. In the event of termination, JEO shall be compensated by owner for all services performed up to and including the termination date. The effective date of termination may be set up to thirty (30) days later than otherwise provided to allow JEO to demobilize personnel and equipment from the site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

13. GOVERNING LAW: This agreement is to be governed by the law of the state in which the project is located.

14. SUCCESSORS, ASSIGNS, AND BENEFICIARIES: The owner and JEO each is hereby bound and the partners, successors, executors, administrators and legal representatives of the owner and JEO are hereby bound to the other party to this agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, with respect to all covenants, agreements and obligations of this agreement.

a. Neither the owner nor JEO may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any duty or responsibility under this agreement.

b. Unless expressly provided otherwise in this agreement: Nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by the owner or JEO to any contractor, contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.

c. All duties and responsibilities undertaken pursuant to this agreement shall be for the sole and exclusive benefit of the owner and JEO and not for the benefit of any other party.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding JEO's services.

16. SEVERABILITY: Any provision or part of the agreement held to be void or unenforceable shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the owner and JEO, who agree that the agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. NON-DISCRIMINATION CLAUSE: Pursuant to Neb. Rev. Stat. § 73-102, the parties declare, promise, and warrant that they have and will continue to comply fully with Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C.A § 1985, et seq.) and the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. § 48-1101, et seq., in that there shall be no discrimination against any employee who is employed in the performance of this agreement, or against any applicant for such employment, because of age, color, national origin, race, religion, creed, disability or sex.

18. E-VERIFY: JEO shall register with and use the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986, to determine the work eligibility status of new employees physically performing services within the state where the work shall be performed. Engineer shall require the same of each consultant.



March 27th, 2018
Lyle Lutt
Risk Manager
City of Norfolk
llutt@ci.norfolk.ne.us

State Contract # 14611 OC

• K8A 4 door AWD Explorer/Police Package: \$28,834

- 500A equipment package--included
- 6 speed automatic transmission--included
- Front cloth/bucket seat/rear vinyl--(-\$50)
- Push Bumper lights (vendor installed)--included
- Setina PB400 push bumper (vendor installed)--included
- Driver's side spot light--included
- rear led's--included
- siren speaker:--included
- auxiliary battery:--(-\$450)
- Repair Manual--\$75 per vehicle (1 manual for \$225)
- Delivery of vehicles to Norfolk--\$150 per vehicle

Total price: \$28,559 x 3 vehicles=\$85,677

Bobby Colclasure
Anderson Auto Group
Commercial & Fleet Director
2500 Wildcat Dr Lincoln, NE 68521 Cell - 402 - 617 - 4521
bobbyc@andersonautogroup.com

Because People Matter...
We will serve your needs by always doing what is right.



LINCOLN NORTH
2500 Wildcat Drive
Lincoln, NE 68521
402 458 9800

LINCOLN SOUTH
3201 Yankee Hill Road
Lincoln, NE 68512
402 464 0661
(Opening Fall 2011)

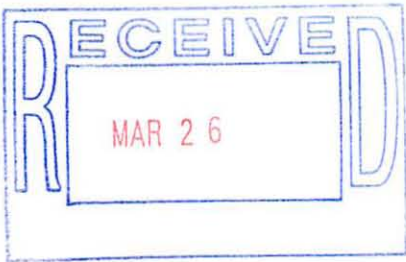
GRAND ISLAND
120 Diers Avenue
Grand Island, NE 68803
308 384 1700


ST. JOSEPH
2207 North Belt Highway
St. Joseph, MO 64506
816 383 8000

SUBDIVISION APPLICATION
FORM A

- 1. Subdivision Name Petersen-Chace Addition
- 2. Subdivision Location 909-1007 Queen City Blvd/1000-1004 No 10th
- 3. Owner's Name GNP Properties, LLC
- 4. Owner's Home Address 507 East Klug Avenue
- 5. Phone #1 (402)-371-3919
Phone #2 (402)-750-4063
Email Address: nikolkay@hotmail.com
- 6. Developer's Name GNP Properties, LLC
- 7. Developer's Address 507 East Klug Avenue
- 8. Engineer Richard C. Johnson Phone (402)-371-1255
- 9. Present use of property Residential
- 10. Desired use of property Residential
- 11. Present Zoning R-3, Multiple Family Residential District
- 12. Legal Description
Lot 3, Springfield's Subdivision and attached

- 13. Area of subject property square feet and/or acres 75,790 Square Feet



Signature of owner
or


Signature of Authorized Agent

LEGAL DESCRIPTIONS

TRACT "2" – Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska AND A PART OF Lot 16, Hutton's Subdivision of Lots 7 & 8 of Braasch's Suburban Lots to Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 16; thence proceeding East, along the North line of said Lot 16, on an assumed bearing of South 89 degrees 53 minutes 40 seconds East, 59.66 ft.; thence South 75 degrees 02 minutes 49 seconds West, 57.50 ft. to a point on the West line of said Lot 16; thence North 15 degrees 22 minutes 05 seconds West, along the West line of said Lot 16, 15.50 ft. to the point of beginning AND A PART OF Lot 3, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Southwest Corner of said Lot 3; thence proceeding East, along the South line of said Lot 3, on an assumed bearing of North 89 degrees 19 minutes 10 seconds East, 11.15 ft.; thence North 20 degrees 01 minutes 00 seconds West, 48.61 ft.; thence South 76 degrees 30 minutes 30 seconds West, 6.94 ft. to a point on the West line of said Lot 3; thence South 15 degrees 28 minutes 46 seconds East, along the West line of said Lot 3, 45.86 ft. to the point of beginning.

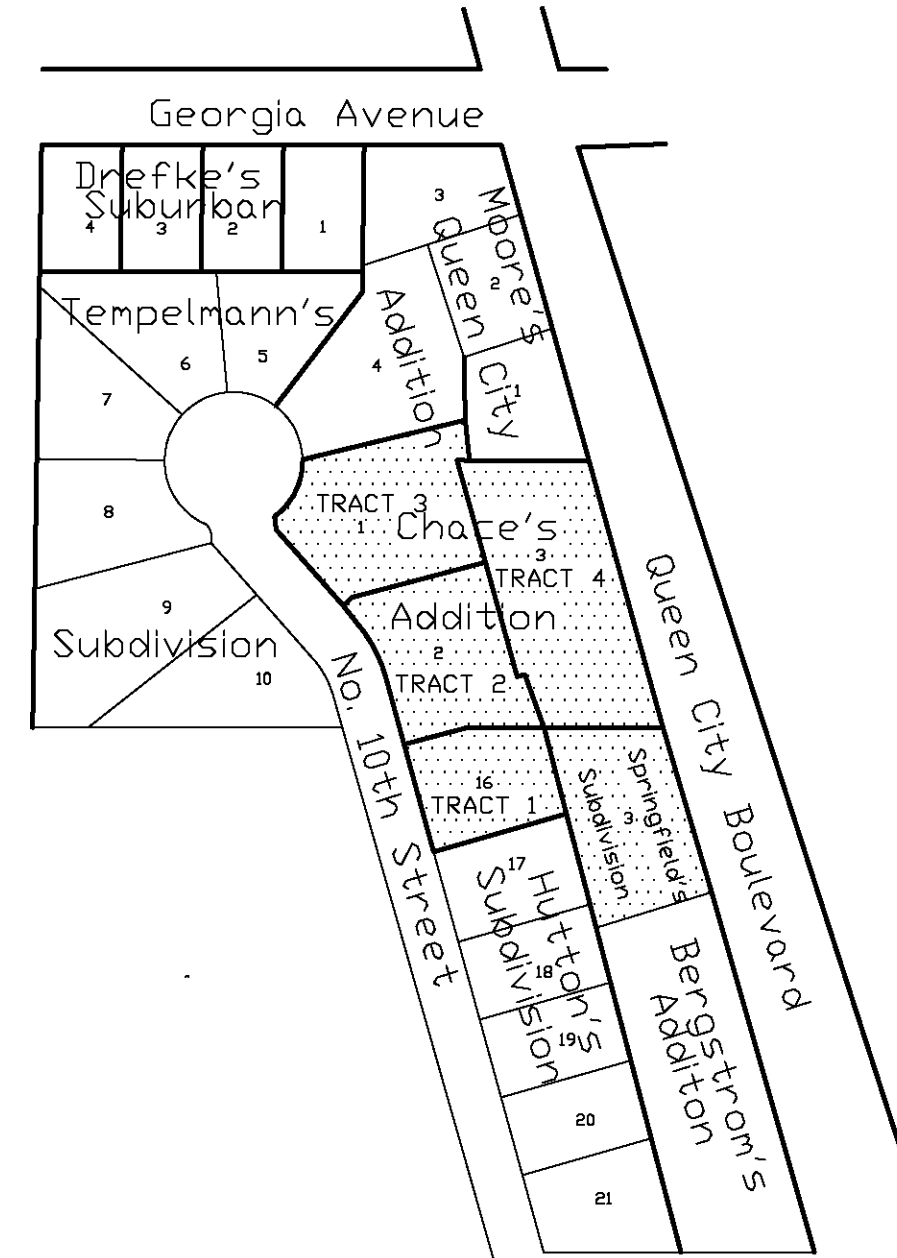
AND LESS A PART OF Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 2; thence proceeding Northeast, along the North line of said Lot 2, on an assumed bearing of North 75 degrees 12 minutes 04 seconds East, 134.96 ft. to the Northeast Corner of said Lot 2; thence South 15 degrees 28 minutes 46 seconds East, along the East line of said Lot 2, 5.23 ft.; thence South 75 degrees 12 minutes 04 seconds West, 120.00 ft.; thence South 44 degrees 53 minutes 41 seconds West, 11.15 ft. to a point on the West line of said Lot 2; thence North 41 degrees 11 minutes 07 seconds West, along the West line of said Lot 2, 12.12 ft. to the point of beginning.

TRACT "3" – Lot 1, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska and a part of Lot 4, Moore's Queen City Addition to the City of Norfolk, Madison County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Lot 4; thence proceeding East, along the South line of said Lot 4, on an assumed bearing of South 89 degrees 41 minutes 29 seconds East, 133.87 ft. to the Northeast Corner of Lot 1 of said Chace's Addition; thence South 89 degrees 51 minutes East, along the South line of said Lot 4, 10.74 ft.; thence North 05 degrees 54 minutes 12 seconds West, 35.00 ft.; thence South 76 degrees 25 minutes 18 seconds West, 145.06 ft. to the point of beginning; AND A PART OF Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 2; thence proceeding Northeast, along the North line of said Lot 2, on an assumed bearing of North 75 degrees 12 minutes 04 seconds East, 134.96 ft. to the Northeast Corner of said Lot 2; thence South 15 degrees 28 minutes 46 seconds East, along the East line of said Lot 2, 5.23 ft.; thence South 75 degrees 12 minutes 04 seconds West, 120.00 ft.; thence South 44 degrees 53 minutes 41 seconds West, 11.15 ft. to a point on the West line of said Lot 2; thence North 41 degrees 11 minutes 07 seconds West, along the West line of said Lot 2, 12.12 ft. to the point of beginning.

TRACT "4" - Lot 3, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska LESS THAT PART described as follows: Beginning at the Southwest Corner of said Lot 3; thence proceeding East, along the South line of said Lot 3, on an assumed bearing of North 89 degrees 19 minutes 10 seconds East, 11.15 ft.; thence North 20 degrees 01 minutes 00 seconds West, 48.61 ft.; thence South 76 degrees 30 minutes 30 seconds West, 6.94 ft. to a point on the West line of said Lot 3; thence South 15 degrees 28 minutes 46 seconds East, along the West line of said Lot 3, 45.86 ft. to the point of beginning.

PETERSEN-CHACE ADDITION

TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA
 CONSISTING OF LOT 3, SPRINGFIELD'S SUBDIVISION AND
 TRACTS 2, 3, AND 4 OF THE LOT BOUNDARY CHANGE
 FILED FOR RECORD IN CABINET 6, PAGE 177A, ALL IN
 THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA



VICINITY SKETCH
 NOT TO SCALE

NOTE: A four (4) foot sidewalk shall be constructed by the owner on the street side on sides of each lot in the addition abutting on a platted street as provided for by Ordinance No. 3780 of the City of Norfolk passed and approved on April 1, 1991.

NOTE: Tracts 2, 3, and 4 are lots of record from the Lot Boundary Change Between Lots 1, 2, and 3, Chace's Addition to the City of Norfolk, Madison County, Nebraska and Lot 16 and Part of Lot 17, Hutton's Subdivision of Lots 7 & 8, Braasch's Suburban Lots to Norfolk, Madison County, Nebraska. Said Lot Boundary Change is filed for record in Plat Cabinet 6, Page 177A (Book 2015, Page 01469) in the Office of the Register of Deeds of Madison County, Nebraska.

NOTE: Platted utility easements shown herein were originally granted on the plats of Chace's Addition and Springfield's Subdivision.

NOTE: Lines between Lots 3 and 4 and between Lots 5 and 6 are the extensions of the center wall lines of the buildings on said lots.

LOT AREAS	STREET ADDRESSES
LOT 1 - 13,200 SQ. FT.	LOT 1 - 909 Queen City Boulevard
LOT 2 - 14,285 SQ. FT.	LOT 2 - 1001 Queen City Boulevard
LOT 3 - 5,948 SQ. FT.	LOT 3 - 1005 Queen City Boulevard
LOT 4 - 6,934 SQ. FT.	LOT 4 - 1007 Queen City Boulevard
LOT 5 - 8,824 SQ. FT.	LOT 5 - 1000 North 10th Street
LOT 6 - 7,378 SQ. FT.	LOT 6 - 1002 North 10th Street
LOT 7 - 19,223 SQ. FT.	LOT 7 - 1004 North 10th Street

TRACT 1:	PARCEL I.D. NO.	S90015397
TRACT 2:	PARCEL I.D. NO.	S90106821
TRACT 3:	PARCEL I.D. NO.	S90292986
	PARCEL I.D. NO.	S90292994
	PARCEL I.D. NO.	S90293001
	PARCEL I.D. NO.	S90293008
	PARCEL I.D. NO.	S90293028
	PARCEL I.D. NO.	S90293048
	PARCEL I.D. NO.	S90293052
	PARCEL I.D. NO.	S90293052
	PARCEL I.D. NO.	S90293053
TRACT 4:	PARCEL I.D. NO.	S90106848

CONSENT OF LIEN HOLDER

WE, MADISON COUNTY BANK, BEING A LIEN HOLDER ON TRACTS 2, 3, AND 4 DESCRIBED HEREIN, DO HEREBY AGREE AND CONSENT TO THE SUBDIVISION OF SAID TRACT OF LAND AS SHOWN ON THE PLAT HEREIN.

MADISON COUNTY BANK

(SIGNATURE)

(PRINTED NAME & TITLE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) S.S.
 COUNTY OF MADISON)

ON THIS ____ DAY OF _____, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME _____ OF MADISON COUNTY BANK, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND HE HAS ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF COLUMBUS BANK & TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE ____ DAY OF _____, 20____, A.D. PRINTED NAME

SURVEYOR'S CERTIFICATE

I, RICHARD C. JOHNSON, REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HAVE DIRECTED AND SUPERVISED THE SURVEY OF THE TRACTS OF LAND DESCRIBED HEREIN.

I HAVE SUBDIVIDED SAID TRACTS OF LAND INTO LOTS 1 THROUGH 6, TO BE HEREINAFTER KNOWN AS PETERSEN-CHACE ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA CONSISTING OF LOT 3, SPRINGFIELD'S SUBDIVISION AND TRACTS 2, 3, AND 4 OF THE LOT BOUNDARY CHANGE FILED FOR RECORD IN CABINET 6 OF PLATS, PAGE 177A, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA.

I CERTIFY THAT THE PLAT HEREIN IS THE ORIGINAL, ACCURATE AND CORRECT PLAT OF SAID PETERSEN-CHACE ADDITION, AND THAT SAID PLAT ACCURATELY AND CORRECTLY REFLECTS ALL OF THE LOTS, BLOCKS, ROADS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS, AND OTHER GROUNDS IN SAID ADDITION, ALL OF WHICH ARE CORRECTLY AND ACCURATELY STAKED OFF AND MARKED AND ARE DESIGNATED AND SHOWN ON THE PLAT HEREIN.

I CERTIFY THAT THE SURVEY AND PLAT WERE MADE AT THE INSTANCE AND REQUEST OF THE OWNERS OF SAID TRACT OF LAND WHO ARE HEREIN NAMED.

I CERTIFY THAT I HAVE EXECUTED THE ABOVE INSTRUMENT THIS ____ DAY OF _____, 2018.

RICHARD C. JOHNSON, L.S. NO. 429

APPROVAL

THE FOREGOING AND WITHIN PLAT, APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED THIS ____ DAY OF _____, 2018.

ATTEST:

ELIZABETH A. DECK, CLERK

JOSH MOENNING, MAYOR

APPROVAL

THE FOREGOING AND WITHIN PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA THIS ____ DAY OF _____, 2018.

DAN SPRAY, CHAIRMAN

OWNERS' CERTIFICATE

WE, AL A. RAJAEI, A SINGLE PERSON, OWNER OF TRACT 1 DESCRIBED HEREIN, AND GNP PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, OWNERS OF TRACTS 2, 3, AND 4 DESCRIBED HEREIN HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACTS OF LAND AS SHOWN HEREIN. SAID TRACTS OF LAND SHALL HEREINAFTER BE KNOWN AS PETERSEN-CHACE ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA CONSISTING OF LOT 3, SPRINGFIELD'S SUBDIVISION AND TRACTS 2, 3, AND 4 OF THE LOT BOUNDARY CHANGE FILED FOR RECORD IN CABINET 6 OF PLATS, PAGE 177A, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA.

WE DO HEREBY PROVIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES OF OVER, UNDER ACROSS, AND THROUGH THE NORTH 5 FEET OF LOT 2, THE SOUTH 5 FEET OF LOT 3, AND THE NORTH 5 FEET OF LOT 6 IN THE ADDITION.

GNP PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

AL A. RAJAEI, A SINGLE PERSON

GARY L. PETERSEN, MEMBER

NIKOL K. PETERSEN, MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) S.S.
 COUNTY OF MADISON)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018 BY AL A. RAJAEI, A SINGLE PERSON.

NOTARY PUBLIC

NOTARY PUBLIC (PRINTED NAME)

MY COMMISSION EXPIRES ON THE ____ DAY OF _____, 20____, A.D.

ACKNOWLEDGEMENT OF NOTARY

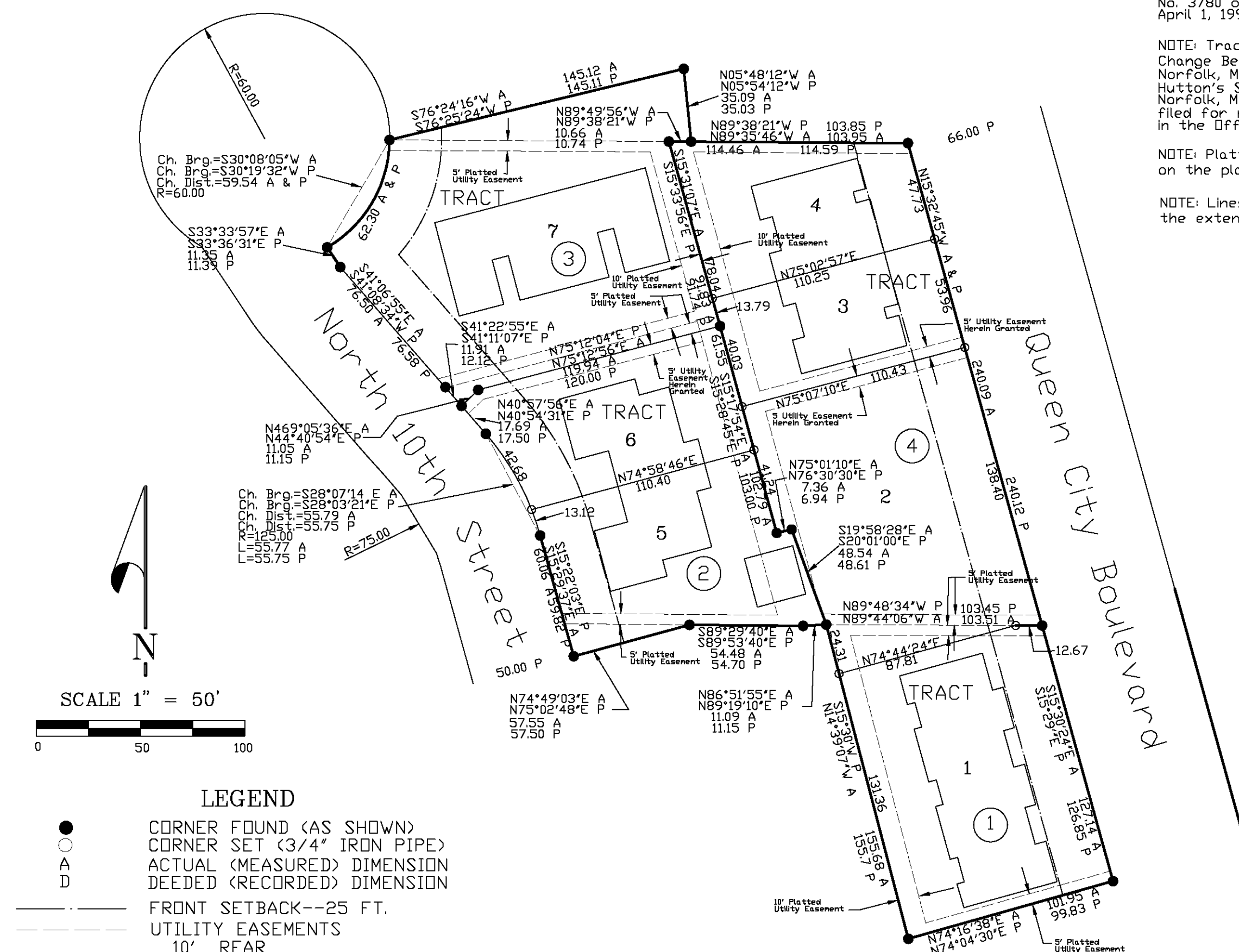
STATE OF NEBRASKA)
) S.S.
 COUNTY OF MADISON)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018 BY GARY L. PETERSEN AND NIKOL K. PETERSEN, MEMBERS OF GNP PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

NOTARY PUBLIC (PRINTED NAME)

MY COMMISSION EXPIRES ON THE ____ DAY OF _____, 20____, A.D.



SCALE 1" = 50'

LEGEND

- CORNER FOUND (AS SHOWN)
- CORNER SET (3/4" IRON PIPE)
- A ACTUAL (MEASURED) DIMENSION
- D DEEDED (RECORDED) DIMENSION
- FRONT SETBACK--25 FT.
- UTILITY EASEMENTS
- 10' REAR
- 5' SIDE

LEGAL DESCRIPTIONS

TRACT 1: LOT 3, SPRINGFIELD'S SUBDIVISION, A PLATTED ADDITION TO THE CITY OF NORFOLK, IN MADISON COUNTY, NEBRASKA.

TRACT 2: LOT 2, CHACE'S ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A REPLAT OF LOTS 1 THROUGH 3, TEMPELMANN'S SUBDIVISION OF BRAASCH'S SUBURBAN LOTS 9 AND 10 AND LOT 2, SPRINGFIELD'S SUBDIVISION, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA AND A PART OF LOT 16, HUTTON'S SUBDIVISION OF LOTS 7 AND 8 OF BRAASCH'S SUBURBAN LOTS TO NORFOLK, MADISON COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE PROCEEDING EAST, ALONG THE NORTH LINE OF SAID LOT 16, ON AN ASSUMED BEARING OF S89°53'40"E, 59.66 FEET; THENCE S75°02'49"W, 57.50 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16; THENCE N15°22'05"W, ALONG THE WEST LINE OF SAID LOT 16, 15.50 FEET TO THE POINT OF BEGINNING; AND A PART OF LOT 3, CHACE'S ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A REPLAT OF LOTS 1 THROUGH 3, TEMPELMANN'S SUBDIVISION OF BRAASCH'S SUBURBAN LOTS 9 AND 10, AND LOT 2, SPRINGFIELD'S SUBDIVISION, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE PROCEEDING EAST, ALONG THE SOUTH LINE OF SAID LOT 2, ON AN ASSUMED BEARING OF N89°19'10"E, 11.15 FEET; THENCE N20°01'00"W, 48.61 FEET; THENCE S76°30'30"W, 6.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE S15°28'46"E, ALONG THE WEST LINE OF SAID LOT 3, 45.86 FEET TO THE POINT OF BEGINNING; AND LESS A PART OF LOT 2, CHACE'S ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A REPLAT OF LOTS 1 THROUGH 3, TEMPELMANN'S SUBDIVISION OF BRAASCH'S SUBURBAN LOTS 9 AND 10 AND LOT 2, SPRINGFIELD'S SUBDIVISION, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE PROCEEDING NORTHEAST, ALONG THE NORTH LINE OF SAID LOT 2, ON AN ASSUMED BEARING OF N75°12'04"E, 134.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S15°28'46"E, ALONG THE EAST LINE OF SAID LOT 2, 5.23 FEET; THENCE S75°12'04"W, 12.00 FEET; THENCE S44°53'41"W, 11.15 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE N41°11'07"W, ALONG THE WEST LINE OF SAID LOT 2, 12.12 FEET TO THE POINT OF BEGINNING.

TRACT 3: LOT 1, CHACE'S ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A REPLAT OF LOTS 1 THROUGH 3, TEMPELMANN'S SUBDIVISION OF BRAASCH'S SUBURBAN LOTS 9 AND 10 AND LOT 2, SPRINGFIELD'S SUBDIVISION, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA AND A PART OF LOT 16, HUTTON'S SUBDIVISION OF LOTS 7 AND 8 OF BRAASCH'S SUBURBAN LOTS TO NORFOLK, MADISON COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE PROCEEDING EAST, ALONG THE SOUTH LINE OF SAID LOT 4, ON AN ASSUMED BEARING OF S89°41'28"E, 133.87 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CHACE'S ADDITION; THENCE S89°51"E, ALONG THE SOUTH LINE OF SAID LOT 4, 10.74 FEET; THENCE N85°54'12"W, 35.00 FEET; THENCE S76°29'18"W, 45.86 FEET TO THE POINT OF BEGINNING; AND A PART OF LOT 2, CHACE'S ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A REPLAT OF LOTS 1 THROUGH 3, TEMPELMANN'S SUBDIVISION OF BRAASCH'S SUBURBAN LOTS 9 AND 10 AND LOT 2, SPRINGFIELD'S SUBDIVISION, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE PROCEEDING NORTHEAST, ALONG THE NORTH LINE OF SAID LOT 2, ON AN ASSUMED BEARING OF N75°12'04"E, 134.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S15°28'46"E, ALONG THE EAST LINE OF SAID LOT 2, 5.23 FEET; THENCE S75°12'04"W, 12.00 FEET; THENCE S44°53'41"W, 11.15 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE N41°11'07"W, ALONG THE WEST LINE OF SAID LOT 2, 12.12 FEET TO THE POINT OF BEGINNING.

TRACT 4: LOT 1, CHACE'S ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A REPLAT OF LOTS 1 THROUGH 3, TEMPELMANN'S SUBDIVISION OF BRAASCH'S SUBURBAN LOTS 9 AND 10 AND LOT 2, SPRINGFIELD'S SUBDIVISION, ALL IN THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA AND A PART OF LOT 16, HUTTON'S SUBDIVISION OF LOTS 7 AND 8 OF BRAASCH'S SUBURBAN LOTS TO NORFOLK, MADISON COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE PROCEEDING EAST, ALONG THE SOUTH LINE OF SAID LOT 3, ON AN ASSUMED BEARING OF N89°19'10"E, 11.15 FEET; THENCE N20°01'00"W, 48.61 FEET; THENCE S76°30'30"W, 6.94 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE S15°28'46"E, ALONG THE WEST LINE OF SAID LOT 3, 45.86 FEET TO THE POINT OF BEGINNING.

City of Norfolk
309 North 5th Street
Norfolk, Nebraska 68701

SUBDIVISION AGREEMENT
PETERSEN-CHACE ADDITION,
to the City of Norfolk, Madison County, Nebraska,
Consisting of Lot 3, Springfield's Subdivision and
Tracts 2, 3, and 4 of the Lot Boundary Change
Filed for Record in Cabinet 5, Page 177A, all in the
City of Norfolk, Madison County, Nebraska

This agreement is made and entered into this _____ day of _____, 2018 by and between the **City of Norfolk, Nebraska**, a municipal corporation, hereinafter referred to as the "**the City**" and **GNP Properties, L.L.C.**, a Nebraska Limited Liability Company, hereinafter referred to as "**the Developers**" and Al A. Rajaei, a single person, hereinafter referred to as "**the Owner.**"

WHEREAS, the Developers are the Owners of certain property situated within the corporate limits of the City of Norfolk, Madison County, Nebraska and legally described as follows:

TRACT "2" – Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska AND A PART OF Lot 16, Hutton's Subdivision of Lots 7 & 8 of Braasch's Suburban Lots to Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 16; thence proceeding East, along the North line of said Lot 16, on an assumed bearing of South 89 degrees 53 minutes 40 seconds East, 59.66 ft; thence South 75 degrees 02 minutes 49 seconds West, 57.50 ft. to a point on the West line of said Lot 16; thence North 15 degrees 22 minutes 05 seconds West, along the West line of said Lot 16, 15.50 ft. to the point of beginning AND

A PART OF Lot 3, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Southwest Corner of said Lot 3; thence proceeding East, along the South line of said Lot 3, on an assumed bearing of North 89 degrees 19 minutes 10 seconds East, 11.15 ft.; thence North 20 degrees 01 minutes 00 seconds West, 48.61 ft.; thence South 76 degrees 30 minutes 30 seconds West, 6.94 ft. to a point on the West line of said Lot 3; thence South 15 degrees 28 minutes 46 seconds East, along the West line of said Lot 3, 45.86 ft. to the point of beginning.

AND LESS A PART OF Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 2; thence proceeding Northeast, along the North line of said Lot 2, on an assumed bearing of North 75 degrees 12 minutes 04 seconds East, 134.96 ft. to the Northeast Corner of said Lot 2; thence South 15 degrees 28 minutes 46 seconds East, along the East line of said Lot 2, 5.23 ft.; thence South 75 degrees 12 minutes 04 seconds West, 120.00 ft.; thence South 44 degrees 53 minutes 41 seconds West, 11.15 ft. to a point on the West line of said Lot 2; thence North 41 degrees 11 minutes 07 seconds West, along the West line of said Lot 2, 12.12 ft. to the point of beginning.

TRACT "3" – *Lot 1, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska and a part of Lot 4, Moore's Queen City Addition to the City of Norfolk, Madison County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Lot 4; thence proceeding East, along the South line of said Lot 4, on an assumed bearing of South 89 degrees 41 minutes 29 seconds East, 133.87 ft. to the Northeast Corner of Lot 1 of said Chace's Addition; thence South 89 degrees 51 minutes East, along the South line of said Lot 4, 10.74 ft.; thence North 05 degrees 54 minutes 12 seconds West, 35.00 ft.; thence South 76 degrees 25 minutes 18 seconds West, 145.06 ft. to the point of beginning; AND A PART OF Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 2; thence proceeding Northeast, along the North line of said Lot 2, on an assumed bearing of North 75 degrees 12 minutes 04 seconds East, 134.96 ft. to the Northeast Corner of said Lot 2; thence South 15 degrees 28 minutes 46 seconds East, along the East line of said Lot 2, 5.23 ft.; thence South 75 degrees 12 minutes 04 seconds West, 120.00 ft.; thence South 44 degrees 53 minutes 41 seconds West, 11.15 ft. to a point on the West line of said Lot 2; thence North 41 degrees 11 minutes 07 seconds West, along the West line of said Lot 2, 12.12 ft. to the point of beginning.*

TRACT "4" - Lot 3, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska LESS THAT PART described as follows: Beginning at the Southwest Corner of said Lot 3; thence proceeding East, along the South line of said Lot 3, on an assumed bearing of North 89 degrees 19 minutes 10 seconds East, 11.15 ft.; thence North 20 degrees 01 minutes 00 seconds West, 48.61 ft.; thence South 76 degrees 30 minutes 30 seconds West, 6.94 ft. to a point on the West line of said Lot 3; thence South 15 degrees 28 minutes 46 seconds East, along the West line of said Lot 3, 45.86 ft. to the point of beginning.

WHEREAS, the Owner is the Owner of certain property situated within the corporate limits of the City of Norfolk, Madison County, Nebraska and legally described as follows:

Lot 3, Springfield's Subdivision, a platted addition to the City of Norfolk, Madison County, Nebraska

WHEREAS, the Developers wish to plat said property and hereby submit to the City as provided by law, an accurate subdivision plat of the addition to be known as **PETERSEN-CHACE ADDITION**, to the City of Norfolk, Madison County, Nebraska, Consisting of Lot 3, Springfield's Subdivision and Tracts 2, 3, and 4 of the Lot Boundary Change Filed for Record in Cabinet 5, Page 177A, all in the City of Norfolk, Madison County, Nebraska

WHEREAS, new subdivisions are subject to certain required minimum improvements as specified by City Ordinances, and

IT IS THEREFORE AGREED by the parties contained herein as follows:

GENERAL CONDITIONS:

1. GRADING: The parties agree that the addition has been graded. The City agrees, that because the addition consists of lots of record which were in place, Post Construction Best Management Practices (BMP) for the addition, as required by Section 26-190(a)(i) of the Norfolk City Code, will not be required.

2. SANITARY SEWER: The parties agree that sanitary sewer mains necessary to serve all lots in the addition are in place at this time and that all lots in the addition, except Lot 2 are connected to said sanitary sewer mains. At the time of development of said Lot 2, sanitary sewer service will be provided by connection to the existing sanitary sewer main on Queen City Boulevard. There will be no cost to the City for connection to the existing sanitary sewer main.

3. WATER SUPPLY: The parties agree that water mains necessary to serve all lots in the addition are in place at this time and that all lots in the addition, except Lot 2 are connected to said water mains. At the time of development of said Lot 2, water service will be provided by connection to the existing water main on Queen City Boulevard. There will be no cost to the City for connection to the existing water main.

4. STREET IMPROVEMENTS: The parties agree that no new street improvements are necessary as a result of the platting of the addition.

5. STREET SIGNS: The parties agree that no new street signs are necessary as a result of the platting of the addition.

6. ESTIMATED DATES OF COMPLETION: The estimated dates of completion for the above described improvements are as follows:

- Grading—Completed
- Sanitary Sewer—Completed
- Water—Completed
- Paving—Completed

MISCELLANEOUS:

1. The Developers agree to pay all interest and principal on any special assessments levied by the City on the property being so subdivided as same shall become due until such time as the property is sold. At the time any lot is conveyed to a third party, any special assessments remaining unpaid against said property being transferred shall be paid in full at the time of closing of the conveyance of said lot at which time the City will release the Developers from any future obligations, assessments, or special assessments against said lot. If the Developers fail to keep special assessments current, the City may seek to collect the amount not paid by any remedy at law or in equity.

2. The Developers agree to hold the City of Norfolk harmless from any liability and claims arising out of and relative to the development of this subdivision, to and including, but not limited to, the determination of wetlands as defined in the Federal Clean Water Act and the Water Quality permits required by the Nebraska Department of Environmental Quality.

3. The parties agree that building permits and occupancy permits for lots in this subdivision may be issued with the proposed infrastructure in place, if applicable. The Developers further agree to specifically comply with Section 23-45(j)-3 of the Norfolk City Code which states that:

"Forty-eight (48) hours' notice shall be given to the City Engineer prior to the start of construction on any improvements. The Developer's Engineer shall provide the City with a signed certification, assuring that improvements have been installed in accordance with the approved plans and specifications."

4. The Developers agree to keep the public Right-of-way free from accumulation of water, waste material, weeds or rubbish, and to maintain the finished street surfaces free from dirt caused during development of the subdivision.

5. The Owners enter into this agreement only to show that they have been made aware of the terms and conditions of said agreement. The Owners shall have no specific duties as a result of this agreement except duties which they agree to in writing.

6. This agreement, and the terms and duties set forth herein, shall run with the land and shall be binding upon the parties hereto, their successors in interest in the real estate described herein, their heirs, personal representatives, and assigns.

CITY OF NORFOLK,
A Municipal Corporation

THE DEVELOPERS
GNP Properties, L.L.C.,
A Nebraska Limited Liability Company

Josh Moenning, Mayor

Gary L. Petersen, Member

Attest:

Elizabeth A. Deck, City Clerk

Nikol K. Petersen, Member

THE OWNER

..

Al A. Rajae, a Single Person

Approved as to form: _____
Clint Schukei, City Attorney

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) s.s.
COUNTY OF MADISON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Josh Moenning, Mayor and Elizabeth A. Deck, City Clerk on behalf of the City of Norfolk, Nebraska, a Municipal Corporation.

Notary Public

Notary Public (Printed Name)

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) s.s.
COUNTY OF MADISON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Gary L. Petersen and Nikol K. Petersen, members of GNP Properties, L.L.C., a Nebraska Limited Liability Company.

Notary Public

Notary Public (Printed Name)

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) s.s.
COUNTY OF MADISON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Al A. Rajaei, a Single Person.

Notary Public

Notary Public (Printed Name)

April 3, 2018

Honorable Mayor
and
City Council

Dear Mayor and Council:

On April 3, 2018 the Norfolk Planning Commission reviewed the final plat of Petersen-Chace Addition.

All items required for the final plat approval have been submitted and the accompanying subdivision agreement has been reviewed by the City Engineer.

The Planning Commission recommends approval of the final plat with a vote of 8-0.

Sincerely,



Dan Spray, Vice-Chair
Norfolk Planning Commission

City of Norfolk, 309 N. 5th Street, Norfolk, Nebraska 68701

RESOLUTION NO. 2018- 21

WHEREAS, the following described real property is located within the City of Norfolk or within the extraterritorial area in which the City exercises zoning jurisdiction, to wit:

TRACT "2" – Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska AND A PART OF Lot 16, Hutton's Subdivision of Lots 7 & 8 of Braasch's Suburban Lots to Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 16; thence proceeding East, along the North line of said Lot 16, on an assumed bearing of South 89 degrees 53 minutes 40 seconds East, 59.66 ft; thence South 75 degrees 02 minutes 49 seconds West, 57.50 ft. to a point on the West line of said Lot 16; thence North 15 degrees 22 minutes 05 seconds West, along the West line of said Lot 16, 15.50 ft. to the point of beginning AND A PART OF Lot 3, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Southwest Corner of said Lot 3; thence proceeding East, along the South line of said Lot 3, on an assumed bearing of North 89 degrees 19 minutes 10 seconds East, 11.15 ft.; thence North 20 degrees 01 minutes 00 seconds West, 48.61 ft.; thence South 76 degrees 30 minutes 30 seconds West, 6.94 ft. to a point on the West line of said Lot 3; thence South 15 degrees 28 minutes 46 seconds East, along the West line of said Lot 3, 45.86 ft. to the point of beginning.

AND LESS A PART OF Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 2; thence proceeding Northeast, along the North line of said Lot 2, on an assumed bearing of North 75 degrees 12 minutes 04 seconds East, 134.96 ft. to the Northeast Corner of said Lot 2; thence South 15 degrees 28 minutes 46 seconds East, along the East line of said Lot 2, 5.23 ft.; thence South 75 degrees 12 minutes 04 seconds West, 120.00 ft.; thence South 44 degrees 53 minutes 41 seconds West, 11.15 ft. to a point on the West line of said Lot 2; thence North 41 degrees 11 minutes 07 seconds West, along the West line of said Lot 2, 12.12 ft. to the point of beginning.

TRACT "3" – Lot 1, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska and a part of Lot 4, Moore's Queen City Addition to the City of Norfolk, Madison County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of said Lot 4; thence proceeding East, along the South line of said Lot 4, on an assumed bearing of South 89 degrees 41 minutes 29 seconds East, 133.87 ft. to the Northeast Corner of Lot 1 of said Chace's Addition; thence South 89 degrees 51 minutes East, along the South line of said Lot 4, 10.74 ft.; thence North 05 degrees 54 minutes 12 seconds West, 35.00 ft.; thence South 76 degrees 25 minutes 18

seconds West, 145.06 ft. to the point of beginning; AND A PART OF Lot 2, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska described as follows: Beginning at the Northwest Corner of said Lot 2; thence proceeding Northeast, along the North line of said Lot 2, on an assumed bearing of North 75 degrees 12 minutes 04 seconds East, 134.96 ft. to the Northeast Corner of said Lot 2; thence South 15 degrees 28 minutes 46 seconds East, along the East line of said Lot 2, 5.23 ft.; thence South 75 degrees 12 minutes 04 seconds West, 120.00 ft.; thence South 44 degrees 53 minutes 41 seconds West, 11.15 ft. to a point on the West line of said Lot 2; thence North 41 degrees 11 minutes 07 seconds West, along the West line of said Lot 2, 12.12 ft. to the point of beginning.

TRACT "4" - Lot 3, Chace's Addition to the City of Norfolk, Madison County, Nebraska, a Replat of Lots 1 through 3, Tempelmann's Subdivision of Braasch's Suburban Lots 9 and 10 and Lot 2, Springfield's Subdivision, all in the City of Norfolk, Madison County, Nebraska LESS THAT PART described as follows: Beginning at the Southwest Corner of said Lot 3; thence proceeding East, along the South line of said Lot 3, on an assumed bearing of North 89 degrees 19 minutes 10 seconds East, 11.15 ft.; thence North 20 degrees 01 minutes 00 seconds West, 48.61 ft.; thence South 76 degrees 30 minutes 30 seconds West, 6.94 ft. to a point on the West line of said Lot 3; thence South 15 degrees 28 minutes 46 seconds East, along the West line of said Lot 3, 45.86 ft. to the point of beginning..

WHEREAS, said property is owned by GNP Properties, L.L.C., a Nebraska Limited Liability Company and Al A. Rajae, a single person; and

WHEREAS, the owners of the above described property are desirous of platting the property pursuant to the laws of the State of Nebraska and the City of Norfolk; and

WHEREAS, a plat and subdivision agreement have been prepared in anticipation of platting the above described property.

NOW, THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Norfolk, Nebraska, hereby adopt the following Resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Norfolk, Nebraska, that the final plat of PETERSEN-CHACE ADDITION, consisting of Lot 3, Springfield's Subdivision and Tracts 2, 3, and 4 of the Lot Boundary Change filed for record in Cabinet 5, Page 177A, all in the City of Norfolk, Madison County, Nebraska, and its accompanying subdivision agreement, duly made, acknowledged and certified, be and the same are hereby approved and ordered filed and recorded in the office of the Register of Deeds of Madison County, Nebraska.

BE IT FURTHER RESOLVED that the above described property shall hereinafter be legally described as set forth and depicted on the final plat being approved hereunder.

PASSED AND APPROVED this _____ day of _____, 2018.

ATTEST:

Josh Moenning, Mayor

Elizabeth A. Deck, City Clerk

Approved as to form: _____
Clint Schukei, City Attorney

SUBDIVISION APPLICATION
FORM A

1. Subdivision Name NIGHTCAP ADDITION
2. Subdivision Location SE CORNER OF OMAHA AVE & SOUTH 13TH STREET
3. Owner's Name OBAN GROUP INC (ATTN DUANE D PETERSON)
4. Owner's Home Address 750 BOONE AVE NORTH MINNEAPOLIS, MN 55427
5. Phone #1 _____
- Phone #2 _____
- Email Address: duane@pbzcpa.com
6. Developer's Name NORFOLK EXTENDED LODGING LLC
7. Developer's Address 5600 S 59TH ST, SUITE 201 LINCOLN, NE 68506
8. Engineer E & A CONSULTING GROUP, INC
ATTN: RICK ONNEN Phone (402)-420-7217
9. Present use of property VACANT
10. Desired use of property COMMERICAL
11. Present Zoning I-1
12. Legal Description
LOT 2, OBAN'S CYHAWK ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA.
13. Area of subject property square feet and/or acres 4.584 AC

Signature of owner

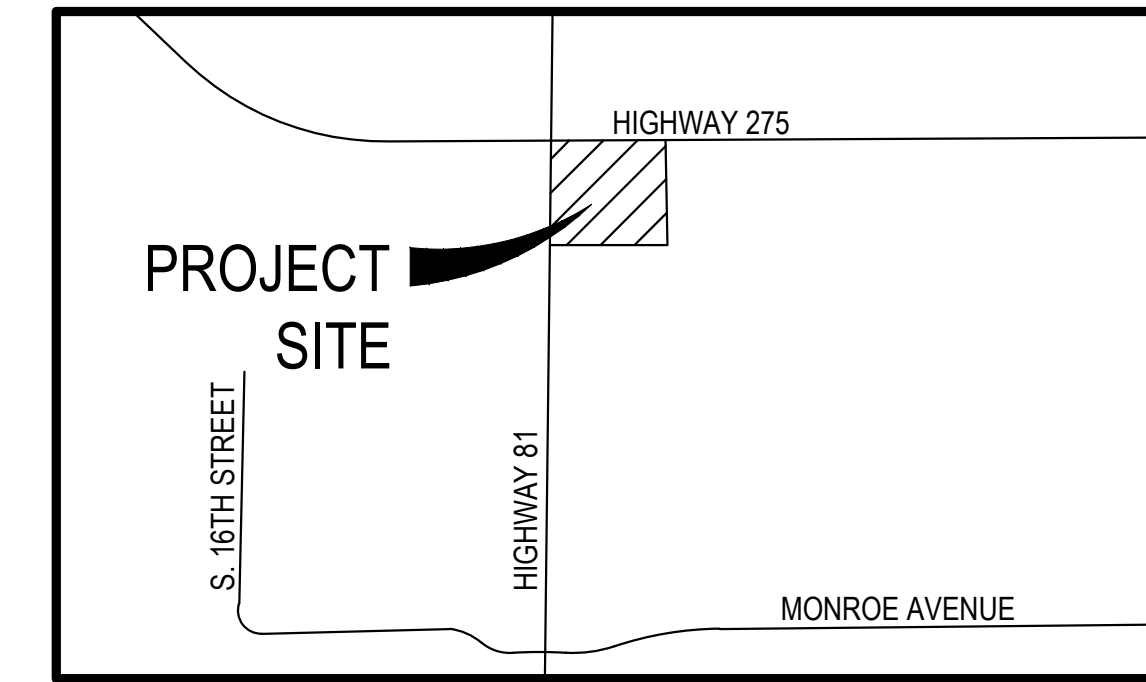
or



Signature of Authorized Agent

NIGHTCAP ADDITION

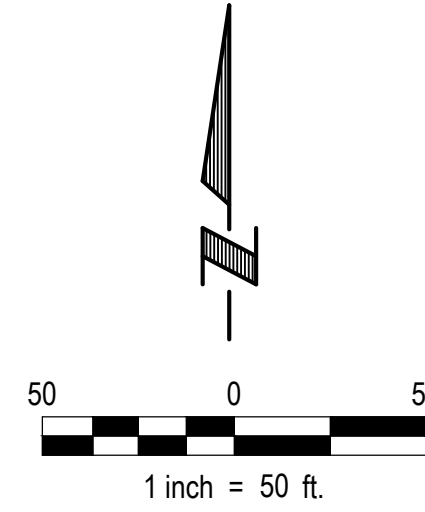
LOTS 1 & 2 INCLUSIVE & OUTLOT "A"
 A TRACT OF LAND BEING A REPLATTING OF LOT 2, OBAN'S CYHAWK ADDITION, A SUBDIVISION LOCATED IN PART NW1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA.
 PARCEL NUMBER: 590305104



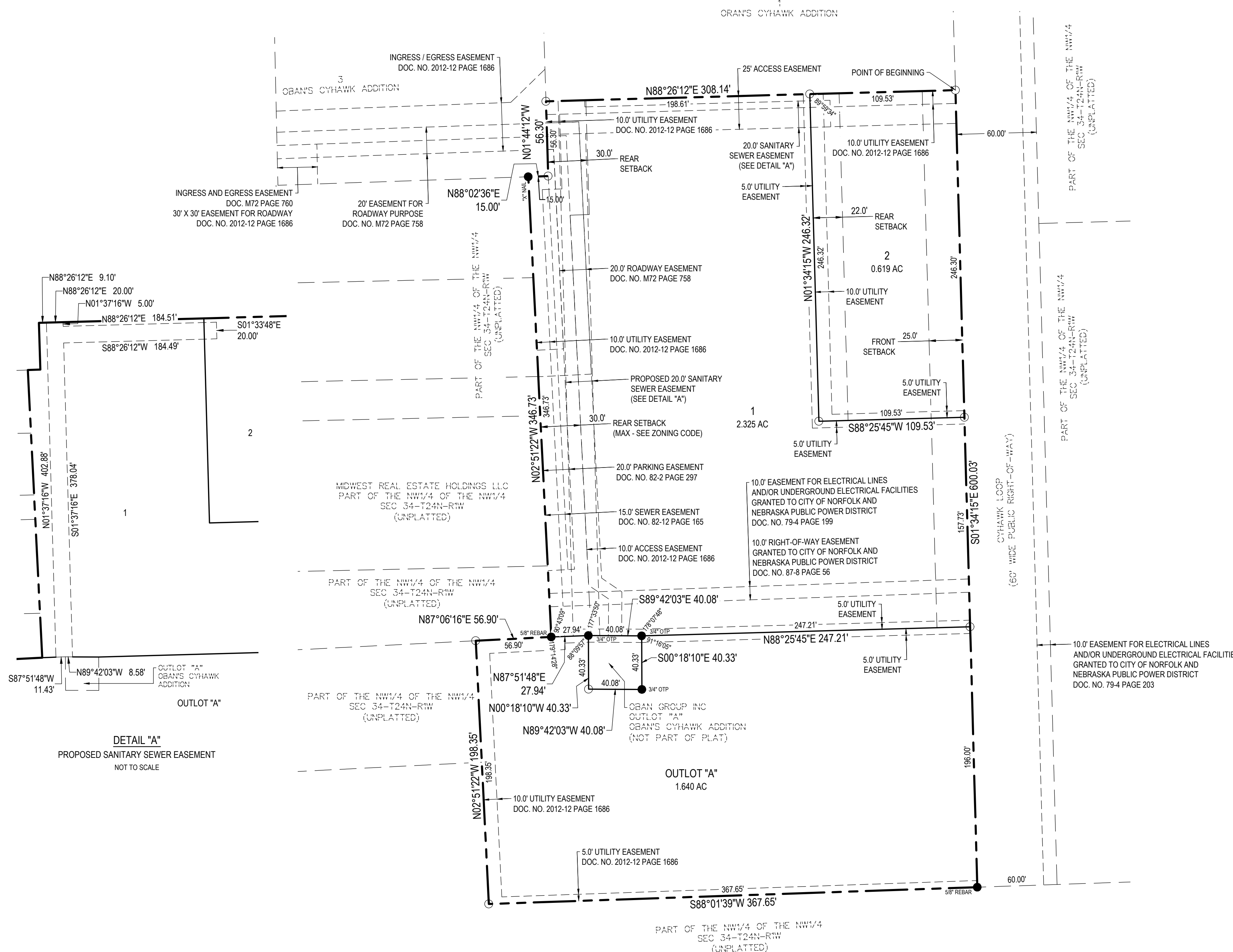
VICINITY MAP

LEGEND

- 5/8" REBAR SET
- PINS FOUND (AS NOTED)
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - AREA OF DETAIL



LOT AREAS	STREET ADDRESS
1 101,267 SQ. FT.	1308 CYHAWK LOOP
2 26,979 SQ. FT.	1302 CYHAWK LOOP
OUTLOT "A" 71,438 SQ. FT.	1314 CYHAWK LOOP



DETAIL "A"
 PROPOSED SANITARY SEWER EASEMENT
 NOT TO SCALE

DEDICATION & WAIVER

WE, OBAN GROUP, INC., A MINNESOTA CORPORATION, ARE THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND WE HAVE CAUSED TO BE MADE A SURVEY AND PLAT OF SAID TRACT OF LAND AS SHOWN HEREIN. SAID TRACT OF LAND SHALL HEREINAFTER BE KNOWN NIGHTCAP ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A TRACT OF LAND BEING A REPLATTING OF LOT 2, OBAN'S CYHAWK ADDITION, A SUBDIVISION LOCATED IN PART NW1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA. WE DO HEREBY DEDICATE THE STREETS, AVENUES, DRIVES, ROADS, AND PUBLIC GROUNDS DESIGNATED UPON AND REFERRED TO ON THE PLAT TO THE USE AND BENEFIT OF THE PUBLIC.

WE FURTHER DECLARE THAT LOT 1 MAY BE RESPONSIBLE FOR THE COST OF REPAIRS, MAINTENANCE, TAXES AND INSURANCE FOR POST CONSTRUCTION BEST MANAGEMENT PRACTICES AND THAT SUCH OBLIGATION OF THE DESIGNED LOTS SHALL RUN WITH THE LAND.

WE DO HEREBY PROVIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES OF 5 FEET ALONG THE SIDE LOT LINE AND 10 FEET ALONG THE REAR LINE OF EACH LOT IN THE ADDITION AS SHOWN ON THE PLAT HEREIN.

THE 25 FEET ACCESS EASEMENT ALONG THE NORTH BOUNDARY OF LOT 1 AND LOT 2 IS DEDICATED TO THE OWNER OF LOT 1, OBAN'S CYHAWK ADDITION FOR THE PURPOSES OF COMMON PARKING, INGRESS AND EGRESS.

WE, OBAN GROUP, INC., A MINNESOTA CORPORATION, ARE OWNERS OF THE REAL ESTATE DESCRIBED HEREON AND HEREBY WAIVER ANY RIGHT TO CLAIMS AS A RESULT OF DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATIONS OF THE SURFACE.

DATED THIS _____ DAY OF _____, 20____.

OBAN GROUP, INC., A MINNESOTA CORPORATION

DUANE D. PETERSON, PRESIDENT DATE _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DUANE D. PETERSON, PRESIDENT OF OBAN GROUP, INC., A MINNESOTA CORPORATION, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____

ACCEPTANCE BY NORFOLK CITY COUNCIL

THE FOREGOING AND WITHIN PLAT APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED ON THIS _____ DAY _____, 20____.

JOSH MOENNING, MAYOR

ATTEST _____
 ELIZABETH DECK, CITY CLERK

ACCEPTANCE BY NORFOLK PLANNING COMMISSION

THE FOREGOING AND WITHIN PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA ON THIS _____ DAY _____, 20____.

DAN SPRAY, CHAIRMAN

NOTES:

- OUTLOT "A" IS NOT A BUILDABLE LOT EXCEPT FOR STORMWATER RETENTION AND POST CONSTRUCTION TREATMENT FACILITIES.
- A PERMANENT RECIPROCAL INGRESS AND EGRESS, PARKING AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1, 2, NIGHTCAP ADDITION, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS EXCEPT THOSE PARTS OF SAID LOTS 1, 2, NIGHTCAP ADDITION, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
- A FOUR (4) FOOT SIDEWALK SHALL BE CONSTRUCTED BY THE OWNER ON THE STREET SIDE OR SIDES OF EACH LOT IN THE ADDITION ABUTTING ON A PLATTED STREET AS PROVIDED FOR BY ORDINANCE No. 3780 OF THE CITY OF NORFOLK PASSED AND APPROVED ON APRIL 1, 1991.

SURVEYORS CERTIFICATION

I, BRIAN HAVERKAMP, REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HAVE DIRECTED AND SUPERVISED THE SURVEY OF A TRACT OF LAND BEING A REPLATTING OF LOT 2, OBAN'S CYHAWK ADDITION, A SUBDIVISION LOCATED IN PART NW1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, THENCE S01°34'15"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, A DISTANCE OF 600.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, THENCE S88°01'33"W ALONG THE SOUTH LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, A DISTANCE OF 367.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE N02°51'22"W, A DISTANCE OF 198.35 FEET; (2) THENCE N87°06'16"E, A DISTANCE OF 56.90 FEET; (3) THENCE N02°51'22"W, A DISTANCE OF 346.73 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, SAID OBAN'S CYHAWK ADDITION, THENCE N88°02'36"E ALONG SAID WEST LINE OF LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID SOUTH LINE OF LOT 3, OBAN'S CYHAWK ADDITION, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, OBAN'S CYHAWK ADDITION, THENCE N01°44'12"W ALONG SAID WEST LINE OF LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3, OBAN'S CYHAWK ADDITION, A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, THENCE N88°26'12"E ALONG THE NORTH LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, OBAN'S CYHAWK ADDITION, A DISTANCE OF 308.14 FEET TO THE POINT OF BEGINNING.

EXCEPT OUTLOT "A" OBAN'S CYHAWK ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, THENCE S01°34'15"E ALONG THE EAST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, A DISTANCE OF 404.03 FEET, THENCE S88°25'45"W A DISTANCE OF 247.21 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE S00°18'10"E ALONG THE EAST LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.33 FEET TO THE SOUTHWEST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION, THENCE N88°42'03"W ALONG THE SOUTH LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.08 FEET TO THE SOUTHWEST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION, THENCE N00°18'10"W ALONG THE WEST LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.33 FEET TO THE NORTHWEST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION; THENCE S88°42'03"E ALONG THE NORTH LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.08 FEET TO THE NORTHEAST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 199,684 SQUARE FEET OR 4.584 ACRES, MORE OR LESS.

I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS 1 AND 2 AND OUTLOT "A" TO BE HEREINAFTER KNOWN AS NIGHTCAP ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A TRACT OF LAND BEING A REPLATTING OF LOT 2, OBAN'S CYHAWK ADDITION, A SUBDIVISION LOCATED IN PART NW1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA.

I DO HEREBY CERTIFY THAT THE PLAT ABOVE IS THE ORIGINAL, ACCURATE, AND CORRECT PLAT OF NIGHTCAP ADDITION TO THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, A TRACT OF LAND BEING A REPLATTING OF LOT 2, OBAN'S CYHAWK ADDITION, A SUBDIVISION LOCATED IN PART NW1/4 OF NW1/4 OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA AND THAT SAID PLAT ACCURATELY AND CORRECTLY REFLECTS ALL OF THE LOTS, BLOCKS, ROADS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS, AND OTHER GROUNDS IN SAID ADDITION, ALL OF WHICH ARE CORRECTLY AND ACCURATELY STAKED OFF AND ARE DESIGNATED ON THE PLAT ABOVE.

I CERTIFY THAT THE SURVEY AND PLAT WERE MADE AT THE INSTANCE AND REQUEST OF THE OWNERS WHO ARE HEREIN NAMED.

I CERTIFY THAT I HAVE EXECUTED THE ABOVE INSTRUMENT THIS _____ DAY _____, 20____.

BRIAN HAVERKAMP LS-787

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services



E & A CONSULTING GROUP, INC.
 Engineering Answers

NIGHTCAP ADDITION
 LOTS 1 & 2 & OUTLOT "A"
 NORFOLK, NEBRASKA

FINAL PLAT

Revisions	Date	Description
1	03/19/18	JRS
2		JRS
3		JRS
4		JRS
5		JRS
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49		JRS
50		JRS

City of Norfolk
309 North 5th Street
Norfolk, Nebraska 68701

SUBDIVISION AGREEMENT

NIGHTCAP ADDITION
LOTS 1 & 2 INCLUSIVE & OUTLOT "A"
CITY OF NORFOLK, MADISON COUNTY, NEBRASKA

A TRACT OF LAND BEING A REPLATTING OF LOT 2, OBAN'S
CYHAWK ADDITION, LOCATED IN PART NW1/4
OF NW1/4 OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF
THE 6TH P.M., MADISON COUNTY, NEBRASKA.

This agreement is made and entered into this ____ day of _____, 2018 by and between the **City of Norfolk**, hereinafter referred to as "**The City**" and **Oban Group, Inc.**, A Minnesota Corporation, hereinafter referred to as "**The Developers**".

RECITALS

WHEREAS, the developers are the owners of certain property situated in the City of Norfolk, Madison County, Nebraska, and legally described as follows:

A tract of land located in part of the NW1/4 of NW1/4 of Section 34, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska. Said tract of land is more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP; THENCE S01°34'15"E (ASSUMED BEARING) ALONG THE EAST LINE OF

SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, A DISTANCE OF 600.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION; THENCE S88°01'39"W ALONG THE SOUTH LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, A DISTANCE OF 367.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE N02°51'22"W, A DISTANCE OF 198.35 FEET; (2) THENCE N87°06'16"E, A DISTANCE OF 56.90 FEET; (3) THENCE N02°51'22"W, A DISTANCE OF 346.73 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, SAID OBAN'S CYHAWK ADDITION; THENCE N88°02'36"E ALONG SAID WEST LINE OF LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID SOUTH LINE OF LOT 3, OBAN'S CYHAWK ADDITION, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, OBAN'S CYHAWK ADDITION; THENCE N01°44'12"W ALONG SAID WEST LINE OF LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3, OBAN'S CYHAWK ADDITION, A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, OBAN'S CYHAWK ADDITION; THENCE N88°26'12"E ALONG THE NORTH LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, OBAN'S CYHAWK ADDITION, A DISTANCE OF 308.14 FEET TO THE POINT OF BEGINNING.

EXCEPT OUTLOT "A" OBAN'S CYHAWK ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP; THENCE S01°34'15"E ALONG THE EAST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, A DISTANCE OF 404.03 FEET; THENCE S88°25'45"W A DISTANCE OF 247.21 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°18'10"E ALONG THE EAST LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.33 FEET TO THE SOUTHEAST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION; THENCE N89°42'03"W ALONG THE SOUTH LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.08 FEET TO THE SOUTHWEST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION; THENCE N00°18'10"W ALONG THE WEST LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.33 FEET TO THE NORTHWEST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION; THENCE S89°42'03"E ALONG THE NORTH LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.08 FEET TO THE NORTHEAST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 199,684 SQUARE FEET.

WHEREAS, the Developers wish to plat said property and hereby submit to the City as provided by law, an accurate Subdivision Plat to be known as Nightcap Addition, City of Norfolk, Madison County, Nebraska. Being part of the NW1/4 of NW1/4 of Section 34, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska.

AND WHEREAS, new subdivisions are subject to certain required minimum improvements as specified by City ordinances;

IT IS, THEREFORE, agreed by the parties contained herein as follows:

GENERAL CONDITIONS:

1. Sanitary Sewer: The Developers agree to install 8” sanitary sewer mains and appurtenances to serve all lots in the addition. Sanitary sewer mains to be installed are as follows.

An 8” sanitary sewer main will be extended east, approximately 190 feet from the existing sanitary sewer main in the Northwest corner of Lot 1 and located approximately 280 feet west of Cyhawk Loop.

The Developers agree to pay all costs associated with the installation of sanitary sewer mains, manholes, and sanitary sewer service lines to individual lots in the addition. There will be a cost for connection to existing sanitary sewer as outlined in Section 26 of City Code. There will be no cost to the city for sanitary sewer improvements in the addition.

The Developers’ registered professional engineer shall submit the plans and specifications to the Nebraska Department of Environmental Quality for review to obtain a construction permit for the sanitary sewer improvements prior to any construction.

The Developers’ registered professional engineer shall provide the City with “As-Built” plans of the improvements and shall certify to the City that all construction was completed in accordance with the Standard Specifications of the City of Norfolk. Upon receipt of said certification, the Developers will dedicate the sanitary sewer mains to the City for public use and maintenance.

2. Water: The Developers agree to install water mains and appurtenances to serve all lots in the addition as follows.

Water main will be extended south for approximately 375 feet along the west side of Cyhawk Loop.

The Developers agree to pay all costs associated with the installation of water mains, fire hydrants, valves, and water service lines to individual lots in the addition. There will be a cost for connection to existing water as outlined in Section 26 of City Code. There will be no cost to the city for water improvements in the addition.

The Developers’ registered professional engineer shall submit the plans and specifications to the Nebraska Department of Health and Human Services for review to obtain a construction permit for the water main improvements prior to any construction.

The Developers' registered professional engineer shall provide the City with "As-Built" plans of the improvements and shall certify to the City that all construction was completed in accordance with the Standard Specifications of the City of Norfolk. Upon receipt of the said certification, the Developers will dedicate the water mains to the City for public use and maintenance.

3. Street Improvements: As a part of the Project, the Developers will extend Cyhawk Loop Road approximately three hundred seventy-five (375) feet in the right of way located to the East of the Project Site (the "Cyhawk Loop Extension"). The Developers agree that the design and installation of the Cyhawk Loop Extension shall comply with all applicable codes and regulations. There will be no cost to the city for street improvements and related storm sewer in the addition.

The Developers agree that street signs approved by the City will be installed in the addition at no cost to the City. Said signs will be equal, in type and quality, to the signs currently in use by the City of Norfolk.

The Developers' registered professional engineer shall provide the City with "As-Built" plans of the improvements and shall certify to the City that all construction was completed in accordance with the Standard Specifications of the City of Norfolk and all other applicable laws, rules, and regulations. Upon receipt of said certification, the Developers will dedicate the streets to the City for public use and maintenance.

4. Sidewalks: The Developers agree to construct sidewalk meeting the design standards and requirements of the City, if required by the City. A four feet wide sidewalk shall be constructed on the street side or sides of each lot as provided for in Ordinance No. 3780 of the City of Norfolk, passed and approved on April 1, 1991.

The Developers' registered professional engineer shall provide the City with "As Built" plans of the improvements and shall certify to the City that all construction was completed in accordance with the Standard Specifications of the City of Norfolk and all other applicable laws, rules, and regulations.

5. Grading and Drainage: The Developers agree to grade the Addition according to the grading and drainage plans entitled "Norfolk Extended Lodging Grading and Drainage Plan" Dated February 12th, 2018. Said plans were developed by E&A Consulting Group and are accepted by, and on file with, the City Engineer and are made part of this agreement by reference. There shall be no cost to the City for the grading and drainage improvements of the subdivision.

Curb inlets and storm sewer piping will be added to properly handle storm water from the Addition. Post Construction BMPs will be installed in accordance with Section 26-190 of City Code.

A portion of said land owned by the Developers shall be used as detention facilities and bio-swales under permanent best management practice (BMP) to detain storm water from

Nightcap Addition as required by City code. The Developers agree to build the BMP as shown on the Norfolk Extended Lodging Grading and Drainage Plan. The Developers agrees to maintain the detention facility as required by City Code and as agreed to the in the Post Construction Storm Water Management Plan Maintenance Agreement and Easement. There will be no cost to the City for construction, maintenance, or inspection of the detention facilities and bio-swales. Oban Group Inc., shall execute this Agreement below to evidence its agreement with this paragraph 5.

MISCELLANEOUS

1. The Developers agree to pay all interest and principal on any special assessments levied by the City on the property being so subdivided as same shall become due until such time as the property is sold. At the time any lot is conveyed to a third party, any special assessments remaining unpaid against said property being transferred shall be paid in full at the time of the closing of the conveyance of said lot. If the Developers fail to keep special assessments current, the City may seek to collect the amount not paid by any remedy allowed by law or in equity.
2. The Developers agree to hold the City of Norfolk harmless from any liability and claims arising out of and relative to the development of this Addition, to an including, but not limited to, the determination of wetlands as defined in the Federal Clean Water Act and the Water Quality permits required by the Nebraska Department of Environmental Quality.
3. The Developers agree to specifically comply with Section 23-45-(J)-3 of the Norfolk City Code:

“Forty-eight (48) hours notice shall be given to the City Engineer prior to the start of construction on any improvements. The Developers’ Engineer shall provide the City with a signed certification, assuring that Improvements have been installed in accordance with the approved plans and specifications.”
4. The Developers agree to keep the public Right-of-Way free from accumulation of water, waste material, weeds or rubbish, and to maintain the finished street surfaces free from dirt caused by their operations during the construction phase.
5. This Agreement, and the terms and duties set forth herein, shall run with the land and be binding upon the parties hereto, their successors in interest in the real estate described, their heirs, personal representatives and assigns.

OBAN GROUP, INC, A Minnesota Corporation

By _____
Title: _____
Printed Name: _____

CITY OF NORFOLK, NEBRASKA,
A Municipal Corporation

ATTEST:

Elizabeth A. Deck, City Clerk

Josh Moenning, Mayor

Approved as to Form: _____
Clint Schukei, City Attorney

STATE OF NEBRASKA)
) ss
COUNTY OF _____)

On this _____ day of _____, 2018, before me, a Notary Public, in and for said County and State, personally came _____, _____, and _____, _____, of Oban Group Inc., a Minnesota Corporation, who executed the foregoing instrument and acknowledged before me that they are duly authorized and did execute the same on behalf of the corporation.

Dated this _____ day of _____, 2018.

Notary Public

By: City of Norfolk, 309 N, 5th St., Norfolk, NE 68701

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, Oban Group, Inc. recognizes that a storm water management and detention facility (the “facility” or “facilities”) into which the storm water of the Nightcap Addition shall drain, must be maintained for the development called Nightcap Addition located in the City of Norfolk, Madison County, Nebraska;

WHEREAS, Oban Group, Inc. (the “Property Owner”) is the owner of Nightcap Addition as described in Exhibit “A: attached and incorporated by the reference (the “Property”);

WHEREAS, the City of Norfolk, Nebraska, a municipal corporation (the “City”) requires and the Property Owner, and its successors, or assigns, agree that the health, safety and welfare of the citizens of the City require that the facility be constructed and maintained on the Property.

NOW, THEREFORE, in consideration of the foregoing premises, the covenants contained herein, and the following terms and conditions, the property owner agrees as follows:

1. **Construction:** The facility shall be constructed by the Property Owner in accordance with the installation and Maintenance Requirement stated within, which has been reviewed and accepted by the City of its designee.
2. **Maintenance:** The Property Owner must develop and provide the maintenance as described within Exhibit “B”, which has been reviews and accepted aby the City or its designee. Exhibit “B” described the specific maintenance practices to be performed for the facilities and includes a schedule for implementation of these practices. The Property Owner, its administrators, executors, successors, heirs, or assigns, shall construct and perpetually operate and maintain, at its sole expense, the facilities in strict accordance with the attached Exhibit “B” accepted by the City or its designee.

3. Annual Report: The Property Owner, its successors, or assigns, shall submit an annual maintenance report starting one year from the date of this agreement. The report shall be sent to City of Norfolk Engineering Division, 309 North 5th Street, Norfolk, NE 68701.
4. Permission to Access: The Property Owner, its successors, or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the facilities whenever the City deems necessary. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary. The City will require the Property Owner to provide, within 7 calendar days, a written response addressing what actions will be taken to correct any deficiencies and provide a schedule of repairs within a reasonable time frame. Whenever possible, the City shall provide notice prior to entry. The City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the Property.
5. Default and Remedy: The Property Owner, its successors, or assigns agrees that should it fail to correct any defects in the facility or facilities within reasonable time frame agreed to in the response by the Property Owner or corrective actions, or shall fail to maintain the structure in accordance with the attached Exhibit "B" and with the law and applicable executive regulation or , in the event of an emergency as determined by the City or its designee in its sole discretion, the City or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the City or its designee deems necessary. Notwithstanding the foregoing, the City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the Property.

The City or its designee shall have the right to recover from the Property Owner any and all reasonable costs the City expends to maintain or repair the facility or facilities or to correct any operational deficiencies subject to the provisions of the immediately preceding sentence relating to the negligence or intentional acts of the City. Failure to pay the City or its designee all of its expended costs, after forty-five days written notice, shall constitute a breach of the agreement. The City or its designee shall thereafter be entitled to bring an action against the Property Owner to pay, or foreclose upon the lien hereby authorized by the agreement against the property, or both. Interest, collection costs, and reasonable attorney fees shall be added to the recovery to the successful party.

6. No Duty for the City: The Property Owner shall not obligate the City to maintain or repair the facility or facilities, and the City shall not be liable to any person for the condition or operation of the facility or facilities.
7. Indemnification: The Property Owner, its administrators, executors, successors, heirs, or assigns, hereby indemnifies and holds harmless the City and its authorized agents and

employees for any and all damages, accidents, casualties, occurrences or claims that may arise or be asserted against the City for the construction, presence, existence or maintenance of the facility or facilities by the Property Owner. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim.

8. Ordinances: The Property Owner shall not in any way diminish, limit, or restrict the right of the City to enforce any of its ordinances as authorized by law.
9. Recordation: This Agreement shall be recorded with the Register of Deeds of Madison County, Nebraska and shall constitute a covenant running with the land and shall be binding on the Property Owner, its successors or assigns, including any homeowners or property owners association and any other successors in interest. The Property Owner specifically reserves the right to assign this Agreement to an association of property owners which is formed between the owners of the real estate contained in Nightcap Addition.
10. Facility Upkeep: The facility shall be platted as private property, In the event ownership of the facility is transferred by Property Owner to a privately formed property owner's association made up of one or more of the owners of lots within the subdivision, said property owner's association shall be responsible for the repairs, maintenance, taxes and insurance of the facility. If the facility is transferred to a property owner's association and the association either ceases to exist or otherwise fails to perform its obligations to repair, maintain, pay taxes and provide insurance as required in the subdivision agreement, then the owner of:

Lot 1 of Nightcap Addition, to the City of Norfolk, Madison County, Nebraska, being part of the NW 1/4 of the NW 1/4 of Section 34, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska

shall be responsible for the cost of repairs, maintenance, taxes and insurance in the event the property owner's association fails to do so. The plat shall include a declaration that the lot or lots so designated may be responsible for the cost of repairs, maintenance, taxes and insurance for the facility and that such obligation of the designated lot or lots shall run with the land.

11. Insurance: The owner of the facility shall keep in force liability insurance on the facility for property damage, bodily injury, and personal injury in the minimum amount of One Million Dollars (\$1,000,000.00) and naming the City as an additional insured. The amount of such insurance shall be increased or decreased annually in an amount equal to the change in the Consumer Price Index as computed by the United States Department of Commerce for the calendar year ending prior to the renewal of the insurance.

Executed as of this ____ day of _____, 2018.

"CITY"
CITY OF NORFOLK
A Municipal Corporation

Josh Moenning, Mayor

Attest:

Elizabeth A. Deck, City Clerk

Approved as to form: _____
Clint Schukei, City Attorney

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF MADISON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by Josh Moenning, Mayor, and Elizabeth A. Deck, City Clerk on behalf of the City of Norfolk, Nebraska, a Municipal Corporation.

Notary Public

IN WITNESS WHEREOF, The Property Owner has executed this agreement this ____ day of _____, 2018.

“DEVELOPER”
OBAN GROUP, INC.
A Minnesota Corporation

Duane D. Peterson, President

ACKNOWLEDGMENT

STATE OF MINNESOTA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by Duane D. Peterson, President, Oban Group, Inc. on behalf of the corporation.

Notary Public

EXHIBIT A
Legal Description of the Property

NIGHTCAP ADDITION

LOTS 1 & 2 INCLUSIVE & OUTLOT "A"

CITY OF NORFOLK, MADISON COUNTY, NEBRASKA

EXHIBIT B

Water Quality Control Form

Site Name: Nightcap Addition

Location: SE Corner of Omaha Ave. and South 13th Street, Norfolk, NE

Owner: Oban Group, Inc.

Owner Contact Information: Duane D. Peterson
750 Boone Avenue North
Minneapolis, MN 55427
763-545-7110

Person Responsible for Maintenance: TBA

Development/Redevelopment: Redevelopment

Relevant Storm Event: 80th Percentile, 0.62"

Water Quality Control:

- Retention Pond, STF-1
- Percent Impervious: 77%
- Contributing Drainage Area: 5.75 Acres
- On-site Contributing Drainage Area: 4.58 Acres
- Impervious Drainage Area: 3.53 Acres
- Water Quality Control Volume (WQCV): 594 Cubic Ft.

Structural BMP Type: Retention Pond

Attach Plans: See Plan Sheet

Maintenance Plan:

Retention Pond Maintenance shall consist of the following activities to be performed as needed, but no less than annually:

- Monitor the pond for accumulation of sediment and other contaminants.
 - If significant sedimentation is observed, conduct survey to confirm the water storage volume provided meets or exceeds the WQCV specified above.
 - If the available storage volume is determined to be less than 150% of the WQCV, perform dredging or grading operations to increase capacity.
- Remove accumulated trash and debris.
- Remove dead and unwanted vegetation.
- Repair and stabilize eroded earth slopes.

4834-9875-3633, v. 2

April 3, 2018

Honorable Mayor
and
City Council

Dear Mayor and Council:

On April 3, 2018 the Norfolk Planning Commission reviewed the final plat of Nightcap Addition.

All items required for the final plat approval have been submitted and the accompanying subdivision agreement and post-construction storm water management plan maintenance agreement and easement have been reviewed by the City Engineer.

The Planning Commission recommends approval of the final plat with a vote of (8-0).

Sincerely,



Dan Spray, Chairman
Norfolk Planning Commission

City of Norfolk, 309 N. 5th Street, Norfolk, Nebraska 68701

RESOLUTION NO. 2018- 22

WHEREAS, the following described real property is located within the City of Norfolk or within the extraterritorial area in which the City exercises zoning jurisdiction, to wit:

A tract of land located in part of the NW1/4 of NW1/4 of Section 34, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska. Said tract of land is more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SAID OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP; THENCE S01°34'15"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, A DISTANCE OF 600.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION; THENCE S88°01'39"W ALONG THE SOUTH LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, A DISTANCE OF 367.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION ON THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) THENCE N02°51'22"W, A DISTANCE OF 198.35 FEET; (2) THENCE N87°06'16"E, A DISTANCE OF 56.90 FEET; (3) THENCE N02°51'22"W, A DISTANCE OF 346.73 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, SAID OBAN'S CYHAWK ADDITION; THENCE N88°02'36"E ALONG SAID WEST LINE OF LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID SOUTH LINE OF LOT 3, OBAN'S CYHAWK ADDITION, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, OBAN'S CYHAWK ADDITION; THENCE N01°44'12"W ALONG SAID WEST LINE OF LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3, OBAN'S CYHAWK ADDITION, A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, OBAN'S CYHAWK ADDITION; THENCE N88°26'12"E ALONG THE NORTH LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, OBAN'S CYHAWK ADDITION, A DISTANCE OF 308.14 FEET TO THE POINT OF BEGINNING.

EXCEPT OUTLOT "A" OBAN'S CYHAWK ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT

1, SAID OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP; THENCE S01°34'15"E ALONG THE EAST LINE OF SAID LOT 2, OBAN'S CYHAWK ADDITION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF CYHAWK LOOP, A DISTANCE OF 404.03 FEET; THENCE S88°25'45"W A DISTANCE OF 247.21 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°18'10"E ALONG THE EAST LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.33 FEET TO THE SOUTHEAST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION; THENCE N89°42'03"W ALONG THE SOUTH LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.08 FEET TO THE SOUTHWEST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION; THENCE N00°18'10"W ALONG THE WEST LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.33 FEET TO THE NORTHWEST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION; THENCE S89°42'03"E ALONG THE NORTH LINE OF SAID OUTLOT "A" OBAN'S CYHAWK ADDITION, A DISTANCE OF 40.08 FEET TO THE NORTHEAST CORNER OF OUTLOT "A" OBAN'S CYHAWK ADDITION TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 199,684 SQUARE FEET.

WHEREAS, said property is owned by Oban Group, Inc., a Minnesota Corporation; and

WHEREAS, the owners of the above described property are desirous of platting the property pursuant to the laws of the State of Nebraska and the City of Norfolk; and

WHEREAS, a plat and subdivision agreement have been prepared in anticipation of platting the above described property.

NOW, THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Norfolk, Nebraska, hereby adopt the following Resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Norfolk, Nebraska, that the final plat of NIGHTCAP ADDITION, City of Norfolk, Madison County Nebraska, being a replat of Lot 2, Oban's Cyhawk Addition, located in part NW1/4 of NW1/4 of Section 34, Township 24, Range 1 West of the 6th P.M., Madison County, Nebraska, and its accompanying subdivision agreement and post construction storm water management plan maintenance agreement and easement, duly made, acknowledged and certified, be and the same are hereby approved and ordered filed and recorded in the office of the Register of Deeds of Madison County, Nebraska.

BE IT FURTHER RESOLVED that the above described property shall hereinafter be legally described as set forth and depicted on the final plat being approved hereunder.

PASSED AND APPROVED this _____ day of _____, 2018.

ATTEST:


Josh Moenning, Mayor

Elizabeth A. Deck, City Clerk

Approved as to form: _____
Clint Schukei, City Attorney

SUBDIVISION APPLICATION
FORM A

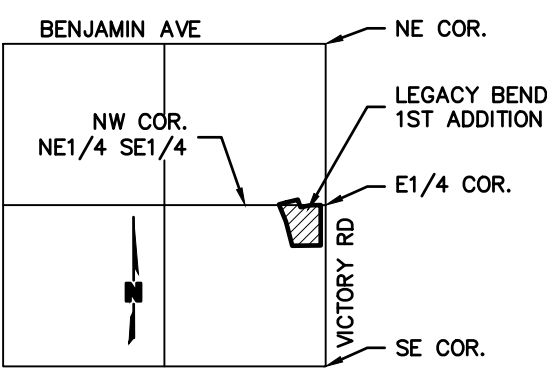
1. Subdivision Name Legacy Bend
2. Subdivision Location 0.5 mi. no. of Norfolk Ave off of Victory
3. Owner's Name Scott Rief
4. Owner's Home Address 705 N Webb Road, Grand Island, NE
5. Phone #1 402-440-1760
- Phone #2 308-384-4955
- Email Address: talonapts@gmail.com
6. Developer's Name Innate Development, LLC
7. Developer's Address 705 N Webb Road, Grand Island, NE
8. Engineer Olsson Associates Phone 308-384-8750
9. Present use of property agricultural
10. Desired use of property Single & Multi-family use
11. Present Zoning R1 & R2
12. Legal Description
PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER
(N1/2 SE1/4) OF SECTION TWENTY-THREE (23)
13. Area of subject property square feet and/or acres 79.07 ac.



Signature of owner

or

Signature of Authorized Agent



SECTION 23, T24N, R1W
LOCATION MAP
NOT TO SCALE

FINAL PLAT

LEGACY BEND FIRST ADDITION

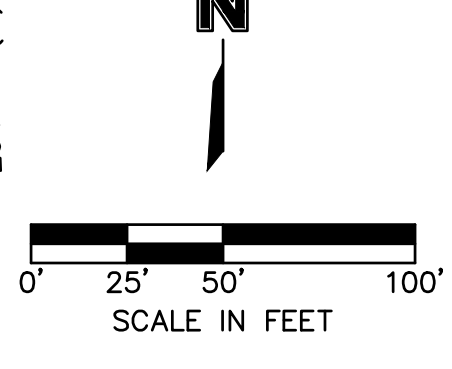
A TRACT OF LAND LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4, PART OF TAX LOT 1 IN THE NE1/4 SE1/4, ALL IN SECTION 23, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M. NORFOLK, MADISON COUNTY, NEBRASKA

(PARCEL ID: PART OF 590039326 AND PART OF 590283642)

UNPLATTED PART OF THE
SOUTHEAST 1/4 NORTHEAST 1/4
SEC. 23-T24N-R1W
(NOT A PART)
OWNER: INNATE DEVELOPMENT, LLC

NORTHWEST CORNER
NE 1/4, SE 1/4
SEC. 23-T24N-R1W

NORTHEAST CORNER
SEC. 23-T24N-R1W



UNPLATTED PART OF THE
NORTHEAST 1/4 SOUTHEAST 1/4
SEC. 23-T24N-R1W
(NOT A PART)
OWNER: INNATE DEVELOPMENT, LLC

SECTION CORNER TIES:
NORTHEAST CORNER, SEC. 23-T24N-R1W
FOUND 1" IRON PIPE FLUSH W/ CONCRETE SURFACE
NW 73.92' TO CENTER NUT TOP OF FIRE HYDRANT
NE 69.89' TO PUNCH MOLE IN SW NUT COVER OF LIGHT POLE
SE 64.30' TO CENTER NUT TOP OF FIRE HYDRANT
SW 86.91' TO CHISELED 'X' IN THE NE CORNER OF LIGHT POLE BASE

EAST 1/4 CORNER SEC. 23, T24N, R1W
FOUND CHISELED 'X' IN CONCRETE PAVING IN NORTHBOUND LANE VICTORY ROAD
E 7.25' TO WEST FACE OF CURB INLET
W 34.70' TO EAST FACE OF CURB INLET
NE 61.95' TO SE CORNER OF CONCRETE LIGHT POLE BASE
SE 80.38' TO LOWER LEFT COR. #2 STAMPED NDOR MARKER #2310 ON FACE OF CONC. CURB

SOUTHEAST CORNER, SEC. 23-T24N-R1W
FOUND 1" PIPE BELOW HOT PATCH
NW 18.74' TO REBAR
ENE 81.26' TO STEEL POLE TRAFFIC SIGNAL
SSW 43.17' TO REBAR
WSW 55.26' TO STEEL POLE TRAFFIC SIGNAL

NORTHWEST CORNER, NE 1/4, SE 1/4, SEC. 23-T24N-R1W
FOUND 3/8" PIPE, ±18" BELOW GRADE
WNW 20.67' TO MAG NAIL IN SOUTH FACE OF WOOD FENCE POST
ENE 12.25' TO MAG NAIL IN SOUTH FACE OF CORNER FENCE POST
N 3' TO E-W BARR WIRE FENCE RANGE
E 12.5' TO N-S BARR WIRE FENCE RANGE

- LEGEND**
- SECTION CORNER
 - SET CORNER (5/8"x24" REBAR W/CAP)
 - FOUND CORNER (AS NOTED)
 - EXISTING PROPERTY LINE
 - SECTION LINE
 - NEW SUBDIVISION LINE
 - NEW PROPERTY LINE
 - NEW EASEMENT LINE
 - PROPERTY SETBACK LINE
 - M MEASURED DISTANCE
 - R J.J. ANDRIST L5630 SURVEY 3/24/2015 DISTANCE

CITY OF NORFOLK
RECORDED ON 12/28/2016 IN
BOOK 2016, PAGE 05829, FILED AT THE REGISTER
OF DEED MADISON COUNTY, NEBRASKA,
SURVEYED ON MARCH 24, 2015
BY JAI J. ANDRIST, L.S. 630
(NOT A PART)

SOUTHEAST CORNER
SEC. 23-T24N-R1W

LOT TABLE - BLOCK 1			
LOT ID	SQ. FT.	ACRES	ADDRESS
1	9923	0.228	1104 SUNRISE DR/513 DAVID CIR
2	9870	0.227	511 DAVID CIRCLE
3	16322	0.375	509 DAVID CIRCLE
4	14809	0.340	507 DAVID CIRCLE
5	12604	0.289	505 DAVID CIRCLE
6	10322	0.237	503 DAVID CIRCLE
7	11338	0.260	501 DAVID CIRCLE
8	12230	0.281	500 DAVID CIRCLE
9	13370	0.307	502 DAVID CIRCLE
10	13396	0.308	504 DAVID CIRCLE
11	9333	0.214	506 DAVID CIRCLE
12	11075	0.254	508 DAVID CIRCLE
13	10615	0.244	1200 SUNRISE DR/S10 DAVID CIR
14	7570	0.174	1202 SUNRISE DRIVE
15	7872	0.181	1204 SUNRISE DRIVE
16	8937	0.205	1206 SUNRISE DRIVE
17	9305	0.214	1208 SUNRISE DRIVE
*OUTLOT 1	2697	0.062	N/A

LOT TABLE - BLOCK 2			
LOT ID	SQ. FT.	ACRES	ADDRESS
1	7916	0.182	604 DAVID STREET
2	7918	0.182	602 DAVID STREET
3	9498	0.218	1201 SUNRISE DR/600 DAVID ST
4	10148	0.233	1203 SUNRISE DRIVE
5	9396	0.216	1205 SUNRISE DRIVE
6	9170	0.211	1207 SUNRISE DRIVE
7	8571	0.197	1209 SUNRISE DRIVE
*OUTLOT 2	2413	0.055	N/A

LOT TABLE - BLOCK 3			
LOT ID	SQ. FT.	ACRES	ADDRESS
1	7149	0.164	605 DAVID STREET
2	7154	0.164	603 DAVID STREET
3	9037	0.207	1105 SUNRISE DR/601 DAVID ST

*SUBDIVISION IDENTIFICATION LOTS (OUTLOT 1 AND OUTLOT 2) AS STATED IN THE SUBDIVISION AGREEMENT THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS, MAINTENANCE, TAXES AND INSURANCE FOR THE SUBDIVISION IDENTIFICATION LOTS AND THAT SUCH OBLIGATION OF THE DESIGNATED LOTS SHALL RUN WITH THE LAND. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION DISSOLVES SAID OWNERSHIP OF THE SUBDIVISION IDENTIFICATION LOTS SHALL REVERT BACK TO ADJACENT LOTS.

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1170.00	004°12'17"	85.86	N62°13'37"E	85.84
C2	180.00	073°01'04"	229.39	S54°38'40"E	214.18
C3	50.00	044°31'49"	38.86	S68°53'17"E	37.89
C4	60.00	266°35'26"	279.17	N00°04'54"E	87.34
C5	50.00	039°14'03"	34.24	S66°24'13"W	33.57
C6	120.00	075°53'08"	158.93	N56°02'11"W	147.57
C7	1170.00	019°36'53"	400.54	N77°05'27"E	398.59
C8	1230.00	019°33'15"	419.78	S77°10'30"W	417.75
C9	1230.00	004°28'36"	96.10	S62°21'46"W	96.08
C10	180.00	014°56'58"	46.96	S25°36'37"E	46.83
C11	180.00	017°13'39"	54.12	S41°41'56"E	53.92
C12	180.00	023°43'56"	74.56	S62°10'43"E	74.02
C13	180.00	017°06'31"	53.75	S82°35'56"E	53.55
C14	50.00	022°15'55"	19.43	S80°01'14"E	19.31
C15	50.00	022°15'55"	19.43	S57°45'20"E	19.31
C16	60.00	056°54'44"	59.60	S75°04'44"E	57.18
C17	60.00	032°04'36"	33.59	N60°25'35"E	33.15
C18	60.00	044°23'17"	46.48	N22°11'39"E	45.33
C19	60.00	044°23'17"	46.48	N22°11'39"W	45.33
C20	60.00	044°23'17"	46.48	N66°34'56"W	45.33
C21	60.00	044°26'14"	46.53	S69°00'18"W	45.38
C22	1170.00	004°28'54"	91.52	N69°31'27"E	91.49
C23	1170.00	003°22'10"	68.81	N73°27'00"E	68.80
C24	1170.00	003°54'15"	79.73	N77°05'13"E	79.71
C25	1170.00	003°26'36"	70.32	N80°45'38"E	70.31
C26	1170.00	003°26'10"	70.16	N84°12'01"E	70.15
C27	1170.00	000°58'47"	20.01	N86°24'30"E	20.01
C28	1230.00	000°55'55"	20.01	S86°29'10"W	20.01
C29	1230.00	003°16'04"	70.15	S84°23'10"W	70.14
C30	1230.00	002°54'45"	62.52	S81°17'46"W	62.52
C31	1330.19	002°54'09"	67.38	S78°20'17"W	67.38
C32	1354.42	002°53'24"	68.32	S75°02'35"W	68.31
C33	1230.00	006°07'16"	131.40	S70°27'30"W	131.34

LEGAL DESCRIPTION

A TRACT OF LAND LOCATE IN THE NORTHEAST QUART NORTH, RANGE ONE (1) WE COMMENCING AT THE EAST NORTH LINE OF THE SOUTH ROAD, SAID POINT ALSO B FEET TO THE NORTHEAST PAGE 05829, FILED AT TH LAND, A DISTANCE OF 44E N19°11'04"W A DISTANCE C THENCE N65°46'15"E A DI I FEET; THENCE S22°02'08"E 170.92 FEET TO THE POIN ACRES ARE NEW DEDICATE

SURVEYOR'S CERTIFIC

I HEREBY CERTIFY THAT C TRACT OF LAND CONSISTIT IN THE NORTHEAST QUAR NORTH, RANGE ONE (1) W THEREOF, THAT IRON MAR AND THAT SAID SURVEY I

JAI JASON ANDRIST, REGI

DEDICATION OF PLAT

WE, INNATE DEVELOPMEN STATEMENT AND EMBRAC ADDITION, TO THE CITY LOT ONE (1) IN THE NOR TWENTY-FOUR (24) NORI AVENUES, DRIVES, ROAD I PROVIDED FURTHER ARE THAT OUTLOT 1 AND OUTI CONSTRUCTION BEST MAI DATED THIS ____ DA

SCOTT RIEF
INNATE DEVELOPMENT, LL

ACKNOWLEDGME

STATE OF NEBRASKA, COUNTY OF MADISO ON THIS ____ D WITHIN AND FOR I IDENTICAL PERSON AND DEED, IN WIT

WITNESS MY HAND

NOTARY PUBLIC

MY COMMISSION E

WAIVER

WE, INNATE DEVEL HEREBY WAIVE AN THE SURFACE.

SCOTT RIEF
INNATE DEVELOPM

MORTGAGE NOT

EXCHANGE BANK, ESTATE SHOWN OF REPLATING OF S/

EXCHANGE BANK SIGNED THIS ____

OFFICER

TREASURER

(PARCEL ID: PAF THIS IS TO CERTIF SURVEYOR'S CERT

MADISON COUNTY

APPROVAL

THE FOREGOING A NORFOLK, MADISO

CHAIRMAN, DAN S

APPROVAL

THE FOREGOING A CITY OF NORFOLK,

CLERK, ELIZABETH

REGISTER OF D

STATE OF NEBRASKA, COUNTY OF MADISO THIS IS TO CERTIF AT ____ M.,

REGISTER OF DEED

NOTES:

A FOUR (4) FOO ADDITION ABUTTI APPROVED ON A

R-2 ZONING MINIMUM LOT REQUIREMENTS

- FRONT YARD SETBACK = 25' MIN.
- SIDE YARD SETBACK = 7'
- REAR YARD SETBACK = 20% OF THE DEPTH OF LOT, BUT NEED NOT BE MORE THAN 30'

OWNER:

SUBDIV

SURVEY

ENGINE

NUMBER

SUBDIVISION AGREEMENT
LEGACY BEND FIRST ADDITION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) AND PART OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) ALL IN SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M.
MADISON COUNTY, NEBRASKA

This Agreement is made and entered into this ____ day of _____, 2018 by and between the City of Norfolk, Nebraska, hereinafter referred to as the "City" and Innate Development, LLC, hereinafter referred to as the "Developer".

WHEREAS, the Developer is the owner of certain property situated in the City of Norfolk, Madison County, Nebraska, and legally described as follows:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) AND PART OF TAX LOT ONE (1) IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) ALL IN SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SECTION 23-T24N-R1W; THENCE ON AN ASSUMED BEARING OF S87°32'05"W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, A DISTANCE OF 80.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF VICTORY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°00'00"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 662.51 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY THE CITY OF NORFOLK RECORDED ON DECEMBER 28, 2016 IN BOOK 2016, PAGE 05829, FILED AT THE REGISTER OF DEEDS MADISON COUNTY, NEBRASKA; THENCE S87°33'00"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 448.66 FEET; THENCE N21°04'17"W A DISTANCE OF 179.50 FEET; THENCE N16°48'11"W A DISTANCE OF 172.00 FEET; THENCE N19°11'04"W A DISTANCE OF 61.06 FEET; THENCE N20°55'21"W A DISTANCE OF 148.54 FEET; THENCE N23°23'09"W A DISTANCE OF 64.01 FEET; THENCE N65°46'15"E A DISTANCE OF 112.36 FEET; THENCE N75°59'37"E A DISTANCE OF 60.62 FEET; THENCE N70°55'55"E A DISTANCE OF 132.03 FEET; THENCE S22°02'08"E A DISTANCE OF 60.18 FEET; THENCE N76°21'01"E A DISTANCE OF 163.10 FEET; THENCE N87°32'05"E A DISTANCE OF 170.92 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 358,445.76 SQUARE FEET OR 8.229 ACRES MORE OR LESS OF WHICH 1.802 ACRES ARE NEW DEDICATED PUBLIC ROAD RIGHT-OF-WAY;

AND WHEREAS, the Developer wishes to plat said property and hereby submits to the City as provided by law, an accurate Subdivision Plat to be known as LEGACY BEND FIRST SUBDIVISION being PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST

QUARTER (SE1/4 NE1/4) AND PART OF TAX LOT ONE (1) IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) ALL IN SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA.

AND WHEREAS, new subdivisions are subject to certain required minimum improvements as specified by City ordinances;

AND WHEREAS, the Community Development Agency of the City of Norfolk, Nebraska (“CDA”) and Developer entered into a Redevelopment Contract dated February 5, 2018 (the “Contract”) providing for the installation of Public Improvements (as defined therein) and formation of Assessments Districts for the redevelopment of Legacy Bend First Subdivision (the “Subdivision”);

IT IS, THEREFORE, agreed by the parties contained herein as follows:

GENERAL CONDITIONS:

1. Sanitary Sewer: At the request of the Developer, the City will form a utility district for the construction of sanitary sewer mains, manholes, services and appurtenances to serve all lots in the Subdivision in accordance with the plans and specifications approved by the Public Works Director. Sanitary sewer mains will be extended from the existing 16” sewer main located approximately 650’ west of the southeast corner of the Subdivision. A 10” line will be extended to future extension of Sunrise Drive and then an 8” sewer will be constructed along Sunrise Drive to edge of the Subdivision as shown in the preliminary plat approved at the March 20, 2018 Planning Commission meeting. The sewer mains shall be 8” within the Subdivision.

Pursuant to Section 5.02 of the Contract the City CDA shall pay all costs associated with the installation of sanitary sewer mains, manholes, and sanitary sewer service lines to individual lots in the Subdivision through Assessment Districts. There will be a cost for connection to existing sanitary sewer as outlined in Section 26 of City Code.

2. Water: At the request of the Developer, the City will form a utility district for the construction of water mains, services and appurtenances to serve all lots in the Subdivision in accordance with the plans and specifications approved by the Public Works Director. The mains shall be 8” connecting to the existing main at the Victory Road & Sunrise Drive intersection.

There will be a cost for connection to existing water main as outlined in Section 26 of City Code. Pursuant to Section 5.02 of the Contract the City shall pay all costs associated with the installation of water mains, fire hydrants, valves, and water service lines to individual lots in the Subdivision through Assessment Districts.

3. Street Improvements: At the request of the Developer, the City will form a paving district for the construction of six-inch (6") PCC paving 31 feet wide on Sunrise Drive, David Street, and David Circle within the Subdivision in accordance with the plans and specifications approved by the Public Works Director. The improvements district shall include associated grading, storm sewer, and storm sewer structures for the construction of the roadway improvements and design of bike trail along Victory Road abutting the Subdivision (construction by others).

Pursuant to Section 5.02 of the Contract the City shall pay all costs associated with the street construction, associated grading, storm sewer, and storm sewer structures for the construction of the roadway improvements through Assessment Districts; PROVIDED HOWEVER, the City agrees to pay the cost of the intersections of Sunrise Drive & Victory Road, Sunrise Drive & David Drive/David Circle.

The Developer agrees that street signs approved by the City will be installed in the Subdivision at no cost to the City. Said signs will be equal, in type and quality, to the signs currently in use by the City of Norfolk.

4. Sidewalks: A four foot wide sidewalk shall be constructed on the street side or sides of each lot in the Subdivision by each respective homeowner, as provided for in Ordinance No. 3780 of the City of Norfolk, passed and approved on April 1, 1991.
5. Grading and Drainage: The Developer agrees to grade the Subdivision according to the grading and drainage plans entitled "Legacy Bend Preliminary Plat" approved by Planning Commission on March 20, 2018 and Legacy Bend Subdivision Phase 1 Drainage Plan. Said plans were prepared by Olsson Associates and are accepted by, and on file with, the City Engineer and are made a part of this agreement by reference.

A portion of said land owned by Innate Development, LLC shall be used as bio-swales under permanent best management practice (BMP) to treat storm water from Legacy Bend First Subdivision as required by City Code. The Developer agrees to build the BMP as shown on the Legacy Bend Subdivision Phase 1 Drainage Plan. The Developer agrees to maintain the bio-swale as required by City Code and as agreed to in the Post Construction Stormwater Management Plan Maintenance Agreement and Easement. There will be no cost to the City for construction, maintenance or inspection of the bio-swales.

MISCELLANEOUS:

1. Pursuant to Section 5.02 of the Contract, the Developer agrees to pay all interest and principal on any special assessments levied by the City on the property being so subdivided on a ten (10) year amortization as the same shall become due until such time as each Lot is sold. At the time any lot is conveyed to a third party, any special assessments remaining unpaid against said lot being transferred shall be paid in full at the time of the closing of the conveyance of said lot. If the Developer fails to keep special assessments current, the City may seek to collect the amount not paid by any remedy allowed by law or in equity.

2. For all improvements to be constructed by the Developer, it agrees to hold the City of Norfolk harmless from any liability and claims arising out of and relative to the development of this Subdivision, to an including, but not limited to, the determination of wetlands as defined in the Federal Clean Water Act and the Water Quality permits required by the Nebraska Department of Environmental Quality.
3. The Developer agrees to specifically comply with Section 23-45-(J)-3 of the Norfolk City Code: "Forty-eight (48) hours' notice shall be given to the City Engineer prior to the start of construction on any improvements.
4. The Developer agrees to keep the public right-of-way free from accumulation of water, waste material, weeds or rubbish, and to maintain the finished street surfaces free from dirt caused by their operations during the construction phase.
5. The Developer shall pay all special assessments for Outlots 1 and 2 prior to transfer to Homeowners Association.
6. The Homeowners Association shall be responsible for the cost of repairs, maintenance, taxes and insurance for Outlots 1 and 2. Such obligation of the designated Outlots shall run with the land. In the event that the Homeowners Association dissolves said ownership of the designated Outlots shall revert back to adjacent lots.
7. This Agreement shall run with the land and be binding upon the parties hereto, their successors, heirs, personal representatives and assigns.

INNATE DEVELOPMENT, LLC,
a Nebraska Limited Liability Company

BY: _____
Scott Rief, Manager

ATTEST:

CITY OF NORFOLK, NEBRASKA
A Municipal Corporation

City Clerk
(S E A L)

Mayor

Approved as to form: _____
City Attorney

STATE OF NEBRASKA)
)ss
COUNTY OF MADISON)

Before me, a Notary Public, duly qualified in and for said County and State, personally appeared Mayor Josh Moenning, and Elizabeth Deck, City Clerk, on behalf of the City of Norfolk, a Municipal Corporation, known to me to be the identical persons who executed the foregoing instrument and acknowledge the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the ____ day of _____, 2018

Notary Public

STATE OF NEBRASKA)
)ss
COUNTY OF _____)

Before me, a Notary Public, duly qualified in and for said County and State, personally appeared Scott Rief, Manager of Innate Development, LLC, on behalf of said Company, known to me to be the identical persons who executed the foregoing instrument and acknowledge the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal the ____ day of _____, 2018

Notary Public

STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, Innate Development, LLC recognizes that a storm water management facility (the “facility” or “facilities”) into which the storm water of the Legacy Bend Subdivision shall drain, must be maintained for the development called Innate Development located in the jurisdiction of the City of Norfolk, Madison County, Nebraska;

WHEREAS, Innate Development, LLC (the “Property Owner”) is the owner of Legacy Bend Subdivision, as described on Exhibit “A” attached and incorporated by this reference (the “Property”);

WHEREAS, the City of Norfolk, Nebraska, a municipal corporation (the “City”) requires and the Property Owner, and its successors, or assigns, agree that the health, safety and welfare of the citizens of the City require that the facility be constructed and maintained on the Property.

NOW, THEREFORE, in consideration of the foregoing premises, the covenants contained herein, and the following terms and conditions, the property owner agrees as follows:

1. Construction. The facility shall be constructed by the Property Owner in accordance with the Installation and Maintenance Requirements stated within, which has been reviewed and accepted by the City or its designee.
2. Maintenance. The Property Owner must develop and provide the maintenance as described within Exhibit “B”, which has been reviewed and accepted by the City or its designee. Exhibit “B” describes the specific maintenance practices to be performed for the facilities and includes a schedule for implementation of these practices. The Property Owner, its administrators, executors, successors, heirs, or assigns, shall construct and perpetually operate and maintain, at its sole expense, the facilities in strict accordance with the attached Exhibit “B” accepted by the City or its designee.
3. Annual Report. The Property Owner, its successors, or assigns, shall submit an annual maintenance report starting one year from the date of this agreement. The report shall be sent to City of Norfolk Public Works, 309 North 5th Street, Norfolk, NE 68701.

4. Permission to Access. The Property Owner, its successors, or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the facilities whenever the City deems necessary. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary. The City will require the Property Owner to provide, within 7 calendar days, a written response addressing what actions will be taken to correct any deficiencies and provide a schedule of repairs within a reasonable time frame. Whenever possible, the City shall provide notice prior to entry. The City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the property.
5. Default and Remedy. The Property Owner, its successors or assigns, agrees that should it fail to correct any defects in the facility or facilities within reasonable time frame agreed to in the response by the Property Owner for corrective actions, or shall fail to maintain the structure in accordance with the attached Exhibit "B" and with the law and applicable executive regulation or, in the event of an emergency as determined by the City or its designee in its sole discretion, the City or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the City or its designee deems necessary. Notwithstanding the foregoing, the City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the Property.

The City or its designee shall have the right to recover from the Property Owner any and all reasonable costs the City expends to maintain or repair the facility or facilities or to correct any operational deficiencies subject to the provisions of the immediately preceding sentence relating to negligence or intentional acts of the City. Failure to pay the City or its designee all of its expended costs, after forty-five days written notice, shall constitute a breach of the agreement. The City or its designee shall thereafter be entitled to bring an action against the Property Owner to pay, or foreclose upon the lien hereby authorized by this agreement against the property, or both. Interest, collection costs, and reasonable attorney fees shall be added to the recovery to the successful party.

6. No Duty for the City. The Property Owner shall not obligate the City to maintain or repair the facility or facilities, and the City shall not be liable to any person for the condition or operation of the facility or facilities.
7. Indemnification. The Property Owner, its administrators, executors, successors, heirs, or assigns, hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims that may arise or be asserted against the City from the construction, presence, existence

or maintenance of the facility or facilities by the Property Owner. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim unless due solely to the negligence of the City in which event the City shall be required to defend any such suit at its own expense. Notwithstanding the foregoing, if any claims are made against both the City and the Property Owner, each will be required to defend any such suit or claim against it at its own expense. Each shall be responsible for payment of any recovery to the extent determined in such suit. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith except to the extent of the negligence or intentional act of the City.

8. Ordinances. The Property Owner shall not in any way diminish, limit, or restrict the right of the City to enforce any of its ordinances as authorized by law.
9. Recordation. This Agreement shall be recorded with the Register of Deeds of Lancaster County, Nebraska and shall constitute a covenant running with the land and shall be binding on the Property Owner, its successors or assigns, including any homeowners or property owners association and any other successors in interest. The Property Owner specifically reserves the right to assign this Agreement to an association of property owners which is formed between the owners of the real estate contained in Legacy Bend Subdivision.

IN WITNESS WHEREOF, the Property Owner has executed this agreement this day of _____, 20____.

INNATE DEVELOPMENT, LLC
a Nebraska Limited Liability Company

By: _____
Scott Rief, Manager

ACKNOWLEDGMENT

STATE OF NEBRASKA)

State

COUNTY OF _____)

County

On this _____ day of _____, 20____ before me, a Notary Public, in and for said County, personal came the above named Scott Rief as Manager of Innate Development, LLC, a Nebraska limited liability company who is personally known to me to be the identical person whose name is affixed to the above instrument and acknowledged the instrument to be is voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

Notary Seal

EXHIBIT A
Legal Description of the Property

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) AND PART OF TAX LOT ONE (1) IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) ALL IN SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SECTION 23-T24N-R1W; THENCE ON AN ASSUMED BEARING OF S87°32'05"W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, A DISTANCE OF 80.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF VICTORY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°00'00"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 662.51 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY THE CITY OF NORFOLK RECORDED ON DECEMBER 28, 2016 IN BOOK 2016, PAGE 05829, FILED AT THE REGISTER OF DEEDS MADISON COUNTY, NEBRASKA; THENCE S87°33'00"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 448.66 FEET; THENCE N21°04'17"W A DISTANCE OF 179.50 FEET; THENCE N16°48'11"W A DISTANCE OF 172.00 FEET; THENCE N19°11'04"W A DISTANCE OF 61.06 FEET; THENCE N20°55'21"W A DISTANCE OF 148.54 FEET; THENCE N23°23'09"W A DISTANCE OF 64.01 FEET; THENCE N65°46'15"E A DISTANCE OF 112.36 FEET; THENCE N75°59'37"E A DISTANCE OF 60.62 FEET; THENCE N70°55'55"E A DISTANCE OF 132.03 FEET; THENCE S22°02'08"E A DISTANCE OF 60.18 FEET; THENCE N76°21'01"E A DISTANCE OF 163.10 FEET; THENCE N87°32'05"E A DISTANCE OF 170.92 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 358,445.76 SQUARE FEET OR 8.229 ACRES MORE OR LESS OF WHICH 1.802 ACRES ARE NEW DEDICATED PUBLIC ROAD RIGHT-OF-WAY.

EXHIBIT "B"

Water Quality Control Form

Site Name: Legacy Bend Subdivision

Location: A TRACT OF LAND LOCATED IN PART OF THE EAST HALF (E1/2) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA

Owner: Innate Development, LLC

Owner Contact Information:

Person Responsible for Maintenance:

Development/Redevelopment: Development

Relevant Storm Event: 80%, 0.83"

Water Quality Control:

Bioswale

- Percent Impervious: 70% ROW & 30% Lots
- Contributing Drainage Area: 28.00 acres
- Impervious Drainage Area: 8.01 Acres
- Water Quality Volume Discharge Rate: 8.50 C.F.S.
- Minimum Length of Treatment: 164.13'

Structural BMP Type: Bio-Swale / Grass Filter Strips

Attach Plans: See Plan Sheet

Attach Maintenance Plan and other relevant information (e.g. nonstructural BMP activities/descriptions if applicable):

Maintenance Form

1. Drawing: See Attached
2. Descriptions as follows:
3. Inspection form as follows:

4. Contact information

5. Legal documents:

Description:

Bio-Swale located at south property line, north of proposed regional detention cell.

Inspection Report

Bio-Swale

Facility Name and Address	
Date of Inspection	
Inspector Name and Phone Number	
Best Management Practice Inspected	

Inspection References:

Omaha Regional Stormwater Design Manual, Section 8.6.4.4 Bioswales Inspection and Maintenance
Approved Post-Construction Stormwater Management Plan (PCSMP)

Instructions:

One inspection report shall be prepared for each BMP. Identify the BMP inspected as indicated on the PCSMP if multiple BMPs are present on-site. Sign and date the inspection report and return the original to the City of Norfolk Engineering Department. Attach pictures taken during the inspection to the report.

Vegetation

No additional maintenance is recommended at this time.

An adequate uniform vegetative cover is not provided within the swale and/or the height of the grass is less than shown in PCSMP

Comments: _____

The outfall area is eroded. The eroded area shall be repaired.

Comments: _____

Bare areas within the swale. These areas shall be re-planted.

Comments: _____

The outfall area is blocked. Blockage shall be removed.

Comments: _____

Sediment, trash or debris are noticeable within the swale area, the material shall be removed and re-planted as necessary to ensure adequate vegetated cover.

Comments: _____

Additional Items/Comments: _____

Other Maintenance Items:

Site Inspection Photos Attached: Yes No

Remedial items to be completed within 30 days of the inspection. Please contact the City of Norfolk Engineering Division at 402-844-2020 when remedial items are completed.

Inspector:

Signature

Printed Name

Date

April 3, 2018

Honorable Mayor
and
City Council

Dear Mayor and Council:

On April 3, 2018 the Norfolk Planning Commission reviewed the final plat of Legacy Bend Addition 1st Addition.

All items required for the final plat approval have been submitted and the accompanying subdivision agreement and post-construction storm water management plan maintenance agreement and easement have been reviewed by the City Engineer.

The Planning Commission recommends approval of the final plat with a vote of (8-0).

Sincerely,



Dan Spray, Chairman
Norfolk Planning Commission

City of Norfolk, 309 N. 5th Street, Norfolk, Nebraska 68701

RESOLUTION NO. 2018- 23

WHEREAS, the following described real property is located within the City of Norfolk or within the extraterritorial area in which the City exercises zoning jurisdiction, to wit:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) AND PART OF TAX LOT ONE (1) IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) ALL OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER (E1/4) CORNER OF SECTION 23-T24N-R1W; THENCE ON AN ASSUMED BEARING OF S87°32'05"W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, A DISTANCE OF 80.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF VICTORY ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°00'00"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 662.51 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY THE CITY OF NORFOLK RECORDED ON DECEMBER 28, 2016 IN BOOK 2016, PAGE 05829, FILED AT THE REGISTER OF DEEDS MADISON COUNTY, NEBRASKA; THENCE S87°33'00"W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 448.66 FEET; THENCE N21°04'17"W A DISTANCE OF 179.50 FEET; THENCE N16°48'11"W A DISTANCE OF 172.00 FEET; THENCE N19°11'04"W A DISTANCE OF 61.06 FEET; THENCE N20°55'21"W A DISTANCE OF 148.54 FEET; THENCE N23°23'09"W A DISTANCE OF 64.01 FEET; THENCE N65°46'15"E A DISTANCE OF 112.36 FEET; THENCE N75°59'37"E A DISTANCE OF 60.62 FEET; THENCE N70°55'55"E A DISTANCE OF 132.03 FEET; THENCE S22°02'08"E A DISTANCE OF 60.18 FEET; THENCE N76°21'01"E A DISTANCE OF 163.10 FEET; THENCE N87°32'05"E A DISTANCE OF 170.92 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 358,445.76 SQUARE FEET OR 8.229 ACRES MORE OR LESS OF WHICH 1.802 ACRES ARE NEW DEDICATED PUBLIC ROAD RIGHT-OF-WAY;

WHEREAS, said property is owned by Innate Development, LLC; and

WHEREAS, the owners of the above described property are desirous of platting the property pursuant to the laws of the State of Nebraska and the City of Norfolk; and

WHEREAS, a plat and subdivision agreement have been prepared in anticipation of platting the above described property.

NOW, THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Norfolk, Nebraska, hereby adopt the following Resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Norfolk, Nebraska, that the final plat of LEGACY BEND FIRST ADDITION, being part of the SE ¼ of the NE ¼, part of tax lot 1 in the NE ¼ of the SE ¼, all in Section 23, Township 24, Range 1 West of the 6th P.M., Madison County, Nebraska, and its accompanying subdivision agreement and post construction storm water management plan maintenance agreement and easement , duly made, acknowledged and certified, be and the same are hereby approved and ordered filed and recorded in the office of the Register of Deeds of Madison County, Nebraska.

BE IT FURTHER RESOLVED that the above described property shall hereinafter be legally described as set forth and depicted on the final plat being approved hereunder.

PASSED AND APPROVED this _____ day of _____, 2018.

ATTEST:

Josh Moenning, Mayor

Elizabeth A. Deck, City Clerk

Approved as to form: _____
Clint Schukei, City Attorney

AGREEMENT

This Agreement is made and entered into the _____ day of _____, 2018, by and between the City of Norfolk, Nebraska, a Municipal Corporation, hereinafter referred to as "CITY"; and Norfolk Area Visitors Bureau, a Nebraska Nonprofit Corporation, hereinafter referred to as "VISITORS BUREAU"; WITNESSETH:

WHEREAS, CITY is the owner of Veterans Memorial Park in Norfolk, Nebraska, which has a baseball field located within the park; and

WHEREAS, VISITORS BUREAU is desirous of utilizing the baseball field in Veterans Memorial Park to hold a professional baseball game Saturday, May 12, 2018; and

WHEREAS, Norfolk City Code Section 18-10 prohibits vending in the park without the prior permission of the Mayor and City Council; and

WHEREAS, CITY is desirous of allowing VISITORS BUREAU to hold a professional baseball game at the baseball field in Veterans Memorial Park.

NOW, THEREFORE, in consideration of the foregoing recitals, and the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. FACILITY. CITY shall allow VISITORS BUREAU to utilize the baseball field in Veterans Memorial Park to hold a professional baseball game on Saturday, May 12, 2018, at 6:30 p.m. VISITORS BUREAU shall have access to the facility between 3:30 p.m. and 11:00 p.m. on May 12, 2018.

2. ACCESS COST. There shall be no cost to VISITORS BUREAU for use of CITY's facility under the terms of this Agreement in exchange for VISITORS BUREAU naming CITY as a sponsor of the event on all promotional materials for the event.

3. LATE FEE. Pursuant to CITY's policy, VISITORS BUREAU shall pay to CITY a late fee in the amount of \$75.00 due to VISITORS BUREAU submitting an event application to CITY later than 60 days prior to VISITORS BUREAU's use of CITY facilities. Said late fee shall be paid to CITY upon the signing of this Agreement.

4. FACILITY ACCESS. For the baseball game, VISITORS BUREAU shall have access to and use of the baseball field, press boxes, ticket booths, parking lots, and restrooms. Field lighting, scoreboard and public address system shall be available for use by VISITORS BUREAU. VISITORS BUREAU's use of the baseball field (but not the entire park) shall be exclusive for the date and times set forth in this Agreement.

5. LOCKER ROOM ACCESS/BASEBALL-SPIKED SHOES. VISITORS BUREAU shall have access to the locker rooms and showers in the multipurpose building after the game. If baseball players wear baseball-spiked shoes in the locker room, they shall be restricted to the

carpeted runners in the locker room and the baseball-spiked shoes shall not come in contact with the epoxy floor. In the event the locker room floor is damaged by baseball-spiked shoes, VISITORS BUREAU shall be responsible for the cost of repairing or replacing the floor.

6. INSURANCE. VISITORS BUREAU shall provide CITY with a certificate of general liability insurance in the following minimum amounts:

General Aggregate	\$2,000,000
a. Bodily Injury/Property Damage	\$1,000,000 each occurrence
b. Personal Injury Damage	\$1,000,000 each occurrence
c. Contractual Liability	\$1,000,000 each occurrence
d. Products Liability & Completed Operations	\$1,000,000 each occurrence
e. Fire Damage	\$ 100,000 any one fire
f. Medical Expense	\$ 5,000 any one person

In addition, VISITORS BUREAU shall name CITY as an additional insured. Said insurance shall be the primary insurance coverage for VISITORS BUREAU's event. The policy issued shall cover all activities and vendors sponsored by VISITORS BUREAU while using CITY's baseball facility at Veterans Memorial Park with no exclusions. VISITORS BUREAU agrees to be responsible for any damages or claim of loss not covered by VISITORS BUREAU's insurance or VISITORS BUREAU's vendors' insurance. A certificate of insurance shall be filed with the City Clerk's office upon execution of this Agreement. In the event the certificate of insurance is not filed by May 2, 2018, then (1) VISITORS BUREAU shall pay a late fee to CITY in the amount of \$75.00, and (2) this Agreement shall be voidable at the option of CITY's risk manager.

7. HOLD HARMLESS/INDEMNIFICATION. VISITORS BUREAU agrees to save, hold harmless, indemnify and defend CITY, its representatives, agents and employees from any loss or damage or claim of loss by VISITORS BUREAU or by any tournament participant or their parent or guardian, or any third party from damage or claim of damage that arises from any of the activities authorized or undertaken as provided in this Agreement and for any loss to CITY that results from VISITORS BUREAU failing to perform its obligations under this Agreement or engaging in any activity not authorized by this Agreement.

8. COPYRIGHTED MUSIC. VISITORS BUREAU agrees that it either has or will secure any necessary licenses required for the playing or performance of copyrighted music at the activities being conducted by VISITORS BUREAU and expressly agrees to hold CITY harmless and indemnify CITY from any cost or liability that may result to CITY as a result of the contemplated VISITORS BUREAU activities being held on property owned by CITY.

9. VOLUNTEERS. Any volunteers that access CITY's baseball facilities as part of this Agreement are VISITORS BUREAU's volunteers and VISITORS BUREAU shall be responsible for any insurance coverage or liability related to or stemming from VISITORS BUREAU's volunteers.

10. CONCESSIONS. CITY shall operate the concession stand at Veterans Memorial Park during VISITORS BUREAU's event. VISITORS BUREAU is prohibited from selling or participating in the sale of any concessions at Veterans Memorial Park, including but not limited to tailgating, and VISITORS BUREAU shall prohibit participants and spectators from participating in the sale of concessions, including but not limited to tailgating, at Veterans Memorial Park. VISITORS BUREAU shall not receive any profit from concession sales. Further, VISITORS BUREAU shall be responsible for assuring that no coolers, outside food, or outside beverages (except for water) are brought into Veterans Memorial Park by spectators when concessions are being sold by CITY.

11. VENDING. Section 18-10 of the Official Code of the City of Norfolk, Nebraska states that vending of various goods, services, products or commodities is permitted; however, such vending is conditional upon the vendor first obtaining permission from the Mayor and City Council. This Agreement shall serve as permission granted to VISITORS BUREAU as required by Section 18-10 of the City Code for vending in Veterans Memorial Park during the term of this Agreement provided that such vending is limited to the sale of team souvenirs (not concessions).

12. ADVERTISING. VISITORS BUREAU shall not erect any advertising or temporary signs at CITY's baseball facilities.

13. CLEANING. VISITORS BUREAU shall be responsible for cleanup of the facilities at Veterans Memorial Park at the conclusion of their use including but not limited to completely cleaning up any sunflower seeds from the bleachers. In the event VISITORS BUREAU fails to clean the facilities they utilize at Veterans Memorial Park, VISITORS BUREAU agrees to pay the actual cost incurred by CITY in cleaning the facilities. CITY shall document the condition of the facilities and shall consult with VISITORS BUREAU prior to cleaning, if practicable. During VISITORS BUREAU's event at Veterans Memorial Park, the following statement or LEGION's own statement which suggests these items shall be announced over the public address system periodically throughout VISITORS BUREAU's event:

“Welcome to Veterans Memorial Park. In an effort to keep this facility clean, we kindly ask that you pick up your trash and deposit it in the provided trash receptacles before leaving the stadium.”

14. ALCOHOL. No alcohol shall be allowed on the premises pursuant to Section 3-11 of CITY's Official Code.

15. TOBACCO. VISITORS BUREAU shall be responsible for compliance with CITY's tobacco policy set forth in CITY's Official Code which precludes tobacco use except in parking areas available to the general public.

16. PETS. No pets shall be allowed on the premises except for service animals.

17. DAMAGE. VISITORS BUREAU shall be responsible for any damage to any part of the Memorial Field facility utilized by VISITORS BUREAU above normal use and wear for all times during which VISITORS BUREAU has control of the facility. VISITORS BUREAU shall

be responsible for all damage and repair costs to any portion of Veterans Memorial Park while accessing the CITY facilities during the term of this Agreement.

18. SECURITY. VISITORS BUREAU shall be responsible for providing adequate security at the facility from the time the gates to the field and doors to that portion of the multipurpose building utilized by VISITORS BUREAU are unlocked on the day of the game, during the game, and until the time the facility is locked except as the same relates to the concession area.

19. PARKING. VISITORS BUREAU shall be responsible for assuring that vehicles within Veterans Memorial Park are parked only in approved parking areas and shall be responsible for removing vehicles parked in places other than approved parking areas. All parking is at the risk of VISITORS BUREAU and the party parking the vehicle.

20. MULTI-PURPOSE BUILDING. VISITORS BUREAU shall be allowed to utilize the locker rooms in the multipurpose building. In the event VISITORS BUREAU utilizes the locker rooms as set forth herein, VISITORS BUREAU shall enter and exit the multipurpose building as directed. In no event shall VISITORS BUREAU allow exit from the multipurpose building to the water park.

21. SCOREBOARD. VISITORS BUREAU shall be allowed to utilize the scoreboard and accompanying graphics board at Veterans Memorial Park. VISITORS BUREAU understands that the message board must be operated as directed by CITY's park and building maintenance superintendent so that CITY can comply with the terms of its July 5, 2011 agreement with Score Tables by Design, L.L.C. A copy of the applicable portion of the July 5, 2011 agreement is attached hereto as Exhibit "A".

22. FIELD LIGHTS. Any field lighting requests by VISITORS BUREAU shall be directed to CITY's park and building maintenance superintendent.

23. OTHER AREAS OF VETERANS MEMORIAL PARK. VISITORS BUREAU shall be responsible for restricting participants and spectators to the baseball and parking portions of Veterans Memorial Park during VISITORS BUREAU's game and shall prohibit people from accessing other portions of Veterans Memorial Park closed to the public during the time when VISITORS BUREAU is utilizing CITY's baseball facility. VISITORS BUREAU shall be responsible for all damage and repair costs to any portion of Veterans Memorial Park while accessing the CITY facilities at Veterans Memorial Park during the term of this Agreement.

24. ALTERATIONS TO FACILITY. VISITORS BUREAU shall make no alterations or additions, etc., to CITY's facility without VISITORS BUREAU's prior written request and CITY's prior written approval.

25. DUGOUTS. CITY does not allow individuals to be on the roof of the dugouts at Veterans Memorial Field. VISITORS BUREAU shall be responsible for keeping individuals off the roof of the dugouts during VISITORS BUREAU's event.

26. CANCELLATION BY VISITORS BUREAU. VISITORS BUREAU shall be responsible for providing notice of any cancellation of its game to CITY's park and building maintenance superintendent at 844-2180.

27. CITY'S RIGHT TO CANCEL ACTIVITIES. Notwithstanding any other provision of this Agreement, CITY retains the right at any time to cancel any activities scheduled on CITY property due to inclement weather or for any other reason.

28. UNADDRESSED ISSUES. Issues related to CITY's baseball facility not addressed in this Agreement may be approved by CITY at the discretion of CITY's park and building maintenance superintendent upon request of VISITORS BUREAU.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Agreement in duplicate the day and year first above written. This Agreement may be executed in counterparts. Each such counterpart, executed in duplicate, shall be deemed an original hereof and all such executed counterparts shall together be one and the same instrument.

CITY OF NORFOLK, NEBRASKA,
A Municipal Corporation

ATTEST:

Elizabeth A. Deck, City Clerk

By _____
Josh Moenning, Mayor

Approved as to Form: _____
Clint Schukei, City Attorney

NORFOLK AREA VISITORS BUREAU,
A Nebraska Nonprofit Corporation

By _____
Printed Name: _____
Title: _____

By _____
Printed Name: _____
Title: _____

EXHIBIT “A”

(Excerpt from July 5, 2011 Agreement between
City of Norfolk and Score Tables by Design, L.L.C.)

Advertising Services

4. *Score Tables* shall be the sole vendor authorized by the City of Norfolk to sell advertising space to businesses and other entities at Memorial Football Field and Memorial Baseball Field.

5. *Score Tables* shall be responsible for soliciting advertisers, billing advertisers and collecting advertising revenue. *Score Tables* will sell space primarily on multi-year contracts to advertisers.

6. *Score Tables* will design and program advertising and provide it in an appropriate format to the City of Norfolk. The advertising will be “*still*” graphics and will not include video and/or sound and will be displayed during athletic events, involving Norfolk Public Schools, Norfolk Catholic Schools, Lutheran High School of Northeast Nebraska and related events.

7. A maximum of thirty (30) advertisers will be presented on each of the LED Message Displays.

8. The LED Message Displays at the football field and baseball field also may be used to present City of Norfolk announcements, school information, game data, photos, statistics and graphics, and such displays will be programmed by the City of Norfolk. The amount of such programming would be at the discretion of the City of Norfolk; however such programming should not consume more than 25 percent of the time the LED Message Center is operating during an event.

9. Advertising to be displayed at the athletic facilities shall conform to City of Norfolk policies on advertising. Therefore, all advertising must be tasteful, must not advertise products or services that are illegal for minors and must not convey political or religious messages. The City of Norfolk is not creating a public forum for messages and retains its authority to determine the products and services appropriate to advertise on the premises.

RESOLUTION NO. 2018- 24

WHEREAS, the City of Norfolk, Nebraska, is an eligible unit of a general local government authorized to file an application under the Site and Building Development Act of 2011; and

WHEREAS, the City of Norfolk, Nebraska, has received an invitation to apply for \$300,000 of Site and Building Development Funds from the Nebraska Department of Economic Development; and ContiTech USA, Inc. has executed an SBDF Business Certification agreement expressing their intent to complete the project.

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

Passed and approved this _____ day of _____, 2018.

Josh Moenning, Mayor

ATTEST:

Elizabeth A Deck, City Clerk

(S E A L)

Approved as to form: _____
Clint Schukei, City Attorney

____/____/____

Courtesy Ford Lincoln
423 Madison Ave.
Norfolk, NE 68701
(402-371-9350)

BID OFFERING FOR THE CITY OF NORFOLK

The following is a bid for one (1) or more 2019 Ford F-250 Supercab 4x4 pickup.

- 6.2L V8 gas engine
- automatic transmission
- 6 ¾ foot box
- white in color
- cloth front 40/20/40 bench seat with power driver seat
- power windows and locks
- rear view camera
- cruise control
- air conditioning
- electronic shift on the fly 4x4
- manual telescoping trailer tow mirrors with power glass
- rear view camera
- one service manual on cd rom

MSRP 45930.00

Delivered Price 32199.00

Please allow up to 120 days for delivery. Bid price good for up to 30 days after City of Norfolk receives the bid.

Courtesy Ford Lincoln (date)

City of Norfolk (date)

City of Norfolk, 309 N. 5th Street, Norfolk, NE 68701

LEASE AGREEMENT

THIS LEASE is made and entered into this 10th day of April, 2018, by and between Michael R. Braun and Kristy J. Braun, husband and wife, hereinafter referred to as "BRAUN" as Lessor and the City of Norfolk, Nebraska, a Municipal Corporation, hereinafter referred to as "CITY", as Lessee, WITNESSETH:

WHEREAS, BRAUN is the owner of a tract of land described as follows:

Lot 3, Blueberry Hill Subdivision, Stanton County, Nebraska, less that portion taken by Return of Appraisers on July 11, 2001 in Book 28 Page 496 of the records of Stanton County, Nebraska; and

WHEREAS, a portion of the above described property is to be leased under the terms of this lease Agreement which portion of land is more particularly described as follows:

Beginning at the Southwest Corner of Section 30, T24N, R1E; thence Easterly on the South line of Section 30 on an assumed bearing of North 87°20'15"E, a distance of 1193.41 ft.; thence North 01°54'26"W a distance of 132.65 ft. to the intersection of the North Highway right-of-way line and the west line of Lot 3, Blueberry Hill Subdivision of Stanton County, Nebraska; thence North 70°05'51"E a distance of 44.52 ft. to a point being the point of beginning; thence North 06°45'33"E a distance of 49.27 ft.; thence North 87°24'22"E a distance of 70.56 ft.; thence South 03°06'37"E a distance of 36.25 ft. to a point on the North Highway right-of-way line; thence South 86°46'14"W on the North Highway right-of-way line a distance of 40.18 ft.; thence South 70°05'51"W on the North Highway right-of-way line a distance of 40.55 ft. to the point of beginning. Said tract of land is in Lot 3, Blueberry Hill Subdivision, and the SW 1/4 of Section 30, T24N, R1E, Stanton County, Nebraska and East of the 6th Principal Meridian, and contains 2911 Sq. Ft. more or less, said leased area is depicted as the crosshatched area on the attached-Exhibit "A"; and

WHEREAS, CITY is desirous of utilizing the above described property for placement of a lighted billboard sign.

IT IS THEREFORE agreed by and between the parties as follows:

1. DESCRIPTION. BRAUN, in consideration of the covenants and agreements set forth herein, does hereby lease to CITY the real property described in recital set forth above and situated in Stanton County, Nebraska, which property is depicted as the crosshatched area on the attached Exhibit "A".

2. CONSIDERATION. CITY agrees that consideration for the leasing of said premises is the total sum of One Thousand Dollars (\$1,000.00) for the first year of this lease, payable by CITY to BRAUN upon the execution of this lease. The initial rental amount of One Thousand Dollars (\$1,000.00) shall be increased each year by an amount equal to three percent (3%) of the prior year's rent and shall be payable upon the annual anniversary of the execution of this lease.

3. TERM AND OPTION TO RENEW. The term of this lease shall be for fifteen (15) years from the date of execution hereof. CITY shall have the option to extend this lease for three (3) additional five (5) year periods, under the terms and conditions of this lease, upon the mutual agreement of the parties. Any extension(s) of the original term hereof shall include the three percent (3%) per year increase in the annual rent.

4. INSURANCE. CITY shall at all times during the term of this lease maintain a liability insurance policy or policies, naming BRAUN as an additional insured, in the following minimum amounts:

General Aggregate	\$1,000,000
a. Bodily Injury/Property Damage	\$1,000,000 each occurrence
b. Personal Injury Damage	\$1,000,000 each occurrence
c. Contractual Liability	\$1,000,000 each occurrence
d. Products Liability & Completed Operations	\$1,000,000 each occurrence
e. Fire Damage	\$ 100,000 any one fire
f. Medical Expense	\$ 5,000 any one person

CITY shall furnish BRAUN with a certificate of insurance in the minimum amounts as set forth above upon the execution of this lease agreement if requested.

5. HOLD HARMLESS. CITY agrees to hold BRAUN harmless and indemnify BRAUN from any and all liability and claims arising out of and relative to CITY's use of the demised premises during the term of this lease agreement.

6. USAGE. The demised premises shall be used by CITY for placement of a lighted billboard sign. Said usage by CITY of the demised premises includes the installation by CITY at its expense of any improvements to be placed thereon to include movement of dirt to accommodate signage, placement of a billboard sign, installation of fencing, running electrical

power to the leased premises, installation of lighting for the area and landscaping of the area, all in accordance with CITY's specifications.

7. MAINTENANCE AND REPAIR. CITY, at its own expense, shall maintain and repair the demised premises and keep said premises in a clean and orderly condition pursuant to all applicable laws and ordinances during the term thereof.

8. ELECTRICITY. CITY shall pay for all electricity used on the premises during the term of this lease or any extensions thereof and shall be responsible for, at its own expense, any power lines now on or hereafter placed on the demised premises.

9. IMPROVEMENTS. The cost of the improvements placed upon the demised premises shall be paid by CITY and CITY shall not allow any lien or claim to arise against the demised premises or BRAUN.

10. EXPIRATION. At the expiration of the term(s) hereof, CITY agrees to remove all improvements, except for access to electrical power, and agrees to give peaceful possession of the demised premises to BRAUN.

11. TERMINATION. BRAUN shall have the right to terminate this lease at any time during the term hereof should CITY fail, refuse or neglect to comply with any of the terms or conditions hereof and BRAUN, upon said breach, shall have the right to obtain possession as provided by law and to retain the consideration paid by CITY. Prior to enforcement of said right to terminate, BRAUN shall give CITY twenty (20) days written notice addressed to City of Norfolk Risk Manager and CITY shall have said twenty (20) day period within which to comply with the terms of the lease and correct any such breach and thereby reinstate said lease in full force and effect. CITY shall be allowed to terminate this lease upon giving sixty (60) days' notice to BRAUN. This Agreement shall terminate in the event the Nebraska Department of Transportation requires removal of CITY's lighted billboard sign, in which case BRAUN shall refund to CITY on a pro-rata basis any unearned rent prepaid by CITY.

12. VISUAL ACCESS EASEMENT. To assure visual access of the sign erected by CITY, BRAUN grants to CITY an easement over that portion of property owned by BRAUN which lies within an approximately 150' east x 50' north area. This shall be referred to as the "Visual Access Easement". BRAUN shall allow CITY to enter upon the Visual Access Easement to maintain the visual area by removal of any trees or other growth on the BRAUN property that obstruct the view of CITY's sign from Highway #275 during the term of this lease. BRAUN agrees not to plant any trees or other vegetation or to place, park, store or build any object in the Visual Access Easement that would obstruct the view of CITY's sign from Highway #275 during the term of this lease. Said Visual Access Easement shall terminate upon the termination of this lease.

13. SIGN ACCESS EASEMENT. BRAUN hereby grants to CITY an easement over the south 15' of the Visual Access Easement for the purpose of CITY accessing the leased premises for occasional maintenance of the property and improvements located thereon. This shall be referred to as the "Sign Access Easement". Said access shall be off of Highway #275 right of

way and includes the most direct route from Highway #275 to the leased premises. Said Sign Access Easement shall terminate upon the termination of this lease.

14. NO TRESPASSING SIGNS. CITY shall be responsible for posting "No Trespassing" signs on the leased property at its option.

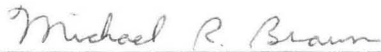
15. REAL ESTATE TAXES. BRAUN shall be responsible for paying all real estate taxes on the property being leased hereunder.

16. PARTIES BOUND. All of the agreements herein shall extend to and be binding upon the heirs, successors and assigns of the parties hereto.

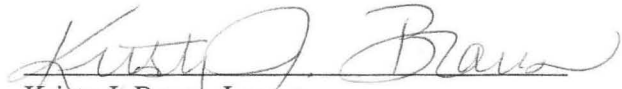
17. CONTINGENT UPON SIGN PERMIT. This lease shall be contingent upon the granting of a sign permit to CITY by the Nebraska Department of Transportation. In the event the application for sign permit is denied, then this lease agreement shall be null and void.

18. AGREEMENT RECORDED. This lease agreement shall be filed of record in Stanton County with the recording cost to be divided equally between the parties.

IN WITNESS WHEREOF, the parties have executed the foregoing lease agreement in duplicate the day and year first above written.



Michael R. Braun, Lessor



Kristy J. Braun, Lessor

CITY OF NORFOLK, NEBRASKA,
A Municipal Corporation, Lessee

ATTEST:

Josh Moenning, Mayor

Elizabeth A. Deck, City Clerk

(S E A L)

Approved as to form: _____
City Attorney

STATE OF NEBRASKA)
) ss
COUNTY OF Stanton)

Before me, a Notary Public, duly qualified in and for said county and state, personally appeared Michael R. Braun and Kristy J. Braun, husband and wife, known to me to be the identical persons who executed the foregoing Lease Agreement and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal this _____ day of _____, 2018.

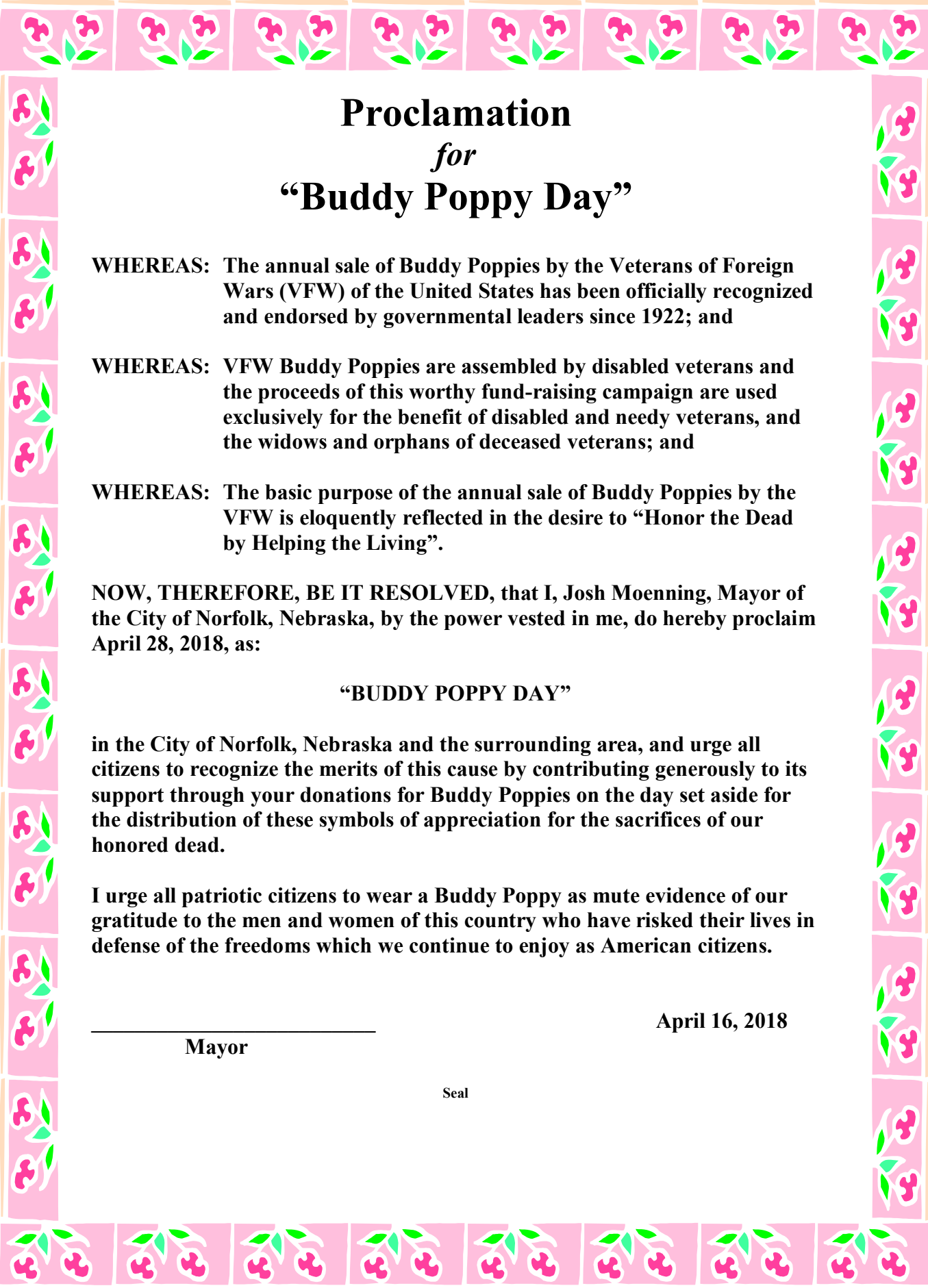
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF MADISON)

Before me, a Notary Public, duly qualified in and for said county and state, personally appeared Josh Moenning, Mayor, and Elizabeth A. Deck, City Clerk, known to me to be the identical persons who executed the foregoing Lease Agreement and acknowledged the execution thereof to be their voluntary act and deed on behalf of the corporation.

Witness my hand and notarial seal this _____ day of _____, 2018.

Notary Public



Proclamation
for
“Buddy Poppy Day”

WHEREAS: The annual sale of Buddy Poppies by the Veterans of Foreign Wars (VFW) of the United States has been officially recognized and endorsed by governmental leaders since 1922; and

WHEREAS: VFW Buddy Poppies are assembled by disabled veterans and the proceeds of this worthy fund-raising campaign are used exclusively for the benefit of disabled and needy veterans, and the widows and orphans of deceased veterans; and

WHEREAS: The basic purpose of the annual sale of Buddy Poppies by the VFW is eloquently reflected in the desire to “Honor the Dead by Helping the Living”.

NOW, THEREFORE, BE IT RESOLVED, that I, Josh Moenning, Mayor of the City of Norfolk, Nebraska, by the power vested in me, do hereby proclaim April 28, 2018, as:

“BUDDY POPPY DAY”

in the City of Norfolk, Nebraska and the surrounding area, and urge all citizens to recognize the merits of this cause by contributing generously to its support through your donations for Buddy Poppies on the day set aside for the distribution of these symbols of appreciation for the sacrifices of our honored dead.

I urge all patriotic citizens to wear a Buddy Poppy as mute evidence of our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American citizens.

April 16, 2018

Mayor

Seal

<p>Project Name: Rehabilitate Storm Drain System</p>	<p>Site Location: Norfolk Regional Airport, Norfolk, NE</p>	<p>Project No. 015-2135</p>
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Direction Photo Taken: East

Description:
Installing Geogrid prior to Inlet 2 construction.



Direction Photo Taken: South

Description:
Phase 1 48" HDPE Pipe installation.



<p>Project Name: Rehabilitate Storm Drain System</p>	<p>Site Location: Norfolk Regional Airport, Norfolk, NE</p>	<p>Project No. 015-2135</p>
<p>Direction Photo Taken: NE</p> <p>Description: Pouring Inlet 3 in place.</p>		
<p>Direction Photo Taken: South</p> <p>Description: Phase 1 18" Pipe Installation. STA 108+00</p>		

<p>Project Name: Rehabilitate Storm Drain System</p>	<p>Site Location: Norfolk Regional Airport, Norfolk, NE</p>	<p>Project No. 015-2135</p>
<p>Direction Photo Taken: SE</p> <p>Description:</p> <p>Placing Inlet #6 in Phase 1</p>		
<p>Direction Photo Taken: N</p> <p>Description:</p> <p>Phase 1 Grading around inlets. Inlet #4 shown.</p>		

<p>Project Name: Rehabilitate Storm Drain System</p>	<p>Site Location: Norfolk Regional Airport, Norfolk, NE</p>	<p>Project No. 015-2135</p>
<p>Direction Photo Taken: W</p> <p>Description: Attaching 36" pipe to Inlet 10</p>		
<p>Direction Photo Taken: W</p> <p>Description: Phase 4. Pouring Inlet 64.</p>		

<p>Project Name: Rehabilitate Storm Drain System</p>	<p>Site Location: Norfolk Regional Airport, Norfolk, NE</p>	<p>Project No. 015-2135</p>
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Direction Photo Taken: N

Description:
Pouring 4x4 inlets in Staging area #1



Direction Photo Taken: E

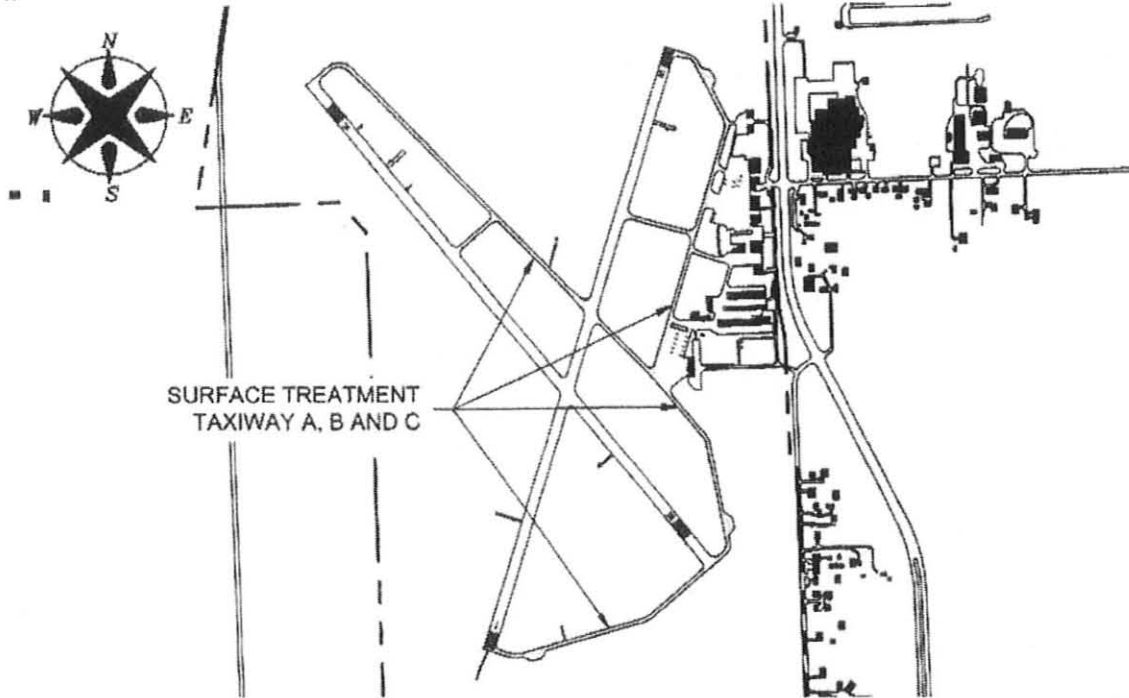
Description:
Phase 4. Final Grading of 4" non perforated pipe prior to seeding



ACIP DATA SHEET

AIRPORT	Norfolk Regional Airport / Karl Stefan Memorial Field, Norfolk, NE	LOCID	OFK	LOCAL PRIORITY	3
PROJECT DESCRIPTION	Taxiway Surface Treatment	Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)			FFY 19

SKETCH:



January 2018

JUSTIFICATION:

A pavement surface treatment was completed in 2010. Surface treatments are recommended every 5-8 years, to preserve and rehabilitate the pavement. Any cracks will be repaired prior to the surface treatment. The runway will also be remarked.

COST ESTIMATE: (Attach detailed cost estimate)

Federal (90%)	\$461,700	State	\$	Local (10%)	\$51,300	Total	\$513,000
---------------	-----------	-------	----	-------------	----------	-------	-----------

SPONSOR'S VERIFICATION:

For each and every project as applicable

Date	(see instruction sheet)
8/22/08	- Date of approved ALP with project shown
CE Para 5-6.4e	- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
N/A	- Date of land acquisition or signed purchase agreement
N/A	- Date of pavement maintenance program
N/A	- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
N/A	- Apron sizing worksheet (for apron projects)
---	Revenue producing facilities (for fuel farms, hangars, etc.)
N/A	- Date statement submitted for completed airside development
N/A	- Date statement submitted for runway approaches are clear of obstructions

SPONSOR'S SIGNATURE: Terri Wachter DATE: 1-12-2018

PRINTED NAME: Terri Wachter TITLE: Airport Manager

PHONE NUMBER: 402-371-7210

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

ACIP Data Sheet Cost Estimate

Project Description: Taxiway Surface Treatment

Norfolk Regional Airport
Norfolk, Nebraska

Jan-18

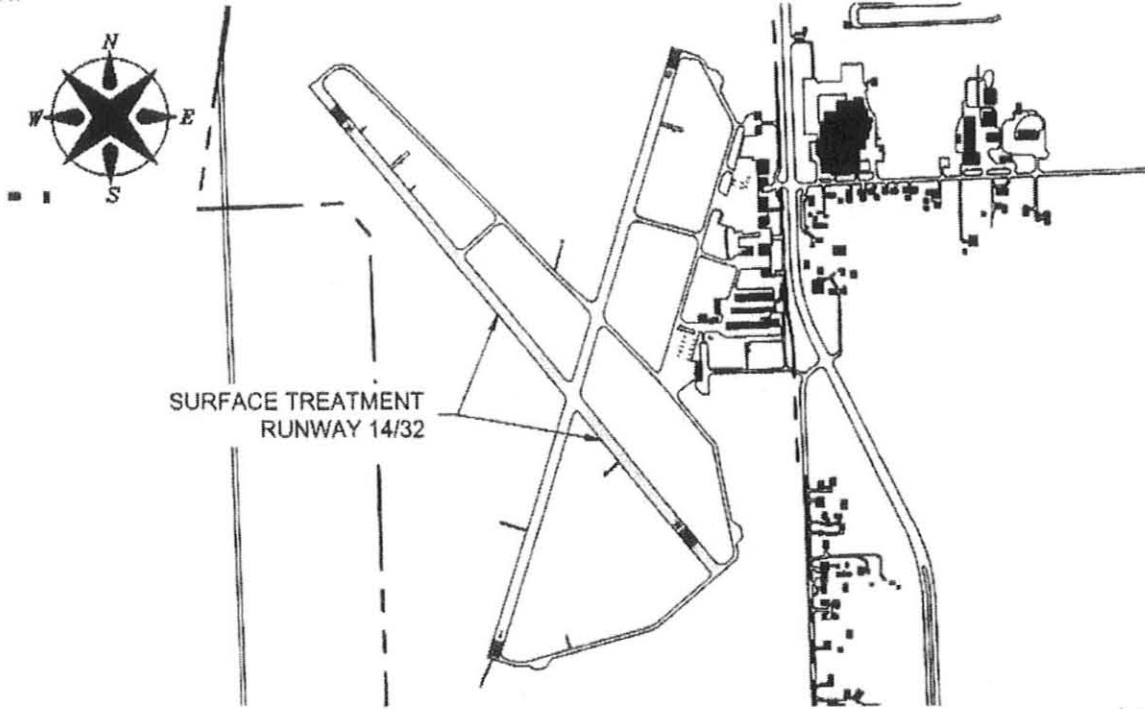
Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	\$40,000.00	\$40,000.00
2	Pavement Marking Removal	19,600	SF	\$1.00	\$19,600.00
3	Crack Sealant (width < 3/4")	5,500	LF	\$3.00	\$16,500.00
4	Crack Repair (width > 3/4")	2,750	LF	\$5.00	\$13,750.00
5	Surface Treatment	56,790	SY	\$5.00	\$283,950.00
6	Temporary Pavement Markings	19,600	SF	\$1.00	\$19,600.00
7	Permanent Pavement Markings	19,600	SF	\$1.00	\$19,600.00
	Engineering and Administration	1	LS	\$100,000.00	\$100,000.00
Total					\$513,000.00

Federal (90%)	\$461,700.00
State (0%)	\$0.00
Local (10%)	\$51,300.00

ACIP DATA SHEET

AIRPORT	Norfolk Regional Airport / Karl Stefan Memorial Field, Norfolk, NE	LOCID	OFK	LOCAL PRIORITY	2
PROJECT DESCRIPTION	Runway 14/32 Surface Treatment	Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)			FFY 19

SKETCH:



January 2018

JUSTIFICATION:

A pavement surface treatment was completed in 2010. Surface treatments are recommended every 5-8 years, to preserve and rehabilitate the pavement. Any cracks will be repaired prior to the surface treatment. The runway will also be remarked.

COST ESTIMATE: (Attach detailed cost estimate)

Federal (90%)	\$591,300	State	\$	Local (10%)	\$65,700	Total	\$657,000
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SPONSOR'S VERIFICATION:

For each and every project as applicable

Date (see instruction sheet)

- | | |
|----------------|---|
| 8/22/08 | - Date of approved ALP with project shown |
| CE Para 5-6.4e | - Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E |
| N/A | - Date of land acquisition or signed purchase agreement |
| N/A | - Date of pavement maintenance program |
| N/A | - Snow removal equipment inventory & sizing worksheet (for SRE acquisition) |
| N/A | - Apron sizing worksheet (for apron projects) |
| --- | - Revenue producing facilities (for fuel farms, hangars, etc.) |
| N/A | - Date statement submitted for completed airside development |
| N/A | - Date statement submitted for runway approaches are clear of obstructions |

FAA USE ONLY
FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: Terri Wachter DATE: 1-12-2018

PRINTED NAME: Terri Wachter TITLE: Airport Manager

PHONE NUMBER: 402-371-7210

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

ACIP Data Sheet Cost Estimate

Project Description: Runway 14/32 Surface Treatment

Norfolk Regional Airport
Norfolk, Nebraska

Jan-18

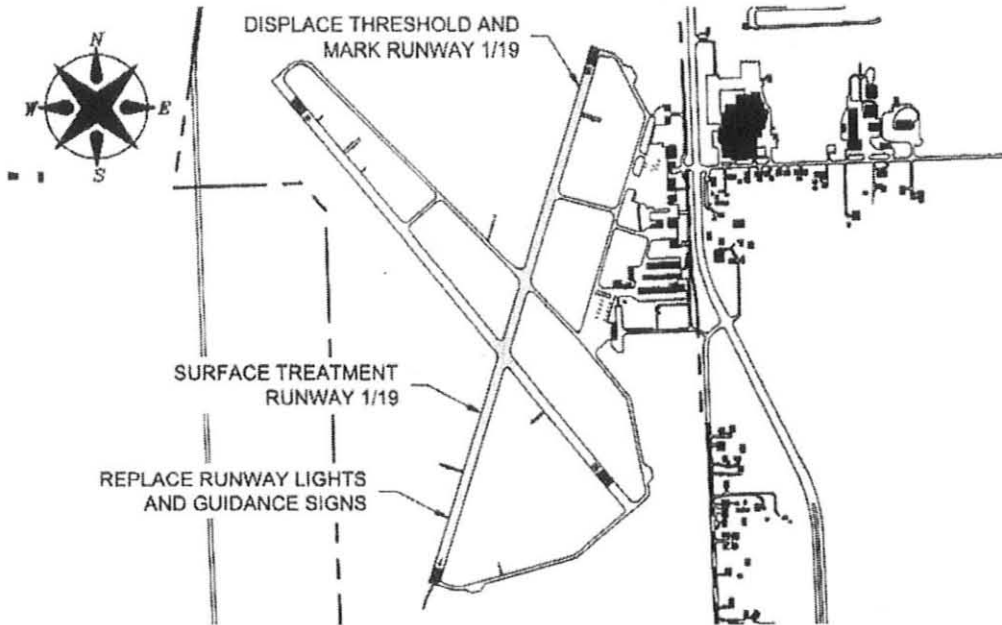
Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	\$50,000.00	\$50,000.00
2	Pavement Marking Removal	40,000	SF	\$1.00	\$40,000.00
3	Crack Sealant (width < 3/4")	9,000	LF	\$3.00	\$27,000.00
4	Crack Repair (width > 3/4")	4,500	LF	\$5.00	\$22,500.00
5	Surface Treatment	61,400	SY	\$5.00	\$307,000.00
6	Temporary Pavement Markings	40,000	SF	\$1.00	\$40,000.00
7	Permanent Pavement Markings	40,000	SF	\$1.00	\$40,000.00
	Engineering and Administration	1	LS	\$130,500.00	\$130,500.00
				Total	\$657,000.00

Federal (90%)	\$591,300.00
State (0%)	\$0.00
Local (10%)	\$65,700.00

ACIP DATA SHEET

AIRPORT	Norfolk Regional Airport / Karl Stefan Memorial Field, Norfolk, NE	LOCID	OFK	LOCAL PRIORITY	1
PROJECT DESCRIPTION	Runway 1/19 Surface Treatment	Identify FFY that you desire to construct (FFY: Oct. 1-Sept. 30)			FFY 19

SKETCH:



January 2018

JUSTIFICATION:

A pavement overlay was completed in 2010. Surface treatments are recommended every 5-8 years, to preserve and rehabilitate the pavement. Any cracks will be repaired prior to the surface treatment. Because the surface will be remarked, this is an opportune time to displace the threshold on Runway 19 as shown on the ALP. Runway lights will be replaced when relocated to match the new threshold location and to re-adjust spacing. The 4 light PAPI system for Runway 19 will be relocated as part of this project. Guidance signs associated with the runway lighting system will also be replaced.

COST ESTIMATE: (Attach detailed cost estimate)

Federal (90%)	\$1,476,000	State	\$	Local (10%)	\$164,000	Total	\$1,640,000
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SPONSOR'S VERIFICATION:

For each and every project as applicable

Date	(see instruction sheet)
8/22/08	- Date of approved ALP with project shown
CE Para 5-6.4e	- Date of environmental determination (ROD, FONSI, CE), or cite CE paragraph # (307-312) in Order 1050.1E
N/A	- Date of land acquisition or signed purchase agreement
N/A	- Date of pavement maintenance program
N/A	- Snow removal equipment inventory & sizing worksheet (for SRE acquisition)
N/A	- Apron sizing worksheet (for apron projects)
----	Revenue producing facilities (for fuel farms, hangars, etc.)
N/A	- Date statement submitted for completed airside development
N/A	- Date statement submitted for runway approaches are clear of obstructions

FAA USE ONLY
FAA Verification: (initial/date)

SPONSOR'S SIGNATURE: *Terri Wachter* DATE: 1-12-2018

PRINTED NAME: Terri Wachter TITLE: Airport Manager

PHONE NUMBER: 402-371-7210

FAA USE ONLY

PREAPP NUMBER	GRANT NUMBER	NPIAS CODE	WORK CODE	FAA PRIORITY	FEDERAL \$

ACIP Data Sheet Cost Estimate

Project Description: Runway 1/19 Surface Treatment

Norfolk Regional Airport
Norfolk, Nebraska

Jan-18

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization	1	LS	\$120,000.00	\$120,000.00
2	Pavement Marking Removal	100,000	SF	\$1.00	\$100,000.00
3	Crack Sealant (width < 3/4")	12,000	LF	\$3.00	\$36,000.00
4	Crack Repair (width > 3/4")	6,000	LF	\$5.00	\$30,000.00
5	Surface Treatment	68,300	SY	\$5.00	\$341,500.00
6	Temporary Pavement Markings	85,000	SF	\$1.00	\$85,000.00
7	Pavement Markings (Rwy +Twy Hold Lines)	85,000	SF	\$1.00	\$85,000.00
8	Runway Edge Lights	58	EA	\$1,000.00	\$58,000.00
9	Runway Threshold Lights	24	EA	\$1,000.00	\$24,000.00
10	Runway Distance Remaining Signs	10	EA	\$3,500.00	\$35,000.00
11	Hold/Guidance Signs	8	EA	\$2,500.00	\$20,000.00
12	Cable, Duct and Counterpoise	20,000	LF	\$7.00	\$140,000.00
13	Duct, Pushed	1,000	LF	\$20.00	\$20,000.00
14	Vault Work, Regulator, Radio Controller	1	LS	\$50,000.00	\$50,000.00
15	Relocate PAPI-4 (FAA owned)	1	LS	\$100,000.00	\$100,000.00
	FAA Engineering Services (PAPI Relocation)	1	LS	\$85,000.00	\$85,000.00
	Engineering and Administration	1	LS	\$310,500.00	\$310,500.00
				Total	\$1,640,000.00

Federal (90%) \$1,476,000.00

State (0%) \$0.00

Local (10%) \$164,000.00

April 3, 2018

Honorable Mayor
and
City Council

Dear Mayor and Council:

The Norfolk Planning Commission held a public hearing on April 3, 2018 to consider an amendment to Section 6-173 of the code to alter the minimum seer rating for residential air conditioners and heat pumps.

The Planning Commission recommends approval of the amendment with an 8-0 vote.

Sincerely,



Dan Spray, Chairman
Norfolk Planning Commission

ORDINANCE NO. 5540

AN ORDINANCE OF THE CITY OF NORFOLK, NEBRASKA TO AMEND SECTION 6-173 OF THE CODE TO ALTER THE MINIMUM SEER RATING FOR RESIDENTIAL AIR CONDITIONERS AND HEAT PUMPS; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF NORFOLK, NEBRASKA:

Section 1. That Section 6-173 of the Official City Code be and the same is hereby amended to read as follows:

Sec. 6-173. Energy conservation standards.

Minimum requirements are as follows:

- (a) Ceiling: R-49 insulation.
- (b) Frame walls: R-20 (combined R-value of wall elements).
- (c) Slab edge (on-grade): R-10 insulation, from top of slab to 24" below finished grade.
- (d) Floors (over unheated spaces): R-38 insulation.
- (e) Finished basement walls: R-18 (Combined R-value of wall elements).
- (f) Crawl spaces: R-10 insulation. Shall be a conditioned space. Floor shall be covered with not less than three (3) inches of concrete.
- (g) Windows: Minimum of double-glazed and maximum U-factor of .30.
- (h) Doors:
 - (1) Sliding glass: Double-glazed, maximum U-value of .30.
 - (2) Swinging: Maximum U-value of .35 based on testing prior to installation of glazing.
- (i) Weatherstripping/caulking: Whatever is necessary to minimize infiltration.
- (j) HVAC equipment.

- (1) Heat pumps – Heating mode:
 - a. COP=2.5/1.5 (air source).
 - b. COP=2.5 (water source).
- (2) Boilers and furnaces: Combustion efficiency equals eighty-two (82) percent.
- (3) Air Conditioners/heat pumps – Cooling: SEER minimum rating ~~15.0~~ 14.0.
- (4) Controls: Each system controlled by thermostat; heating system capable of setback to fifty-five (55) Fahrenheit; cooling system capable of setup to eighty-five (85) Fahrenheit.
- (5) All duct work shall be located within the conditioned envelope of the dwelling. Duct work within an attic shall be considered to be in a conditioned space when:
 - a) Immediately adjacent to conditioned living spaces, and
 - b) Remaining surfaces are covered by not less than R-49 insulation. Joints in duct work shall be sealed as required by HVAC equipment manufacturer.
- (k) Insulate exterior of foundation of slab-on-grade heated structures or provide a thermal break between floor and exterior foundation.
- (l) When proposed rehabilitation of a structure exceeds 50% of current market value, the structure shall meet or exceed all energy code requirements adopted by the city.
- (m) Radon venting shall not be located within walls that are required to be insulated unless minimum R-values can be achieved.
- (n) A minimum R-value of R-44 shall be maintained above all exterior wall plates of conditioned spaces.

Deviations from above requirements require approval of the code official.

Section 2. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

PASSED AND APPROVED this _____ day of _____, 2018.

ATTEST:

Elizabeth A. Deck, City Clerk

Josh Moenning, Mayor

Approved as to Form: _____
Clint Schukei, City Attorney

ZONING CHANGE
APPLICATION-FORM A

1. Applicant's Name Kerry Werner & Barbara Werner
2. Applicant's Address 84453 539th Ave. Meadow Grove, NE
3. Phone Numbers:
Home 402-634-2108 Business _____ Cell 402-649-0769
4. E-Mail Address _____
5. Contact other than applicant Richard C. Johnson
Phone 402-371-1255 Address 701 Michigan Avenue
6. Current Zoning C-3 Requested Zoning R-2 w/P.D. Overlay
7. Location of Property 307 No. 31st. Street 306-310 No. 32nd Street
8. Legal Description Lots 2, 4, and 5, Block 3, Green Meadow Addition to the City of Norfolk, Madison County, Nebraska
9. Property area 82,652 sq. ft.
10. Use of adjoining properties
North Agricultural South Vacant
East Hospital/Tower West Townhouses

Signature of Owner _____

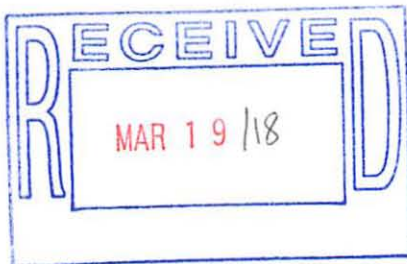
Printed Name _____

or

Authorized Agent 

Printed Name Richard C. Johnson

E-Mail Address rcj@cableone.net



**ZONING CHANGE
JUSTIFICATION - FORM B**

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

Townhomes

2. Does the zone change request require an amendment to the Comprehensive Plan?

N/A

3. Is the proposed property in the Flood Plan Hazard area as delineated under the Federal Flood Insurance program? **No**
-

4. What is the reason for the zone change request?
To develop single family residences on the subject property
-

5. How would this zoning district conform with adjacent properties' zoning?
**The property to the west and north is zoned R-3. This would conform quite well.
Property to the south is zoned C-3.**
-

6. What is the general character of the area?
Generally the area is a blend of commercial and residential uses.
-

7. Is adequate sewer and water available?

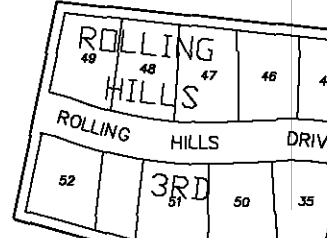
Yes

8. Does the change affect any proposed public projects?

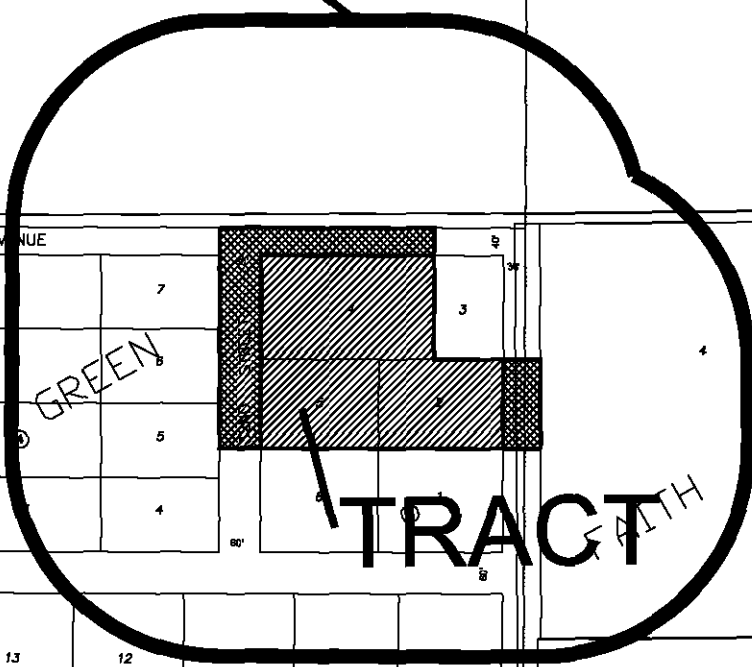
No

SEC. 20

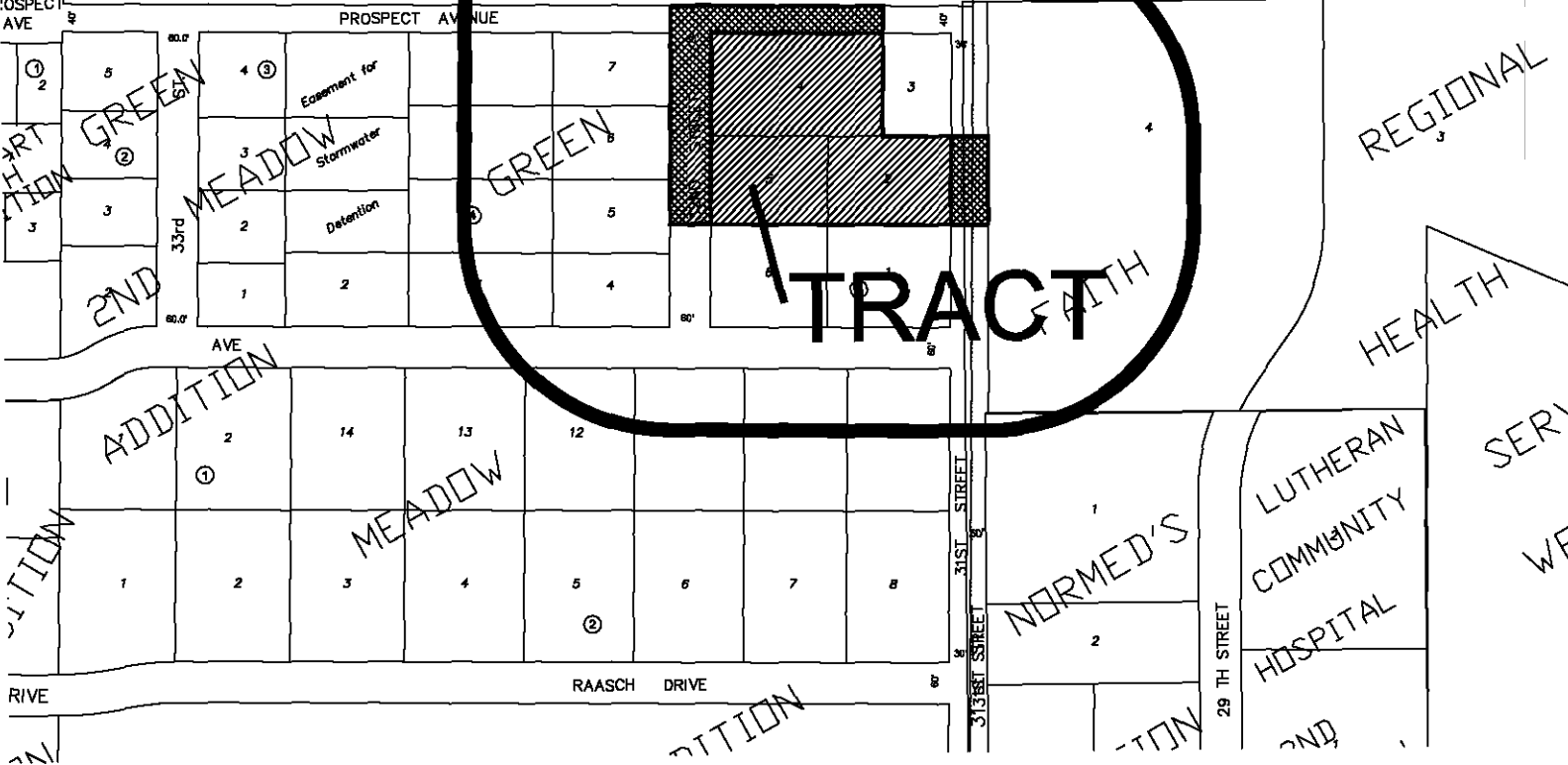
300'
BOUNDARY



NOT TO SCALE
S:\DEPT\ENG\DEAN\FIREPLOT\20SW241-020817.DWG



TRACT



April 3, 2018

Honorable Mayor
and
City Council

Dear Mayor and Council:

The Norfolk Planning Commission held a public hearing on April 3, 2018 at the request of Kerry and Barbara Werner to consider a zoning change from C-3 (Service Commercial District) to R-2 (One and Two Family Residential District) on properties addressed as 307 North 31st Street and 306 and 310 North 32nd Street.

The Planning Commission recommends approval of the request with an 8-0 vote.

Sincerely,



Dan Spray, Chairman
Norfolk Planning Commission

ORDINANCE NO. 5541

AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA;
AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA; PROVIDING
WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE
PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK,
NEBRASKA:

Section 1. That the C-3 (Service Commercial District) zoning on the following described real
estate:

Lots 2, 4, and 5, Block 3, Green Meadow Addition to the City of Norfolk, Madison
County, Nebraska.

is hereby changed to R-2 (One and Two Family Residential District).

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval,
and publication in pamphlet form according to law.

PASSED AND APPROVED this _____ day of _____, 2018.

Josh Moenning, Mayor

ATTEST:

Elizabeth A. Deck, City Clerk
(SEAL)

Approved as to form: _____
Clint Schukei, City Attorney

ZONING CHANGE
APPLICATION-FORM A

1. Applicant's Name Ken Funk
2. Applicant's Address P.O. Box 1287
3. Phone Numbers:
Home _____ Business _____ Cell 402-841-8285
4. E-Mail Address kenfunkconstructioninc@gmail.com
5. Contact other than applicant Richard C. Johnson
Phone 371-1255 Address 701 Michigan Avenue
6. Current Zoning R-2 Requested Zoning I-1
7. Location of Property 1406 Pierce Street
8. Legal Description Lot 3, Block 4, Norfolk Junction, in Norfolk, Madison County, Nebraska
9. Property area 9,000 Sq. Ft.
10. Use of adjoining properties
North Residential South Mini-Storage
East Industrial West Industrial

Signature of Owner _____

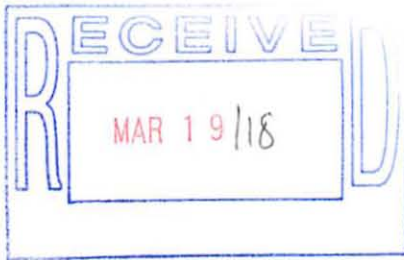
Printed Name _____

or _____

Authorized Agent 

Printed Name Richard C. Johnson

E-Mail Address rcj@cableone.net



**ZONING CHANGE
JUSTIFICATION - FORM B**

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

Single Family Residential

2. Does the zone change request require an amendment to the Comprehensive Plan?

N/A

3. Is the proposed property in the Flood Plan Hazard area as delineated under the Federal Flood Insurance program? **No**

4. What is the reason for the zone change request?

Developer would like to build a building for his business on the lot and the lot to the south.

5. How would this zoning district conform with adjacent properties' zoning?

The zoning district would conform quite well to the I-1 zoning south and west. North and east are zoned R-2. The use East appears to be I-1.

6. What is the general character of the area?

Generally, the area is a blend of single family residential and light industrial uses.

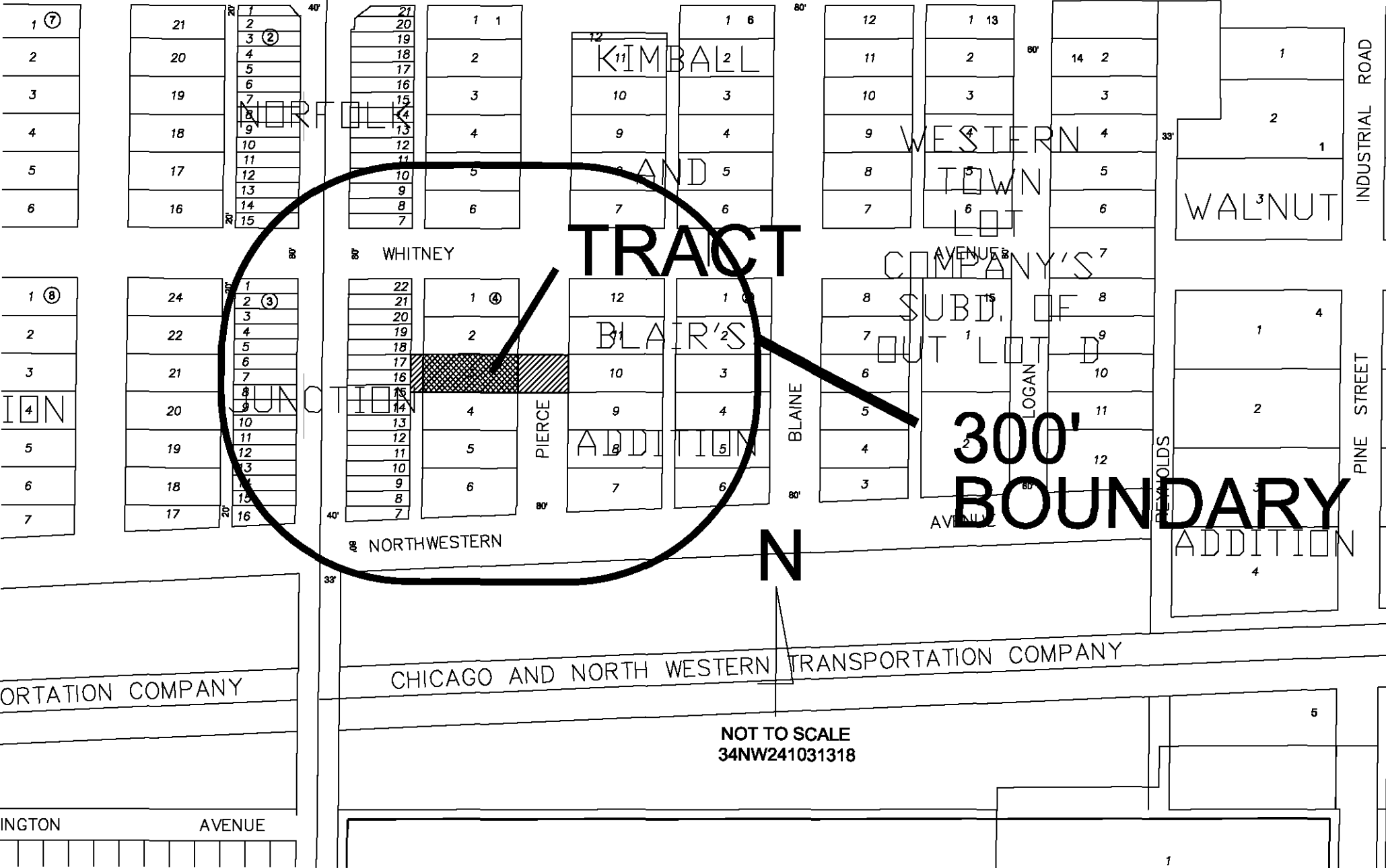
7. Is adequate sewer and water available?

Yes

8. Does the change affect any proposed public projects?

No

OMAHA AVE.



TRACT

300' BOUNDARY

NOT TO SCALE
34NW241031318

April 3, 2018

Honorable Mayor
and
City Council

Dear Mayor and Council:

The Norfolk Planning Commission held a public hearing on April 3, 2018 at the request of Ken Funk to consider a zoning change from R-2 (One and Two Family Residential District) to I-1 (Light Industrial District) on property addressed as 1406 Pierce Street.

The Planning Commission recommends approval of the request with a 6-2 vote.

Sincerely,



Dan Spray, Chairman
Norfolk Planning Commission

ORDINANCE NO. 5542

AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA;
AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA; PROVIDING
WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE
PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK,
NEBRASKA:

Section 1. That the R-2 (One and Two Family Residential District) zoning on the following
described real estate:

Lot 3, Block 4, Norfolk Junction, in Norfolk, Madison County, Nebraska,
is hereby changed to I-1 (Light Industrial District).

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval,
and publication in pamphlet form according to law.

PASSED AND APPROVED this _____ day of _____, 2018.

Josh Moenning, Mayor

ATTEST:

Elizabeth A. Deck, City Clerk
(SEAL)

Approved as to form: _____
Clint Schukei, City Attorney

ZONING CHANGE
APPLICATION-FORM A

1. Applicant's Name Ewin Properties, LLC
2. Applicant's Address 3207 South 12th Street, Box 101
3. Phone Numbers:
Home 371-0667 Business _____ Cell _____
4. E-Mail Address Terri Ewin <tewin71@gmail.com>
5. Contact other than applicant Richard C. Johnson
Phone 371-1255 Address 701 Michigan Avenue
6. Current Zoning R-M Requested Zoning I-1
7. Location of Property 915 Bonita Drive
8. Legal Description See Attached
-
9. Property area 2.80 Acres
10. Use of adjoining properties
North Sand Pit South Mobile Home Park
East Residential West Mobile Home Park

Signature of Owner _____

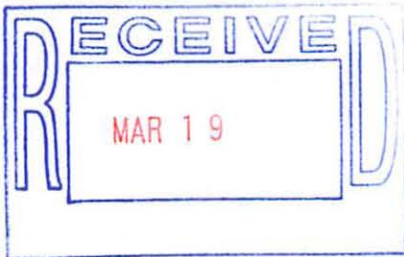
Printed Name _____

or

Authorized Agent 

Printed Name Richard C. Johnson

E-Mail Address rcj@cableone.net



**ZONING CHANGE
JUSTIFICATION - FORM B**

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

Multi-Family Residential

2. Does the zone change request require an amendment to the Comprehensive Plan?

N/A

3. Is the proposed property in the Flood Plan Hazard area as delineated under the Federal Flood Insurance program? **No. Property is in Zone X.**
-

4. What is the reason for the zone change request?
The Developers would like to fill the existing lagoon and provide covered (lean-to) parking for recreational vehicles, both accessory and rental
-

5. How would this zoning district conform with adjacent properties' zoning?
East, West, and South of the property is a mobile home park owned by the Developers. North of the property is zoned I-3.
-

6. What is the general character of the area?
The area is generally industrial in nature with a mobile home park owned by the Developers and a single family residence.
-

7. Is adequate sewer and water available?
Sewer is available. Sewer and water are not needed for the proposed use.
-

8. Does the change affect any proposed public projects?

No.

LEGAL DESCRIPTION

A tract of land lying wholly in Lot 2, Ewin Properties Addition, Madison County, Nebraska, being a part of the N 1/2 of the SW 1/4 of Section 3, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska. Said tract of land is more particularly described as follows:

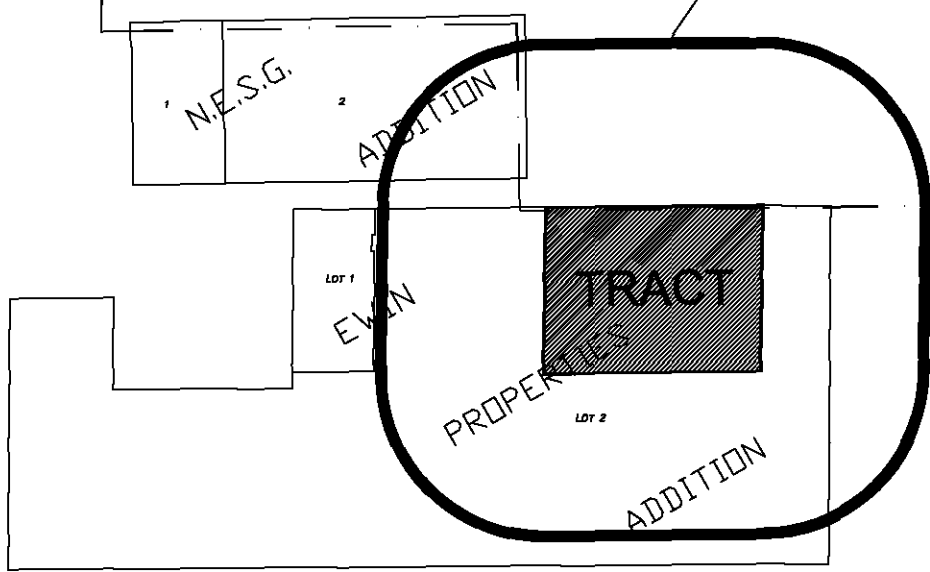
Referring to the Northwest Corner of said Lot 2, thence proceeding East, along the North line of said Lot 2, on an assumed bearing of South 89 degrees 45 minutes 35 seconds East, 315.00 feet to the point of beginning; thence continuing South 89 degrees 45 minutes 35 seconds East, along the North line of said Lot 2, 400.00 feet; thence South 01 degrees 26 minutes 00 seconds West, 304.50 feet; thence South 89 degrees 57 minutes 14 seconds West, 400.08 feet; thence North 01 degrees 26 minutes 19 seconds East, 306.50 feet to the point of beginning. Said tract of land contains 2.80 acres, more or less.

U. S. 81

SEC. 3

300' BOUNDARY

Norfolk City Limits



NOT TO SCALE
s:\dean\fireplot\03aw231-030118.dwg

April 3, 2018

Honorable Mayor
and
City Council

Dear Mayor and Council:

The Norfolk Planning Commission held a public hearing on April 3, 2018 at the request of Ewin Properties, LLC to consider a zoning change from R-M (Mobile Home District) to I-1 (Light Industrial District) on property generally located ¼ mile east of the intersection of Highway 81 and Bonita Drive.

After review of the application, the Planning Commission advises a zone change to the less intensive district of C-3 (Service Commercial District). The applicant proposes to fill in the no longer used lagoon, and add lean-to storage for campers. The use is permitted in C-3 zoning with the addition of a Conditional Use Permit.

The Planning Commission recommends approval of a zone change from R-M (Mobile Home District) to C-3 (Service Commercial District) with an 8-0 vote.

Sincerely,



Dan Spray, Chairman
Norfolk Planning Commission

ORDINANCE NO. 5543

AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA;
AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA; PROVIDING
WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE
PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK,
NEBRASKA:

Section 1. That the R-M (Mobile Home District) zoning on the following described real estate:

A tract of land lying wholly in Lot 2, Ewin Properties Addition, Madison County, Nebraska,
being a part of the N 1/2 of the SW 1/4 of Section 3, Township 23 North, Range 1 West of
the 6th P.M., Madison County, Nebraska. Said tract of land is more particularly described as
follows:

Referring to the Northwest Corner of said Lot 2, thence proceeding East, along the North line
of said Lot 2, on an assumed bearing of South 89 degrees 45 minutes 35 seconds East, 315.00
feet to the point of beginning; thence continuing South 89 degrees 45 minutes 35 seconds East,
along the North line of said Lot 2, 400.00 feet; thence South 01 degrees 26 minutes 00 seconds
West, 304.50 feet; thence South 89 degrees 57 minutes 14 seconds West, 400.08 feet; thence
North 01 degrees 26 minutes 19 seconds East, 306.50 feet to the point of beginning. Said tract
of land contains 2.80 acres, more or less,

is hereby changed to I-1 (Light Industrial District).

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval,
and publication in pamphlet form according to law.

PASSED AND APPROVED this _____ day of _____, 2018.

Josh Moenning, Mayor

ATTEST:

Elizabeth A. Deck, City Clerk
(SEAL)

Approved as to form: _____
Clint Schukei, City Attorney

**ZONING CHANGE
APPLICATION-FORM A**

1. Applicant's Name Vandelay Investments, L.L.C.
2. Applicant's Address P.O. Box 22151, Lincoln, NE 68542-2151
3. Phone Numbers:
Home _____ Business 402-826-9393 Cell _____
4. E-Mail Address _____
5. Contact other than applicant Ben Conover
Phone 402-580-1508 Address 314 N. 5th St., Norfolk, NE 68701

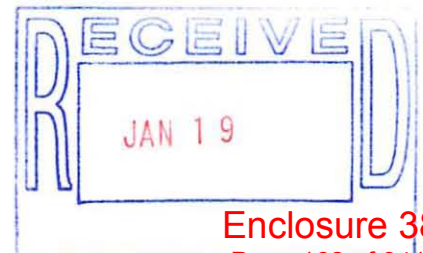
Contact other than applicant JEO Consulting Group, Inc
Phone 402-371-6416 Address 803 W. Norfolk Ave., Norfolk, NE 68701
6. Current Zoning I-2 Heavy Industrial District Requested Zoning R-3-Multiply Family Residential District
7. Location of Property In the NE1/4 of the NE1/4 of Section 34, T24N, R1W of the Sixth P.M., Madison County, Nebraska
8. Legal Description (See Attached)

9. Property area 1.19 Acres (more or less)
10. Use of adjoining properties
North Northwestern Ave.
South Railroad (I-2)
East Mead Farm and Ranch, Home Farm and Ranch Building Supply (I-2)
West Brad's Repair (I-2)

Signature of Owner _____

Printed Name Benjamin Crow

Return Completed Forms to: Norfolk Planning Commission; 309 N 5TH Street; Norfolk, NE 68701



ZONING CHANGE

JUSTIFICATION - FORM B

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

This area is located in the "Ta-Ha-Zouka" district, which currently provides housing options that are predominately single-family, detached housing. The Comprehensive Plan recommends that new residential developments within this district should encourage the maintenance and improvement of existing residential homes and residential neighborhoods within the same areas already developed for this purpose.

2. Does the zone change request require an amendment to the Comprehensive Plan?

The zone change request does not require an amendment to the Comprehensive Plan

3. Is the proposed property in the Flood Plan Hazard area as delineated under the Federal Flood Insurance program?

No, the proposed property is not in the Flood Plan Hazard area.

4. What is the reason for the zone change request?

The reason for the zone change request is to change the zoning from I-2 to R-3 in order to renovate the existing historical railroad Depot building into apartments for multi-family housing.

5. How would this zoning district conform with adjacent properties' zoning?

The current landowners of adjacent properties have I-2 zoning, but the current land use appears to have a low enough density to conform to R-3 zoning.

6. What is the general character of the area?

The general character of the area has multiple personalities. Although it is zoned Industrial, directly across the street you can find antique shopping, dining and live music with special events being hosted by the area businesses. There currently exists residential housing and apartments in the near vicinity. This renovation provides a great opportunity to revive historical "Norfolk Junction", a separate town that was established in 1879.

7. Is adequate sewer and water available?

Adequate sewer and water is available.

8. Does the change affect any proposed public projects?

This zoning change does not affect any proposed public projects.

LEGAL DESCRIPTION: (RECORDED IN BOOK 2016, PAGE 03046)

A TRACT OF LAND LYING WHOLLY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWESTERN AVENUE, SAID POINT BEING 92.62 FEET WEST OF THE INTERSECTION OF THE WEST LINE OF SECOND STREET PROJECTED, WITH THE SOUTH LINE OF NORTHWESTERN AVENUE; THENCE SOUTHERLY ON A LINE DRAWN PERPENDICULAR WITH NORTHWESTERN AVENUE AND DISTANCE 95.0 FEET WESTERLY ON THE WESTERLY MAIN FACE OF AN OFFICE BUILDING OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED WITHIN THE SOUTHERLY EXTENSION OF SAID SECOND STREET, A DISTANCE OF 139.2 FEET TO A POINT 23.2 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SPUR TRACK I.C.C. NUMBER 123 OF SAID RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY, ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK, A DISTANCE OF 318.2 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE SOUTHERLY LINE OF NORTHWESTERN AVENUE AND 5.0 FEET WESTERLY OF THE WESTERLY MAIN FACE OF THE DEPOT BUILDING OF SAID RAILWAY COMPANY, AS SAID BUILDING IS NOW LOCATED; THENCE NORTHERLY, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 139.0 FEET TO THE SOUTH LINE OF SAID NORTHWESTERN AVENUE; THENCE EASTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 318.2 FEET TO THE POINT OF BEGINNING AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA BOUNDED AS FOLLOWS: THE EASTERLY 55 FEET (BEING MEASURED PARALLEL WITH THE SOUTHERLY LINE OF NORTHWESTERN AVENUE) OF THE FOLLOWING DESCRIBED TRACT: ON THE NORTHERLY SIDE BY THE SOUTHERLY LINE OF NORTHWESTERN AVENUE; ON THE EASTERLY SIDE BY A LINE DRAWN AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF NORTHWESTERN AVENUE AT A POINT THEREON DISTANCE 410.42 FEET (410.82 FEET MEASURED) WESTERLY FROM IT'S INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF SECOND STREET; ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH A DISTANCE 25.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID TRACK IS NOW LOCATED; AND ON THE WESTERLY SIDE BY A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION THROUGH A POINT ON THE SOUTHERLY LINE OF SAID NORTHWESTERN AVENUE AT A POINT THEREON DISTANT 190.0 FEET (190.2 FEET MEASURED) EASTERLY FROM IT'S INTERSECTION WITH THE WEST LINE OF SAID QUARTER-QUARTER.

Amended April 4, 2018

Over the past 4 years, Conover Properties has successfully renovated 3 old buildings in Pierce and Tilden into multi-family housing. We are beginning on our 4th renovation in Madison which will consist of 12 apartments. The Depot building located at 211 West Northwestern Avenue in Norfolk is one of the most historic buildings in our community. Our goal is to renovate this building into 10 to 12 high end apartments for multi-family living as we have successfully done before.

Norfolk is in need of nice housing and we have seen very high demand after completion of similar projects. We believe this building will be a great candidate to repurpose as a multi-family building providing high end housing to many families. It will also dress up an area of town which is deemed blighted and substandard. During the renovation, we intend to keep the outside of the building similar to what it has always been to maintain the historical significance.

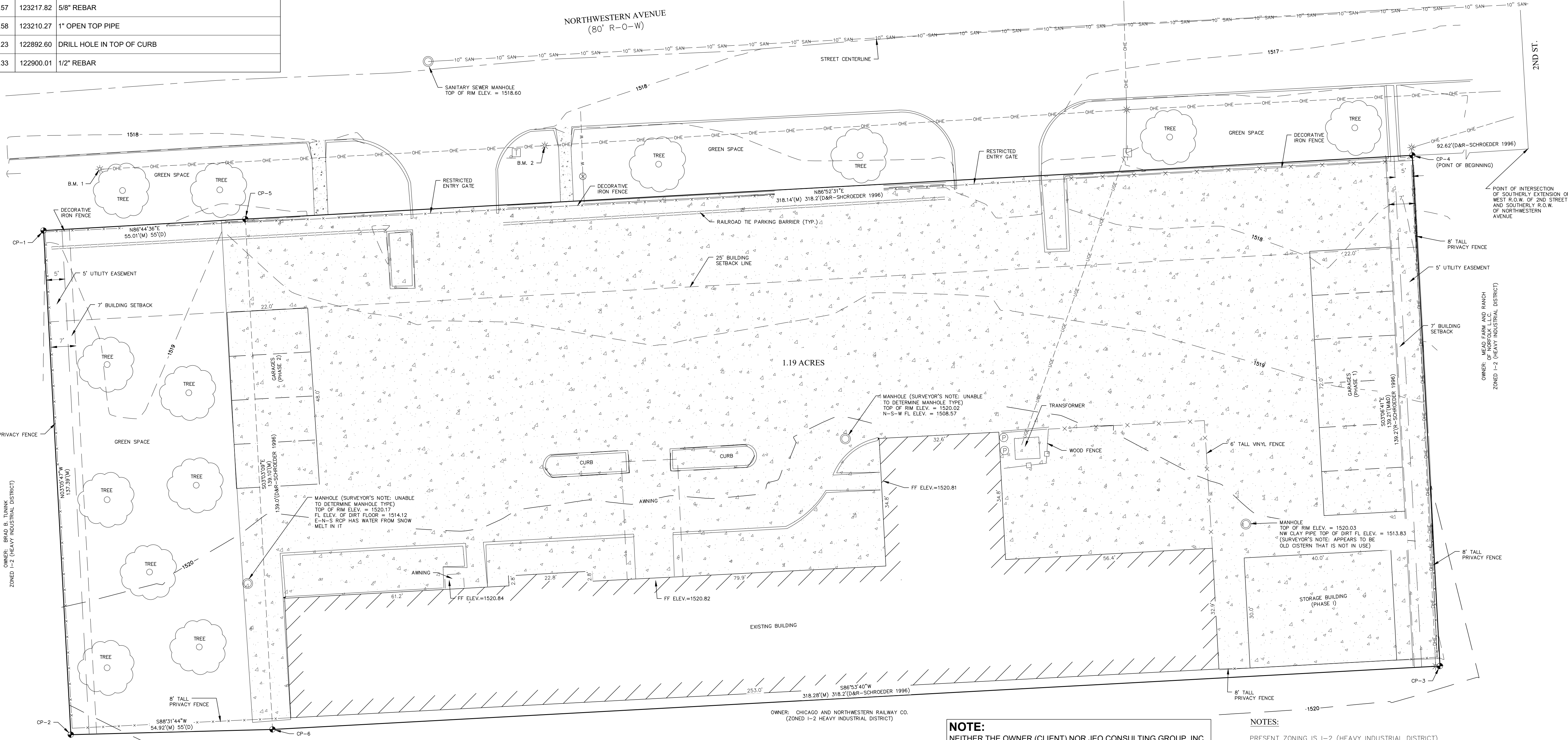
MADISON COUNTY LOW DISTORTION PROJECTION
 PROJECTION: TRANSVERSE MERCATOR
 SCALE FACTOR: 1.0000751
 CENTRAL MERIDIAN: -97°30'00"
 LATITUDE OF ORIGIN: 41°55'00"
 FALSE NORTHING: 25,000 METERS (82,020.833 US FEET)
 FALSE EASTING: 30,000 METERS (98,425.000 US FEET)

POINT NAME	NORTHING	EASTING	LONG DESCRIPTION
CP-1	118059.11	122837.68	1" OPEN TOP PIPE
CP-2	117921.92	122845.10	1" OPEN TOP PIPE
CP-3	117940.57	123217.82	5/8" REBAR
CP-4	118079.58	123210.27	1" OPEN TOP PIPE
CP-5	118062.23	122892.60	DRILL HOLE IN TOP OF CURB
CP-6	117923.33	122900.01	1/2" REBAR

**FINAL PLANNED DEVELOPMENT
 NORFOLK JUNCTION
 LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T24N, R1W
 OF THE SIXTH P.M. MADISON COUNTY, NEBRASKA**

BENCHMARKS - NAVD88

POINT NAME	NORTHING	EASTING	ELEVATION	LONG DESCRIPTION
BM-1	N/A	N/A	1519.15	SET CHAIR NAILS IN THE SOUTH FACE OF A LIGHT POLE AT THE NORTHWEST CORNER OF PROPERTY
BM-2	N/A	N/A	1519.25	SET CHAIR NAILS IN THE SOUTH FACE OF THE FIRST LIGHT POLE EAST OF THE WEST DRIVE TO PROPERTY

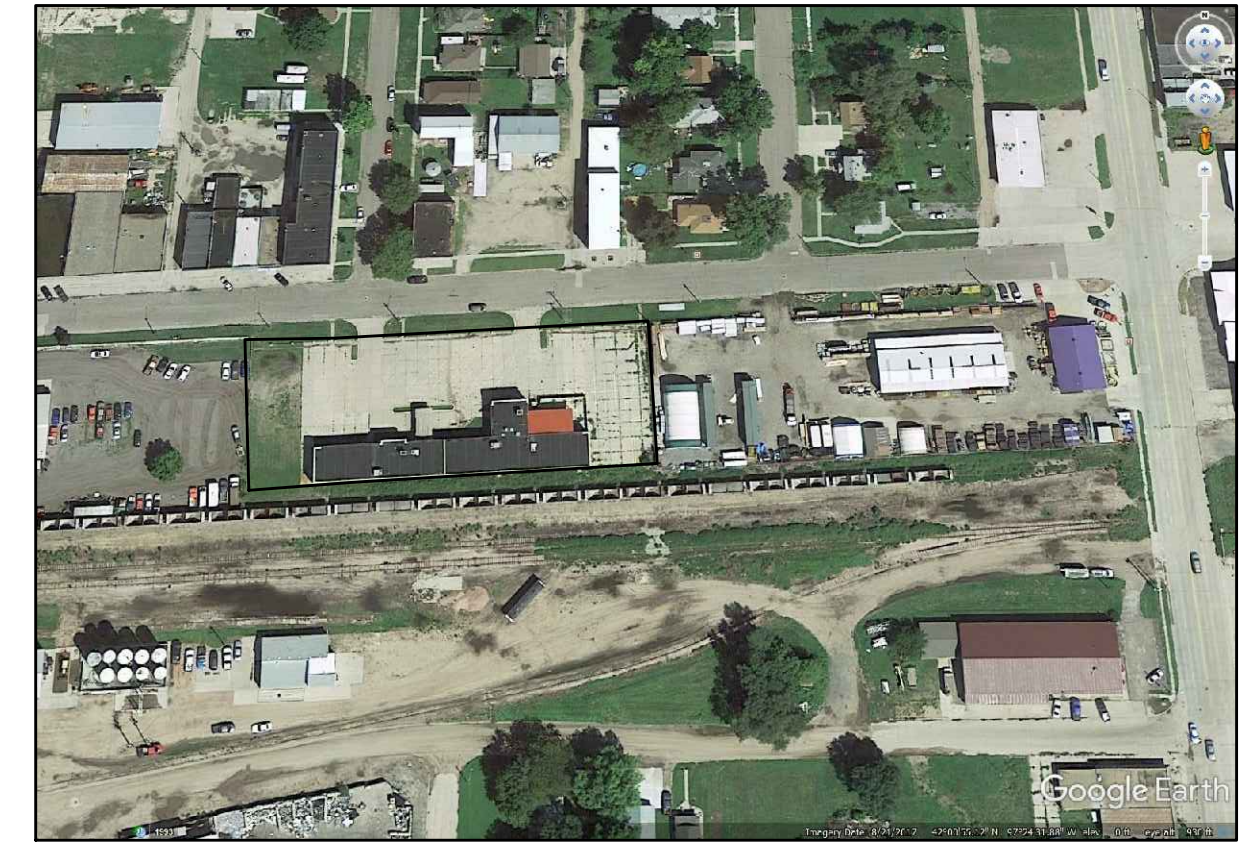


THIS PLANNED DEVELOPMENT GIVES THE FOLLOWING RELIEF FROM SUBDIVISION REGULATIONS:

1. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE TWELVE (12).
2. RELIEF SHALL BE GRANTED FROM THE REQUIRED BUFFERYARDS TO ALLOW 0' BUFFERYARDS ON THE NORTH, EAST, SOUTH, AND WEST SIDES OF THE LOT.
3. RELIEF SHALL BE GRANTED FROM THE FENCE HEIGHT RESTRICTION IN THE FRONT YARD TO ALLOW A 6' HIGH FENCE IN THE FRONT YARD.
4. RELIEF SHALL BE GRANTED FROM THE REQUIRED DEPTH OF LANDSCAPING ADJACENT TO THE STREET PROPERTY LINE TO ALLOW 0' DEPTH OF LANDSCAPING ADJACENT TO THE STREET PROPERTY LINE.
5. RELIEF SHALL BE GRANTED FROM THE REQUIRED MINIMUM REAR YARD SETBACK FOR AN ACCESSORY BUILDING TO ALLOW 0' REAR YARD SETBACK SO LONG AS THE ACCESSORY BUILDING IS NOT ALLOWED TO ENCRoACH INTO ANY EASEMENT.

LEGAL DESCRIPTION: (RECORDED IN BOOK 2016, PAGE 03046)

A TRACT OF LAND LYING WHOLLY IN THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWESTERN AVENUE, SAID POINT BEING 92.62 FEET WEST OF THE INTERSECTION OF THE WEST LINE OF SECOND STREET PROJECTED, WITH THE SOUTH LINE OF NORTHWESTERN AVENUE; THENCE SOUTHERLY ON A LINE DRAWN PERPENDICULAR WITH NORTHWESTERN AVENUE AND DISTANCE 95.0 FEET WESTERLY ON THE WESTERLY MAIN FACE OF AN OFFICE BUILDING OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED WITHIN THE SOUTHERLY EXTENSION OF SAID SECOND STREET, A DISTANCE OF 139.2 FEET TO A POINT 23.2 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID SPUR TRACK I.C.C. NUMBER 123 OF SAID RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY, ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK, A DISTANCE OF 318.2 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE SOUTHERLY LINE OF NORTHWESTERN AVENUE AND 5.0 FEET WESTERLY OF THE WESTERLY MAIN FACE OF THE DEPOT BUILDING OF SAID RAILWAY COMPANY, AS SAID BUILDING IS NOW LOCATED; THENCE NORTHERLY, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 139.0 FEET TO THE SOUTH LINE OF SAID NORTHWESTERN AVENUE; THENCE EASTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 318.2 FEET TO THE POINT OF BEGINNING AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA BOUNDED AS FOLLOWS: THE EASTERLY 55 FEET (BEING MEASURED PARALLEL WITH THE SOUTHERLY LINE OF NORTHWESTERN AVENUE); ON THE EASTERLY SIDE BY THE SOUTHERLY LINE OF NORTHWESTERN AVENUE; AT A POINT THEREON DISTANT 410.42 FEET (410.82 FEET MEASURED) WESTERLY FROM ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF SECOND STREET; ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH A DISTANCE 25.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID TRACK IS NOW LOCATED; AND ON THE WESTERLY SIDE BY A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION THROUGH A POINT ON THE SOUTHERLY LINE OF SAID NORTHWESTERN AVENUE AT A POINT THEREON DISTANT 190.0 FEET (190.2 FEET MEASURED) EASTERLY FROM ITS INTERSECTION WITH THE WEST LINE OF SAID QUARTER-QUARTER.



VICINITY MAP
SCALE: NONE

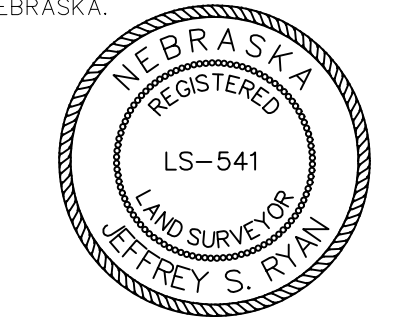
NOTE:
 NEITHER THE OWNER (CLIENT) NOR JEO CONSULTING GROUP, INC. ASSUMES ANY RESPONSIBILITY FOR UTILITY LOCATIONS BEING ACCURATELY SHOWN OR NOT SHOWN ON THE PLANS. A REQUEST FOR UTILITY LOCATES WAS MADE FOR THIS LOCATION AS PER THE ONE-CALL NOTIFICATION SYSTEM ACT. (DATE: 1-09-18 TICKET NO.: 18008268).

UTILITIES SHOWN ARE FROM MAPS PROVIDED BY THE UTILITY PROVIDERS.

THE EXACT LOCATION AND/OR SIZE OF UNDERGROUND FEATURES MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. FIELD VERIFICATION OF UTILITIES MAY BE REQUIRED. CONTRACTOR(S) SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING ANY WORK.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

JEFFREY S. RYAN, LS 541



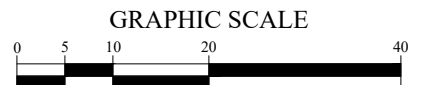
NOTES:
 PRESENT ZONING IS I-2 (HEAVY INDUSTRIAL DISTRICT)
 PROPOSED ZONING IS R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT)

OWNER: CONOVER PROPERTIES, L.L.C.
 314 N. 5TH ST., SUITE 400
 NORFOLK, NE 68701

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT.
 ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE RB 530 RECEIVER, A TRIMBLE S6 ROBOTIC TOTAL STATION AND A 100 FOOT STEEL TAPE.

- LEGEND:**
- MONUMENT FOUND
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - MANHOLE
 - POWER POLE
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - SIGN
 - WATER VALVE
 - LIGHT POLE
 - EXISTING CONCRETE
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - WOOD FENCE
 - CHAIN LINK FENCE
 - PROPOSED FENCE (AS NOTED)
 - SANITARY SEWER MAIN
 - GAS LINE
 - UNDERGROUND TELEVISION LINE
 - PROPERTY LINE
 - CONTOUR
 - DECIDUOUS TREE



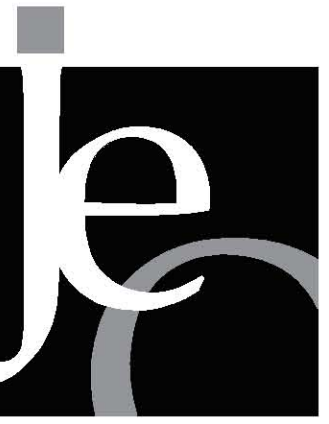
NOTE: ALL BEARINGS ARE ASSUMED.

FINAL PLANNED DEVELOPMENT

**NORFOLK JUNCTION
 LOCATED IN THE NE1/4 OF THE NE1/4 OF
 SEC. 34, T24N, R1W OF THE SIXTH P.M.,
 MADISON COUNTY, NEBRASKA**

PROJECT NO.	R172106
DATE	2/26/18
DRAWN BY	KSL
FILE NAME	sv172106.dwg
FIELD BOOK	NORFOLK N-45
FIELD CREW	CP
SURVEY FILE NO.	
REVIEW BY	
REVIEW DATE	REV. 4-4-18
REVISIONS	

FINAL PLANNED DEVELOPMENT
 NORFOLK JUNCTION
 LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 34, T24N, R1W
 OF THE SIXTH P.M. MADISON COUNTY, NEBRASKA



JEO CONSULTING GROUP INC
 Ph: 402.371.6416
 PO Box 1424
 Norfolk, NE 68702

FINAL PLANNED DEVELOPMENT

NORFOLK JUNCTION
 LOCATED IN THE NE1/4 OF THE NE1/4 OF
 SEC. 34, T24N, R1W OF THE SIXTH P.M.,
 MADISON COUNTY, NEBRASKA

DEDICATION & WAIVER

WE, CONOVER PROPERTIES, LLC ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S STATEMENT AND WE HAVE CAUSED TO BE MADE A SURVEY AND PLANNED DEVELOPMENT OF SAID TRACT OF LAND AS SHOWN HEREIN. SAID TRACT OF LAND SHALL BE HEREINAFTER BE KNOWN AS NORFOLK JUNCTION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE SIXTH P.M., MADISON COUNTY, NEBRASKA,
 CONOVER PROPERTIES, LLC

 BENJAMIN CONOVER, MEMBER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
 COUNTY OF MADISON)

ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, APPEARED BENJAMIN CONOVER, MEMBER OF CONOVER PROPERTIES, LLC, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SIGNING THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN

 NOTARY PUBLIC (PRINTED NAME)

 NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____

CONSENT OF LIENHOLDER

WE, MADISON COUNTY BANK, BEING LIENHOLDERS OF THE DESCRIBED TRACT OF LAND, HEREBY APPROVE AND AGREE TO THE PLANNED DEVELOPMENT OF NORFOLK JUNCTION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE SIXTH P.M., MADISON COUNTY, NEBRASKA.

MADISON COUNTY BANK

 CHRIS BRUMMELS, VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS
 COUNTY OF MADISON)

ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, APPEARED CHRIS BRUMMELS, VICE PRESIDENT OF MADISON COUNTY BANK, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SIGNING THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST WRITTEN

 NOTARY PUBLIC (PRINTED NAME)

 NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL

THE FOREGOING AND WITHIN PLANNED DEVELOPMENT, DEDICATION AND INSTRUMENT WERE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORFOLK, MADISON COUNTY,

NEBRASKA, THIS ____ DAY OF _____, 2018.

 CHAIRMAN (SIGNATURE)

 (PRINTED NAME)

CITY COUNCIL APPROVAL

THE FOREGOING AND WITHIN PLANNED DEVELOPMENT, DEDICATION AND INSTRUMENT WERE APPROVED BY THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA BY RESOLUTION DULY PASSED ON THE ____ DAY OF _____, 2018.

 CITY CLERK
 ELIZABETH DECK

 MAYOR
 JOSH MOENNING

REGISTER OF DEEDS
 STATE OF NEBRASKA)
)SS
 COUNTY OF MADISON)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M. ON THE _____ DAY OF _____, 2018.

 REGISTER OF DEEDS

PROJECT NO.	R172106
DATE	2/26/18
DRAWN BY	KSL
FILE NAME	sv172106.dwg
FIELD BOOK	NORFOLK N-45
FIELD CREW	CP
SURVEY FILE NO.	
REVIEW BY	
REVIEW DATE	
REVISIONS	



BUILDING AMERICA®

February 5, 2018

VIA EMAIL ONLY: vgrimes@ci.norfolk.ne.us

City of Norfolk
Planning Commission
Attn: Valerie Grimes
309 N 5th Street
Norfolk, NE 68701

Re: Comments to Proposed Zoning Change to R-3 (Multiple Family Residential District) at 211 West Northwestern Avenue (the "Project")

Dear Ms. Grimes:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Nebraska. UP's rail network is vital to the economic health of Nebraska and the nation as a whole and its rail service to customers in Nebraska is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's property and railroad operations. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the City and the applicant keep in mind that this is an active rail corridor and nearby land uses should be compatible with this continuing rail use.

Increased Traffic Impact

Rail crossing safety is critical to the public and to UP. Any increase in traffic from the Project may render inadequate the current safety devices in place on the nearby at-grade crossings. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the City, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Project be approved, UP requests that the Project developer and the City examine any increase in vehicular and pedestrian traffic and the impacts on the nearby at-grade road crossings to see if any additional mitigation measures should be included in the Project.

Trespassing

Any increase in pedestrian traffic will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the City examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. The developer should install vandal resistant fencing at least 8 feet or taller (without impairing visibility), pavement markings and "no trespassing" signs designed to prevent individuals from trespassing onto the railroad tracks. All pedestrians and cyclists should be directed to use designated pedestrian rail crossings by

utilizing appropriate signage and paths. Buffers and setbacks should also be required adjacent to the right-of-way.

Noise and Vibration Impact

UP's 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic over and around at-grade crossings may result in additional horn use by railroad employees. As a mitigation measure, the developer should disclose to the general public, including residents of the proposed development, the daytime and nighttime noise levels naturally occurring with rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration. These disclosures should note that train volume may increase in the future. The Project's development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

Drainage and Project Construction

UP requests the City ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP's property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the City require the applicant to mitigate all safety risks and the impacts of the railroad's 24-hour operations during the construction of the Project, including contacting UP to arrange for flaggers for work performed within twenty-five feet (25') of the nearest track.

UP appreciates the developer and the City giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Anna Palmer - Analyst
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-8554
acpalmer@up.com

Please do not hesitate to contact Anna Palmer if you have any questions or concerns.

Sincerely,



Patrick R. McGill
Senior Counsel
Union Pacific Railroad Company

cc: Anna Palmer

ORDINANCE NO. 5530

AN ORDINANCE OF THE CITY OF NORFOLK, MADISON COUNTY, NEBRASKA, AMENDING THE ZONING DISTRICT MAP OF THE CITY OF NORFOLK, NEBRASKA, AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, NEBRASKA:

Section 1. That the R-3 (Multiple Family Residential District) zoning on the following described real estate:

A TRACT OF LAND LYING WHOLLY IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWESTERN AVENUE, SAID POINT BEING 92.62 FEET WEST OF THE INTERSECTION OF THE WEST LINE OF SECOND STREET PROJECTED, WITH THE SOUTH LINE OF NORTHWESTERN AVENUE; THENCE SOUTHERLY ON A LINE DRAWN PERPENDICULAR WITH NORTHWESTERN AVENUE AND DISTANCE 95.0 FEET WESTERLY ON THE WESTERLY MAIN FACE OF AN OFFICE BUILDING OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED WITHIN THE SOUTHERLY EXTENSION OF SAID SECOND STREET, A DISTANCE OF 139.2 FEET TO A POINT 23.2 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SPUR TRACK I.C.C. NUMBER 123 OF SAID RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY, ALONG A LINE PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK, A DISTANCE OF 318.2 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE SOUTHERLY LINE OF NORTHWESTERN AVENUE AND 5.0 FEET WESTERLY OF THE WESTERLY MAIN FACE OF THE DEPOT BUILDING OF SAID RAILWAY COMPANY, AS SAID BUILDING IS NOW LOCATED; THENCE NORTHERLY, ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 139.0 FEET TO THE SOUTH LINE OF SAID NORTHWESTERN AVENUE; THENCE EASTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 318.2 FEET TO THE POINT OF BEGINNING AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE ONE (1) WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA BOUNDED AS FOLLOWS: THE EASTERLY 55 FEET (BEING MEASURED PARALLEL WITH THE SOUTHERLY LINE OF NORTHWESTERN AVENUE) OF THE FOLLOWING DESCRIBED TRACT: ON THE NORTHERLY SIDE BY THE SOUTHERLY LINE OF NORTHWESTERN AVENUE; ON THE EASTERLY SIDE BY A LINE DRAWN AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF NORTHWESTERN AVENUE AT A POINT THEREON DISTANCE 410.42 FEET (410.82 FEET MEASURED) WESTERLY FROM IT'S INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF SECOND STREET; ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH A DISTANCE 25.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, AS SAID TRACK IS NOW LOCATED; AND ON THE WESTERLY SIDE BY A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION THROUGH A POINT ON THE SOUTHERLY LINE OF SAID NORTHWESTERN AVENUE AT A POINT THEREON

DISTANT 190.0 FEET (190.2 FEET MEASURED) EASTERLY FROM IT'S INTERSECTION WITH THE WEST LINE OF SAID QUARTER-QUARTER

is hereby overlaid with Norfolk Junction PD (Planned Development) as indicated on the plan previously approved by the Planning Commission, concerning such described real estate. Said overlay does not change the underlying R-3 zoning on the land, but shall allow the owner or owners thereof to develop said land as authorized in the PD plan. The development plan as submitted by the owner or owners is hereby approved and shall be filed in the office of the City Clerk.

Section 2. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

PASSED AND APPROVED this _____ day of _____, 2018.

Josh Moenning, Mayor

ATTEST:

Elizabeth A. Deck, City Clerk

Approved as to form: _____
Clint Schukei, City Attorney



**SOUTH WATER MAIN LOOP
CITY OF NORFOLK, NEBRASKA**

BID TABULATION
5-Apr-2018 017-2941
2:00 p.m.

CONTRACTOR				Rutjens Construction, Inc		Penro Construction		Myers Construction	
Item No.	ITEM	UNIT	QTY.	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Bid Section "A"									
1	Mobilization / Demobilization	LS	1	\$7,250.00	\$7,250.00	\$10,700.00	\$10,700.00	\$30,000.00	\$30,000.00
2	12-inch D.I. Water Main	LF	3636	\$38.10	\$138,531.60	\$46.50	\$169,074.00	\$55.00	\$199,980.00
3	8-inch D.I. Water Main	LF	5	\$25.40	\$127.00	\$46.80	\$234.00	\$45.80	\$229.00
4	6-inch D.I. Water Main	LF	10	\$22.50	\$225.00	\$43.00	\$430.00	\$42.00	\$420.00
5	Trenchless Crossing with 24"x0.250" W.T. Steel Casing	LF	175	\$190.00	\$33,250.00	\$380.00	\$66,500.00	\$375.00	\$65,625.00
6	12-Inch Directional Drilled D.I. Water Main	LF	890	\$108.45	\$96,520.50	\$108.00	\$96,120.00	\$125.00	\$111,250.00
7	12-Inch Tapping Tee and Tapping Valve w/Box	EA	1	\$3,867.00	\$3,867.00	\$5,290.00	\$5,290.00	\$5,094.00	\$5,094.00
8	12-Inch Gate Valve w/Box	EA	6	\$1,878.00	\$11,268.00	\$2,095.00	\$12,570.00	\$2,758.00	\$16,548.00
9	8-Inch Gate Valve w/Box	EA	1	\$1,060.00	\$1,060.00	\$1,245.00	\$1,245.00	\$1,649.00	\$1,649.00
10	6-Inch Gate Valve w/Box	EA	1	\$854.00	\$854.00	\$880.00	\$880.00	\$1,466.00	\$1,466.00
11	Fire Hydrant Assembly w/Aux. Valve (5.5' Bury)	EA	1	\$3,610.00	\$3,610.00	\$3,345.00	\$3,345.00	\$3,610.00	\$3,610.00
12	Fire Hydrant Assembly w/Aux. Valve (6.0' Bury)	EA	3	\$3,610.00	\$10,830.00	\$3,395.00	\$10,185.00	\$3,681.00	\$11,043.00
13	Fire Hydrant Assembly w/Aux. Valve (6.5' Bury)	EA	2	\$3,915.00	\$7,830.00	\$3,475.00	\$6,950.00	\$3,773.00	\$7,546.00
14	Fire Hydrant Assembly w/Aux. Valve (7.5' Bury)	EA	1	\$3,915.00	\$3,915.00	\$3,545.00	\$3,545.00	\$3,792.00	\$3,792.00
15	Air Release Structure	EA	3	\$5,420.00	\$16,260.00	\$5,500.00	\$16,500.00	\$7,674.00	\$23,022.00
16	12" M.J. 90° Bend	EA	2	\$310.00	\$620.00	\$395.00	\$790.00	\$587.00	\$1,174.00
17	12" M.J. 45° Bend	EA	1	\$285.00	\$285.00	\$370.00	\$370.00	\$524.00	\$524.00
18	12" M.J. 22 1/2° Bend	EA	4	\$268.00	\$1,072.00	\$355.00	\$1,420.00	\$485.00	\$1,940.00
19	12" M.J. Cross	EA	1	\$705.00	\$705.00	\$565.00	\$565.00	\$951.00	\$951.00
20	12" x 12" M.J. Tee	EA	1	\$335.00	\$335.00	\$500.00	\$500.00	\$716.00	\$716.00
21	12" x 6" M.J. Tee	EA	6	\$310.00	\$1,860.00	\$415.00	\$2,490.00	\$494.00	\$2,964.00
22	12" x 8" M.J. Reducer	EA	1	\$295.00	\$295.00	\$195.00	\$195.00	\$344.00	\$344.00
23	12" x 6" M.J. Reducer	EA	1	\$285.00	\$285.00	\$255.00	\$255.00	\$332.00	\$332.00
24	12" M.J. Cap	EA	1	\$189.00	\$189.00	\$225.00	\$225.00	\$198.00	\$198.00
25	8" M.J. Cap	EA	1	\$115.00	\$115.00	\$175.00	\$175.00	\$152.00	\$152.00
26	6" x 6" M.J. Tee	EA	1	\$225.00	\$225.00	\$300.00	\$300.00	\$424.00	\$424.00
27	6" M.J. Cap	EA	1	\$110.00	\$110.00	\$135.00	\$135.00	\$108.00	\$108.00
28	Dewatering	LF	275	\$20.00	\$5,500.00	\$82.80	\$22,770.00	\$50.00	\$13,750.00
29	Bollards	EA	3	\$550.00	\$1,650.00	\$570.00	\$1,710.00	\$250.00	\$750.00
30	Remove Pavement	SY	166	\$10.00	\$1,660.00	\$8.00	\$1,328.00	\$7.00	\$1,162.00
31	Place 8" P.C. Concrete Pavement (High Early)	SY	166	\$85.00	\$14,110.00	\$90.00	\$14,940.00	\$86.00	\$14,276.00
32	Gravel Surfacing	TN	30	\$22.00	\$660.00	\$30.50	\$915.00	\$18.00	\$540.00
33	Coarse Aggregate	TN	25	\$38.00	\$950.00	\$45.50	\$1,137.50	\$50.00	\$1,250.00
34	Seeding	AC	4.22	\$2,000.00	\$8,440.00	\$2,300.00	\$9,706.00	\$2,800.00	\$11,816.00
35	Traffic Control	LS	1	\$5,500.00	\$5,500.00	\$3,800.00	\$3,800.00	\$7,500.00	\$7,500.00
36	Erosion Control	LS	1	\$31,250.00	\$31,250.00	\$13,490.00	\$13,490.00	\$6,800.00	\$6,800.00
37	Tree Removal / Clearing and Grubbing	LS	1	\$3,500.00	\$3,500.00	\$1,500.00	\$1,500.00	\$10,000.00	\$10,000.00
	Total Bid Section "A"				414,714.10		482,284.50		558,945.00
Alternate Bid Section "A"									
6A	14-Inch Directional Drilled HDPE Water Main	LF	890	\$ 106.75	\$95,007.50	\$115.50	\$102,795.00	\$105.00	\$93,450.00
Bid Section "B"									
1	Mobilization / Demobilization	LS	1	\$12,222.00	\$12,222.00	\$14,200.00	\$14,200.00	\$30,000.00	\$30,000.00
2	12-inch D.I. Water Main	LF	6678	\$40.25	\$268,789.50	\$46.50	\$310,527.00	\$55.00	\$367,290.00
3	8-inch D.I. Water Main	LF	5	\$26.75	\$133.75	\$46.80	\$234.00	\$45.80	\$229.00
4	6-inch D.I. Water Main	LF	138	\$25.10	\$3,463.80	\$43.00	\$5,934.00	\$42.00	\$5,796.00
5	4-inch D.I. Water Main	LF	39	\$25.00	\$975.00	\$48.00	\$1,872.00	\$47.00	\$1,833.00
6	12-Inch Directional Drilled D.I. Water Main	LF	895	\$110.00	\$98,450.00	\$108.00	\$96,660.00	\$125.00	\$111,875.00

7	12-Inch Gate Valve w/Box	EA	7	\$1,978.00	\$13,846.00	\$2,095.00	\$14,665.00	\$2,758.00	\$19,306.00
8	8-Inch Gate Valve w/Box	EA	2	\$1,165.00	\$2,330.00	\$1,245.00	\$2,490.00	\$1,649.00	\$3,298.00
9	6-Inch Gate Valve w/Box	EA	1	\$861.00	\$861.00	\$880.00	\$880.00	\$1,466.00	\$1,466.00
10	4-Inch Gate Valve w/Box	EA	1	\$755.00	\$755.00	\$725.00	\$725.00	\$924.00	\$924.00
11	Fire Hydrant Assembly w/Aux. Valve (5.5' Bury)	EA	1	\$3,610.00	\$3,610.00	\$3,345.00	\$3,345.00	\$3,610.00	\$3,610.00
12	Fire Hydrant Assembly without Aux Valve (5.5' Bury)	EA	1	\$3,000.00	\$3,000.00	\$2,700.00	\$2,700.00	\$2,610.00	\$2,610.00
13	Fire Hydrant Assembly w/Aux. Valve (6.0' Bury)	EA	2	\$3,610.00	\$7,220.00	\$3,395.00	\$6,790.00	\$3,681.00	\$7,362.00
14	Fire Hydrant Assembly w/Aux. Valve (6.5' Bury)	EA	1	\$3,815.00	\$3,815.00	\$3,475.00	\$3,475.00	\$3,773.00	\$3,773.00
15	Fire Hydrant Assembly w/Aux. Valve (7.0' Bury)	EA	1	\$3,830.00	\$3,830.00	\$3,495.00	\$3,495.00	\$3,782.00	\$3,782.00
16	Fire Hydrant Assembly w/Aux. Valve (7.5' Bury)	EA	7	\$3,995.00	\$27,965.00	\$3,545.00	\$24,815.00	\$3,792.00	\$26,544.00
17	Hydrant Extension	VF	2	\$350.00	\$700.00	\$630.00	\$1,260.00	\$530.00	\$1,060.00
18	1-Inch Service Connection	EA	2	\$299.00	\$598.00	\$415.00	\$830.00	\$528.00	\$1,056.00
19	1-Inch Curb Stop w/Box	EA	2	\$270.00	\$540.00	\$360.00	\$720.00	\$504.00	\$1,008.00
20	1-inch Service Tubing	LF	86	\$14.00	\$1,204.00	\$28.00	\$2,408.00	\$20.00	\$1,720.00
21	Air Release Structure	EA	4	\$5,420.00	\$21,680.00	\$5,500.00	\$22,000.00	\$7,674.00	\$30,696.00
22	Wet Cut-In	EA	3	\$650.00	\$1,950.00	\$2,400.00	\$7,200.00	\$800.00	\$2,400.00
23	12" M.J. 90° Bend	EA	2	\$310.00	\$620.00	\$395.00	\$790.00	\$587.00	\$1,174.00
24	12" M.J. 45° Bend	EA	1	\$295.00	\$295.00	\$370.00	\$370.00	\$524.00	\$524.00
25	12" M.J. 22 1/2° Bend	EA	2	\$285.00	\$570.00	\$355.00	\$710.00	\$485.00	\$970.00
26	12" M.J. 11 1/4° Bend	EA	2	\$280.00	\$560.00	\$350.00	\$700.00	\$473.00	\$946.00
27	12" M.J. Cross	EA	2	\$720.00	\$1,440.00	\$565.00	\$1,130.00	\$951.00	\$1,902.00
28	12" x 12" M.J. Tee	EA	1	\$355.00	\$355.00	\$500.00	\$500.00	\$716.00	\$716.00
29	12" x 6" M.J. Tee	EA	11	\$294.00	\$3,234.00	\$415.00	\$4,565.00	\$494.00	\$5,434.00
30	12" x 4" M.J. Tee	EA	1	\$290.00	\$290.00	\$405.00	\$405.00	\$465.00	\$465.00
31	12" x 8" M.J. Reducer	EA	2	\$275.00	\$550.00	\$195.00	\$390.00	\$344.00	\$688.00
32	12" x 6" M.J. Reducer	EA	1	\$270.00	\$270.00	\$255.00	\$255.00	\$332.00	\$332.00
33	12" M.J. Cap	EA	1	\$200.00	\$200.00	\$225.00	\$225.00	\$198.00	\$198.00
34	12" M.J. Sleeve	EA	1	\$425.00	\$425.00	\$385.00	\$385.00	\$508.00	\$508.00
35	8" x 6" M.J. Reducer	EA	1	\$300.00	\$300.00	\$140.00	\$140.00	\$220.00	\$220.00
36	6" x 6" M.J. Tee	EA	1	\$355.00	\$355.00	\$300.00	\$300.00	\$424.00	\$424.00
37	6" M.J. Cap	EA	1	\$110.00	\$110.00	\$135.00	\$135.00	\$108.00	\$108.00
38	4" M.J. 45° Bend	EA	2	\$165.00	\$330.00	\$165.00	\$330.00	\$144.00	\$288.00
39	4" M.J. Sleeve	EA	1	\$310.00	\$310.00	\$240.00	\$240.00	\$152.00	\$152.00
40	4" M.J. Cap	EA	3	\$100.00	\$300.00	\$125.00	\$375.00	\$68.00	\$204.00
41	Remove Pavement	SY	1777	\$10.00	\$17,770.00	\$7.00	\$12,439.00	\$5.00	\$8,885.00
42	Place 8" P.C. Concrete Pavement	SY	1777	\$45.00	\$79,965.00	\$43.25	\$76,855.25	\$56.00	\$99,512.00
43	Gravel Surfacing	TN	149	\$32.00	\$4,768.00	\$30.50	\$4,544.50	\$18.00	\$2,682.00
44	Remove and Reset Cable Wire Fence	LF	20	\$20.00	\$400.00	\$15.00	\$300.00	\$20.00	\$400.00
45	Remove and Reset Mailbox	EA	6	\$75.00	\$450.00	\$135.00	\$810.00	\$100.00	\$600.00
46	Seeding	AC	5.68	\$3,200.00	\$18,176.00	\$2,300.00	\$13,064.00	\$2,800.00	\$15,904.00
47	Traffic Control	LS	1	\$4,000.00	\$4,000.00	\$6,500.00	\$6,500.00	\$12,000.00	\$12,000.00
48	Erosion Control	LS	1	\$6,500.00	\$6,500.00	\$22,225.00	\$22,225.00	\$8,240.00	\$8,240.00
49	Tree Removal / Clearing and Grubbing	LS	1	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$21,500.00	\$21,500.00
50	Remove Fire Hydrant	EA	1	\$550.00	\$550.00	\$380.00	\$380.00	\$800.00	\$800.00
	Total Bid Section "B"				623,531.05		678,287.75		813,414.00
	Alternate Bid Section "B"								
5B	14-Inch Directional Drilled HDPE Water Main	LF	895	\$ 106.75	\$95,541.25	\$115.50	\$103,372.50	\$105.00	\$93,975.00
	Bid Section "C"								
1	Mobilization / Demobilization	LS	1	\$12,110.00	\$12,110.00	\$11,650.00	\$11,650.00	\$30,000.00	\$30,000.00
2	21-inch Sanitary Sewer Line	LF	2037	\$84.50	\$172,126.50	\$83.25	\$169,580.25	\$96.00	\$195,552.00
3	4-inch Sanitary Sewer Service	LF	176	\$16.00	\$2,816.00	\$34.00	\$5,984.00	\$20.00	\$3,520.00
4	48-Inch Diameter Manhole (9 Foot)	EA	4	\$4,875.00	\$19,500.00	\$3,500.00	\$14,000.00	\$6,380.00	\$25,520.00
5	48-Inch Diameter Drop Manhole (9 Foot)	EA	2	\$5,125.00	\$10,250.00	\$5,175.00	\$10,350.00	\$7,150.00	\$14,300.00
6	Additional Manhole Depth (Standard or Drop)	VF	7.07	\$210.00	\$1,484.70	\$275.00	\$1,944.25	\$200.00	\$1,414.00
7	Sewer Connection	EA	4	\$410.00	\$1,640.00	\$600.00	\$2,400.00	\$1,500.00	\$6,000.00
8	21"x4" Sanitary Sewer Wye	EA	9	\$1,000.00	\$9,000.00	\$800.00	\$7,200.00	\$1,500.00	\$13,500.00
9	4-Inch Sewer Cap	EA	1	\$45.00	\$45.00	\$75.00	\$75.00	\$28.00	\$28.00
10	Remove Sewer Line (12" or Less)	LF	1344	\$5.00	\$6,720.00	\$7.50	\$10,080.00	\$10.00	\$13,440.00

11	Remove Manhole	EA	8	\$1,000.00	\$8,000.00	\$250.00	\$2,000.00	\$800.00	\$6,400.00
12	Abandon Manhole	EA	1	\$450.00	\$450.00	\$500.00	\$500.00	\$500.00	\$500.00
13	Concrete Sewer Plug (21" and Less)	EA	4	\$750.00	\$3,000.00	\$350.00	\$1,400.00	\$500.00	\$2,000.00
14	Remove Pavement	SY	4500	\$8.00	\$36,000.00	\$6.00	\$27,000.00	\$5.00	\$22,500.00
15	Place 8" P.C. Concrete Pavement	SY	4500	\$43.00	\$193,500.00	\$41.45	\$186,525.00	\$56.00	\$252,000.00
16	Dewatering	LS	1	\$20,000.00	\$20,000.00	\$55,000.00	\$55,000.00	\$114,000.00	\$114,000.00
17	Seeding	AC	0.1	\$2,000.00	\$200.00	\$2,300.00	\$230.00	\$2,800.00	\$280.00
18	Traffic Control	LS	1	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$6,700.00	\$6,700.00
19	Erosion Control	LS	1	\$2,500.00	\$2,500.00	\$1,600.00	\$1,600.00	\$6,300.00	\$6,300.00
	Total Bid Section "C"				503,842.20		512,018.50		713,954.00
	Bid Section "D"								
1	Mobilization / Demobilization	LS	1	\$8,500.00	\$8,500.00	\$4,430.00	\$4,430.00	\$30,000.00	\$30,000.00
2	8-inch D.I. Water Main	LF	1372	\$35.25	\$48,363.00	\$38.50	\$52,822.00	\$45.80	\$62,837.60
3	6-inch D.I. Water Main	LF	106	\$24.80	\$2,628.80	\$38.00	\$4,028.00	\$42.00	\$4,452.00
4	4-inch D.I. Water Main	LF	45	\$24.80	\$1,116.00	\$42.65	\$1,919.25	\$47.00	\$2,115.00
5	8-Inch Gate Valve w/Box	EA	1	\$1,065.00	\$1,065.00	\$1,245.00	\$1,245.00	\$1,649.00	\$1,649.00
6	6-Inch Gate Valve w/Box	EA	2	\$910.00	\$1,820.00	\$880.00	\$1,760.00	\$1,466.00	\$2,932.00
7	4-Inch Gate Valve w/Box	EA	2	\$995.00	\$1,990.00 *	\$725.00	\$1,450.00	\$924.00	\$1,848.00
8	Fire Hydrant Assembly w/Aux. Valve (5.0' Bury)	EA	2	\$3,610.00	\$7,220.00	\$3,515.00	\$7,030.00	\$3,748.00	\$7,496.00
9	Fire Hydrant Assembly w/Aux. Valve (5.5' Bury)	EA	2	\$3,705.00	\$7,410.00	\$3,345.00	\$6,690.00	\$3,610.00	\$7,220.00
10	2-Inch Service Connection	EA	1	\$509.00	\$509.00	\$800.00	\$800.00	\$628.00	\$628.00
11	2-Inch Curb Stop w/Box	EA	1	\$600.00	\$600.00	\$660.00	\$660.00	\$1,140.00	\$1,140.00
12	2-inch Service Tubing	LF	13	\$20.00	\$260.00	\$66.00	\$858.00	\$38.00	\$494.00
13	1-Inch Service Connection	EA	8	\$235.00	\$1,880.00	\$415.00	\$3,320.00	\$528.00	\$4,224.00
14	1-Inch Curb Stop w/Box	EA	8	\$265.00	\$2,120.00	\$360.00	\$2,880.00	\$504.00	\$4,032.00
15	1-inch Service Tubing	LF	159	\$16.00	\$2,544.00	\$28.00	\$4,452.00	\$20.00	\$3,180.00
16	Wet Cut-In	EA	6	\$450.00	\$2,700.00	\$2,050.00	\$12,300.00	\$800.00	\$4,800.00
17	8" M.J. 45° Bend	EA	4	\$185.00	\$740.00	\$280.00	\$1,120.00	\$280.00	\$1,120.00
18	8" x 6" M.J. Tee	EA	6	\$225.00	\$1,350.00	\$345.00	\$2,070.00	\$412.00	\$2,472.00
19	8" x 4" M.J. Tee	EA	2	\$215.00	\$430.00	\$325.00	\$650.00	\$364.00	\$728.00
20	8" x 4" M.J. Reducer	EA	1	\$175.00	\$175.00	\$140.00	\$140.00	\$165.00	\$165.00
21	6" M.J. Sleeve	EA	2	\$315.00	\$630.00	\$165.00	\$330.00	\$177.00	\$354.00
22	4" M.J. Sleeve	EA	3	\$310.00	\$930.00	\$140.00	\$420.00	\$152.00	\$456.00
23	4" M.J. Plug	EA	9	\$100.00	\$900.00	\$125.00	\$1,125.00	\$51.00	\$459.00
24	Remove Fire Hydrant	EA	3	\$450.00	\$1,350.00	\$380.00	\$1,140.00	\$800.00	\$2,400.00
25	Remove Pavement	SY	978	\$14.00	\$13,692.00	\$6.00	\$5,868.00	\$5.00	\$4,890.00
26	Place 8" P.C. Concrete Pavement	SY	978	\$44.50	\$43,521.00	\$43.25	\$42,298.50	\$56.00	\$54,768.00
27	Seeding	AC	0.1	\$2,500.00	\$250.00	\$2,300.00	\$230.00	\$2,800.00	\$280.00
28	Traffic Control	LS	1	\$4,000.00	\$4,000.00	\$2,300.00	\$2,300.00	\$6,700.00	\$6,700.00
29	Erosion Control	LS	1	\$2,500.00	\$2,500.00	\$1,600.00	\$1,600.00	\$6,800.00	\$6,800.00
	Total Bid Section "D"				161,193.80 *		165,935.75		220,639.60
	Total Bid Sections "A" - "D"				1,703,281.15		1,838,526.50		2,306,952.60
	Addendum : No Addendum Issued				N/A		N/A		N/A
	Bid Guarantee:				5%		5%		5%
	Remarks:				* Bid form had \$1,790 for the extension and \$160,993.80 for the Total Bid Section "D"				



**SOUTH WATER MAIN LOOP
CITY OF NORFOLK, NEBRASKA**

BID TABULATION
5-Apr-2018 017-2941
2:00 p.m.

CONTRACTOR				Carstensen Contracting, Inc.			
Item No.	ITEM	UNIT	QTY.	Unit Price	Extension		
Bid Section "A"							
1	Mobilization / Demobilization	LS	1	\$66,000.00	\$66,000.00		
2	12-inch D.I. Water Main	LF	3636	\$51.50	\$187,254.00		
3	8-inch D.I. Water Main	LF	5	\$125.00	\$625.00		
4	6-inch D.I. Water Main	LF	10	\$54.00	\$540.00		
5	Trenchless Crossing with 24"x0.250" W.T. Steel Casing	LF	175	\$497.00	\$86,975.00		
6	12-Inch Directional Drilled D.I. Water Main	LF	890	\$122.00	\$108,580.00		
7	12-Inch Tapping Tee and Tapping Valve w/Box	EA	1	\$5,787.00	\$5,787.00		
8	12-Inch Gate Valve w/Box	EA	6	\$2,650.00	\$15,900.00		
9	8-Inch Gate Valve w/Box	EA	1	\$1,634.00	\$1,634.00		
10	6-Inch Gate Valve w/Box	EA	1	\$1,100.00	\$1,100.00		
11	Fire Hydrant Assembly w/Aux. Valve (5.5' Bury)	EA	1	\$4,290.00	\$4,290.00		
12	Fire Hydrant Assembly w/Aux. Valve (6.0' Bury)	EA	3	\$4,343.00	\$13,029.00		
13	Fire Hydrant Assembly w/Aux. Valve (6.5' Bury)	EA	2	\$4,394.00	\$8,788.00		
14	Fire Hydrant Assembly w/Aux. Valve (7.5' Bury)	EA	1	\$4,616.00	\$4,616.00		
15	Air Release Structure	EA	3	\$7,312.00	\$21,936.00		
16	12" M.J. 90° Bend	EA	2	\$655.00	\$1,310.00		
17	12" M.J. 45° Bend	EA	1	\$625.00	\$625.00		
18	12" M.J. 22 1/2° Bend	EA	4	\$560.00	\$2,240.00		
19	12" M.J. Cross	EA	1	\$1,452.00	\$1,452.00		
20	12" x 12" M.J. Tee	EA	1	\$970.00	\$970.00		
21	12" x 6" M.J. Tee	EA	6	\$795.00	\$4,770.00		
22	12" x 8" M.J. Reducer	EA	1	\$490.00	\$490.00		
23	12" x 6" M.J. Reducer	EA	1	\$487.00	\$487.00		
24	12" M.J. Cap	EA	1	\$545.00	\$545.00		
25	8" M.J. Cap	EA	1	\$470.00	\$470.00		
26	6" x 6" M.J. Tee	EA	1	\$606.00	\$606.00		
27	6" M.J. Cap	EA	1	\$354.00	\$354.00		
28	Dewatering	LF	275	\$40.00	\$11,000.00		
29	Bollards	EA	3	\$798.00	\$2,394.00		
30	Remove Pavement	SY	166	\$10.00	\$1,660.00		
31	Place 8" P.C. Concrete Pavement (High Early)	SY	166	\$116.00	\$19,256.00		
32	Gravel Surfacing	TN	30	\$33.00	\$990.00		
33	Coarse Aggregate	TN	25	\$37.00	\$925.00		
34	Seeding	AC	4.22	\$1,043.00	\$4,401.46		
35	Traffic Control	LS	1	\$9,374.00	\$9,374.00		
36	Erosion Control	LS	1	\$16,434.00	\$16,434.00		
37	Tree Removal / Clearing and Grubbing	LS	1	\$14,153.00	\$14,153.00		
	Total Bid Section "A"				621,960.46		
Alternate Bid Section "A"							
6A	14-Inch Directional Drilled HDPE Water Main	LF	890	\$ 117.50	\$104,575.00		
Bid Section "B"							
1	Mobilization / Demobilization	LS	1	\$25,800.00	\$25,800.00		
2	12-inch D.I. Water Main	LF	6678	\$52.25	\$348,925.50		
3	8-inch D.I. Water Main	LF	5	\$125.00	\$625.00		
4	6-inch D.I. Water Main	LF	138	\$58.00	\$8,004.00		
5	4-inch D.I. Water Main	LF	39	\$63.50	\$2,476.50		
6	12-Inch Directional Drilled D.I. Water Main	LF	895	\$121.00	\$108,295.00		

7	12-Inch Gate Valve w/Box	EA	7	\$2,650.00	\$18,550.00				
8	8-Inch Gate Valve w/Box	EA	2	\$1,634.00	\$3,268.00				
9	6-Inch Gate Valve w/Box	EA	1	\$1,100.00	\$1,100.00				
10	4-Inch Gate Valve w/Box	EA	1	\$930.00	\$930.00				
11	Fire Hydrant Assembly w/Aux. Valve (5.5' Bury)	EA	1	\$4,290.00	\$4,290.00				
12	Fire Hydrant Assembly without Aux Valve (5.5' Bury)	EA	1	\$3,480.00	\$3,480.00				
13	Fire Hydrant Assembly w/Aux. Valve (6.0' Bury)	EA	2	\$4,342.00	\$8,684.00				
14	Fire Hydrant Assembly w/Aux. Valve (6.5' Bury)	EA	1	\$4,390.00	\$4,390.00				
15	Fire Hydrant Assembly w/Aux. Valve (7.0' Bury)	EA	1	\$4,566.00	\$4,566.00				
16	Fire Hydrant Assembly w/Aux. Valve (7.5' Bury)	EA	7	\$4,616.00	\$32,312.00				
17	Hydrant Extension	VF	2	\$398.00	\$796.00				
18	1-Inch Service Connection	EA	2	\$1,000.00	\$2,000.00				
19	1-Inch Curb Stop w/Box	EA	2	\$334.00	\$668.00				
20	1-inch Service Tubing	LF	86	\$42.00	\$3,612.00				
21	Air Release Structure	EA	4	\$7,294.00	\$29,176.00				
22	Wet Cut-In	EA	3	\$2,562.00	\$7,686.00				
23	12" M.J. 90° Bend	EA	2	\$655.00	\$1,310.00				
24	12" M.J. 45° Bend	EA	1	\$625.00	\$625.00				
25	12" M.J. 22 1/2° Bend	EA	2	\$560.00	\$1,120.00				
26	12" M.J. 11 1/4° Bend	EA	2	\$634.00	\$1,268.00				
27	12" M.J. Cross	EA	2	\$1,167.00	\$2,334.00				
28	12" x 12" M.J. Tee	EA	1	\$968.00	\$968.00				
29	12" x 6" M.J. Tee	EA	11	\$795.00	\$8,745.00				
30	12" x 4" M.J. Tee	EA	1	\$706.00	\$706.00				
31	12" x 8" M.J. Reducer	EA	2	\$460.00	\$920.00				
32	12" x 6" M.J. Reducer	EA	1	\$487.00	\$487.00				
33	12" M.J. Cap	EA	1	\$545.00	\$545.00				
34	12" M.J. Sleeve	EA	1	\$390.00	\$390.00				
35	8" x 6" M.J. Reducer	EA	1	\$262.00	\$262.00				
36	6" x 6" M.J. Tee	EA	1	\$606.00	\$606.00				
37	6" M.J. Cap	EA	1	\$354.00	\$354.00				
38	4" M.J. 45° Bend	EA	2	\$240.00	\$480.00				
39	4" M.J. Sleeve	EA	1	\$219.00	\$219.00				
40	4" M.J. Cap	EA	3	\$193.00	\$579.00				
41	Remove Pavement	SY	1777	\$9.00	\$15,993.00				
42	Place 8" P.C. Concrete Pavement	SY	1777	\$60.00	\$106,620.00				
43	Gravel Surfacing	TN	149	\$33.00	\$4,917.00				
44	Remove and Reset Cable Wire Fence	LF	20	\$7.00	\$140.00				
45	Remove and Reset Mailbox	EA	6	\$380.00	\$2,280.00				
46	Seeding	AC	5.68	\$1,044.00	\$5,929.92				
47	Traffic Control	LS	1	\$11,405.00	\$11,405.00				
48	Erosion Control	LS	1	\$21,787.00	\$21,787.00				
49	Tree Removal / Clearing and Grubbing	LS	1	\$19,780.00	\$19,780.00				
50	Remove Fire Hydrant	EA	1	\$305.00	\$305.00				
	Total Bid Section "B"				830,708.92				
	Alternate Bid Section "B"								
5B	14-Inch Directional Drilled HDPE Water Main	LF	895	\$ 117.50	\$105,162.50				
	Bid Section "C"								
1	Mobilization / Demobilization	LS	1	\$44,600.00	\$44,600.00				
2	21-inch Sanitary Sewer Line	LF	2037	\$111.00	\$226,107.00				
3	4-inch Sanitary Sewer Service	LF	176	\$76.00	\$13,376.00				
4	48-Inch Diameter Manhole (9 Foot)	EA	4	\$5,623.00	\$22,492.00				
5	48-Inch Diameter Drop Manhole (9 Foot)	EA	2	\$6,800.00	\$13,600.00				
6	Additional Manhole Depth (Standard or Drop)	VF	7.07	\$445.00	\$3,146.15				
7	Sewer Connection	EA	4	\$2,135.00	\$8,540.00				
8	21"x4" Sanitary Sewer Wye	EA	9	\$1,242.00	\$11,178.00				
9	4-Inch Sewer Cap	EA	1	\$185.00	\$185.00				
10	Remove Sewer Line (12" or Less)	LF	1344	\$7.50	\$10,080.00				

11	Remove Manhole	EA	8	\$1,016.00	\$8,128.00				
12	Abandon Manhole	EA	1	\$1,060.00	\$1,060.00				
13	Concrete Sewer Plug (21" and Less)	EA	4	\$300.00	\$1,200.00				
14	Remove Pavement	SY	4500	\$9.00	\$40,500.00				
15	Place 8" P.C. Concrete Pavement	SY	4500	\$56.44	\$253,980.00				
16	Dewatering	LS	1	\$14,344.00	\$14,344.00				
17	Seeding	AC	0.1	\$2,193.70	\$219.37				
18	Traffic Control	LS	1	\$16,092.00	\$16,092.00				
19	Erosion Control	LS	1	\$2,096.00	\$2,096.00				
	Total Bid Section "C"				690,923.52				
	Bid Section "D"								
1	Mobilization / Demobilization	LS	1	\$14,000.00	\$14,000.00				
2	8-inch D.I. Water Main	LF	1372	\$47.00	\$64,484.00				
3	6-inch D.I. Water Main	LF	106	\$59.00	\$6,254.00				
4	4-inch D.I. Water Main	LF	45	\$70.00	\$3,150.00				
5	8-Inch Gate Valve w/Box	EA	1	\$1,634.00	\$1,634.00				
6	6-Inch Gate Valve w/Box	EA	2	\$1,100.00	\$2,200.00				
7	4-Inch Gate Valve w/Box	EA	2	\$930.00	\$1,860.00				
8	Fire Hydrant Assembly w/Aux. Valve (5.0' Bury)	EA	2	\$4,242.00	\$8,484.00				
9	Fire Hydrant Assembly w/Aux. Valve (5.5' Bury)	EA	2	\$4,290.00	\$8,580.00				
10	2-Inch Service Connection	EA	1	\$1,145.00	\$1,145.00				
11	2-Inch Curb Stop w/Box	EA	1	\$700.00	\$700.00				
12	2-inch Service Tubing	LF	13	\$57.00	\$741.00				
13	1-Inch Service Connection	EA	8	\$885.00	\$7,080.00				
14	1-Inch Curb Stop w/Box	EA	8	\$334.00	\$2,672.00				
15	1-inch Service Tubing	LF	159	\$42.00	\$6,678.00				
16	Wet Cut-In	EA	6	\$2,373.00	\$14,238.00				
17	8" M.J. 45° Bend	EA	4	\$474.00	\$1,896.00				
18	8" x 6" M.J. Tee	EA	6	\$622.00	\$3,732.00				
19	8" x 4" M.J. Tee	EA	2	\$600.00	\$1,200.00				
20	8" x 4" M.J. Reducer	EA	1	\$248.00	\$248.00				
21	6" M.J. Sleeve	EA	2	\$241.00	\$482.00				
22	4" M.J. Sleeve	EA	3	\$214.00	\$642.00				
23	4" M.J. Plug	EA	9	\$190.00	\$1,710.00				
24	Remove Fire Hydrant	EA	3	\$305.00	\$915.00				
25	Remove Pavement	SY	978	\$9.00	\$8,802.00				
26	Place 8" P.C. Concrete Pavement	SY	978	\$61.00	\$59,658.00				
27	Seeding	AC	0.1	\$2,193.00	\$219.30				
28	Traffic Control	LS	1	\$5,572.00	\$5,572.00				
29	Erosion Control	LS	1	\$1,560.00	\$1,560.00				
	Total Bid Section "D"				230,536.30				
	Total Bid Sections "A" - "D"				2,374,129.20				
	Addendum : No Addendum Issued			N/A					
	Bid Guarantee:			5%					
	Remarks:								



April 6, 2018

Mayor and City Council
City of Norfolk
309 North 5th Street
Norfolk, NE 68701

Re: South Water Mai Loop
Norfolk, Nebraska - 2018
OA Project No. 017-2941

Dear Mayor & Council,

A total of four (4) bids were received for the South Water Main Loop project. The low bid submitted for the project was from Rutjens Construction Inc., Tilden, Nebraska for \$1,703,281.15 for Bid Sections "A", "B", "C", and "D". The low bid was below the Engineer's Opinion of Costs for the project. The tabulation for the bids that were received on the project is attached.

Rutjens Construction Inc. is a contractor that we are familiar with and have completed multiple projects with Olsson Associates and also multiple projects with the City of Norfolk. They have shown that they have the capacity to successfully complete a project such as the South Water Main Loop project.

We did have an alternate bid for HDPE pipe for the directional drilling portion of the project for BID Section "A" and Bid Section "B". The alternate bid section for HDPE pipe was less expensive than the base bid of ductile iron pipe. However, We do not recommend that the City accept the alternate bid since the ductile iron pipe is a better material for this installation and the cost difference between the two pipe materials is small. Olsson Associates recommends that you approve the bid of Rutjens Construction Inc., Tilden, Nebraska for \$1,703,281.15 for Bid Sections "A" – "D" for the South Water Main Loop project.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads 'Joe Baxter'.

Joseph C. Baxter, P.E.

ORDINANCE NO. 5544

AN ORDINANCE CREATING PAVING DISTRICT NO. 516 IN THE CITY OF NORFOLK, NEBRASKA, ORDERING THE CONSTRUCTION OF STREET IMPROVEMENTS THEREIN AND ORDERING THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NORFOLK, NEBRASKA as follows:

Section 1. That there be and hereby is created in the City of Norfolk, Nebraska, a paving district to be known and designated as Paving District No. 516 of the City of Norfolk, Nebraska

Section 2. That the outer boundaries of Paving District No. 516 as depicted on Exhibit 'A', attached hereto and incorporated herein by this reference shall include, in addition to the streets to be improved, all of the following described property, to-wit:

Lots 1 through 17, Block 1, Legacy Bend First Addition, a tract of land located in part of the SE ¼ of the NE 1/4, part of Tax Lot 1 in the NE ¼ SE ¼, all in Section 23, Township 24 North, Range 1 West of the 6th P.M., Norfolk, Madison County, Nebraska.

Outlot 1, Block 1, Legacy Bend First Addition, a tract of land located in part of the SE ¼ of the NE 1/4, part of Tax Lot 1 in the NE ¼ SE ¼, all in Section 23, Township 24 North, Range 1 West of the 6th P.M., Norfolk, Madison County, Nebraska

Lots 1 through 7, Block 2, Legacy Bend First Addition, a tract of land located in part of the SE ¼ of the NE 1/4, part of Tax Lot 1 in the NE ¼ SE ¼, all in Section 23, Township 24 North, Range 1 West of the 6th P.M., Norfolk, Madison County, Nebraska.

Outlot 2, Block 2, Legacy Bend First Addition, a tract of land located in part of the SE ¼ of the NE 1/4, part of Tax Lot 1 in the NE ¼ SE ¼, all in Section 23, Township 24 North, Range 1 West of the 6th P.M., Norfolk, Madison County, Nebraska

Lots 1 through 3, Block 3, Legacy Bend First Addition, a tract of land located in part of the SE ¼ of the NE 1/4, part of Tax Lot 1 in the NE ¼ SE ¼, all in Section 23, Township 24 North, Range 1 West of the 6th P.M., Norfolk, Madison County, Nebraska

All in the City of Norfolk, and within which district the following streets shall be improved by paving with integral curb and necessary appurtenances:

Sunrise Drive; from Victory Road west approximately 585 feet.

David Street; from Sunrise Drive north approximately 225 feet.

David Circle; from Sunrise Drive south/southeast approximately 485 feet.

All of which streets are hereby found to be intersecting or interconnecting.

Section 3. Said streets shall be improved and said improvements shall be made in accordance with the plans, specifications and estimate prepared by the City of Norfolk Engineering Division and to be approved by the Mayor and Council. The cost of such paving except street intersection shall be assessed against the property within said district specifically benefited thereby in proportion to benefits.

Section 4. Notice of the creation of said District shall be published as provided by law in the Norfolk Daily News, a legal newspaper of the City of Norfolk, Nebraska.

Section 5. This ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED this ____ day of _____, 2018.

ATTEST:

Elizabeth A, Deck, City Clerk

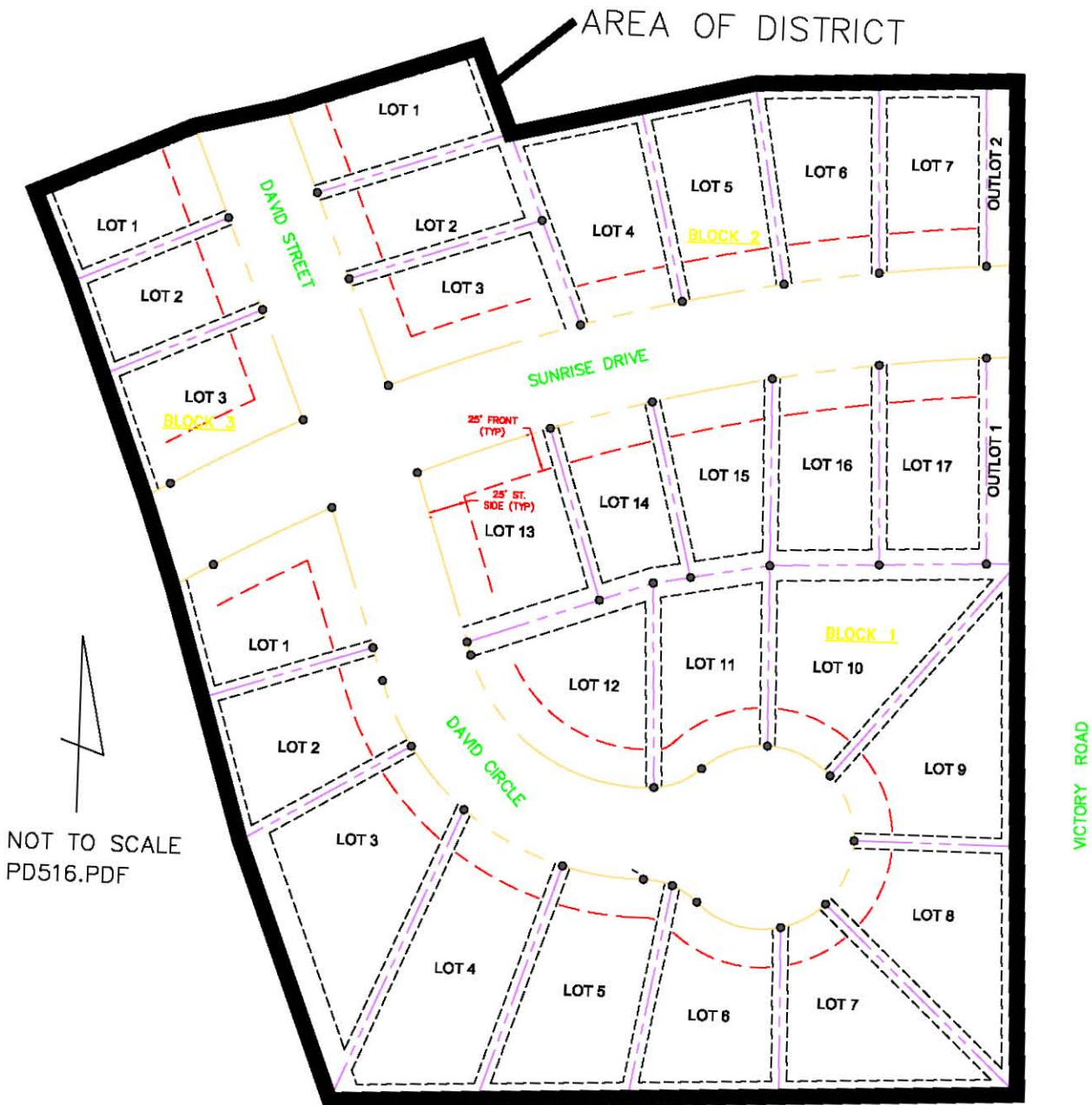
Josh Moenning, Mayor

(S E A L)

Approved as to form:

Clint Schukei, City Attorney

PAVING DISTRICT NO. 516



ORDINANCE NO. 5545

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF BOND ANTICIPATION NOTES OF THE CITY OF NORFOLK, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED NINE HUNDRED THOUSAND DOLLARS (\$900,000) FOR THE PURPOSE OF PROVIDING INTERIM FINANCING TO PAY FOR THE COSTS OF CONSTRUCTING IMPROVEMENTS IN PAVING DISTRICT NOS. 510 AND 511 AND SIDEWALK DISTRICT NO. 2017-1 PENDING THE ISSUANCE OF PERMANENT GENERAL OBLIGATION VARIOUS PURPOSE BONDS OF THE CITY; PRESCRIBING THE FORM OF SAID NOTES; AGREEING TO ISSUE THE CITY'S GENERAL OBLIGATION VARIOUS PURPOSE BONDS TO PAY THE NOTES AT MATURITY OR TO PAY THE NOTES FROM OTHER AVAILABLE FUNDS; ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE HOLDERS OF SAID NOTES; AUTHORIZING OFFICERS OF THE CITY TO MAKE ARRANGEMENTS FOR THE SALE OR PLACEMENT OF THE NOTES AND TO DESIGNATE THE FINAL TERMS, RATES AND MATURITY SCHEDULE FOR SAID NOTES WITHIN STATED PARAMETERS; AND PROVIDING FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORFOLK, NEBRASKA:

Section 1. The Mayor and Council hereby find and determine that the City of Norfolk, Nebraska (the "City") has by ordinance created Paving District Nos. 510 and 511 and Sidewalk District No. 2017-1; that the City is authorized to construct improvements in said districts (the "Project"); that for purposes of paying the costs of the Project the City is authorized to issue temporary financing and is authorized to issue its Street Improvement Bonds and Intersection Improvement Bonds as provided in Sections 16-623 and 16-626, R.R.S. Neb. 2012 and its Sidewalk Bonds as provided in Section 19-2419, R.R.S. Neb. 2012, as amended; that the City has contracted for the Project; that the estimated cost for work and other related costs in said districts and requiring financing as described above is not less than \$900,000.

Section 2. The Mayor and Council further find and determine that it is therefore necessary and advisable that the City issue its notes pending permanent financing pursuant to Sections 18-1801 and 18-1802, R.R.S. Neb. 2012, as amended; that pursuant to Section 10-137, R.R.S. Neb. 2012, the City is authorized to issue notes for the purpose of providing temporary financing for the costs of the improvements in said districts and payment of the cost of issuing the notes herein authorized; that all conditions, acts and things required by law to exist or to be done precedent to the issuance of bond anticipation notes in the aggregate amount of not to exceed \$900,000 to pay such total estimated costs in said districts do exist and have been done as required by law.

Section 3. For the purpose of providing interim financing for the purposes as set out in Section 1 pending the issuance of permanent general obligation various purpose bonds by the City of Norfolk, there shall be and there are hereby ordered issued notes of the City of Norfolk, Nebraska, to be known as General Obligation Bond Anticipation Notes, Series 2018 (the "Notes"), of the aggregate principal amount of not to exceed Nine Hundred Thousand Dollars (\$900,000), with said notes bearing interest at the rate per annum not to exceed 2.75% per annum (said interest to be computed on the basis of a 360-day year consisting of twelve 30-day months), and to become due on June 1, 2021, provided, that the Notes shall mature and bear interest at such rates per annum as shall be determined in a written designation (the "Designation") signed by the Mayor and also signed by the City Treasurer (the "Authorized Officers") on behalf of the City, which Designation may also determine or modify the principal amount or maturity date of the Notes, mandatory redemption provisions (if any) and pricing terms as set forth in Section 9 hereof, all within the following limitations:

- (a) the aggregate principal amount of the Notes shall not exceed \$900,000 but may be reduced in principal amount;
- (b) the true interest cost on the Notes shall not exceed 2.75%;

The Authorized Officers are hereby authorized to make such determinations on behalf of the City and to evidence the same by execution and delivery of the Designation and such determinations shall constitute the action of the Mayor and Council without further action of the Mayor and Council.

The Notes shall be issued in fully registered form in the denomination of \$5,000 or any integral multiple thereof. The date of original issue for the Notes shall be the date of delivery thereof. Interest on the Notes shall be payable semiannually on June 1 and December 1 of each year commencing December 1, 2018 (except as otherwise provided in the Designation, each of said dates an "Interest Payment Date"), and the Notes shall bear such interest from the date of original issue or the most recent Interest Payment Date to which interest has been paid or provided for, whichever is later. The interest due on each Interest Payment Date shall be payable to the registered owners of record as of the close of business on the fifteenth day of the month immediately preceding the month in which such Interest Payment Date occurs (except as otherwise provided in the Designation, the "Record Date"), subject to the provisions of Section 5 hereof. The Notes shall be numbered from 1 upwards in the order of their issuance. The initial numbering and principal amounts for each of the Notes shall be designated by the City Treasurer as directed by the initial purchaser thereof.

Payments of interest due on the Notes prior to maturity or early redemption shall be made by the Paying Agent and Registrar, as designated pursuant to Section 4 hereof, by mailing a check or draft in the amount due for such interest on each Interest Payment Date to the registered owner of each Note, as of the Record Date for such Interest Payment Date, to such owner's registered address as shown on the books of registration as required to be maintained in Section 4 hereof. Payments of principal due at maturity or at any date fixed for redemption prior to maturity, together with any unpaid interest accrued thereon, shall be made by said Paying Agent and Registrar to the registered owners upon presentation and surrender of the Notes to said Paying Agent and Registrar. The City and said Paying Agent and Registrar may treat the registered owner of any Note as the absolute owner of such Note for the purpose of making payments thereon and for all other purposes and neither the City nor the Paying Agent and Registrar shall be affected by any notice or knowledge to the contrary, whether such Note or any installment of interest due thereon shall be overdue or not. All payments on account of interest or principal made to the registered owner of any Note in accordance with the terms of this ordinance shall be valid and effectual and shall be a discharge of the City and said Paying Agent and Registrar, in respect of the liability upon the Notes or claims for interest to the extent of the sum or sums so paid.

Section 4. The City Treasurer is hereby designated as Paying Agent and Registrar for the Notes. The City reserves the right in the discretion of the Mayor and Council to appoint a bank or trust company as successor to the City Treasurer in the capacity of Paying Agent and Registrar under the terms of an agreement to be approved at the time of any such designation. The Paying Agent and Registrar shall keep and maintain for the City books for the registration and transfer of the Notes at the City's offices. The names and registered addresses of the registered owner or owners of the Notes shall at all times be recorded in such books. Any Note may be transferred pursuant to its provisions at the offices of said Paying Agent and Registrar by surrender of such Note for cancellation, accompanied by a written instrument of transfer, in form satisfactory to said Paying Agent and Registrar, duly executed by the registered owner in person or by such owner's duly authorized agent, and thereupon the Paying Agent and Registrar on behalf of the City will deliver at its office (or send by registered mail to the transferee owner or owners thereof at such transferee owner's or owners' risk and expense), registered in the name of such transferee owner or owners, a new Note or Notes of the same interest rate, aggregate principal amount and maturity. To the extent of the denominations authorized for the Notes by this ordinance, one such Note may be transferred for several such Notes of the same interest

rate and maturity, and for a like aggregate principal amount, and several such Notes may be transferred for one or several such Notes, respectively, of the same interest rate and maturity and for a like aggregate principal amount. In every case of transfer of a Note, the surrendered Note or Notes shall be canceled and destroyed. All Notes issued upon transfer of the Notes so surrendered shall be valid obligations of the City evidencing the same obligations as the Notes surrendered and shall be entitled to all the benefits and protection of this ordinance to the same extent as the Notes upon transfer of which they were delivered. The City and said Paying Agent and Registrar shall not be required to transfer any Note during any period from any Record Date until its immediately following Interest Payment Date or to transfer any Note called for redemption for a period of 30 days next preceding the date fixed for redemption.

Section 5. In the event that payments of interest due on the Notes on an Interest Payment Date are not timely made, such interest shall cease to be payable to the registered owners as of the Record Date for such Interest Payment Date and shall be payable to the registered owners of the Notes as of a special date of record for payment of such defaulted interest as shall be designated by the Paying Agent and Registrar whenever monies for the purpose of paying such defaulted interest become available.

Section 6. If the date for payment of the principal of or interest on the Notes shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the City of Norfolk, Nebraska, are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

Section 7. The Notes of this issue shall be subject to redemption, in whole or in part, prior to maturity at the option of the City at any time on or after the date that is one year from the date of original issue (or such other redemption date as may be set out in the Designation), at par plus accrued interest on the principal amount redeemed to the date fixed for redemption (except as otherwise provided in the Designation). The City may select the Notes to be redeemed in its sole discretion, but Notes shall be redeemed only in amounts of \$5,000 or integral multiples thereof. Notes redeemed in part only shall be surrendered to the Paying Agent and Registrar in exchange for new Notes evidencing the unredeemed principal thereof. Notice of redemption of any Note called for redemption shall be given at the direction of the City by the Paying Agent and Registrar by mail not less than thirty days prior to the date fixed for redemption, first class, postage prepaid, sent to the registered owner of such Note at such owner's registered address. Such notice shall designate the

Note or Notes to be redeemed by number, the date of original issue and the date fixed for redemption and shall state that such Note or Notes are to be presented for prepayment at the office of the Paying Agent and Registrar. In case of any Note partially redeemed, such notice shall specify the portion of the principal amount of such Note to be redeemed. No defect in the mailing of notice for any Note shall affect the sufficiency of the proceedings of the City designating the Notes called for redemption or the effectiveness of such call for Notes for which notice by mail has been properly given and the City shall have the right to further direct notice of redemption for any such Note for which defective notice has been given.

Section 8. The Notes shall be in substantially the following form:

The City hereby certifies and warrants that it has taken all actions necessary and appropriate for authorization of the construction of said improvements and agrees that the notes of this issue are special obligations of the City to be paid from the proceeds of bonds to be issued by the City or other available funds. The City reserves the right to issue additional bond anticipation notes to pay additional costs of said improvements or other improvements or to pay or redeem the notes of this issue.

This note is transferable by the registered owner or such owner's attorney duly authorized in writing at the office of the City Treasurer of Norfolk, Nebraska, as Paying Agent and Registrar, upon surrender and cancellation of this note and thereupon a new note or notes of the same aggregate principal amount will be issued to the transferee as provided in the ordinance authorizing said issue of notes, subject to the limitations therein prescribed. The City, the Paying Agent and Registrar and any other person may treat the person in whose name this note is registered as the absolute owner hereof for the purpose of receiving payment due hereunder and for all purposes and shall not be affected by any notice to the contrary, whether this note be overdue or not.

If the date for payment of the principal of or interest on this note shall be a Saturday, Sunday, legal holiday or a day on which banking institutions in the City of Norfolk, Nebraska, are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which such banking institutions are authorized to close, and payment on such day shall have the same force and effect as if made on the nominal date of payment.

IT IS HEREBY CERTIFIED AND WARRANTED that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this note did exist, did happen and were done and performed in regular and due form and time as required by law and that the indebtedness of the City, including this note, does not exceed any limitation imposed by law.

This note shall not be valid for any purpose until the Certificate of Authentication hereon shall have been signed by the Paying Agent and Registrar.

IN WITNESS WHEREOF, the Mayor and Council of the City of Norfolk, Nebraska, have caused this note to be executed on behalf of the City with the signatures of its Mayor and City Clerk, both of which signatures may be facsimile signatures, and by having affixed hereto or imprinted hereon the City's seal, all as of the date of issue shown above.

THE CITY OF NORFOLK, NEBRASKA

(SEAL)

By: (Sample - Do not sign)

ATTEST:

Mayor

(Sample - Do not sign)
City Clerk

**CERTIFICATE OF AUTHENTICATION
AND REGISTRATION**

This note is one of the series designated therein and has been registered to the owner named in said note and the name of such owner has been recorded in the books of record maintained by the undersigned as Paying Agent and Registrar for said issue of notes.

(Sample - Do not sign)
City Treasurer,
Paying Agent and Registrar
for the City of Norfolk, Nebraska

(FORM OF ASSIGNMENT)

For value received, _____ hereby sells, assigns and transfers unto _____, (Social Security or Taxpayer I.D. No. _____) the within note and hereby irrevocably constitutes and appoints

_____, attorney, to transfer the same on the books of registration in the office of the within-mentioned Paying Agent and Registrar with full power of substitution in the premises.

Dated: _____

Registered Owner(s)

Signature Guaranteed
By _____

Authorized Officer

Note: The signature(s) of this assignment MUST CORRESPOND with the name(s) as written on the face of the within note in every particular, without alteration, enlargement or any change whatsoever, and must be guaranteed by a commercial bank or a trust company or by a firm having membership on the New York, Midwest or other stock exchange.

Section 9. Each of the Notes shall be executed on behalf of the City with the facsimile signatures of the Mayor and the City Clerk and shall have imprinted thereon the City's seal. Unless sold as a private placement and designated as such in the Designation, the Notes shall be issued initially as "book-entry-only" notes using the services of The Depository Trust Company (the "Depository"), with one typewritten bond per maturity being issued to the Depository. In such connection said officers of the City are authorized to execute and deliver a Letter of Representations (the "Letter of Representations") in the form required by the Depository (including in blanket form and counterparts), for and on behalf of the City, which shall thereafter govern matters with respect to registration, transfer, payment and redemption of the Notes. Upon the issuance of the Notes as "book-entry-only" bonds, the following provisions shall apply:

(a) The City and the Paying Agent and Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which the Depository holds Notes as securities depository (each, a "Note Participant") or to any person who is an actual purchaser of a Note from a Note Participant while the Notes are in book-entry form (each, a "Beneficial Owner") with respect to the following:

- (i) the accuracy of the records of the Depository, any nominees of the Depository or any Note Participant with respect to any ownership interest in the Notes,
- (ii) the delivery to any Note Participant, any Beneficial Owner or any other person, other than the Depository, of any notice with respect to the Notes, including any notice of redemption, or
- (iii) the payment to any Note Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the Notes.

The Paying Agent and Registrar shall make payments with respect to the Notes only to or upon the order of the Depository or its nominee, and all such payments shall be valid and effective fully to satisfy and discharge the obligations with respect to such Notes to the extent of the sum or sums so paid. No person other than the Depository shall receive an authenticated Note, except as provided in (e) below.

(b) Upon receipt by the Paying Agent and Registrar of written notice from the Depository to the effect that the Depository is unable or unwilling to discharge its responsibilities, the Paying Agent and Registrar shall issue, transfer and exchange Notes requested by the Depository in appropriate amounts. Whenever the Depository requests the Paying Agent and Registrar to do so, the Paying Agent and Registrar will cooperate with the Depository in taking appropriate action after reasonable notice (i) to arrange, with the prior written consent of the City, for a substitute depository willing and able upon reasonable and customary terms to maintain custody of the Notes or (ii) to make available Notes registered in whatever name or names the Beneficial Owners transferring or exchanging such Notes shall designate.

(c) If the City determines that it is desirable that certificates representing the Notes be delivered to the Note Participants and/or Beneficial Owners of the Notes and so notifies the Paying Agent and Registrar in writing, the Paying Agent and Registrar shall so notify the Depository, whereupon the

Depository will notify the Note Participants of the availability through the Depository of note certificates representing the Notes. In such event, the Paying Agent and Registrar shall issue, transfer and exchange note certificates representing the Notes as requested by the Depository in appropriate amounts and in authorized denominations.

(d) Notwithstanding any other provision of this ordinance to the contrary, so long as any Note is registered in the name of the Depository or any nominee thereof, all payments with respect to such Note and all notices with respect to such Note shall be made and given, respectively, to the Depository as provided in the Letter of Representations.

(e) Registered ownership of the Notes may be transferred on the books of registration maintained by the Paying Agent and Registrar, and the Notes may be delivered in physical form to the following:

(i) any successor securities depository or its nominee; or

(ii) any person, upon (A) the resignation of the Depository from its functions as depository or (B) termination of the use of the Depository pursuant to this Section.

(f) In the event of any partial redemption of a Note unless and until such partially redeemed Note has been replaced in accordance with the provisions of this Ordinance, the books and records of the Paying Agent and Registrar shall govern and establish the principal amount of such Note as is then outstanding and all of the Notes issued to the Depository or its nominee shall contain a legend to such effect.

If for any reason the Depository resigns and is not replaced or upon termination by the City of book-entry-only form, the City shall immediately provide a supply of note certificates for issuance upon subsequent transfers or in the event of partial redemption. In the event that such supply of certificates shall be insufficient to meet the requirements of the Paying Agent and Registrar for issuance of replacement note certificates upon transfer or partial redemption, the City agrees to order printed an additional supply of note certificates and to direct their execution by manual or facsimile signature of its then duly qualified and acting officers. In case any officer whose signature or facsimile thereof shall appear on any Note shall cease to be such officer before the delivery of such Note (including any note certificates delivered to the Paying Agent and Registrar for issuance upon transfer or partial redemption), such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes the same as if such officer or officers had remained in office until the delivery of such Note. The Notes shall not be valid and binding on the City until authenticated by the Paying Agent and Registrar. The Notes shall be delivered to the Paying Agent and Registrar for registration and authentication. Upon execution, registration and authentication of the Notes, they shall be delivered to the City's Treasurer, acting on behalf of the City, who shall deliver them to the Purchaser, upon receipt of the purchase price to be determined in the Designation (and such purchase price may include a placement agent

fee or underwriter's discount, as applicable). Said initial purchasers shall have the right to direct the registration of the Notes and the denominations thereof within each maturity, subject to the restrictions of this Ordinance. The Mayor or City Clerk (or any one of them) are hereby authorized to execute and deliver a Note Purchase Agreement for and on behalf of the City. Such purchaser and its agents, representatives and counsel (including its bond counsel) are hereby authorized to take such actions on behalf of the City as are necessary to effectuate the closing of the issuance and sale of the Notes, including, without limitation, authorizing the release of the Notes at closing.

Section 10. The City Clerk is hereby directed to make and certify a transcript of the proceedings of the City precedent to the issuance of said Notes which shall be delivered to the purchaser of said Notes.

Section 11. The City hereby covenants and agrees to take all steps necessary for the completion of the improvements described in Section 1 hereof in such a manner that upon completion the City will be authorized to issue and sell its general obligation Various Purpose Bonds or other bonds to pay the costs of said improvements and hereby covenants and agrees to issue and sell its general obligation Various Purpose Bonds or other bonds in a sufficient amount and at such times as will enable it to take up and pay off the Notes herein ordered issued, both principal and interest, at or prior to maturity, to the extent not paid from other sources. The City reserves the right to issue additional bond anticipation notes for the purpose of paying further costs of the improvements described in Section 1 for the purpose of paying costs of further public improvements of the City and further reserves the right to issue such notes for purposes of paying or refunding the Notes herein authorized at or prior to maturity.

Section 12. The proceeds of the Notes of this issue shall be used to pay for the Project and to pay issuance expenses for the Notes. The officers of the City (or any one or more of them) are hereby authorized to take all actions deemed necessary in connection with the issuance of the Notes.

Section 13. The holders of the Notes of this issue shall be subrogated to all rights of the holders of any claims which are paid from the proceeds of said Notes.

Section 14. The City hereby covenants to the purchasers and holders of the Notes hereby authorized that it will make no use of the proceeds of said Note issue, including monies held in any sinking fund for the Notes, which would cause the Notes to be arbitrage bonds within the meaning of Sections 103(b) and 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and further covenants to comply with said Sections 103(b) and 148 and all applicable regulations thereunder throughout the term of said issue. The City

hereby covenants and agrees to take all actions necessary under the Code to maintain the tax exempt status (as to taxpayers generally) of interest payable on the Notes. As and to the extent not "deemed designated", the City hereby designates the Notes as its "qualified tax-exempt obligations" pursuant to Section 265(b)(3)(B)(i)(III) of the Code and covenants and warrants that it does not reasonably expect to issue tax-exempt bonds or other tax-exempt obligations aggregating in principal amount more than \$10,000,000 during calendar 2018, taking into consideration statutory exceptions for refunding issues. The Mayor and/or City Treasurer are hereby authorized to make any and all elections or allocations deemed necessary by them in connection with the tax-exempt status of interest on the Notes or other tax related qualification thereof.

Section 15. If a Preliminary Official Statement is required, the Authorized Officers are authorized to approve and deem final a Preliminary Official Statement, as well as approve on behalf of the City a final Official Statement with any changes deemed appropriate by Authorized Officers.

Section 16. In order to promote compliance with certain federal tax and securities laws relating to the Notes herein authorized (as well as other outstanding bonds) the policy and procedures attached hereto as Exhibit "A" (the "Post-Issuance Compliance Policy and Procedures") are hereby adopted and approved in all respects. To the extent that there is any inconsistency between the attached Post-Issuance Compliance Policy and Procedures and any similar policy or procedures previously adopted and approved, the Post-Issuance Compliance Policy and Procedures shall control.

Section 17. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED this ___ day of _____, 2018.

Mayor

Attest:

City Clerk

(SEAL)

Approved as to form: _____
City Attorney

EXHIBIT "A"
POLICY AND PROCEDURES

[SEE ATTACHED]

**Policy and Procedures
Federal Tax Law and Disclosure Requirements for
Tax-exempt Bonds and/or Tax Advantaged Bonds**

ISSUER NAME: City of Norfolk, Nebraska
COMPLIANCE OFFICER (BY TITLE): Finance Officer, City of Norfolk, Nebraska

POLICY

It is the policy of the Issuer identified above (the "Issuer") to comply with all Federal tax requirements and securities law continuing disclosure obligations for its obligations issued as tax-exempt bonds (or as tax credit, direct pay subsidy or other tax-advantaged bonds, as applicable) to ensure, as applicable (a) that interest on its tax-exempt bonds remains exempt from Federal income tax, (b) that the direct payments or tax credits associated with its bonds issued as tax advantaged bonds are received in a timely manner and (c) compliance with any continuing disclosure obligations of the Issuer with respect to its outstanding bonds.

PROCEDURES

Compliance Officer. Review of compliance with Federal tax requirements and securities law continuing disclosure obligations as generally outlined below shall be conducted by the Compliance Officer identified above (the "Compliance Officer"). To the extent more than one person has been delegated specific responsibilities, the Compliance Officer shall be responsible for ensuring coordination of all compliance review efforts.

Training. The Compliance Officer shall evaluate and review educational resources regarding post-issuance compliance with Federal tax and securities laws, including periodic review of resources published for issuers of tax-exempt obligations by the Internal Revenue Service (either on its website at <http://www.irs.gov/taxexemptbond>, or elsewhere) and the Municipal Securities Rulemaking Board (either on its Electronic Municipal Market Access website ["EMMA"] at <http://www.emma.msrb.org>, or elsewhere).

Compliance Review. A compliance review shall be conducted at least annually by or at the direction of the Compliance Officer. The review shall occur at the time the Issuer's annual audit takes place, unless the Compliance Officer otherwise specifically determines a different time period or frequency of review would be more appropriate.

Scope of Review.

Document Review. At the compliance review, the following documents (the "Bond Documents") shall be reviewed for general compliance with covenants and agreements and applicable regulations with respect to each outstanding bond issue:

- (a) the resolution(s) and/or ordinance(s), as applicable, adopted by the governing body of the Issuer authorizing the issuance of its outstanding bonds, together with any documents setting the final rates and terms of such bonds (the "Authorizing Proceedings"),

- (b) the tax documentation associated with each bond issue, which may include some or all of the following (the “Tax Documents”):
 - (i) covenants, certifications and expectations regarding Federal tax requirements which are described in the Authorizing Proceedings;
 - (ii) Form 8038 series filed with the Internal Revenue Service;
 - (iii) tax certificates, tax compliance agreements, tax regulatory agreement or similar documents;
 - (iv) covenants, agreements, instructions or memoranda with respect to rebate or private use;
 - (v) any reports from rebate analysts received as a result of prior compliance review or evaluation efforts; and
 - (vi) any and all other agreements, certificates and documents contained in the transcript associated with the Authorizing Proceedings relating to federal tax matters.
- (c) the Issuer’s continuing disclosure obligations, if any, contained in the Authorizing Proceedings or in a separate agreement (the “Continuing Disclosure Obligations”), and
- (d) any communications or other materials received by the Issuer or its counsel, from bond counsel, the underwriter or placement agent or its counsel, the IRS, or any other material correspondence relating to the tax-exempt status of the Issuer’s bonds or relating to the Issuer’s Continuing Disclosure Obligations.

Use and Timely Expenditure of Bond Proceeds. Expenditure of bond proceeds shall be reviewed by the Compliance Officer to ensure (a) such proceeds are spent for the purpose stated in the Authorizing Proceedings and as described in the Tax Documents and (b) that the proceeds, together with investment earnings on such proceeds, are spent within the timeframes described in the Tax Documents, and (c) that any mandatory redemptions from excess bond proceeds are timely made if required under the Authorizing Proceedings and Tax Documents.

Arbitrage Yield Restrictions and Rebate Matters. The Tax Documents shall be reviewed by the Compliance Officer to ensure compliance with any applicable yield restriction requirements under Section 148(a) of the Internal Revenue Code (the “Code”) and timely calculation and payment of any rebate and the filing of any associated returns pursuant to Section 148(f) of the Code. A qualified rebate analyst shall be engaged as appropriate or as may be required under the Tax Documents.

Use of Bond Financed Property. Expectations and covenants contained in the Bond Documents regarding private use shall be reviewed by the Compliance Officer to ensure compliance. Bond-financed properties shall be clearly identified (by mapping or other reasonable means). Prior to execution, the Compliance Officer (and bond counsel, if deemed appropriate by the Compliance Officer) shall review (a) all proposed leases, contracts related to operation or management of bond-financed property, sponsored research agreements, take-or-pay contracts or other agreements or arrangements or proposed uses which have the potential to give any entity any special legal entitlement to the bond-financed property, (b) all proposed agreements which would result in

disposal of any bond-financed property, and (c) all proposed uses of bond-financed property which were not anticipated at the time the bonds were issued. Such actions could be prohibited by the Authorizing Proceedings, the Tax Documents or Federal tax law.

Continuing Disclosure. Compliance with the Continuing Disclosure Obligations with respect to each bond issue shall be evaluated (a) to ensure timely compliance with any annual disclosure requirement, and (b) to ensure that any material events have been properly disclosed as required by the Continuing Disclosure Obligation.

Record Keeping. If not otherwise specified in the Bond Documents, all records related to each bond issue shall be kept for the life of the indebtedness associated with such bond issue (including all tax-exempt refundings) plus six (6) years.

Incorporation of Tax Documents. The requirements, agreements and procedures set forth in the Tax Documents, now or hereafter in existence, are hereby incorporated into these procedures by this reference and are adopted as procedures of the Issuer with respect to the series of bonds to which such Tax Documents relate.

Consultation Regarding Questions or Concerns. Any questions or concerns which arise as a result of any review by the Compliance Officer shall be raised by the Compliance Officer with the Issuer's counsel or with bond counsel to determine whether non-compliance exists and what measures should be taken with respect to any non-compliance.

VCAP and Remedial Actions. The Issuer is aware of (a) the Voluntary Closing Agreement Program (known as "VCAP") operated by the Internal Revenue Service which allows issuers under certain circumstances to voluntarily enter into a closing agreement in the event of certain non-compliance with Federal tax requirements and (b) the remedial actions available to issuers of certain bonds under Section 1.141-12 of the Income Tax Regulations for private use of bond financed property which was not expected at the time the bonds were issued.

**Street Overlay 2018-1
Bid Tabulation
April 9, 2018**

Knife River Midwest, LLC
2220 Hawkeye Drive
Sioux City, IA 51105

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	Mobilization for Entire Project	1	L.S.	\$87,352.11	\$87,352.11
	Testing Requirements for Entire Project	1	L.S.	\$26,914.09	\$26,914.09
First Street from (Northwestern Avenue to Bluff Avenue)					
1.	Asphaltic Concrete Type SLX	1878	Ton	\$85.59	\$160,738.02
2.	Cold Milling (2") for Inlay	17090	S.Y.	\$2.37	\$40,503.30
3.	Asphalt Oil for Tack (0.15 gal/S.Y.)	2564	Gal	\$3.18	\$8,153.52
4.	Barricades and Traffic Control	1	L.S.	\$4,608.32	\$4,608.32
5.	Concrete Pavement Repair	110.37	C.Y.	\$352.52	\$38,907.63
6.	Remove & Replace Inlet Throat	8	Each	\$1,410.07	\$11,280.56
7.	Saw 9" Concrete (full depth)	1788	L.F.	\$2.94	\$5,256.72
8.	Cross Stitching (Tie Bars)	333	Each	\$19.98	\$6,653.34
9.	5" White (Dashed) Wet Reflective Themoplastic Pavement Marking, Grooved	5401	L.F.	\$1.40	\$7,561.40
10.	5" Yellow (Solid) Wet Reflective Themoplastic Pavement Marking, Grooved	6172	L.F.	\$1.40	\$8,640.80
11.	5" White (Solid) Wet Reflective Themoplastic Pavement Marking, Grooved	86	L.F.	\$1.40	\$120.40
Subtotal First Street					\$292,424.01
Norfolk Avenue (from 9th Street to 14th Street less 13th Street Intersection)					
1.	Asphaltic Concrete Type SLX	1858	Ton	\$85.59	\$159,026.22
2.	Cold Milling (2") for Inlay	16879	S.Y.	\$2.49	\$42,028.71
3.	Asphalt Oil for Tack (0.15 gal/S.Y.)	2532	Gal	\$3.18	\$8,051.76
4.	Barricades and Traffic Control	1	L.S.	\$4,455.02	\$4,455.02
5.	Concrete Pavement Repair	329.47	C.Y.	\$372.49	\$122,724.28
6.	Saw 11" Concrete (full depth)	3457	L.F.	\$3.23	\$11,166.11
7.	Cross Stitching (Tie Bars)	588	Each	\$19.98	\$11,748.24
8.	5" White (Dashed) Wet Reflective Themoplastic Pavement Marking, Grooved	4136	L.F.	\$1.40	\$5,790.40
9.	5" White (Solid) Wet Reflective Themoplastic Pavement Marking, Grooved	754	L.F.	\$1.40	\$1,055.60
10.	5" Yellow (Dashed) Wet Reflective Themoplastic Pavement Marking, Grooved	103	L.F.	\$1.40	\$144.20
11.	5" Yellow (Solid) Wet Reflective Themoplastic Pavement Marking, Grooved	103	L.F.	\$1.40	\$144.20
12.	Paint Arrows, Preformed Pavement Marking, Type 4 Grooved	3	Each	\$470.02	\$1,410.06
13.	Replace Raised Island	1	Each	\$940.05	\$940.05
Subtotal Norfolk Avenue					\$368,684.85
Benjamin Avenue (from Flood Control to Victory Road)					
1.	Asphaltic Concrete Type SLX	2111	Ton	\$85.53	\$180,553.83
2.	Cold Milling (2") for Inlay	19215	S.Y.	\$2.55	\$48,998.25
3.	Asphalt Oil for Tack (0.15 gal/S.Y.)	2883	Gal	\$3.18	\$9,167.94
4.	Barricades and Traffic Control	1	L.S.	\$4,455.02	\$4,455.02
5.	Concrete Pavement Repair	148.63	C.Y.	\$373.67	\$55,538.57
6.	Saw 9" Concrete (full depth)	3052	L.F.	\$2.94	\$8,972.88
7.	Cross Stitching (Tie Bars)	1,364	Each	\$17.63	\$24,047.32
8.	5" White (Dashed) Wet Reflective Themoplastic Pavement Marking, Grooved	6436	L.F.	\$1.40	\$9,010.40
9.	5" Yellow (Solid) Wet Reflective Themoplastic Pavement Marking, Grooved	5331	L.F.	\$1.40	\$7,463.40
10.	5" White (Solid) Wet Reflective Themoplastic Pavement Marking, Grooved	611	L.F.	\$1.40	\$855.40
Subtotal Benjamin Avenue					\$349,063.01
McKinley Street (5th Street to TaHaZouka Park)					
1.	Asphaltic Concrete Type SLX	511	Ton	\$86.97	\$44,441.67
2.	Cold Milling (1") for Inlay	4649	S.Y.	\$1.81	\$8,414.69
3.	Asphalt Oil for Tack (0.15 gal/S.Y.)	697	Gal	\$3.18	\$2,216.46
4.	Barricades and Traffic Control	1	L.S.	\$2,222.41	\$2,222.41
5.	Asphalt Repair (6")	114.3	S.Y.	\$78.27	\$8,946.26
6.	Saw 6" Asphalt	214	L.F.	\$4.72	\$1,010.08
Subtotal McKinley Street					\$67,251.57
5th Street (Monroe Avenue to McKinley)					
1.	Asphaltic Concrete Type SLX	473	Ton	\$87.12	\$41,207.76
2.	Cold Milling (1") for Inlay	8947	S.Y.	\$1.81	\$16,194.07
3.	Asphalt Oil for Tack (0.15 gal/S.Y.)	644	Gal	\$3.18	\$2,047.92
4.	Barricades and Traffic Control	1	L.S.	\$2,222.41	\$2,222.41
5.	Asphalt Repair (6")	695.1	S.Y.	\$78.24	\$54,384.62
6.	Saw 6" Asphalt	764	L.F.	\$4.72	\$3,606.08
Subtotal 5th Street					\$119,662.86
Total Bid for Street Overlay 2018-1					\$1,311,352.50 *
Alternate Bid Section for McKinley Street:					
1.	Asphaltic Concrete Type SPR	511	Ton	\$87.22	\$44,569.42
Alternate Bid Section for 5th Street:					
1.	Asphaltic Concrete Type SPR	473	Ton	\$90.31	\$42,716.63

*Different from submitted bid due to calculation error.

COMPREHENSIVE ANNUAL FINANCIAL REPORT

of the

CITY OF NORFOLK, NEBRASKA



for the year ended

SEPTEMBER 30, 2017

**COMPREHENSIVE
ANNUAL
FINANCIAL REPORT**

of the

**CITY
OF
NORFOLK
NEBRASKA**

for the year ended

September 30, 2017

CITY OF NORFOLK, NEBRASKA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

*for the
fiscal year
ended
September 30, 2017*

Prepared by:
The Finance Division

CITY OF NORFOLK, NEBRASKA

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INTRODUCTORY SECTION

March 28, 2018

**Honorable Mayor, City Council,
and Citizens of Norfolk
City of Norfolk, Nebraska**

The comprehensive annual financial report of the City of Norfolk for the fiscal year ended September 30, 2017 is hereby submitted. State law requires cities to issue within six months of fiscal year end a set of audited financial statements. This report fulfills this requirement for the fiscal year ended September 30, 2017.

Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of my knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

The City's financial statements have been audited by Hayes & Associates, L.L.C. a firm of licensed certified public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2017, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2017, are fairly presented in conformity with generally accepted accounting principles (GAAP). The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

CITY PROFILE

The City of Norfolk is located in Madison County, a prime agricultural region in northeast Nebraska, approximately 112 miles northwest of Omaha and 121 miles north of the state capital of Lincoln.

The City was incorporated September 12, 1881, and utilizes the mayor and council form of government. The Council is elected on a nonpartisan basis. Council members serve four year staggered terms with four council members elected every two years. The mayor serves a four-year term. The City is divided into four wards and each ward is represented by two council members with staggered terms.

The City provides a full range of services. These services include police and fire protection; the construction and maintenance of streets and infrastructure; recreational activities; a public library; a system of parks; planning, zoning, health, and housing; water and sewer utilities; off-street parking facilities; and a solid waste transfer station. In addition to general government activities, the governing body oversees the City's various employee retirement systems and these activities are included in the reporting entity. The Community Development Agency created by the Mayor and Council to provide for redevelopment of blighted areas throughout the City is included because of the significance of its operational and financial relationships with the City. However, the Norfolk Housing Agency does not meet the established criteria for inclusion in the reporting entity, and is excluded from the report. The Agency issues its own financial statements which are available upon request from its office at 110 North Fourth Street.

The Council is required to adopt a final budget by no later than September 20 of the prior fiscal year. This annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund, and department. The budget includes all funds of the City except fiduciary funds (Retirement Funds) and component units (Community Development Agency and City of Norfolk Facilities Corporation).

The budget modification process depends on the type of modification being sought. If a department or division head wishes to purchase unbudgeted machinery, tools or equipment, he can choose to do so by exchanging it for another item within the same account. If an exchange is not possible and the item is not deferrable, the City Administrator must review and approve the request, or at his discretion, the Mayor and City Council. Exchanges of budgetary authority between accounts is generally not allowed. If any piece of equipment fails and was unforeseen at budget time, purchasing normally approves replacement up to \$1,500. Amounts over \$1,500 are approved by the City Administrator or the Mayor and City Council.

LOCAL ECONOMY

Sales tax receipts continue their slow growth pattern. This year the City's 1 ½ cent sales tax was up only 0.59% or 47,115 from the prior year and last year the sales tax was down 1.09% or \$87,517 from the previous year. Other than a spike in sales tax after the June 2014 hail storm, the City's 1 ½ cent sales tax has had little growth since the fiscal year ended September 30, 2000, right around the time internet sales started to significantly increase. Despite the stagnant sales tax receipts, Norfolk continues to have low unemployment. Madison County's unemployment rate was 2.7% in December 2017, below the national average of 4.1%. Real estate values are increasing. For the fourth year in a row there is a significant increase in assessed valuation. This comes after 4 years of little increase in assessed valuation. Norfolk's 2017 assessed valuation increased 5.96% and the 2016 assessed valuation increased 4.86%, most of which was due to increased value of existing property.

On January 8, 2018 Continental announced a \$9.3 million expansion of the rubber mixing operations at its industrial hose plant in Norfolk. Plans are to add more than 19,000 square feet and more than 30 jobs. The expansion is designed to accommodate its North American manufacturing facilities by providing rubber for industrial hoses and whitewall tires for passenger cars. Construction is expected to begin immediately and be completed by the end of the first quarter of 2019. Partial funding has been offered from the State of Nebraska through the Nebraska Advantage Act, Community Development Block Grants, and Site and Building Development Fund. The City has offered \$180,000 from its LB 840 economic development program.

Faith Regional Health Services started construction on a new 109,000 square foot medical office building south of Norfolk Avenue next to Faith Regional's west campus. The new building will be a multi-specialty physician center that will allow Faith Regional to move forward with its strategic plan to organize key service lines, such as women's and children's orthopedics, surgery, and the Faith Regional Health Services surgery center, while accommodating current services and supporting future growth and expansion. Construction is expected to be finished in early 2019.

Black Hills Energy finished construction of a 50 mile natural gas pipeline to Norfolk from the east, connecting to the Northern Natural Gas interstate pipeline near Bancroft. This addresses one of the City's biggest economic development roadblocks, a lack of natural gas capacity. With construction of the Black Hills pipeline, Norfolk is served by two different pipeline companies, one providing service from the west and the other from the east. The City entered into a funding assistance agreement with Black Hills Energy to provide \$5 million for construction of this pipeline when certain conditions are met. \$3.6 million is from the City's LB 840 economic development program approved by Norfolk citizens at the May, 2010 primary election. This program provides \$400,000 of property tax annually for 10 years to be used for economic development and allows for bonds to be issued in anticipation of these tax receipts. The City issued a \$2,365,000 economic development fund bond. Bond proceeds, along with \$1,235,000 of cash held in the Economic Development Fund, was disbursed to Black Hills Energy in May 2016 after construction of the pipeline commenced. The other \$1.4 million was

grant proceeds from the State of Nebraska from its Site and Building Development Fund that was disbursed to Black Hills Energy in February 2018.

The Norfolk area is experiencing a housing shortage. A 2016 study found that Norfolk should have a target of adding 762 new housing units by 2021, including 444 owner and 318 rental housing units, to meet current demand and support future population growth. A housing task force was formed years ago to address the local housing shortage. The task force has discussed ideas to encourage speculative housing construction and the use of tax-increment financing to build streets, water, and sewer in the area. The City's Economic Development staff is also focusing on this issue, as it is difficult to recruit new businesses to the area if there is no supply of housing. Efforts are seen coming to fruition with the approval of a number of Redevelopment Contracts which provide for using tax increment financing for housing.

The City and Community Development Agency approved a Redevelopment Contract which provides for using tax increment financing for infrastructure development in the area located south of Benjamin Avenue and bordered by Meadow Ridge Development. The redeveloper plans to construct single family attached and detached units for a total of 53 housing units. The Redevelopment Contract provides for a maximum of \$900,000 of tax increment financing bonds. A number of houses have been constructed and others are currently under construction. Another Redevelopment Contract was recently approved for the Legacy Bend Housing Development in this same general area. Legacy Bend will utilize tax increment financing to develop the area located south and west of the Meadow Ridge housing development. Legacy Bend is an 8-phase project over multiple years consisting of approximately: 124 single family homes on larger lots, 51 single family homes on urban lots, 51 townhomes, and 224 living units in multiple dwelling units.

The City and Community Development Agency also approved a Redevelopment Contract which provides for using tax increment financing for rehabilitation of Skyline Apartments. The building has 92 apartments and common areas for disabled and senior residents. Rehabilitation is currently in progress and includes many safety features, such as a new fire alarm system, installation of fire sprinklers and emergency lighting, and improvements to bring the building up to code. The Redevelopment Contract provides for a maximum of \$415,000 of tax increment financing bonds. In addition, the City is providing \$348,000 of reuse funds from previous grants for the rehabilitation.

The old DeLay Bank Building in downtown Norfolk is currently under rehabilitation to provide 8 apartments on the upper floor and commercial space on the first floor. A maximum of \$240,750 of tax increment financing bonds has been authorized for this project. Another Redevelopment Agreement was approved for rehabilitation of the Ballantyne Buildings immediately west of the Delay Bank Building. A total of 27,800 square feet will be rehabilitated to commercial office space and two residential apartments. The Redevelopment Agreement provides for a maximum of \$143,290 of tax increment financing bonds.

A Redevelopment Agreement was approved for the construction of 18 single family residential homes comprised of 14 lakefront dwellings and 4 villas with associated improvements. The project area is south of the Elkhorn River and east of Highway 81. A maximum of \$1.6 million of tax increment financing bonds are authorized for this project. This agreement implements the first phase of the Medelmans Lake Redevelopment Plan which provides for construction of 188 single family homes in multiple phases.

A Redevelopment Agreement was approved for Phase I of the Fountain Point North Redevelopment Project at the southwest corner of 37th Street and Highway 275. The project involves the construction of a 70-80,000 square foot medical office building and an 87 unit senior living facility with associated improvements. The Redevelopment Agreement provides for a maximum of \$3,970,000 of tax increment financing bonds. The Fountain Point Redevelopment Plan provides for subsequent phases incorporating both commercial and residential development.

In addition to the Redevelopment Agreements including residential development, a Redevelopment Agreement was approved for commercial property generally located on the northwest corner of 13th Street and Omaha Avenue. The plan is to construct a 2,724 square foot building and a 10,050 square foot building for retail, restaurant, office, and medical tenants along with extensive concrete parking. The Redevelopment Agreement provides for a maximum of \$450,000 of tax increment financing bonds.

Other economic indicators appear mainly favorable. Norfolk's population decreased from an estimated 24,366 in 2015 to an estimated 24,348 in 2016. Madison County's unemployment rate decreased .3% from 3.0% in December 2016 to 2.7% in December 2017. Public school enrollment increased from 4,325 in September 2016 to 4,370 in September 2017. The most recent assessed valuation which was released August 20, 2017, shows taxable property in Norfolk valued at \$1,466,525,323, a 5.96% increase from the prior year.

LONG-TERM FINANCIAL PLANNING AND MAJOR INITIATIVES

The City's long-term financial planning process starts with the Council selecting the City's top priorities at a Council/Staff Retreat. These priorities are incorporated into the capital improvement program (CIP), budget, and long-term financial plan (LTFP). The LTFP monitors the effect of large capital projects, revenue and expenditure trends out ten years along with expected levy rates.

The City's maintenance level budget allows for 3.5% expenditure growth. The LTFP shows expenditures growing about 3% in most of the next ten years; however, the City's two largest revenue sources are projected to grow at a slower rate.

The City's largest revenue source is sales tax which is projected to grow at an annual rate of 2.1% in the LTFP based on past history. The City's 1 ½ cent sales tax for fiscal year 2016-2017 is up \$47,115 or 0.59% from the prior fiscal year. The City is budgeting a \$189,059 or 2.40% increase in 1 ½ cent sales tax in the 2017-2018 budget.

The City's second largest revenue source is lease revenue from Nebraska Public Power District (NPPD) which pays 12% of system revenue to lease the City-owned electrical distribution system. NPPD is making a major effort to hold down rate increases and based on NPPD rate projections, the LTFP shows no growth in NPPD lease revenue through fiscal year 2023-2024 and 1% thereafter.

Slow growth in the City's two largest revenue sources, puts pressure on property tax which is the third largest general revenue source. The City's property tax levy rate for the 2016-2017 fiscal year increased 2.2% to fund items that would have otherwise been left out of the budget. It funds certification that the flood control levee meets Federal Emergency Management Agency standards and increasing targeted ending fund balance growth to the goal of 3.5%. The LTFP shows the City's property tax rate going from .252065 in 2016-2017 to .400452 in 2026-2027. In 2016-2017 the City's property tax levy rate is 4th lowest of the 30 first class cities in Nebraska and would have moved to 14th highest with the projected 2026-2027 levy rate.

The City annually prepares a ten-year CIP. This program outlines capital needs for the next ten years and identifies potential funding sources. These projects are prioritized in the categories of urgent, necessary, desirable or deferrable. The CIP is prepared so that capital items do not exceed funding sources provided in the revenue and expenditure trends. The CIP can change from year to year as the revenue and expenditure trends change. The Council determines its top goals and works with City staff to develop strategies to achieve these goals. An action plan is created and specifics are incorporated into the budget to carry out the action plan. The City also developed Water and Sewer Master Plans. These plans were updated several years ago by Black and Veatch and now the City has hired Black and Veatch to do a wastewater rate study. The study will be done in three phases and will determine sewer rate increases needed to fund forthcoming sewer projects. Phase 1 will evaluate the current year wastewater revenues compared to current expenditures, phase 2 will develop a five year financial plan for the City's wastewater utility, and phase 3 will conduct a cost of service analysis.

One of the Mayor and Council goals is a library expansion. A half-cent sales tax increase was approved at the November 2014 general election. The sales tax increase went into effect on April 1, 2015 and will be in effect for 36 months to provide funding for an \$8.7 million library expansion and renovation. The City also was awarded a \$750,000 grant from the State of Nebraska Civic and Community Center Financing Fund for the library expansion and renovation. The project includes a 2,500 square feet addition, expanded parking, drive-up access to the book drop, improvements to the children's and teen's areas, expanded meeting rooms, and updated work spaces for the Library and Information Services staff. Construction is currently in progress and is anticipated to be completed in the summer of 2018.

Economic development continues to be a priority of the Mayor and Council. Increasing the capacity of natural gas flowing to Norfolk had been a goal for a number of years. As explained earlier, Black Hills Energy constructed an eight inch natural gas pipeline from Bancroft to Norfolk. To support economic development, plans to extend water and sewer lines to industrial areas are currently in process. The Mayor and Council have hired a consultant to do an annexation study. This is a four step plan to evaluate the expansion of the corporate limit that includes input from public and private stakeholders. The Mayor and Council also want to

increase area planning efforts and resources including industrial site assessment and analysis. Lobbying efforts continue for state and federal funding for infrastructure projects.

Another of the Mayor and Council goals is parks and recreation. The Council desires adding more recreation trails and have the additional trails connect existing trails. A trail advisory board helps identify, promote, and seek funding for new and expanding trails in and around Norfolk. The City was awarded a grant from the Nebraska Game and Parks Commission for the Highway 275 underpass trail. This project is estimated to be \$345,617, with \$297,808 funded by grants, and construction is anticipated in 2019. The City will soon begin construction of a 5,115 feet long trail in Johnson Park and along the north fork of the Elkhorn River. In addition to trails the Mayor and Council desire adding more soccer fields and providing funding specifically for tree projects. They support efforts for an indoor recreation space for the whole community and support fundraising efforts to build a new skate park.

Street maintenance continues to be a goal of the Mayor and Council. Reconstruction of the Norfolk Avenue bridge over the North Fork of the Elkhorn River started last spring. This is a \$5.7 million project that includes a trail under the bridge, a water main, and a new roadway section from First Street to Cottonwood Street. The new roadway section has five lanes with landscaping, decorative lighting and roadway lighting to tie in with the downtown business district. The project has been completed, except for the trail that will be finished this spring. Staff will look into potential funding sources for street improvement, hiring seasonal help for streets, and identify streets for upgrade or repair. Studying costs to expand Benjamin Avenue into five lanes and holding public open houses to explain the 1 to 6 year street plan are also goals.

RELEVANT FINANCIAL POLICIES

The City's important financial policies are included in the City's budget document. During the current year, two of these policies were particularly relevant. The City has a policy that bond refundings for interest rate savings are not normally undertaken unless the present value of the interest rate savings is at least 4% of the refunded principal. During the year the City called the Series 2011 Building Bonds because the interest rate savings was more than 4% of the refunded principal. This refunding reduces debt service payments by \$141,714 over the next 15 years and the City obtains an economic gain of \$115,380.

In 1988 the City Council adopted a policy that requires a minimum budgeted General Fund ending balance of \$1 million. If adjusted for inflation this would be more than \$2 million. Over the last several years, the City has been increasing General Fund ending balance to bring it up to a more appropriate level.

AWARDS AND ACKNOWLEDGEMENTS

CERTIFICATE OF ACHIEVEMENT. The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Norfolk for its comprehensive annual financial report for the fiscal year ended September 30, 2016. This was the twenty-ninth consecutive year that the

government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

DISTINGUISHED BUDGET PRESENTATION AWARD. In addition, the City has also received the GFOA's Distinguished Budget Presentation Award for the last twenty-five years, the most recent for the 2017-2018 budget. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

ACKNOWLEDGMENTS. The timely preparation of this comprehensive annual financial report was made possible by the dedicated service of the entire staff of the Finance Division. Each member of the division has my sincere appreciation for the contributions made in the preparation of this report. I also thank the Mayor and City Council for their interest and support in planning and conducting the financial operation of the City in a responsible and progressive manner.

Sincerely,

CITY OF NORFOLK

A handwritten signature in black ink, appearing to read "Randy Gates", written in a cursive style.

Randy Gates, CPA
Finance Officer

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Norfolk, Nebraska for its comprehensive annual financial report for the fiscal year ended September 30, 2016.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both U.S. generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to Certificate of Achievement requirements, and we are submitting to GFOA to determine its eligibility for another certificate.



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Norfolk
Nebraska**

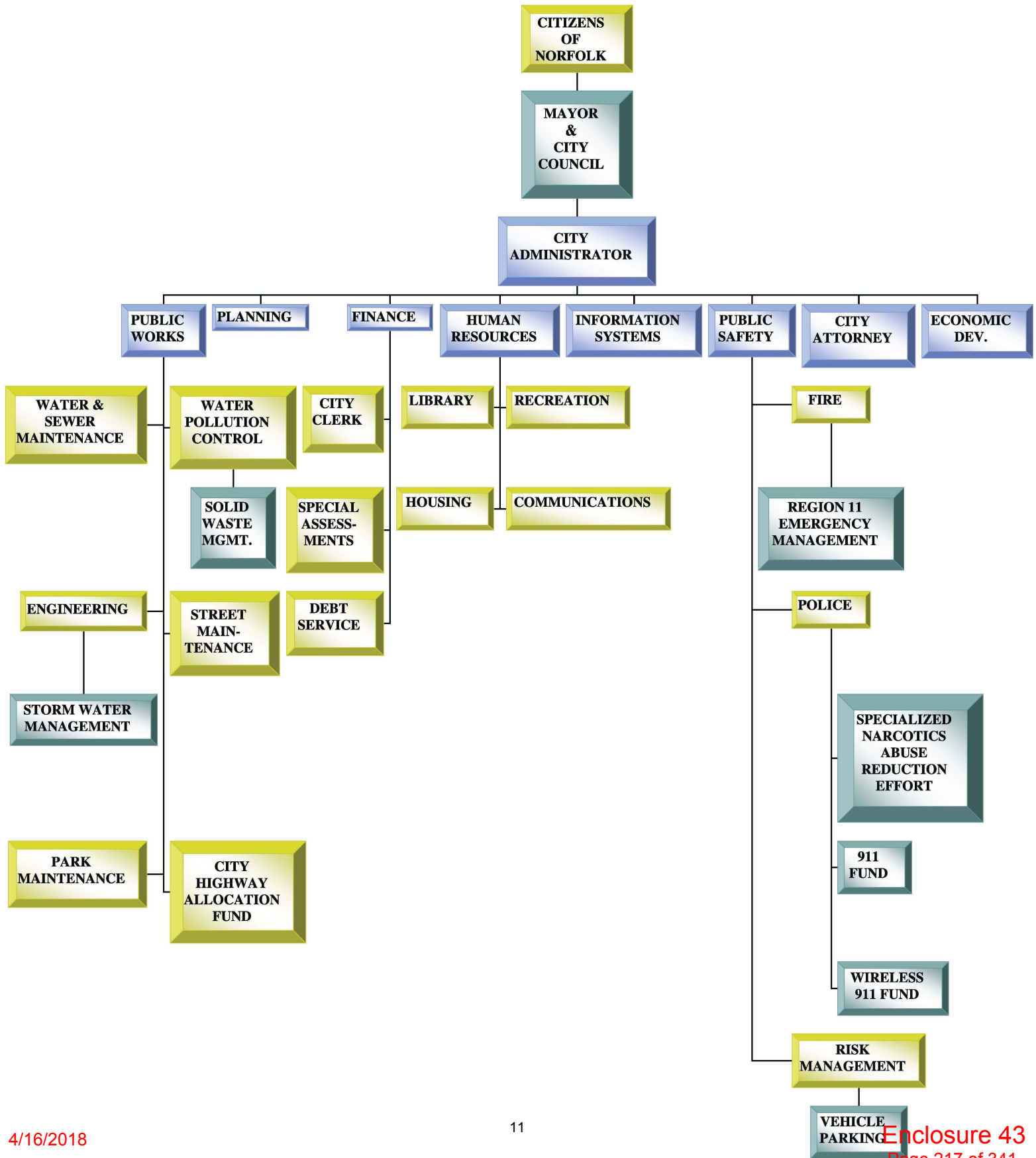
For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2016

Christopher P. Morrill

Executive Director/CEO

**City of Norfolk, Nebraska
Organizational Chart**



CITY OF NORFOLK, NEBRASKA

List of Principal Officials

October 1, 2017

<u>Title</u>	<u>Name</u>
Mayor	Josh Moening
Council Member	Gary L. Jackson
Council Member	Corey Granquist
Council Member	Dave Fauss
Council Member	Jim Lange
Council Member	Shane Clausen
Council Member	Dick Pfeil
Council Member	Rob Merrill
Council Member	Thad Murren
City Administrator/Economic Development Director	Andy Colvin
City Attorney	Clint Schukei
City Clerk	Elizabeth A. Deck
City Planner	Valerie Grimes
Director of Public Works	Steve Rames
Director of Public Safety	Shane Weidner
Finance Officer	Randy Gates
Fire Chief	Scott Cordes
Housing Director	Gary Hilkemann
Human Resources Director	Sheila Schukei
Information Systems Manager	Jim McKenzie
Library Director	Jessica Chamberlain
Operations Manager	Jim Dooley
Risk Manager	Lyle Lutt
Park & Building Maintenance Superintendent	Pat Mrsny
Police Chief	William Mizner
Wastewater Plant Superintendent	Todd Boling
Water and Sewer Director	Dennis Watts

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

Honorable Members
of the City Council
City of Norfolk, Nebraska

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Norfolk, Nebraska (the City), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, major fund budgetary comparison information, and pension related schedules, as shown in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying Introductory Section, Governmental Non-Major Funds Combining Financial Statements, Budget Schedules, Enterprise Fund Combining Departmental Financial Schedules, Fiduciary Fund Combining Financial Statements, and Statistical Section are presented for the purpose of additional analysis and are not a required part of the basic financial statements.

The Governmental Non-Major Funds Combining Financial Statements, Enterprise Fund Combining Departmental Financial Schedules, and Fiduciary Fund Combining Financial Statements are the responsibility management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The Introductory Section, Budget Schedules, and Statistical Section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2018, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

Hayes & Associates, L.L.C.

Hayes & Associates, L.L.C.
Omaha, Nebraska
March 28, 2018

Management Discussion and Analysis

September 30, 2017

This discussion and analysis of the City of Norfolk's financial performance provides an overview of the City's financial activities for the fiscal year ending September 30, 2017. We encourage the readers to consider the information presented here in conjunction with the additional information furnished in our letter of transmittal on page 1 and the City's financial statements that follow this report.

Financial Highlights:

- The assets and deferred outflows of resources of the City of Norfolk exceeded liabilities and deferred inflows of resources at September 30, 2017, by \$129,159,061. Of this amount, \$23,865,692 is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's net position increased by \$8,939,025 during the year. Of this amount, the net position of Governmental Activities increased \$6,279,325 and the net position of Business Activities increased \$2,659,700.
- Bonds payable decreased \$3,446,078. Outstanding revenue bonds total \$5,700,000, general obligation bonds \$14,606,376, and special assessment bonds \$905,000 backed by the City's full faith and credit. Bond anticipation notes remained the same at \$2,250,000. The City received a \$93,600 good faith deposit for revenue bonds that closed in November 2017.

OVERVIEW OF THE FINANCIAL STATEMENTS

In addition to the Management Discussion and Analysis, this annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements tell how these services were financed in the short term, as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. The remaining statements provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government. An additional part of the basic financial statements are the Notes to the Financial Statements. This report also contains other supplementary information in addition to the basic financial statements.

REPORTING THE CITY AS A WHOLE

The Statement of Net Position and the Statement of Activities

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The Statement of Net Position includes all of the government's assets and deferred outflows of resources and liabilities and deferred inflows of resources. All of the current year's revenues and expenses are accounted for in the Statement of Activities, regardless of when cash is received or paid.

One of the most important questions asked about the City's finances is *"Is the City of Norfolk in a better financial position at the end of this fiscal year, compared to last year?"* The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets and deferred outflows of resources and liabilities and deferred inflows of resources using the accrual basis of accounting, which is very similar to the method of accounting used by most private-sector companies. These two statements report the City's net position, which is the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources, as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. Additional factors, such as changes in the City's property tax base and sales tax collections and condition of the City's infrastructure, are also important in making this determination.

In the Statement of Net Position and the Statement of Activities, the City is divided into two kinds of activities:

- **Governmental Activities** – Most of the City's basic services are reported here, such as Police, Fire, Public Works, Parks and General Administration. Sales tax, revenue from lease of the City's electrical distribution system, property tax and state and federal grants finance most of these activities.
- **Business Type Activities** – The City charges fees to customers to cover the cost of these services. Included here are the City Water, Sewer, and Solid Waste funds.

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds – not the City as a whole. Some funds are required to be established by State law or by bond requirements. The City Council also established funds to control and manage

money for particular purposes (such as construction projects) and to show that it is properly using certain revenues (such as grant revenues). The City has the following types of funds:

- **Governmental Funds** – Most of the City’s basic services are included in Governmental Funds, which focus on how money moves into and out of these funds and the balances left at year-end that are available for spending. These funds are reported using the “modified accrual basis” of accounting, which measures cash and all other financial assets that can readily be converted to cash. The Governmental Fund Statements provide a detailed short-term view of the City’s general governmental operations and basic services it provides. Governmental Fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance City programs. We describe the relationship between Governmental Activities (reported in the Statement of Net Position and the Statement of Activities) and Governmental Funds in a reconciliation following each Governmental Fund financial statement.
- **Proprietary Funds** – When the City charges customers for the service it provides, these services are generally reported in Proprietary Funds. Proprietary Funds are reported using the accrual basis of accounting, the same basis reported in the Statement of Net Position and the Statement of Activities. The major difference between the Proprietary Funds report and the Business Type Activities we report in the government-wide statements is the detail and additional information, such as cash flows, provided in the Proprietary Funds report.

THE CITY AS TRUSTEE

Reporting the City’s Fiduciary Responsibilities

Fiduciary Funds are used to account for resources held for the benefit of parties outside the City government. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes. All of the City’s fiduciary activities are reported in a separate Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. We exclude these activities from the City’s government-wide financial statements because the City cannot use these assets to finance its operations.

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found behind the Fiduciary Funds statements.

THE CITY AS A WHOLE

As stated earlier, net position may serve over time as a useful indicator of a government’s financial position. The largest part of the City’s net position reflects its investment in

capital assets (land, buildings and improvements, and equipment), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from the other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

For the year ended September 30, 2017, net position was as follows:

City of Norfolk's Net Position

	Governmental activities		Business-type activities		Total	
	2017	2016	2017	2016	2017	2016
Current and Other Assets	\$ 34,086,664	\$ 33,857,813	\$ 12,041,364	\$ 12,708,087	\$ 46,128,028	\$ 46,565,900
Capital Assets	67,081,351	60,860,148	46,731,377	44,099,084	113,812,728	104,959,232
Total Assets	101,168,015	94,717,961	58,772,741	56,807,171	159,940,756	151,525,132
Deferred Outflows of Resources	51,790	79,258	-	9,646	51,790	88,904
Long-Term Liabilities	19,743,462	22,349,444	6,130,352	6,919,951	25,873,814	29,269,395
Other Liabilities	4,072,021	1,296,526	887,650	801,827	4,959,671	2,098,353
Total Liabilities	23,815,483	23,645,970	7,018,002	7,721,778	30,833,485	31,367,748
Deferred Inflows of Resources	-	26,252	-	-	-	26,252
Net Position:						
Net Investment in Capital Assets	50,736,098	40,610,264	41,031,377	37,513,730	91,767,475	78,123,994
Restricted	11,684,267	13,693,880	1,841,627	2,609,219	13,525,894	16,303,099
Unrestricted	14,983,957	16,820,853	8,881,735	8,972,090	23,865,692	25,792,943
Total Net Position	\$ 77,404,322	\$ 71,124,997	\$ 51,754,739	\$ 49,095,039	\$ 129,159,061	\$ 120,220,036

A portion of net position (10%) represents resources that are subject to external restrictions on how they may be used. The remaining balance is unrestricted net position of \$23,865,692 and may be used to meet the City's ongoing obligations to its citizens and creditors.

At the end of the current fiscal year, the City has positive balances in all three categories of net position, both for the City as a whole as well as for the separate Governmental and Business-Type Activities. The same situation held true for the prior fiscal year.

The biggest change in net position is the \$13,643,481 increase in net investment in capital assets. The Governmental Activities increased \$10,125,834, going from \$40,610,264 last year to \$50,736,098 this year. The increase is primarily due to the Norfolk Avenue bridge project and the library expansion and renovation project currently in progress.

Total revenue reported in fiscal year 2017 was \$40,428,446. The following table breaks down revenues collected for General Governmental Activities and Business-Type Activities:

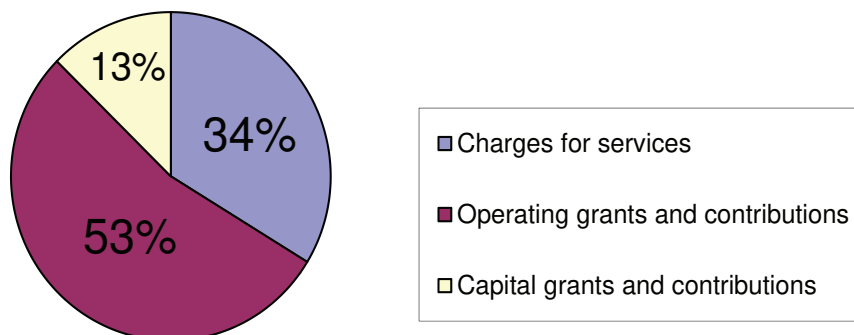
City of Norfolk's Changes in Net Position

	General Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Revenues:						
Program Revenues:						
Charges for services	\$ 2,615,973	\$ 2,393,754	\$ 9,382,149	\$ 8,493,078	\$ 11,998,122	\$ 10,886,832
Operating grants and contributions	4,159,685	3,700,589	-	1,445	4,159,685	3,702,034
Capital grants and contributions	980,028	1,656,522	-	243,349	980,028	1,899,871
Total Program Revenues	7,755,686	7,750,865	9,382,149	8,737,872	17,137,835	16,488,737
General Revenues:						
Property taxes	3,765,320	3,480,593	-	-	3,765,320	3,480,593
Sales taxes	10,677,614	10,614,793	-	-	10,677,614	10,614,793
Other taxes	209,221	203,371	-	-	209,221	203,371
Occupation and franchise taxes	2,705,164	2,680,189	-	-	2,705,164	2,680,189
Interest	209,621	107,008	64,418	27,278	274,039	134,286
General intergovernmental revenues	398,194	372,186	-	-	398,194	372,186
Keno revenues	584,717	552,493	-	-	584,717	552,493
General revenue from electrical distribution system lease/Use of property	4,505,919	4,596,858	-	82,022	4,505,919	4,678,880
Revenue from sale of uncapitalized property	56,219	17,097	-	-	56,219	17,097
Miscellaneous	92,345	109,622	21,859	18,944	114,204	128,566
Total General Revenues	23,204,334	22,734,210	86,277	128,244	23,290,611	22,862,454
Total Revenues	30,960,020	30,485,075	9,468,426	8,866,116	40,428,446	39,351,191
Expenses:						
General Government	3,311,385	2,462,887	-	-	3,311,385	2,462,887
Public Safety	10,152,789	10,133,933	-	-	10,152,789	10,133,933
Public Works	4,949,525	5,494,622	-	-	4,949,525	5,494,622
Public Library	1,478,371	1,461,349	-	-	1,478,371	1,461,349
Parks, Recreation and Public Property	2,970,064	3,354,612	-	-	2,970,064	3,354,612
Community Improvement and Development	1,035,861	4,217,807	-	-	1,035,861	4,217,807
Debt Service	323,382	454,900	-	-	323,382	454,900
Water System	-	-	2,269,164	2,294,958	2,269,164	2,294,958
Sewer System	-	-	3,168,511	3,293,531	3,168,511	3,293,531
Solid Waste	-	-	1,830,369	1,763,283	1,830,369	1,763,283
Total Expenses	24,221,377	27,580,110	7,268,044	7,351,772	31,489,421	34,931,882
Increase (Decrease) in Net Position before Transfer	6,738,643	2,904,965	2,200,382	1,514,344	8,939,025	4,419,309
Transfers	(459,318)	(103,763)	459,318	103,763	-	-
Increase (Decrease) in Net Position	6,279,325	2,801,202	2,659,700	1,618,107	8,939,025	4,419,309
Net Position - Beginning	71,124,997	68,323,795	49,095,039	47,476,932	120,220,036	115,800,727
Net Position - Ending	\$ 77,404,322	\$ 71,124,997	\$ 51,754,739	\$ 49,095,039	\$ 129,159,061	\$ 120,220,036

Program revenues totaled \$17,137,835. Of this total \$9,382,149 was program revenues from Business-Type Activities and \$7,755,686 was program revenues from General Governmental Activities. Program revenues from General Governmental Activities remained relatively the same, increasing just \$4,821, while program revenues from Business-Type Activities increased \$644,277. General Governmental Activities capital grants and contributions decreased \$676,494 due to a \$375,000 capital grant received from the State of Nebraska in the prior year for the library expansion and renovation and also from assessments in the prior year for four paving districts. This was offset by an increase in operating grants and contributions and charges for services. Operating grants and contributions increased due to an increase in highway allocation funds and Community Development Block Grant funds. Program revenues from Business-Type Activities consist primarily of charges for services. About 99% of Business-Type Activities program revenues is use fees for water, sewer, and solid waste. Water and sewer rates increased 9% and 8%, respectively, effective October 1, 2016 and sewer rates increased 6% effective September 1, 2017. This increased water and sewer use fees \$305,229 and \$393,617, respectively. The increase in use fees is partially offset by a decrease in grants and contributions.

The following chart breaks down Program Revenues for General Governmental Activities by source:

Program Revenues General Governmental

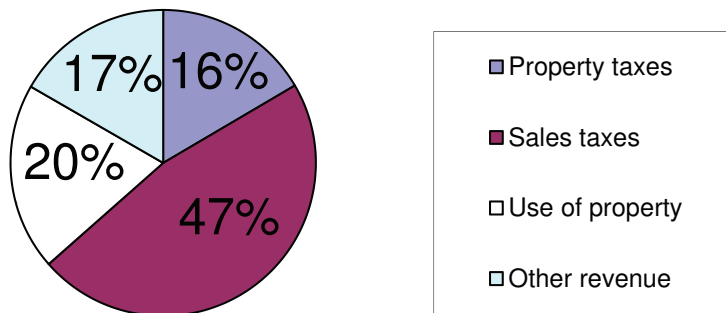


General revenues for Governmental Activities increased \$470,124 or 2.07% going from \$22,734,210 last year to \$23,204,334 in the current year. The largest general revenue source is sales tax, which increased \$62,821 or 0.59%. As discussed in the letter of transmittal there has been slow growth in the City's sales tax since the fiscal year ending September 30, 2000. The second largest general revenue source, electrical distribution

system lease/use of property, decreased \$90,939 or 1.98%. The primary source is lease revenue from NPPD which pays 12% of system revenue to lease the City-owned electrical distribution system. As discussed in the letter of transmittal NPPD is making a major effort to hold down rate increases. A small amount of the decrease is rental income that was reclassified to program revenues in the current year. Property taxes increased \$284,727 or 8.18% because the City is allowing its property tax asking to increase for any increase in assessed valuation to offset inflation during the years when the property tax asking remained constant. Also, the property tax levy was increased slightly to fund items that would have otherwise been left out of the budget. Interest income increased \$102,613 going from \$107,008 last year to \$209,621 this year due to rising interest rates on investments.

The following chart breaks down General Revenues for General Governmental Activities by source:

General Revenues General Governmental



Total expenses decreased \$3,442,461 or 9.9% going from \$34,931,882 last year to \$31,489,421 this year. Expenses in Governmental Activities decreased \$3,358,733 or 12.2% and expenses in Business-Type Activities decreased \$83,728 or 1.1%.

The biggest decrease in expenses was in community improvement and development which went from \$4,217,807 last year to \$1,035,861 this year, a decrease of \$3,181,946. As discussed in the letter of transmittal, in the prior year \$3.6 million was paid to Black Hills Energy for construction of a natural gas pipeline. The lack of natural gas capacity to Norfolk prompted City officials to enter into a funding assistance agreement with Black Hills Energy to provide \$3.6 million of funding from the City’s LB 840 economic development program to construct a natural gas pipeline to serve new and existing businesses in Norfolk. This was partially offset by an increase in expenses related to a Community Revitalization Grant received. The grant was used for a water main along Madison Avenue from 1st Street to 7th Street.

General Government increased \$848,498 going from \$2,462,887 last year to \$3,311,385 this year. This increase is primarily due to a \$1,091,725 increase in group benefit claims in the Internal Service Fund and the corresponding decrease in operating results included in general government expense.

Public works decreased \$545,097 or 9.9%. In the prior year there was street concrete improvements of about \$200,000 on East Benjamin Avenue and at the intersection of Pasewalk Avenue and 13th Street. There was also roof repairs to the Street Division building in the prior year for \$56,188. The City changed its capitalization threshold in the prior year from \$500 to \$5,000. This resulted in a one-time loss on disposal of capital assets for public works of \$104,209.

Parks, recreation and public property decreased \$384,548 or 11.5% going from \$3,354,612 last year to \$2,970,064 this year. The change in capitalization threshold in the prior year resulted in a one-time loss on disposal of capital assets for parks, recreation and public property of \$294,914 in the prior year.

Expenses for Business-Type Activities decreased \$83,728 or 1.1% going from \$7,351,772 last year to \$7,268,044 this year. Similar to the decrease in expenses in public works and parks, recreation and public property, Business-Type Activities expenses decreased because of the change in capitalization threshold and the one-time loss on disposal of capital assets in the prior year. Expenses in the Water Division decreased \$25,794 and expenses in the Sewer Division decreased \$125,020. These decreases were partially offset by an increase in expenses in the Solid Waste Division due to an increase in personnel costs. In January 2016 the City started hauling garbage from the Transfer Station to the landfill instead of contracting out this service. Additional employees were hired to drive the trucks, causing an increase in personnel costs.

The following table shows the activities included within each program level:

<u>Program Level</u>	<u>Activity</u>
General Government	Administration, Support Services, Planning and Zoning
Public Safety	Emergency Medical Services, Police, Fire, Prevention and Codes, Emergency Management
Public Works	Engineering, Streets, Drainage
Public Library.....	Operation of Public Library
Parks, Recreation, and Public Property	Parks, Recreation
Community Improvement and Development.....	Housing, Economic Development
Debt Service.....	Payment of Interest
Water System	Operation of Water Treatment Plant and Distribution System
Sewer System.....	Operation of the Waste Water Treatment Plant and Collection System
Solid Waste	Operation of Transfer Station

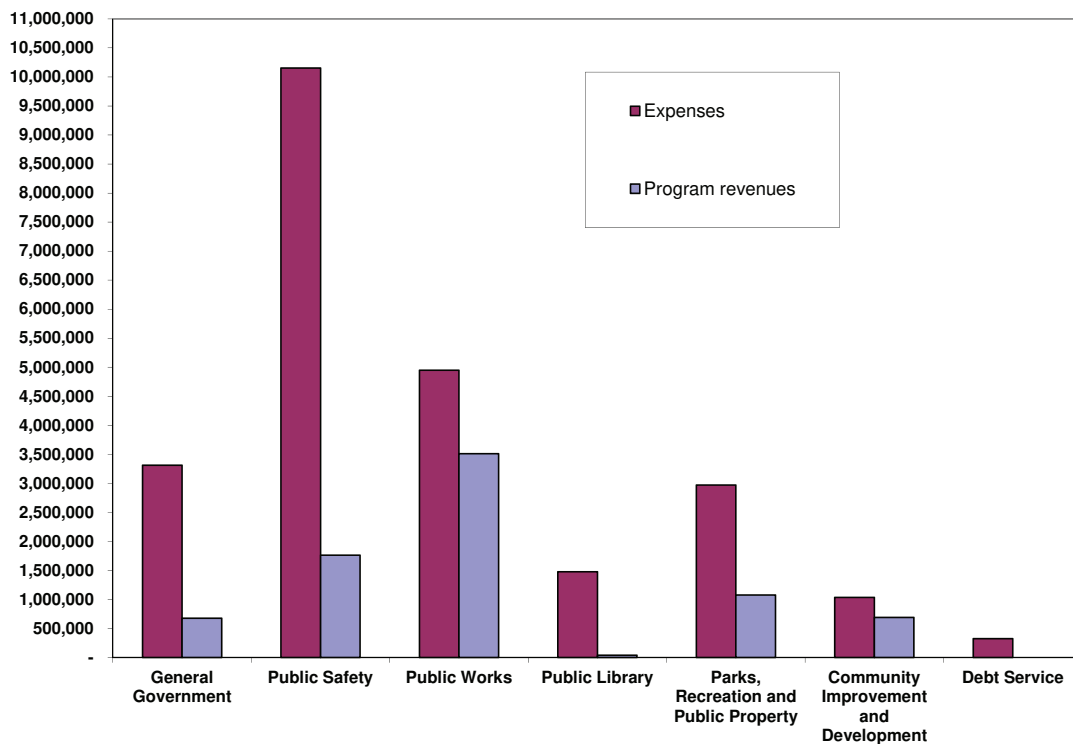
Governmental Activities

To aid in the understanding of the Statement of Activities, some additional explanation is given. Of particular interest is the format that is significantly different than a typical Statement of Revenues, Expenses and Changes in Fund Balance. Please note that the expenses are listed in the first column, with revenues from that particular program

reported to the right. The result is a Net (Expense) Revenue calculation. This format highlights the respective financial burden that each of the functions place on the taxpayers.

The following chart shows the relationship of program expense to program revenue for governmental activities in a graphical format. As would be expected, expenses exceed revenues for all governmental activities. For example, public safety had expenses of \$10,152,789 and total program revenues of only \$1,764,403 comprised of \$1,175,687 of charges for services, \$428,767 of operating grants and contributions, and \$159,949 of capital grants and contributions. The net cost of public safety was \$8,388,386 which must be funded by general revenues.

Expenses and Program Revenues - Governmental Activities



Some of the individual line item revenues reported for each function are:

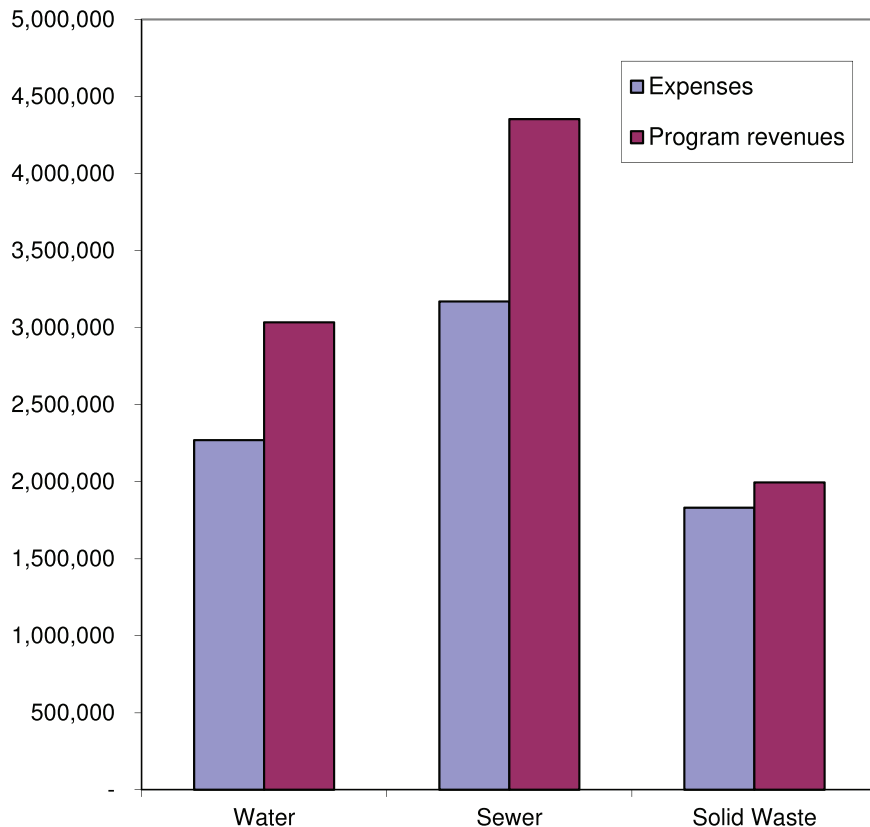
- General Government..... Fees
- Public Safety..... Permits, State Revenue, Federal Grants, State Grants, Ambulance Fees and Other Charges for Service, Contributions
- Public Works..... Special Assessments, State Revenue, Charges for Services, Federal Grants, Rent
- Public Library..... Service Charges, Fees
- Parks, Recreation and Public Property..... Rent, Fees, Contributions
- Community Improvements and Development... Federal and State Grants, Contributions

Business-Type Activities

Business-Type Activities net position increased \$2,659,700 accounting for 30% of the growth in the City's net position.

The City operates three Business-Type Activities including water, sewer and solid waste. As can be seen by the following chart, revenues exceeded expenses in all three divisions during the year. Water Division revenues exceeded expenses by \$765,313. Water rates are set to fund the City's Water Master Plan which includes about \$20 million of improvements through 2020. The last water rate increase was effective October 1, 2016. There were two sewer rate increases this fiscal year, the first was effective October 1, 2016 and the second was effective September 1, 2017. Sewer rates increased to fund various sewer main extensions to expand the sewer system. The City has hired Black & Veatch to do a wastewater rate study to determine future sewer rate increases needed to fund forthcoming sewer projects. In fiscal year 2017 Sewer Division revenues exceeded expenses by \$1,184,684. Solid Waste Division revenues exceeded expenses by \$164,108.

Expenses and Program Revenues - Business-type Activities



FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing financing requirements. Unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of a fiscal year. The City's governmental funds reported combined ending fund balances of \$22,697,726. The combined Governmental Fund balance decreased \$1,794,684 from the prior year.

The General Fund is the primary operating fund of the City. During the year, expenditures exceeded revenues in the General Fund by \$134,353 decreasing fund balance from \$8,951,037 last year to \$8,816,684 this year. As discussed in the letter of transmittal, the City's two largest General Fund revenue sources have not kept pace with inflation. The City's 1 ½ cent sales tax was up just \$47,115 from the prior year, while NPPD lease revenue was down \$51,929 from the prior year. Expenses increased normally with inflation, and as a result, the General Fund had a decrease in fund balance this year.

The City Highway Allocation Fund decreased almost \$1.4 million going from \$4,315,636 last year to \$2,922,144 this year. Reconstruction of the Norfolk Avenue bridge started in the spring of 2017. This project is expected to be in excess of \$5 million including street improvements from First Street to Cottonwood Street, a trail under the bridge, and a waterline crossing the river. Highway allocation receipts had been being accumulated to fund this project.

The Capital Construction Fund had a decrease in fund balance of \$746,047. As discussed in the letter of transmittal, construction is in progress on the library expansion and renovation. Construction started in April 2017 and before the fiscal year ended most of the expansion was complete. Work is now being done to renovate the existing space. This is funded with a half-cent sales tax from April 1, 2015 to March 31, 2018. The decrease in fund balance is due to spending sales tax on the library project. This is partially offset by an increase in keno lottery proceeds to be used on future park and recreation projects.

The Debt Service Fund increased \$479,792 going from \$4,013,919 last year to \$4,493,711 this year. Approximately half of the increase is occupation taxes. Occupation taxes on prepared food and beverages and lodging were enacted in fiscal year 2011 to pay debt service on a bond issue to fund recreation facilities. The occupation tax receipts have been better than anticipated. The City is accumulating the occupation tax receipts until the bonds can be called. The other half of the increase in fund balance is property taxes and special assessment collections to be used on future debt service.

The remaining two major funds are the Community Development Block Grant Fund and the Special Assessments Fund. The Community Development Block Grant Fund

decreased \$70,838 primarily due to expending program income on downpayment assistance. The Special Assessments Fund saw little activity this year. It decreased \$20,508 due to interest paid on the outstanding bond anticipation notes.

Governmental nonmajor funds increased \$90,762 going from \$2,038,244 last year to \$2,129,006 this year. Five nonmajor funds had an increase in fund balance and four nonmajor funds had a decrease in fund balance. The increases ranged from \$1,912 to \$66,296 and the decreases ranged from \$11,020 to \$47,258. The largest decrease was in the Vehicle Parking Fund primarily due to improvements to the handrails along the sidewalks and parking lot repairs.

GENERAL FUND BUDGETARY HIGHLIGHTS

The General Fund budget was not amended during the year and included approximately \$22.6 million of revenue and \$24.8 million of expenditures resulting in a budgeted decrease in fund balance of \$2.2 million. Actual fund balance decreased \$47,549 because revenues exceeded budget by \$.7 million and expenditures were under budget by \$1.5 million. This combined with beginning fund balance exceeding budget by \$.5 million, resulted in an ending fund balance of about \$2.7 million more than budgeted.

The largest amount of revenues over budget was in intergovernmental revenue which exceeded budget by \$227,659. The excess is primarily due to receipts from the State of Nebraska for property tax credit and homestead exemption. These receipts are not budgeted in intergovernmental revenue as they are budgeted as part of property taxes. Taxes exceeded budget by \$180,989 due to sales tax being more than budgeted. The City budgets conservatively and budgets sales tax for the last 12 months of actuals with no increase. On a cash basis there was a 1.43% increase in actual sales tax receipts from fiscal year 2016 to fiscal year 2017. Licenses and permits exceeded budget by \$73,282 due to an increase in construction activity, and miscellaneous revenue exceeded budget by \$74,937 primarily due to an increase in purchasing card rebates and the sale of City property. Most other revenue categories exceeded budget since the City normally budgets conservatively. Two revenue categories were under budget by a total of \$39,360 due to cable franchise tax, telecommunications occupation tax, and keno revenue being under budget.

Expenditures in all categories were under budget resulting in \$1,554,221 less expenditures than budgeted. Public works had the largest amount of under budget expenditures followed by public safety and then parks and recreation. The City always budgets conservatively and expenditures are normally under budget. Capital outlays are prioritized and lower priority items are often not purchased.

Transfers in exceed budget by \$50,043 primarily due to an unbudgeted transfer from the City Highway Allocation Fund for additional street maintenance. Transfers out were \$46,908 over budget due to sales tax for the library expansion and renovation being more than budgeted. This sales tax is transferred to the Capital Construction Fund.

CAPITAL ASSETS

The City's investment in capital assets, including land, buildings and improvements, equipment, streets, water and sewer systems, drainage systems and other infrastructure represents the value of the resources utilized to provide services to our citizens. The investment in capital assets as of September 30, 2017, was \$91,767,475 (net of accumulated depreciation and outstanding financings). The gross additions to capital assets for the last two years follows:

	Governmental Activities		Business-type Activities		Total	
	2017	2016	2017	2016	2017	2016
Land	\$ 677,396	\$ 40,657	\$ -	\$ -	\$ 677,396	\$ 40,657
Buildings and improvements	424,950	727,437	525,513	21,459	950,463	748,896
Water distribution and sewage system	-	-	2,050,089	347,112	2,050,089	347,112
Equipment, furniture and fixtures	758,824	1,193,655	677,429	422,182	1,436,253	1,615,837
Infrastructure	357,457	1,252,956	-	-	357,457	1,252,956
Construction in progress	9,463,084	5,180,147	2,639,705	1,419,980	12,102,789	6,600,127
Total Gross Additions	\$ 11,681,711	\$ 8,394,852	\$ 5,892,736	\$ 2,210,733	\$ 17,574,447	\$ 10,605,585

Gross additions to capital assets for Governmental Activities were \$11,681,711 compared to \$8,394,852 of additions in the prior year. Two projects make up almost two-thirds of the additions. Construction on the library expansion and renovation project started in the spring of 2017 and is expected to be completed in the summer of 2018. Total project costs exceed \$8 million and is funded with sales tax and a \$750,000 grant from the State of Nebraska. The Norfolk Avenue bridge and roadway project is approximately a \$5.7 million project, with most of the construction occurring in fiscal year 2017. Other significant additions in the current year include: land for storm water detention pond, firetruck, dump truck, three police cruisers, four defibrillators, and Embrace Park playground equipment. Significant additions to construction in progress include: street microsurfacing and armor coating.

Total gross additions to capital assets for Business-Type activities were \$5,892,736 compared to \$2,210,733 in the prior year. The largest projects in the current year were the southwest sanitary sewer interceptor, currently in construction in progress, a sewer line extending sewer service to industrial sites northeast of the City, and a water main along Madison Avenue from 1st Street to 7th Street. Other significant additions include: engineering for the Omaha Avenue lift station and force main, wastewater treatment plant trickling filter distributors, water pollution control influent pump, and transfer station trailer.

See Note 5 to the financial statements for more information on the City's Capital Assets.

DEBT ADMINISTRATION

At year-end the City had \$21,211,376 of bonded debt outstanding, net of original issue discounts/premiums. This is a decrease of \$3,446,078 from the prior year. During the year the City issued \$1,520,000 of refunding building bonds to refund bonds used to finance the purchase of a building to be used as the City administration office. This refunding reduces debt service payments by \$141,714 over the next 15 years and the City obtains an economic gain of \$115,380. The refunding bonds have interest rates ranging from 1.19% to 3.24%, whereas the refunded bonds had interest rates ranging from 1.95% to 4.25%.

Moody's rated the City's general obligation bond issue dated December 22, 2010 Aa3. When the City refunded this bond issue in January 2016, Moody's reaffirmed the Aa3 rating. The ratio of general bonded debt to assessed real property value for the City has increased from .29% in 2008 to .87% currently due to the \$16.4 million recreation bond issue in fiscal year 2010-2011. Total debt per capita was \$692.92 in 2008 compared to \$1,103.27 in 2016, the most recent date per capita information is available. The debt coverage ratio for the City's enterprise bonds is 3.45.

The City has no legal debt limit. Debt service payments are exempt from both the lid and levy limits under Nebraska law. More detailed information on debt administration is provided in Note 6 of the financial statements.

ECONOMIC FACTORS

Effective April 1, 2015 the sales tax rate increased one-half percent, bringing the combined city and state sales tax rate to 7 ½ percent. The one-half percent rate increase will be in effect until March 31, 2018 and along with a \$750,000 grant from the State's Civic and Community Center Financing Fund will provide funding for a \$8.7 million library expansion and renovation.

Sewer rates increased 6% effective September 1, 2017. The City has hired Black & Veatch to do a wastewater rate study to determine future sewer rate increases needed to fund forthcoming sewer expansions to promote economic development.

The City was awarded several grants during the year. One of the grants is a \$350,000 Downtown Revitalization Grant that will be used partially to create a public square in the parking lot at 3rd Street and Norfolk Ave. Approximately \$77,000 of the grant will be for commercial rehabilitation in the City's downtown façade and signage program. The City was also awarded a \$350,000 Comprehensive Development Grant. This grant will be used for street, sidewalk, and infrastructure improvements along Braasch Avenue from 1st Street to 5th Street. The Nebraska Game and Parks Commission awarded the City a federal grant to construct a trail under Highway 275 to connect with the existing Levee trail. The total project is estimated to be \$345,617 with \$47,808 from the City, \$47,808

from the Lower Elkhorn Natural Resources District, and \$250,000 from the Game and Parks Commission.

At the end of the current fiscal year, the unassigned fund balance in the General Fund was \$8,287,695. The City has appropriated \$1,857,571 of this amount for spending in the 2017-2018 fiscal year budget. This action was taken as a precaution, given that the City budgets conservatively.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Finance Department at 402-844-2000.

CITY OF NORFOLK, NEBRASKA
STATEMENT OF NET POSITION
September 30, 2017
With Summarized Financial Information as of September 30, 2016

	Primary Government		Totals	
	Governmental Activities	Business-Type Activities	2017	2016
ASSETS				
Cash and Equity in Pooled Investment Account	\$ 28,556,086	\$ 8,359,799	\$ 36,915,885	\$ 36,311,712
Receivables (Net, where applicable, of allowance for uncollectibles)				
Accounts	188,132	1,543,185	1,731,317	1,492,966
Taxes	2,113,907	-	2,113,907	2,133,339
Accrued Interest	78,706	29,499	108,205	43,044
Special Assessments	251,335	2,183	253,518	446,189
Notes Receivable	1,043,945	-	1,043,945	1,047,824
Due from Other Governmental Agencies	1,775,784	-	1,775,784	2,127,802
Inventories	38,328	218,042	256,370	264,822
Prepaid Assets	40,441	-	40,441	37,845
Restricted Assets:				
Cash and Cash Equivalents	-	1,888,656	1,888,656	2,660,357
Land	8,881,409	3,166,864	12,048,273	11,370,877
Construction in Progress	11,917,174	3,109,012	15,026,186	6,876,382
Infrastructure, Property and Equipment, Net of Accumulated Depreciation	46,282,768	40,455,501	86,738,269	86,711,973
Total Assets	101,168,015	58,772,741	159,940,756	151,525,132
DEFERRED OUTFLOWS OF RESOURCES				
Deferred Loss on Refunding	26,123	-	26,123	42,908
Deferred Outflow of Resources Related to Pensions	25,667	-	25,667	45,996
Total Deferred Outflows of Resources	51,790	-	51,790	88,904
LIABILITIES				
Accounts Payable	3,961,505	840,621	4,802,126	1,921,825
Unearned Revenue	2,449	-	2,449	1,220
Accrued Interest Payable	108,067	-	108,067	124,170
Payables from Restricted Assets:				
Accrued Revenue Bond Interest	-	47,029	47,029	51,138
Revenue Bonds - Current	-	290,000	290,000	895,000
Noncurrent Liabilities:				
Due within one year:				
General Obligation Bonds	1,910,000	-	1,910,000	2,205,000
Various Purpose Bonds	245,000	-	245,000	245,000
Bond Anticipation Notes	2,250,000	-	2,250,000	-
Compensated Absences and Benefits	929,629	145,127	1,074,756	1,052,804
Due in more than one year:				
Good Faith Deposit - Revenue Bonds	-	93,600	93,600	-
Revenue Bonds Payable	-	5,410,000	5,410,000	5,700,000
General Obligation Bonds	12,696,376	-	12,696,376	14,707,454
Various Purpose Bonds	660,000	-	660,000	905,000
Bond Anticipation Notes	-	-	-	2,250,000
Compensated Absences and Benefits	1,035,707	191,625	1,227,332	1,279,887
Net Pension Liability	16,750	-	16,750	29,250
Total Liabilities	23,815,483	7,018,002	30,833,485	31,367,748
DEFERRED INFLOWS OF RESOURCES				
Deferred Inflows of Resources Related to Pensions	-	-	-	26,252
Total Deferred Outflows of Resources	-	-	-	26,252
NET POSITION				
Net Investment in Capital Assets	50,736,098	41,031,377	91,767,475	78,123,994
Restricted for:				
Debt Service	2,575,381	1,141,670	3,717,051	4,248,863
Future Capital Assets	-	699,957	699,957	670,645
Road Projects	2,922,144	-	2,922,144	4,315,636
Community Programs & Services	6,186,742	-	6,186,742	7,067,955
Unrestricted	14,983,957	8,881,735	23,865,692	25,792,943
Total Net Position	\$ 77,404,322	\$ 51,754,739	\$ 129,159,061	\$ 120,220,036

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2017

With Summarized Financial Information for the Year Ended September 30, 2016

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets			
		Charges for Services	Operating	Capital	Governmental Activities	Business-Type Activities	Totals	
			Grants and Contributions	Grants and Contributions			2017	2016
Primary Government:								
Governmental Activities:								
General Government	\$ 3,311,385	\$ 675,443	\$ -	\$ -	\$ (2,635,942)		\$ (2,635,942)	\$ (1,902,454)
Public Safety	10,152,789	1,175,687	428,767	159,949	(8,388,386)		(8,388,386)	(8,439,991)
Public Works	4,949,525	141,147	3,137,014	231,214	(1,440,150)		(1,440,150)	(1,318,039)
Public Library	1,478,371	27,119	6,249	5,000	(1,440,003)		(1,440,003)	(1,051,048)
Parks, Recreation and Public Property	2,970,064	493,930	608	583,865	(1,891,661)		(1,891,661)	(2,797,013)
Community Improvement and Development	1,035,861	102,647	587,047	-	(346,167)		(346,167)	(3,865,800)
Debt Service	323,382	-	-	-	(323,382)		(323,382)	(454,900)
Total Governmental Activities	<u>24,221,377</u>	<u>2,615,973</u>	<u>4,159,685</u>	<u>980,028</u>	<u>(16,465,691)</u>		<u>(16,465,691)</u>	<u>(19,829,245)</u>
Business-Type Activities:								
Water Division	2,269,164	3,034,477	-	-		765,313	765,313	454,052
Sewer Division	3,168,511	4,353,195	-	-		1,184,684	1,184,684	785,852
Solid Waste Division	1,830,369	1,994,477	-	-		164,108	164,108	146,196
Total Business-Type Activities:	<u>7,268,044</u>	<u>9,382,149</u>	<u>-</u>	<u>-</u>		<u>2,114,105</u>	<u>2,114,105</u>	<u>1,386,100</u>
Total Primary Government	<u>\$31,489,421</u>	<u>\$11,998,122</u>	<u>\$ 4,159,685</u>	<u>\$ 980,028</u>	<u>(16,465,691)</u>	<u>2,114,105</u>	<u>(14,351,586)</u>	<u>(18,443,145)</u>
General Revenues:								
Property Taxes					3,765,320	-	3,765,320	3,480,593
Sales Taxes					10,677,614	-	10,677,614	10,614,793
Other Taxes					209,221	-	209,221	203,371
Occupation and Franchise Taxes					2,705,164	-	2,705,164	2,680,189
Interest					209,621	64,418	274,039	134,286
General Intergovernmental Revenues Unrestricted					398,194	-	398,194	372,186
Unrestricted Keno Revenue					584,717	-	584,717	552,493
General Revenue from Electrical Distribution System Lease					4,505,919	-	4,505,919	4,678,880
Revenue from Sale of Uncapitalized Property					56,219	-	56,219	17,097
Miscellaneous					92,345	21,859	114,204	128,566
Interfund Transfers					(459,318)	459,318	-	-
Total General Revenues and Transfers					<u>22,745,016</u>	<u>545,595</u>	<u>23,290,611</u>	<u>22,862,454</u>
Change in Net Position					<u>6,279,325</u>	<u>2,659,700</u>	<u>8,939,025</u>	<u>4,419,309</u>
Net Position - Beginning					<u>71,124,997</u>	<u>49,095,039</u>	<u>120,220,036</u>	<u>115,800,727</u>
Net Position - Ending					<u>\$ 77,404,322</u>	<u>\$ 51,754,739</u>	<u>\$ 129,159,061</u>	<u>\$ 120,220,036</u>

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
BALANCE SHEET
Governmental Funds
September 30, 2017

	General	City Highway Allocation	Community Development Block Grant	Debt Service	Special Assessments	Capital Construction	Other Governmental Funds	Total Governmental Funds
Assets								
Cash and Equity in Pooled Investment Account	\$ 5,224,674	\$ 3,609,785	\$ 898,334	\$ 4,231,945	\$ 351,456	\$ 7,007,125	\$ 2,003,328	\$ 23,326,647
Cash at County Treasurer	345,368	-	-	94,816	-	-	61,851	502,035
Receivables (Net, where applicable, of allowance for uncollectibles)								
Accounts	186,304	192	-	-	-	1,429	207	188,132
Taxes	1,880,420	-	-	175,384	-	-	58,103	2,113,907
Accrued Interest	14,054	13,544	2,043	10,220	973	19,995	4,566	65,395
Special Assessments	39,524	-	-	211,811	-	-	-	251,335
Notes Receivable	-	-	1,020,083	-	-	-	23,862	1,043,945
Due from Other Governmental Agencies	1,452,249	260,479	33,571	-	-	9,261	20,224	1,775,784
Inventories	12,244	-	-	-	-	-	-	12,244
Prepaid Assets	22,491	-	-	-	-	-	17,950	40,441
Total Assets	<u>9,177,328</u>	<u>3,884,000</u>	<u>1,954,031</u>	<u>4,724,176</u>	<u>352,429</u>	<u>7,037,810</u>	<u>2,190,091</u>	<u>29,319,865</u>
Liabilities								
Accounts Payable	300,524	961,856	38,710	4,425	956	1,698,340	22,338	3,027,149
Unearned Revenue	518	-	-	-	-	-	1,931	2,449
Bond Anticipation Notes	-	-	-	-	2,250,000	-	-	2,250,000
Total Liabilities	<u>301,042</u>	<u>961,856</u>	<u>38,710</u>	<u>4,425</u>	<u>2,250,956</u>	<u>1,698,340</u>	<u>24,269</u>	<u>5,279,598</u>
Deferred Inflows of Resources								
Unavailable Revenue-Property Taxes	20,078	-	-	14,229	-	-	12,954	47,261
Unavailable Revenue-Loan Repayments	-	-	1,020,083	-	-	-	23,862	1,043,945
Unavailable Revenue-Special Assessments	39,524	-	-	211,811	-	-	-	251,335
Total Deferred Inflows of Resources	<u>59,602</u>	<u>-</u>	<u>1,020,083</u>	<u>226,040</u>	<u>-</u>	<u>-</u>	<u>36,816</u>	<u>1,342,541</u>
Fund Balances (Deficits)								
Non Spendable	34,735	-	-	-	-	-	17,950	52,685
Restricted	480,485	2,922,144	895,238	2,683,448	-	2,699,964	2,111,056	11,792,335
Committed	-	-	-	1,810,263	-	-	-	1,810,263
Assigned	13,770	-	-	-	-	2,639,506	-	2,653,276
Unassigned	8,287,694	-	-	-	(1,898,527)	-	-	6,389,167
Total Fund Balances (Deficits)	<u>8,816,684</u>	<u>2,922,144</u>	<u>895,238</u>	<u>4,493,711</u>	<u>(1,898,527)</u>	<u>5,339,470</u>	<u>2,129,006</u>	<u>22,697,726</u>
Total Liabilities, Deferred Inflows of Resources and Equity	<u>\$ 9,177,328</u>	<u>\$ 3,884,000</u>	<u>\$ 1,954,031</u>	<u>\$ 4,724,176</u>	<u>\$ 352,429</u>	<u>\$ 7,037,810</u>	<u>\$ 2,190,091</u>	<u>\$ 29,319,865</u>

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
September 30, 2017

Amounts reported for Governmental Activities in the Statement of Net Position are different because:

Total Fund Balance - Governmental Funds (page 33)	\$ 22,697,726
Infrastructure, property, and equipment used in governmental activities are not financial resources and, therefore, are not reported in the funds	67,081,351
Internal service fund is used by management to fund and maintain the City's health insurance provided to user departments and is included in the statement of net position.	3,806,359
Unavailable revenues that provide current financial resources for governmental activities	1,342,541
Donated land held for resale is not reported in the funds since a sales contract has not been established	26,084
Accrued expenses from the balance sheet that require current financial resources for governmental activities	(108,067)
Deferred outflows are not financial resources and, therefore, are not reported in the funds.	51,790
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds	<u>(17,493,462)</u>
Total Net Position - Governmental Activities (page 31)	<u><u>\$ 77,404,322</u></u>

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
Governmental Funds
For the Year Ended September 30, 2017

	General	City Highway Allocation	Community Development Block Grant	Debt Service	Special Assessments	Capital Construction	Other Governmental Funds	Total Governmental Funds
Revenue:								
Taxes	\$ 13,307,669	\$ -	\$ -	\$ 664,222	\$ -	\$ -	\$ 463,440	\$ 14,435,331
Special Assessments	1,119	-	-	193,743	-	-	-	194,862
Licenses and Permits	367,889	-	-	-	-	-	-	367,889
Intergovernmental Revenue	641,920	3,091,172	369,284	63,132	-	296,539	450,482	4,912,529
Nongovernmental Grants	-	-	-	-	-	-	50,000	50,000
Charges for Services	2,089,143	-	-	-	-	-	-	2,089,143
Keno Revenue	584,717	-	-	-	-	-	-	584,717
Occupation and Franchise Taxes	644,526	-	-	1,844,651	-	-	215,988	2,705,165
Contributions	21,108	-	-	-	-	415,391	-	436,499
Payments in Lieu of Taxes	141,326	-	-	42,995	-	-	24,900	209,221
Parking Fees and Rentals	4,513,709	-	-	-	-	-	21,845	4,535,554
Loan Repayments	-	-	67,327	-	-	-	4,174	71,501
Interest	27,979	31,513	5,069	52,238	2,227	46,762	13,354	179,142
Miscellaneous	180,957	-	70	-	-	-	9,091	190,118
Total Revenue	22,522,062	3,122,685	441,750	2,860,981	2,227	758,692	1,253,274	30,961,671
Current Expenditures:								
Public Safety	9,557,821	-	-	-	-	242,290	187,083	9,987,194
Public Works	3,213,237	4,056,177	255,297	-	1,000	774,313	201,943	8,501,967
Public Library	1,420,416	-	-	-	-	3,717,035	-	5,137,451
Parks, Recreation and Public Property	2,005,741	-	-	36,894	585	511,735	-	2,554,955
Community Improvement and Development	488,536	-	257,291	-	-	-	345,489	1,091,316
General Government	2,598,268	-	-	7,280	-	7,000	-	2,612,548
Debt Service:								
Debt Service	-	-	-	3,978,667	21,150	-	403,607	4,403,424
Total Expenditures	19,284,019	4,056,177	512,588	4,022,841	22,735	5,252,373	1,138,122	34,288,855
Excess (Deficiency) of Revenues Over Expenditures	3,238,043	(933,492)	(70,838)	(1,161,860)	(20,508)	(4,493,681)	115,152	(3,327,184)
Other Financing Sources (Uses):								
Issuance of Debt	-	-	-	1,520,000	-	-	-	1,520,000
Transfers In	685,043	-	-	121,652	-	3,747,634	200,652	4,754,981
Transfers Out	(4,057,439)	(460,000)	-	-	-	-	(225,042)	(4,742,481)
Total Other Financing Sources (Uses)	(3,372,396)	(460,000)	-	1,641,652	-	3,747,634	(24,390)	1,532,500
Net Change in Fund Balance	(134,353)	(1,393,492)	(70,838)	479,792	(20,508)	(746,047)	90,762	(1,794,684)
Fund Balances Beginning of Year	8,951,037	4,315,636	966,076	4,013,919	(1,878,019)	6,085,517	2,038,244	24,492,410
Fund Balances End of Year	\$ 8,816,684	2,922,144	\$ 895,238	\$ 4,493,711	\$ (1,898,527)	\$ 5,339,470	\$ 2,129,006	\$ 22,697,726

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2017

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds (page 35) \$ (1,794,684)

Governmental funds report capital outlay, including infrastructure, as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Capital outlays exceeded depreciation expense in the current year as follows:

Expenditures for capital assets	\$ 9,573,505	
Depreciation expense	<u>(3,328,967)</u>	6,244,538

Governmental funds report the proceeds from the sale of capital assets as revenue whereas the statement of activities reports the gain on the sale of capital assets. This is the effect on the change in net position on the statement of activities. 35,917

Revenues reported in the funds that are not available to provide current financial resources (256,550)

Capital contributions reported in the statement of activities that do not provide current financial resources and are not reported as revenues in the funds. 10,900

Accrued interest expense that does not require current financial resources 16,103

Long-term accrual of compensated absences is not reported in the governmental funds as it does not consume current financial resources. The net change in the long-term compensated absences for the year was: 42,404

Pension expenses reported in the Statement of Activities do not require the use of current financial resources. 18,423

Internal service fund is used by management to fund the City's group health insurance provided to user departments and is included in the statement of net position. The net revenue of the internal service fund is reported with governmental activities. (581,665)

The issuance of indebtedness provides current financial resources to the governmental funds without affecting net assets. The statement of activities does not reflect the proceeds from the issuance of long-term debt. The proceeds from the issuance of long-term debt for the year was: (1,520,000)

The effect of bond premiums and deferred refunding charges when new debt is issued, whereas, these amounts are deferred and amortized in the statement of activities 103,939

The repayment of the principal of bonded long-term debt consumes the current financial resources of governmental funds without affecting the net position. The statement of activities does not reflect the payment of principal on bonded long-term debt. The principal paid on bonded long-term debt during the current year was: 3,960,000

Change in net position of governmental activities (page 32) \$ 6,279,325

CITY OF NORFOLK, NEBRASKA
STATEMENT OF NET POSITION
Proprietary Funds
September 30, 2017

	Business Type Activities	Governmental Activities
	Combined Utilities	Internal Service
ASSETS		
Current Assets:		
Cash and Equity in Pooled Investment Account	\$ 8,359,799	\$ 4,727,405
Receivables (Net, where applicable, of allowance for uncollectibles)		
Accounts	1,543,185	-
Accrued Interest	29,499	13,310
Special Assessments	2,183	-
Restricted Cash		
Cash and Cash Equivalents	337,029	-
Inventories	218,042	-
Total Current Assets	<u>10,489,737</u>	<u>4,740,715</u>
Noncurrent Assets:		
Restricted Assets:		
Cash and Cash Equivalents	1,551,627	-
Capital Assets:		
Land	3,166,864	-
Construction in Progress	3,109,012	-
Infrastructure, Property and Equipment, Net of Accumulated Depreciation	40,455,501	-
Total Noncurrent Assets	<u>48,283,004</u>	<u>-</u>
Total Assets	<u>58,772,741</u>	<u>4,740,715</u>
LIABILITIES		
Current Liabilities:		
Accounts Payable	840,621	934,356
Accrued Wages and Compensated Absences	145,127	-
Payables from Restricted Assets:		
Accrued Revenue Bond Interest	47,029	-
Revenue Bonds - Current	290,000	-
Total Current Liabilities	<u>1,322,777</u>	<u>934,356</u>
Noncurrent Liabilities:		
Due in more than one year:		
Good Faith Deposit - Revenue Bonds	93,600	-
Revenue Bonds Payable	5,410,000	-
Compensated Absences and Benefits, Long-Term	191,625	-
Total Noncurrent Liabilities	<u>5,695,225</u>	<u>-</u>
Total Liabilities	<u>7,018,002</u>	<u>934,356</u>
NET POSITION		
Net Investment in Capital Assets	41,031,377	-
Restricted for:		
Debt Service	1,141,670	-
Future Capital Assets	699,957	-
Unrestricted	8,881,735	3,806,359
Total Net Position	<u>\$ 51,754,739</u>	<u>\$ 3,806,359</u>

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
Proprietary Funds
For the Year Ended September 30, 2017

	Business Type Activities Combined Utilities	Governmental Activities Internal Service
Operating Revenues:		
Charges for Services	\$ 9,276,922	\$ 3,130,550
Rental Income	100,536	-
Miscellaneous Income	21,859	-
Total Operating Revenue	<u>9,399,317</u>	<u>3,130,550</u>
Operating Expenses:		
Payroll and Related Taxes and Benefits	2,245,658	-
Purchased Services	835,255	-
General and Administration	900,222	3,742,694
Repairs and Maintenance	1,194,414	-
Utilities	631,047	-
Depreciation and Amortization	1,297,665	-
Total Operating Expenses	<u>7,104,261</u>	<u>3,742,694</u>
Operating Income	<u>2,295,056</u>	<u>(612,144)</u>
Non-Operating Income (Expense):		
Interest Income	64,418	30,479
Gain (Loss) on Disposal of Capital Assets	3,712	-
Interfund Transfer Out	(12,500)	-
Interest Expense	(163,783)	-
Total Non-Operating Income (Expenses)	<u>(108,153)</u>	<u>30,479</u>
Income before Contributions	2,186,903	(581,665)
Capital Contributions	472,797	-
Change in Net Position	2,659,700	(581,665)
Net Position - Beginning	49,095,039	4,388,024
Net Position - Ending	<u>\$ 51,754,739</u>	<u>\$ 3,806,359</u>

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
STATEMENT OF CASH FLOWS
Proprietary Funds
For the Year Ended September 30, 2017

	Business Type Activities Combined Utilities	Governmental Activities Internal Service
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash Received from Customers	\$ 9,186,926	\$ 3,130,550
Cash Paid to Suppliers for Goods and Services	(3,461,745)	(3,082,214)
Cash Paid to Employees for Services	(2,233,857)	-
Net Cash Provided by Operating Activities	<u>3,491,324</u>	<u>48,336</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Acquisition and Construction of Capital Assets	(3,456,694)	-
Good Faith Deposit on Bond Sale	93,600	-
Transfers In (Out)	(12,500)	-
Principal Paid on Notes and Bonds	(895,000)	-
Interest Paid on Notes and Bonds	(167,892)	-
Net Cash Provided (Used) for Capital and Related Financing Activities	<u>(4,438,486)</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest and Dividends on Investments	47,614	22,472
Net Cash Provided for Investing Activities	<u>47,614</u>	<u>22,472</u>
Net Increase in Cash and Cash Equivalents	(899,548)	70,808
Cash and Cash Equivalents at Beginning of Year	<u>11,148,003</u>	<u>4,656,597</u>
Cash and Cash Equivalents at End of Year	<u>\$ 10,248,455</u>	<u>\$ 4,727,405</u>

(Continued)

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
STATEMENT OF CASH FLOWS (Continued)
Proprietary Funds
For the Year Ended September 30, 2017

	<u>Business Type Activities Combined Utilities</u>	<u>Governmental Activities Internal Service</u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities		
Operating Income	\$ 2,295,056	\$ (612,144)
Adjustments to Reconcile Net Operating Income to Net Cash Provided by Operating Activities:		
Depreciation and Amortization	1,297,665	-
(Increase) Decrease in Assets:		
Accounts Receivable	(212,391)	-
Prepaid Assets	2,870	-
Increase (Decrease) in Liabilities:		
Accounts Payable	96,323	660,480
Accrued Compensated Absences	11,801	-
Total Adjustments	<u>1,196,268</u>	<u>660,480</u>
Net Cash Provided by Operating Activities	<u>3,491,324</u>	<u>48,336</u>
Supplemental Schedule of Noncash Capital and Related Financing Activities:		
Developers Contribution of Distribution System	<u>472,797</u>	-
Accounts Payable Exchanged for Capital Assets	<u>381,978</u>	-
Reconciliation of Cash and Cash Equivalents to the Balance Sheet:		
Cash and Equity in Pooled Investment Account	8,359,799	4,727,405
Restricted Cash - Current	337,029	-
Restricted Cash - Noncurrent	1,551,627	-
	<u>\$ 10,248,455</u>	<u>\$ 4,727,405</u>

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
STATEMENT OF FIDUCIARY NET POSITION
Fiduciary Funds
September 30, 2017

	<u>Pension Trust Funds</u>	<u>Agency Fund</u>
	<u>Employee Retirement Funds</u>	<u>Community Development Agency</u>
ASSETS		
Current Assets:		
Cash	\$ -	\$ 530,209
Cash at County Treasurer	-	10,260
Guaranteed Insurance Contracts Managed by Trustee	14,885,657	-
Open Ended Mutual Funds Managed by Trustee	31,666,699	-
Contributions Receivable	29,249	-
Total Current Assets	<u>46,581,605</u>	<u>540,469</u>
LIABILITIES		
Current Liabilities:		
Due to Bondholders	-	540,469
Total Current Liabilities	<u>-</u>	<u>540,469</u>
NET POSITION		
Restricted for Pensions	<u>\$ 46,581,605</u>	<u>\$ -</u>

See Accompanying Notes to Financial Statements

CITY OF NORFOLK, NEBRASKA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
Fiduciary Funds
For the Year Ended September 30, 2017

	Pension Trust Funds Employee Retirement Funds
ADDITIONS	
Contributions:	
Employer	\$ 955,250
Employee	1,103,412
Total Contributions	<u>2,058,662</u>
Investment Income:	
Interest, Dividends and Market Gain	<u>4,696,817</u>
Total Additions	<u>6,755,479</u>
DEDUCTIONS	
Pension Benefits	691,859
Contribution Refunds	1,860,791
Administrative Costs	<u>4,560</u>
Total Deductions	<u>2,557,210</u>
Net Increase	4,198,269
Net Position -- Beginning of Period	<u>42,383,336</u>
Net Position -- End of Period	<u><u>\$ 46,581,605</u></u>

See Accompanying Notes to Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Norfolk, Nebraska is a political subdivision of the state of Nebraska located in Madison County. The City operates under the mayor-council form of government with the mayor and council members elected on a nonpartisan basis. The City administers the following programs as authorized by its charter: General Government, Public Library, Public Works, Public Safety, Parks, Recreation, and Public Property, Community Improvement and Development. It also provides municipal utility services including: water, sewer and solid waste.

The City's financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established in GAAP and used by the City are discussed below.

A. Reporting Entity

For financial reporting purposes, the City of Norfolk, Nebraska, has included all funds, organizations, agencies, boards, commissions and authorities. The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Any discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Blended Component Units

Community Development Agency (CDA)

The CDA is included in the City's reporting entity as a blended component unit because of the significance of its operational and financial relationships with the City.

The Mayor and Council to provide for redevelopment of various blighted areas within the City created the CDA. Members of the CDA consist of the Mayor and City Council with the Mayor serving as Chairman. Officers of the CDA are also officers of the City. Although it is legally separate from the City, the CDA is reported as if it were part of the primary government because its sole purpose is to provide redevelopment of various areas within the City. The City has operational responsibility for the CDA. The CDA does not issue separate financial statements.

City of Norfolk Facilities Corporation (NFC)

In 2011 the City created the City of Norfolk Facilities Corporation, a not-for-profit corporation under the laws of the State of Nebraska, for the purpose of assisting and promoting the development of public facilities to be used by the City in the furtherance of its governmental functions. The governing body is appointed by the City's governing body. The NFC provides services entirely to the City. The services provided by the NFC are so intertwined with the City that it is in substance the same as the City and is reported as part of the City and blended in the City's financial statements. The NFC does not issue separate financial statements.

Joint Venture – Northeast Nebraska Solid Waste Coalition (NNSWC)

The City, in conjunction with twenty-four other cities and counties in Northeast Nebraska, has created the NNSWC. The NNSWC's Board is composed of a member from each of the participating cities and counties. The purpose of the NNSWC is to provide solid waste management by means of building and operating a solid waste disposal facility, commonly referred to as a landfill. The NNSWC landfill began operation on October 30, 1995. The City does not have an equity interest in the NNSWC. The NNSWC issues its own financial statements, which are available upon request from its offices at 309 North Fifth Street in Norfolk Nebraska.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related Entities

Norfolk Housing Agency

The Norfolk Housing Agency is governed by a seven member board which is appointed by the Mayor and City Council. The mission of the Norfolk Housing Agency is to provide decent, safe and quality housing to Norfolk's low to moderate-income families and to assist in providing improved housing in a responsible way with social awareness and community needs a constant goal and commitment. In addition to owning and operating the Kensington Apartments, Meadow Ridge Estates L.P., they also offer Section 8 Rental Assistance Program and Royal Oaks Estate rent-to-own homes. The Norfolk Housing Agency issues its own financial statements, which are available upon request from its offices at 108 North Fourth Street in Norfolk Nebraska.

Norfolk Airport Authority

The Norfolk Airport Authority is governed by a five member board. The amount of property tax that the Airport Authority can levy must be approved by the Mayor and City Council. The Norfolk Airport Authority issues its own financial statements, which are available upon request from its offices at 4100 South 13th Street in Norfolk Nebraska.

B. Basic Financial Statements-Government-Wide Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primarily activities as either governmental or business-type. The City's general, special revenue, debt service, capital projects and internal service funds are classified as governmental activities.

In the government-wide Statement of Net Position, both the governmental and business type activities columns (a) are presented on a consolidated basis by column, and (b) are reported on a full accrual basis of accounting using the economic resources measurement focus, which recognizes all long-term assets and receivables as well as long-term debt obligations. The City's net position is reported in three parts: net investment in capital assets, restricted net position, and unrestricted net position. The City first uses restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions (public safety, public works, parks, recreation and public property, community improvement and development, general government, etc.) and business-type activities. The functions are also supported by general government expenses (including depreciation) by related program revenue, operating grants, and capital grants. Program revenue must be directly associated with the function or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital specific grants.

The City does not allocate indirect costs.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are interfund services provided and other charges between the government's combined utilities function and various other functions of the government.

This government-wide focus is more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year activities.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Fund Accounting

The accounts of the City are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues or receipts, and expenditures or expenses, as appropriate. Government resources are allocated to, and accounted for, in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled.

The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities categories. GASB No. 34 sets forth minimum criteria for the determination of major funds. The City can electively add funds, as major funds, which have a specific community focus. The non-major funds are combined into a single column in the fund financial statements.

The City reports the following major governmental funds:

Governmental Fund Types – The governmental fund financial statements are reported using the current financial resources measurement focus. This means that the focus of the governmental funds' measurement is upon the determination of financial position and changes in financial position (sources, uses and balances of financial resources) rather than upon net income. The following is a description of the major governmental funds of the City:

- 1) General Fund – The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund. The sources of revenue include property taxes, state allocations, charges for services, fines and fees, licenses and permits, as well as state and federal grants. The expenditures of the General Fund relate to general administration, parks, recreation and public property, public safety, public works, housing, public libraries and planning, permits and health.

- 2) Special Revenue Fund

City Highway Allocation Fund – To account for the City's share of motor vehicle fuel tax revenues that are legally restricted to street expenditures.

Community Development Block Grant Fund – To account for various community development grants and related program income. The use of these funds is restricted to community and economic development activities, as defined in the grant agreements.

- 3) Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the payment of general obligation bond, principal and interest from governmental resources, and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

- 4) Capital Project Fund

Special Assessment Fund – To account for the construction of infrastructure capital assets financed through the creation of special assessment districts.

Capital Construction Fund – To account for the acquisition of capital assets financed primarily with transfers from the General Fund and bond proceeds.

Proprietary Fund Types – The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows. Operating revenues and expenses are

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

distinguished from non-operating revenues and expenses. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. The principal operating revenues of enterprise funds are charges to customers for services. Operating expenses consist of cost of sales and services, administrative expenses and depreciation on capital assets. The U.S. generally accepted accounting principles used are those applicable to similar businesses in the private sector.

- 1) Enterprise Funds – Enterprise Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis should be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The City includes the following utilities within its combined utilities fund:

Water Division – The water division accounts for the operation of a municipally owned water system, which provides services to the residents of the City.

Sewer Division – The sewer division accounts for the operation of a municipally owned sewage collection, which provides services to the residents of the City.

Solid Waste Management Division – The solid waste management division accounts for the operations of the City's solid waste transfer station.

- 2) Internal Service Fund – The Internal Service Fund is used to account for the operations that provide services to other departments or agencies of the government, or to other governments, on a cost-reimbursement basis.

The City's internal service fund is presented in the proprietary fund financial statements. Because the principal user of the internal service is the City's governmental activities, the financial statement of the internal service fund is consolidated into the governmental column when presented in the government-wide financial statements. To the extent possible, the cost of this service is reported in the appropriate functional activity.

Group Insurance Fund- The Group Insurance Fund is used to account for the accumulation of resources used to fund claims under the City's self-insured health and dental plans.

Fiduciary Fund Types – These funds account for assets held by the government in a trustees capacity or as an agent on behalf of others. Trust funds account for assets held by the government under the terms of a formal trust agreement. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the City's own programs.

- 1) Pension Trust Funds – The Pension Trust Funds represent the resources accumulated for pension benefit payments to qualified City employees. These funds are accounted for on the flow of economic resources measurement focus and use the accrual basis of accounting, so that revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. The City includes the firefighter, police and civilian retirement funds in its combined retirement fund.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- 2) Agency Fund – The Community Development Agency Fund is used to account for the resources for payment of principal and interest on tax increment financing bonds issued by the Community Development Agency of the City of Norfolk. These bonds were issued to provide the long-term financing for the redevelopment of various blight and substandard areas around the City of Norfolk. These bonds are payable only from real estate taxes on certain property located within these plan areas and do not constitute general obligations of the Agency or the City.

D. Basis of Accounting

Basis of accounting refers to the point at which revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

Accrual basis of accounting is used for all activities in the government-wide financial statements and for the proprietary and fiduciary activities in the fund financial statements. Revenues are recognized when earned and expenses are recognized when incurred.

Modified accrual basis of accounting is used by all governmental funds in the fund financial statements. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The government considers property taxes as available if they are collected within 60 days after year-end. The City considers sales and use taxes and gasoline taxes as available when in the hands of the State of Nebraska, the intermediary collecting government. The City normally collects these taxes within 30 days of year-end.

Expenditures are recorded when the related fund liability is incurred. An exception to this general rule is that principal and interest on general obligation debt, if any, is recognized when due.

Budgetary basis of accounting is used by the general fund and all major special revenue funds in the required supplementary information section of the comprehensive annual financial report. Under the budgetary basis of accounting, revenues are recognized when received and expenditures are recognized when paid.

Those revenues susceptible to accrual are taxes, assessments, and intergovernmental revenues. Licenses, fines and permits are not susceptible to accrual because generally they are not measurable until received in cash.

The Agency Fund is custodial in nature and does not involve the measurement of results of operations.

E. Budgets

The budgetary comparison and related disclosures are reported as Required Supplementary Information.

F. Assets, Liabilities and Fund Equity

1. Pooled Investment Account – The City maintains a commingled pool of cash and investments for all funds, except the Community Development Agency. This pool is under the management of the City Treasurer. Each of the applicable City funds reports its undistributed interest in the principal balance of this pooled investment account, which is recorded at cost. Interest income received is allocated to each fund based on its proportionate interest in the pool.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Short-Term Interfund Receivables/Payables – During the course of its operations, the City has numerous transactions between funds to finance operations, provide services, construct assets, and service debt. To the extent that certain transactions between funds have not been paid or received as of September 30, 2017, balances of interfund amounts payable or receivable have been recorded. Any residual balances outstanding between governmental activities and business-type activities are reported in the government-wide financial statements as interfund balances.
3. Advances to Other Funds – Noncurrent portions of long-term interfund loan receivables are reported as advances.
4. Proprietary Fund Types – Contributions of capital assets are treated as revenue and capital assets. Contributions and grants received for operating purposes are included in revenues when earned.
5. Governmental Fund Types – Contributions and grants for both capital and operating purposes are included in revenues when earned.
6. Estimated Unbilled Enterprise Revenue – Within the City’s enterprise fund, an estimated amount has been recorded for services rendered but not yet billed as of the close of the year involved. The receivable was arrived at by taking the cycle billings the City sent the customer in October and November and prorating the amount of days applicable to the current year.
7. Inventories – Purchases of materials and supplies are recorded as expenditures as incurred except for items (e.g. fuel and certain office supplies) held in central storage for the use of several of the City’s funds. Inventories held in central storage are valued at cost, which approximates market, using the first-in/first-out (FIFO) method are recorded as expenditures when consumed rather than when purchased.
8. Restricted Assets - Proceeds from debt and funds set aside for payment of enterprise fund revenue bonds are classified as restricted assets since their use is limited by applicable bond indentures.
9. Property and Equipment – Assets with an initial individual cost of \$5,000 or more are considered capital assets. Property and equipment are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at their acquisition value as of the date received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Infrastructure has been capitalized using historical or estimated cost beginning in 1980 as required by GASB 34. Depreciation on all assets is provided on the straight-line basis over the following estimated lives:

Buildings	40 – 50 Years
Utility Plant	20 – 100 Years
Machinery & Equipment	3 – 25 Years
Infrastructure	30 – 100 Years

10. Accrued Compensated Absences - These amounts represent the unpaid vacation costs and related employee benefits as of the end of the period. All compensated amounts for governmental and proprietary fund types are accrued as liabilities on the government-wide statement for governmental funds and applicable enterprise funds respectively and are not recorded as expenditures of the current reporting period for governmental fund types because they do not represent amounts that are expected to be liquidated with expendable available financial resources. Other long term obligations are recognized as fund liability when amounts are due and payable rather than when amounts are expected to be liquidated with expendable available financial resources. A liability is recognized for

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

that portion of accumulating sickleave benefits in which the employee becomes vested after twenty years of service. The compensated absence liability has been computed based on rates of pay in effect at September 30, 2017. The compensated absence liability attributable to governmental activities will be paid primarily by the General Fund.

11. Long-Term Obligations – Long-term debt is recognized as a liability of a governmental fund when due, or when resources have been accumulated in the debt service fund for payment early in the following year. Other long-term obligations (e.g. compensated absences, claims and judgments, etc.) are recognized as fund liabilities when amounts are due and payable. Bond Anticipation Notes are recognized as fund liabilities prior to the long term financing being issued. The remaining portion of such obligations is reported in the government-wide financial statement. Long-term liabilities expected to be financed from proprietary fund operations are accounted for in the combined utility fund.
12. Net Position/Fund Balances – The government-wide and business-type activities fund financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets- This category groups all capital assets, including Infrastructure, into one component of net position. Accumulated depreciation and outstanding balances of debt that are attributable to the acquisition, construction, or improvement of these assets reduce the balance in this category.

Restricted Net Position- This category represents net position of the City with external restrictions imposed by creditors, grantors, contributors, or laws, or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This category represents net position of the City not restricted for any purpose.

In 2011 the City of Norfolk implemented GASB 54 standards for the classification of fund balances in Governmental fund. The fund balances of governmental funds are defined as follows:

Non-spendable – amounts that cannot be spent either because they are in non-spendable form, such as inventory or prepaid items or because they are legally or contractually required to be maintained intact.

Restricted – amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments.

Committed – amounts that can be used only for specific purposes pursuant to ordinances adopted by formal action of the Mayor and Council. Amendments or modifications of the commitments must also be approved by ordinances adopted by the Mayor and Council.

Assigned – amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes as determined by the City's Finance Officer or his or her designee. Resolution 2011-43 adopted by the Mayor and Council on October 31, 2011 authorizes the City's Finance Officer or his or her designee to determine assigned amounts. General Fund amounts that are encumbered by departments are classified as assigned.

Unassigned – all other amounts remaining after allocation to the non-spendable, restricted, committed and assigned fund balances. These amounts can be used for any purpose. The General Fund is the only fund that reports a positive unassigned fund balance. In governmental funds other than the

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed or assigned to these purposes, it may be necessary to report a negative unassigned fund balance in that fund. When an expenditure is incurred for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When the City incurs an expenditure for an unrestricted amount, committed amounts are reduced first, followed by assigned amounts and then unassigned amounts for purposes in which any of those unrestricted fund balance classifications could be used.

13. Bond Premium/Discounts – Bond premiums/discounts are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method.
14. Property Taxes – Real estate taxes are levied on October 15 of each year and may be paid in two equal installments. These taxes are due December 31. The first and second half of the taxes becomes delinquent on the following May 1 and September 1, respectively. Real estate taxes collected within 60 days after year-end are recognized as revenues in accordance with the revenue recognition policy described in Note 1.D. Real estate taxes become a lien against the property on the levy date. Personal property taxes are levied on October 15 of each year and are due November 1 of each year and may be paid in two equal installments. The first and second half of the taxes become delinquent on December 1 and July 1, respectively. Motor vehicle taxes are due when an application is made for registration of a motor vehicle.
15. Interfund Transactions – Interfund services provided and used are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other transactions, except interfund services provided and used transactions and reimbursements, are reported as transfers.
16. Encumbrances – Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed by the City in its governmental funds; the subsequent year's appropriation provides authority to complete these transactions as expenditures. Encumbrances at year-end do not constitute expenditures or liabilities. See Note 10 for current year encumbrances.

G. Landfill Closure Costs

The City is not currently responsible for any landfill closure or post-closure care costs.

H. Statement of Cash Flows

As described in Note 2.A., the City maintains a cash and investment pool for all funds except the Community Development Agency. The funds use their equity in the pooled investment account as a demand deposit account and, for purposes of the statements of cash flows, the interest in the pooled investment account is considered cash. Restricted cash consists of equity in the pooled investment account that is also considered cash for the Statement of Cash Flows.

I. Recent Accounting Pronouncements:

Adoption of New Accounting Pronouncements

During the year, the City adopted GASB Statement No. 74 *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. This Statement improves the usefulness of information about postemployment benefits other than pensions. The City adopted GASB Statement No. 77 *Tax Abatement Disclosures*. This Statement requires disclosures describing any tax abatements, the

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

dollar amount of taxes abated, and commitments made by the government as part of the tax abatement agreement. The City adopted GASB Statement No. 78 *Pensions Provided through Certain Multiple-Employer Defined Benefit Plans*. The primary objective of this Statement is to address a practice issue regarding the scope and applicability of Statement No. 68 *Accounting and Financial Reporting for Pensions*. The City adopted GASB Statement No. 80 *Blending Requirements for Certain Component Units-an amendment of GASB Statement No. 14*. This Statement clarifies the financial statement presentation requirements for certain component units. The City also adopted GASB Statement No. 82 *Pension Issues-an amendment of GASB Statement No. 67, No. 68 and No. 73*. This Statement addresses the presentation of payroll-related measures, the selection of assumptions, and the classification of payments made by employers to satisfy employee contribution requirements. The adoption of these standards did not have a significant impact on the financial statements. See Note 14 for information about tax abatements that impact the City.

New Accounting Pronouncements Not Yet Adopted

In June 2015, GASB issued Statement No. 75 *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This Statement improves accounting and financial reporting for postemployment benefits other than pensions. In March 2016, GASB issued Statement No. 81 *Irrevocable Split-Interest Agreements*. This Statement improves accounting and financial reporting for irrevocable split-interest agreements by providing recognition and measurement guidance for situations in which a government is a beneficiary of the agreement. In March 2017, GASB issued Statement No. 85 *Omnibus 2017*. The objective of this Statement is to address practice issues that have been identified during implementation and application of certain GASB Statements, such as blending component units, goodwill, fair value measurement and application, and postemployment benefits. In May 2017, GASB issued Statement No. 86 *Certain Debt Extinguishment Issues*. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources are placed in an irrevocable trust for the purpose of extinguishing debt. These Statements are effective for the City's year ending September 30, 2018.

NOTE 2 - CASH AND EQUITY IN POOLED INVESTMENT ACCOUNT

A. Cash and Pooled Investments:

At September 30, 2017, the City's cash and pooled investments consisted of the following:

Cash, principally in interest bearing accounts (at cost)	\$ 6,724,881
Money Market Account (at cost)	4,581,177
Certificates of Deposit (Cost = Fair Value)	25,500,000
United States Treasury (Cost, which approximates Fair Value)	1,998,483
	<u>\$ 38,804,541</u>

The City maintains a cash and investment pool for all funds, except the Community Development Agency. This pool is under management of the City Treasurer. Each of the applicable City funds reports its undistributed interest in the pooled investment account. A separate bank account is used to track program income in the Community Development Block Grant Fund. Statutes authorize the City to invest City funds in direct obligations of the U.S. Government, selected Federal Agency securities, certain state and local obligations of the State of Nebraska, collateralized bank certificates of deposit and certain other high-grade investments. City policy is to limit these investments to U.S. Treasury obligations and fully collateralized bank certificates of deposit with maximum maturities of approximately one year. At September 30, 2017 and throughout the year, the City's bank deposits,

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 2 - CASH AND EQUITY IN POOLED INVESTMENT ACCOUNT (CONTINUED)

including certificates of deposit, were entirely covered by federal deposit insurance or by collateral held in joint custody in the City's name at third party banks acting as the City's agent (in most cases Federal Reserve Banks). The City's agent in the City's name held U.S. Treasury obligations in sufficient amounts to fully collateralize the city's interest bearing accounts and collateralized certificates of deposits.

At September 30, 2017, the City had the following US Treasury Obligations:

<u>US Treasury Obligations:</u>	<u>Maturity</u>	<u>Cost</u>
US Treasury Note	3/31/2018	\$ 1,998,483

B. Investments Managed by Trustee:

An insurance company administers the City's Pension Trust Funds. For investment purposes, certain pension assets are pooled with the general assets of the insurance company and invested in guaranteed insurance accounts.

Under this arrangement, the insurance company guarantees the City a minimum rate of return. If the rate of return on the general assets of the insurance company exceeds the guaranteed rate of return, the City's investments are credited with the actual rate of return. These guaranteed insurance contracts are not marketable. Any withdrawals from these accounts are at cost plus accumulated earnings and these insurance contracts are valued on that basis. At September 30, 2017, \$14,885,657 was held in these guaranteed insurance contracts. The other pension assets are invested in open-ended mutual funds, which are stated at fair value, and, at September 30, 2017, amounted to \$31,695,948.

C. Restricted Assets:

The following schedule details the restricted assets at September 30, 2017:

	Enterprise Fund
Pursuant to revenue bond ordinances:	
Bond reserve account	\$ 491,983
Revenue bond account	257,716
Operation and maintenance account	439,000
	1,188,699
 Pursuant to grant agreements:	
Improvement and extension account	699,957
	\$ 1,888,656

Restricted cash is recorded at cost, which approximates fair value, and consists of equity in the pooled investment account in the form of interest bearing accounts held by the City's agent in the City's name.

Interest Rate Risk: The City's investment policy for operating funds is limited to certificates of deposit with a maturity of 1 year or less.

Concentration of Credit Risk: The City's investment policy places no limits on the amounts that may be invested in any one issuer.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 3 – RECEIVABLES

Receivables at September 30, 2017, are net of allowance for uncollectable. The allowance for uncollectable in the General Fund was \$281,000 at September 30, 2017.

NOTE 4 – INTERFUND RECEIVABLES AND PAYABLES

As of September 30, 2017, there were no short-term interfund borrowings.

As of September 30, 2017, there were no long-term advances.

NOTE 5 - CAPITAL ASSETS

A summary of changes in capital assets is as follows:

	Balance October 1, 2016	Additions	Deletions	Balance September 30, 2017
Governmental Activities:				
Capital assets not being depreciated:				
Land	\$ 8,204,013	\$ 677,396	\$ -	\$ 8,881,409
Construction in Progress	4,562,297	9,463,084	2,108,207	11,917,174
Total capital assets not being depreciated	<u>12,766,310</u>	<u>10,140,480</u>	<u>2,108,207</u>	<u>20,798,583</u>
Capital assets being depreciated:				
Buildings and improvements	22,734,984	424,950	-	23,159,934
Equipment, furniture and fixtures	12,485,242	758,824	297,053	12,947,013
Infrastructure	51,698,877	357,457	-	52,056,334
Total capital assets being depreciated	<u>86,919,103</u>	<u>1,541,231</u>	<u>297,053</u>	<u>88,163,281</u>
Less: Accumulated Depreciation for:				
Buildings and improvements	7,507,955	774,555	-	8,282,510
Equipment, furniture and fixtures	7,677,583	768,958	273,719	8,172,822
Infrastructure	23,639,727	1,785,454	-	25,425,181
Total accumulated depreciation	<u>38,825,265</u>	<u>3,328,967</u>	<u>273,719</u>	<u>41,880,513</u>
Total capital assets being depreciated, net	<u>48,093,838</u>	<u>(1,787,736)</u>	<u>23,334</u>	<u>46,282,768</u>
Governmental activities capital assets, net	<u>\$ 60,860,148</u>	<u>\$ 8,352,744</u>	<u>\$ 2,131,541</u>	<u>\$ 67,081,351</u>

Construction in progress at September 30, 2017 for the governmental activities consisted of costs associated with Bridge Projects, Street Improvements, Trail Projects, Library Renovations, Radio Replacement, Paving Districts and Embrace Park Improvements.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 5 - CAPITAL ASSETS (CONTINUED)

	Balance October 1, 2016	Additions	Deletions	Balance September 30, 2017
Business-Type Activities:				
Capital assets not being depreciated:				
Land	\$ 3,166,864	\$ -	\$ -	\$ 3,166,864
Construction in Progress	2,314,085	2,639,705	1,844,778	3,109,012
Total capital assets not being depreciated	<u>5,480,949</u>	<u>2,639,705</u>	<u>1,844,778</u>	<u>6,275,876</u>
Capital assets being depreciated:				
Buildings and improvements	26,318,518	525,513	228,851	26,615,180
Equipment, furniture and fixtures	33,195,747	677,429	37,308	33,835,868
Infrastructure	6,681,457	2,050,089	-	8,731,546
Total capital assets being depreciated	<u>66,195,722</u>	<u>3,253,031</u>	<u>266,159</u>	<u>69,182,594</u>
Less: Accumulated Depreciation for:				
Buildings and improvements	19,242,645	549,746	227,703	19,564,688
Equipment, furniture and fixtures	5,709,157	451,084	22,149	6,138,092
Infrastructure	2,625,785	398,528	-	3,024,313
Total accumulated depreciation	<u>27,577,587</u>	<u>1,399,358</u>	<u>249,852</u>	<u>28,727,093</u>
Total capital assets being depreciated, net	<u>38,618,135</u>	<u>1,853,673</u>	<u>16,307</u>	<u>40,455,501</u>
Business-type activities capital assets, net	<u>\$ 44,099,084</u>	<u>\$ 4,493,378</u>	<u>\$ 1,861,085</u>	<u>\$ 46,731,377</u>

Construction in progress at September 30, 2017 consisted of costs associated with the Communication Tower, Northeast Industrial 20" Water Main, Southwest Sanitary Sewer Line, Hwy 275 Lift Station upgrade and US Hwy 81 Sewer Service Extension.

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	
General Government	\$ 142,032
Public Safety	545,141
Public Works	1,683,319
Parks, Recreation and Public Property	895,732
Public Library	60,066
Community Improvement and Development	2,677
Total depreciation expense - governmental activities	<u>\$ 3,328,967</u>
Business-Type Activities:	
Solid Waste Management	\$ 130,325
Water	600,547
Sewer	668,486
Total depreciation expense - business-type activities	<u>\$ 1,399,358</u>

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 5 - CAPITAL ASSETS (CONTINUED)

Reconciliation of Invested in Capital Assets:

	Governmental Activities	Business-Type Activities
Land	\$ 8,881,409	\$ 3,166,864
Construction in Progress	11,917,174	3,109,012
Capital Assets (Net of Accumulated Depreciation)	46,282,768	40,455,501
Deferred Refunding on Early Retirement of Debt	26,123	-
Less: General Obligation Bonds Payable	13,216,376	-
Various Purpose Bonds Payable	905,000	-
Bond Anticipation Notes	2,250,000	-
Revenue Bonds Payable	-	5,700,000
	<u>\$ 50,736,098</u>	<u>\$ 41,031,377</u>

NOTE 6 - BONDS PAYABLE AND OTHER LONG-TERM OBLIGATIONS

Changes in bonds payable and other long-term obligations for the period ended September 30, 2017 were as follows:

	Balance October 1, 2016	Additions	Retirements	Balance September 30, 2017	Due Within One Year
Governmental Activities:					
General obligation bonds (excluding special assessment bonds) .89% to 3.80%, Various maturities through 2031	\$16,545,000	\$1,520,000	\$3,715,000	\$14,350,000	\$ 1,910,000
Bond Issuance Premium/Discount	367,454	-	111,078	256,376	-
Total General Obligation Bonds	16,912,454	1,520,000	3,826,078	14,606,376	1,910,000
Special assessment bonds, with City commitment, .89% to 2.20%, various maturities through 2026	1,150,000	-	245,000	905,000	245,000
Bond Anticipation Notes .94% maturity on November 1, 2017	2,250,000	-	-	2,250,000	2,250,000
Accrued compensated absences	2,007,741	870,186	912,591	1,965,336	929,629
Total Governmental Activities	\$22,320,195	\$2,390,186	\$4,983,669	\$19,726,712	\$ 5,334,629

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 6 - BONDS PAYABLE AND OTHER LONG-TERM OBLIGATIONS (CONTINUED)

Business Type Activities:	Balance October 1, 2016	Additions	Retirements	Balance September 30, 2017	Due Within One Year
Revenue Bonds, 1.05% to 4.05%, various maturities through 2033	\$ 6,595,000	\$ -	\$ 895,000	\$ 5,700,000	\$ 290,000
Accrued Compensated absences	324,951	152,014	140,213	336,752	145,127
Total Business Type Activities	\$ 6,919,951	\$ 152,014	\$ 1,035,213	\$ 6,036,752	\$ 435,127
Grand Total	\$29,240,146	\$2,542,200	\$ 6,018,882	\$25,763,464	\$ 5,769,756

Annual debt service requirements as of September 30, 2017 for general obligation and enterprise fund debt, is as follows:

Fiscal Year Ending	Governmental Activities				Business Type Activities	
	General Obligation Debt		Various Purpose Bonds		Enterprise Fund	
	Principal	Interest	Principal	Interest	Principal	Interest
2018	\$ 1,910,000	\$ 347,115	\$ 245,000	\$ 13,552	\$ 290,000	\$ 159,034
2019	1,880,000	297,413	245,000	10,775	290,000	155,034
2020	1,895,000	244,063	85,000	7,254	300,000	150,216
2021	1,910,000	188,661	85,000	5,955	305,000	144,421
2022	1,650,000	136,481	90,000	4,479	310,000	137,730
2023	1,660,000	102,744	35,000	2,765	320,000	130,244
2024	1,720,000	68,408	40,000	2,208	330,000	121,903
2025	245,000	47,820	40,000	1,532	340,000	112,624
2026	255,000	41,573	40,000	796	340,000	102,611
2027	260,000	34,783	-	-	355,000	91,911
2028	265,000	27,452	-	-	365,000	80,430
2029	280,000	19,565	-	-	380,000	68,173
2030	260,000	11,464	-	-	390,000	55,115
2031	160,000	5,084	-	-	400,000	41,313
2032	-	-	-	-	565,000	24,251
2033	-	-	-	-	420,000	7,140
	\$ 14,350,000	\$ 1,572,626	\$ 905,000	\$ 49,316	\$ 5,700,000	\$ 1,582,150

Bond Anticipation notes interest payment in 2018 will be \$10,575 and the principal payment will be \$2,250,000.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 6 - BONDS PAYABLE AND OTHER LONG-TERM OBLIGATIONS (CONTINUED)

General obligation bonds and other general long-term obligations represent indebtedness secured by the full faith and credit of the City. Special assessment bonds represent indebtedness supported by the full faith and credit of the City and are payable from the collection of special assessment receivables. The City has no legal debt limit; therefore, a computation of the legal debt margin is not required.

Revenue bonds are the obligation of the Enterprise Fund and are payable solely from the revenues of that fund. The City has pledged future utility customer revenues to repay \$5.7 million in various Water and Sewer bonds issued in December 2011 and December 2012. The bonds are paid solely from utility revenues and are payable through 2033. Annual principal and interest payments on the bonds are expected to require less than 5% of gross revenues. The total principal and interest remaining to be paid on the bonds is \$7,282,150. Principal and interest for the current year and total customer net revenues were \$1,062,893 and \$3,657,139, respectively.

On November 2, 2010 the voters of City of Norfolk approved the issuance of \$16.4 million general obligation bonds to fund baseball, football, and swimming improvements at Veterans Memorial Park and Ta-ha-zouka Park. To pay debt service on the bonds, the Council passed an ordinance to enact a 2% occupation tax on prepared food and beverages and a 4% occupation tax on lodging effective February 1, 2011. On January 12, 2016 the City called the above bonds, and paid off the bonds with the longest maturity with \$2 million of accumulated occupation tax revenues and issued \$9,420,000 of refunding bonds. The total principal and interest remaining to be paid on the bonds is \$10,314,838. Principal and interest paid for the current year and total occupation tax revenues were \$1,582,375 and \$1,844,651 respectively.

The City of Norfolk Facilities Corporation (NFC) issued \$1,900,000 of building bonds on September 30, 2011 to purchase a building to be used as the City administration office. The City has entered into a Lease Purchase Agreement with the NFC. The terms of the agreement require the City to make lease payments to the NFC in an amount equal to debt service on the bonds until September 15, 2031, the date of final maturity of the bonds. Upon final payment of all lease-purchase obligations the building will be conveyed to the City. On January 10, 2017 the City of Norfolk called the above bonds and issued \$1,520,000 of refunding bonds. The refunding bonds have a maturity of September 15, 2031 and interest rates ranging from 1.19% to 3.24%, whereas the Series 2011 Bonds had interest rates ranging from 1.95% to 4.25%. This reduces debt service payments by \$141,714 over the next 15 years and the City obtains an economic gain of \$115,380. Principal and interest paid for the current year is \$1,631,652, which includes \$1,510,000 of principal paid during the refunding.

The City of Norfolk issued \$2,365,000 of economic development bonds on June 4, 2014 to provide funding for construction of a natural gas pipeline to Norfolk from the east, connecting to the Northern Natural Gas interstate near Bancroft. The bonds will be paid from property tax collected from the City's LB 840 economic development program approved by Norfolk's citizens at the May 2010 primary election. The total principal and interest remaining to be paid on the bonds is \$1,511,380. Principal and interest for the current year and property tax revenue were \$382,590 and \$384,679 respectively.

On July 17, 2015 the City issued \$2,250,000 special assessment bond anticipation note with a maturity of November 1, 2017 and an interest rate of .94%. This bond anticipation note was to pay for improvements for Sewer District #247.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 7 – TRANSFERS

The following is a summary of transfers between funds:

	Transfers out:				Total
	Governmental Funds		Proprietary Funds		
	General	CHAF	Nonmajor Governmental	Sewer	
Transfers in:					
General	\$ -	\$ 460,000	\$ 225,043	\$ -	\$ 685,043
Debt Service	121,652	-	-	-	121,652
Capital Construction	3,735,134	-	-	12,500	3,747,634
Nonmajor Governmental	200,652	-	-	-	200,652
Total	\$ 4,057,438	\$ 460,000	\$ 225,043	\$ 12,500	\$ 4,754,981

Transfers are used to:

1. Move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them.

2. To use sales tax revenues collected in the general fund for property tax relief in the debt service fund as well as to fund capital construction.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 8 – NET POSITION/FUND BALANCES

The following schedule reflects all Fund Balances as presented in the Fund Level Statements:

	General	City Highway Allocation	Community Development Block Grant	Debt Service	Capital Construction	Special Assessments	Other Governmental Funds	Total
Nonspendable:								
Fuel Inventory	\$ 12,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,244
Prepaid Items	22,491	-	-	-	-	-	17,950	40,441
Restricted For:								
Road Projects	-	2,922,144	-	-	-	-	-	2,922,144
Storm Water	-	-	-	-	-	-	98,964	98,964
Vehicle Parking	-	-	-	-	-	-	60,684	60,684
Hazardous Materials	29,970	-	-	-	-	-	-	29,970
W W II Memorial	6,154	-	-	-	-	-	-	6,154
Library Renovations	444,361	-	-	-	2,518,564	-	-	2,962,925
Grant Programs	-	-	895,238	-	-	-	266,276	1,161,514
911 Operations	-	-	-	-	-	-	345,796	345,796
Recreation Projects	-	-	-	-	43,430	-	-	43,430
Drug Enforcement	-	-	-	-	-	-	195,250	195,250
Community Betterment	-	-	-	-	137,970	-	1,144,086	1,282,056
Debt Service	-	-	-	2,683,448	-	-	-	2,683,448
Committed For:								
2010 & 2016 Bond Debt Service	-	-	-	1,810,263	-	-	-	1,810,263
Assigned to:								
Public Improvements	13,770	-	-	-	-	-	-	13,770
Capital Improvements	-	-	-	-	628,302	-	-	628,302
Community Betterment	-	-	-	-	1,534,748	-	-	1,534,748
Council Priority Projects	-	-	-	-	476,456	-	-	476,456
Unassigned:	8,287,694	-	-	-	-	(1,898,527)	-	6,389,167
Total	\$ 8,816,684	\$ 2,922,144	\$ 895,238	\$ 4,493,711	\$ 5,339,470	\$ (1,898,527)	\$ 2,129,006	\$ 22,697,726

NOTE 9 - EMPLOYEE PENSION PLANS

The City has three single-employer retirement systems covering City employees. The City and covered employees make contributions to these retirement plans. Employees are allowed to invest their participant account balances in certain stock and/or bond mutual funds as well as guaranteed insurance accounts. Participants in the Civilian Employee Retirement System can direct their entire account balance to mutual funds. Participants in the Police and Firemen's Retirement Systems can only direct a portion of their accounts into these funds. Nonemployee directed investments are directed by the City Council, whose policy is to direct them to guaranteed insurance accounts. All of these funds are invested through Ameritas Life Insurance Corporation. All investments are valued at market or contract value as more fully discussed in note 2. B. to these statements. Forfeitures of non-vested employer contributions are used to pay for administrative costs. If forfeitures are insufficient, costs are financed through investment earnings. The financial statements are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are withheld from pay and due to the plan. Employer contributions to each plan are recognized when due. Benefits and refunds are recognized when due and payable in

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 9 – EMPLOYEE PENSION PLANS (CONTINUED)

accordance with the terms of each plan. Publicly issued financial reports are not available for any of the pension plans nor are they included in the report of a public employee retirement system or another government.

The Firemen’s Retirement System has minimum benefit guarantees for participants employed prior to January 1, 1984. With only 1 active plan member and 7 inactive members employed prior to January 1, 1984, it would be misleading to report the entire plan as a defined benefit plan. Therefore, the portion of the plan for members employed prior to January 1, 1984 having minimum benefit guarantees is reported as a defined benefit plan and the portion for members employed on or after January 1, 1984 is reported as a defined contribution plan.

Defined Contribution Pension Plans

The City of Norfolk’s Civilian Employee Retirement System is a defined contribution plan, which covers substantially all regular employees working greater than 1,000 hours per year. Plan provisions, including contribution requirements, are established and amended by City ordinances. Participation in this plan is voluntary and employees may contribute a percentage of total compensation up to the IRS allowed maximum. The City contributes an amount up to 7% of the employee’s compensation, pursuant to plan provisions as established by City ordinance. Employee contributions totaled \$808,106, and the City recognized pension expense of \$510,346.

The Police Retirement System, a single employer defined contribution plan, covers all regular uniformed employees of the Norfolk Police Division, as required by State statutes and City ordinances. State statutes require police officers contribute 7% of compensation to the plan. The City matches employee contributions, up to 7% of compensation. Employee contributions totaled \$174,955, and the City recognized pension expense of \$174,955.

The Firemen’s Retirement System covers all regular uniformed employees of the Norfolk Fire Division, as required by State statutes and City ordinances. The Firemen’s Retirement Plan was changed, effective January 1, 1984, from a single employer defined benefit plan to a single employer defined contribution plan in which the City contributes twice the employees’ contribution, which is 6 1/2% of base pay. Employee contributions totaled \$115,333, and the City recognized pension expense of \$230,665.

Employees are fully vested in the amounts they contribute to the plan, together with the related earnings. Participants become fully vested in employer contributions and related earnings after seven years of service. Nonvested City contributions are forfeited upon termination of employment. Such forfeitures can be used to pay the pension plan’s administrative expenses. No forfeitures were used during the current year to reduce the City’s pension expense. Current membership is comprised of the following:

	<u>Civilian</u>	<u>Police</u>	<u>Fire</u>
Vested inactive plan members	41	18	5
Active plan members:			
Non-vested	10	4	8
Partially vested	23	6	5
Fully vested	<u>100</u>	<u>29</u>	<u>21</u>
Total membership	<u><u>174</u></u>	<u><u>57</u></u>	<u><u>39</u></u>

NOTE 9 – EMPLOYEE PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan

For participants in the Firemen’s Retirement System employed prior to January 1, 1984, retirement benefits shall not be less than 50% of final earnings, as defined. Because of the minimum benefit guarantees for participants employed prior to January 1, 1984, this portion of the Firemen’s Retirement System is reported as a defined benefit plan.

Participants are fully vested in the amounts they contribute to the plan, together with the related earnings. Participants become fully vested in employer contributions and related earnings after seven years of service. Current membership is comprised of the following:

Active plan members:	
Fully vested	1
Inactive plan members or beneficiaries currently receiving benefits	5
Inactive plan members entitled to but not yet receiving benefits	<u>2</u>
Total active and inactive participants	<u><u>8</u></u>

State statutes require a retirement committee be established for the Firemen’s Retirement System to supervise the general operations of the Retirement System. The committee consists of six members, of which four members are selected by paid firefighters and two members are designated by the City Council. The City Council has designated the Human Resource Director and Finance Officer as ex-officio members. The retirement committee is responsible for establishing and amending investment policies related to investment options offered to employees in the plan.

Net pension liability was measured as of September 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The actuarial value of assets is market or contract value as more fully discussed in note 2. B. to these statements. The City uses the entry age actuarial method for reporting and disclosure purposes. Any actuarial gains or losses are amortized, as a level percentage of projected payroll, over the future working careers of covered participants using closed amortization periods. The City annually contributes actuarially determined amounts in addition to the matching contributions. Significant actuarial assumptions include a 6% return on plan assets and 4% annual salary increases, 3% of which is assumed to be due to inflation and 1% assumed to be due to merit pay increases. Mortality rates are based on the 1994 Group Annuity Mortality-Static Table.

The long-term expected rate of return on pension plan investments is determined using a method in which best-estimate ranges of expected future rates of return are developed for each major asset class based on past performance. These ranges are combined to produce the long-term expected rate of return by weighting the expected future rates of return by the asset allocation percentage.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 9 – EMPLOYEE PENSION PLANS (CONTINUED)

Expected real rates of return are determined by subtracting expected inflation from expected rates of return. Expected real rates of return for each major asset class and asset allocation as of September 30, 2017 are as summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Guaranteed Investment Account	63%	2.65%
Domestic equity	21%	6.05%
International equity	2%	(0.40%)
Fixed income	1%	6.13%
Real estate	2%	4.32%
Balance funds	8%	5.33%
Target date funds	3%	3.98%

The discount rate used to measure the total pension liability was 6%. The projection of cash flows used to determine the discount rate assumes the plan members and the City make contributions as detailed earlier in this section and the City makes any actuarial required contributions. Based on those assumptions, the Firemen's Retirement System net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. There was no change in the discount rate from the prior year.

For the year ended September 30, 2017, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 7.32%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Changes in the net pension liability are as follows:

	<u>Total Pension Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net Pension Liability</u>
Balances at 10/1/16	\$ 3,312,932	\$ 3,283,683	\$ 29,249
Changes for the year:			
Service cost	57,038		57,038
Interest	201,041		201,041
Differences between expected and actual experience	(39,200)		(39,200)
Contributions-employer		39,284	(39,284)
Contributions-employee		5,018	(5,018)
Net investment income		187,177	(187,177)
Benefit payments, including refunds of employee contributions	(989,167)	(989,167)	-
Administrative expense		(101)	101
Net changes	<u>(770,288)</u>	<u>(757,789)</u>	<u>(12,499)</u>
Balances at 9/30/17	<u>\$ 2,542,644</u>	<u>\$ 2,525,894</u>	<u>\$ 16,750</u>

Plan fiduciary net position as a percentage of the total pension liability 99%

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 9 – EMPLOYEE PENSION PLANS (CONTINUED)

The following represents the net pension liability of the City, calculated using the discount rate of 6%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5%) or 1-percentage-point higher (7%) than the current rate:

	<u>1% Decrease (5%)</u>	<u>Current Discount Rate (6%)</u>	<u>1% Increase (7%)</u>
City's net pension liability (asset)	\$55,945	\$16,750	(\$17,615)

For the current year, the City recognized pension expense of \$20,861. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>
Net difference between projected and actual earnings on pension plan investments	\$ 25,667

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:	
2018	\$ 8,605
2019	8,605
2020	5,685
2021	2,773

Multiyear trend information of the Firemen's Retirement System is presented as Required Supplementary Information following the Notes to the Financial Statements.

NOTE 10 - COMMITMENTS AND CONTINGENCIES

The City has received financial assistance from federal, state and local governmental agencies in the form of grants. The disbursements of funds received under these programs generally require compliance with terms and conditions specified in the grant agreements and the Single Audit Act, and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the General Fund or other applicable funds, however, such disallowed claims, if any, are not expected to have a materially adverse effect on the City's financial position at September 30, 2017.

The city has entered into various contracts for street and other capital improvements. The remaining commitment under these contracts is \$8,674,723. \$102,618 will be paid from the General Fund, \$2,857,924 will be paid from the City Highway Allocation Fund, \$19,595 will be paid from Community Development Block Grant Fund, \$49,516 will be paid from Storm Water Management Fund, and \$5,645,070 will be paid from Capital Construction Fund. The City also entered into various contracts for Enterprise Fund Improvement Projects. The remaining commitment under these contracts is approximately \$1,972,462. \$161,388 will be paid by the Water Division and \$1,811,074 will be paid by the Sewer Division.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 10 - COMMITMENTS AND CONTINGENCIES (CONTINUED)

In May 2011 the City entered into a Loan Agreement with the Norfolk Housing Agency (the Agency) in conjunction with the Agency issuing \$675,000 of Revenue and Refunding Bonds to refund existing debt and pay costs of improvements on the Kensington building. The debt is expected to be paid with revenues of the Agency; however, the City has agreed to lend to the Agency a sum of up to \$1,092,000 if the Agency's revenues are insufficient to pay principal and interest on the bonds. The maximum amount the Agency can draw in any fiscal year is \$53,850. Any amounts drawn by the Agency are due on September 30, 2031, the date of final maturity of the bonds.

As discussed in Note 1 encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. At year end the amount of encumbrances expected to be honored upon performance by the vendor in the next year were as follows:

General Fund	\$13,770
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NOTE 11 - INDIVIDUAL FUND DISCLOSURES

Certain information concerning individual funds is as follows:

- A.** The following fund had a deficit balance as of September 30, 2017:

Capital Project Fund	Special Assessment	(\$1,898,527)
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- B.** The City maintains the following insurance coverage on the water and sewage treatment and solid waste facilities of the Enterprise Fund:

Fire and extended coverage with a \$25,000 deductible on various water and sewage treatment and solid waste facilities. Scheduled values for related buildings and contents were \$61,762,788.

The City carries a blanket limit of 103.1 million.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 11 - INDIVIDUAL FUND DISCLOSURES (CONTINUED)

The City provides water, sewer, and solid waste management services (transfer station) through the Enterprise Fund. These services are financed through user charges. Segment information for the Enterprise Fund is as follows:

CONDENSED STATEMENT OF NET POSITION

	Water Division	Sewer Division	Solid Waste Management Division	Totals
Assets:				
Current assets	\$ 5,685,582	\$ 3,815,999	\$ 988,156	\$ 10,489,737
Restricted assets	195,007	1,356,620	-	1,551,627
Capital assets	25,993,892	19,465,127	1,272,358	46,731,377
Total assets	<u>31,874,481</u>	<u>24,637,746</u>	<u>2,260,514</u>	<u>58,772,741</u>
Liabilities:				
Current liabilities	165,114	1,031,065	126,598	1,322,777
Noncurrent liabilities	346,317	5,304,145	44,763	5,695,225
Total liabilities	<u>511,431</u>	<u>6,335,210</u>	<u>171,361</u>	<u>7,018,002</u>
Net Position				
Net Investment in Capital Assets	25,699,142	14,059,877	1,272,358	41,031,377
Restricted	210,757	1,630,870	-	1,841,627
Unrestricted	5,453,151	2,611,789	816,795	8,881,735
Total Net Position	<u>\$ 31,363,050</u>	<u>\$ 18,302,536</u>	<u>\$ 2,089,153</u>	<u>\$ 51,754,739</u>

CONDENSED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

	Water Division	Sewer Division	Solid Waste Management Division	Totals
Operating revenues	\$ 3,054,267	\$ 4,349,650	\$ 1,995,400	\$ 9,399,317
Depreciation and amortization	600,547	580,312	116,806	1,297,665
Other operating expenses	1,660,668	2,432,365	1,713,563	5,806,596
Operating Income	<u>793,052</u>	<u>1,336,973</u>	<u>165,031</u>	<u>2,295,056</u>
Nonoperating revenues (expenses):				
Interest on bonds and other debt	(7,949)	(155,834)	-	(163,783)
Interest income	28,933	32,617	2,868	64,418
Gain (Loss) on disposal of capital assets	(979)	4,691	-	3,712
Interfund transfers out	-	(12,500)	-	(12,500)
Contributions	472,797	-	-	472,797
Change in net position	<u>1,285,854</u>	<u>1,205,947</u>	<u>167,899</u>	<u>2,659,700</u>
Beginning net position	30,077,196	17,096,589	1,921,254	49,095,039
Ending net position	<u>\$ 31,363,050</u>	<u>\$ 18,302,536</u>	<u>\$ 2,089,153</u>	<u>\$ 51,754,739</u>

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 11 - INDIVIDUAL FUND DISCLOSURES (CONTINUED)

CONDENSED STATEMENT OF CASH FLOWS

	Water Division	Sewer Division	Solid Waste Management Division	Totals
Net cash provided (used) by:				
Operating activities	\$ 1,227,392	\$ 1,975,244	\$ 288,688	\$ 3,491,324
Capital and related financing activities	(589,166)	(3,785,743)	(63,577)	(4,438,486)
Investing activities	21,455	24,592	1,567	47,614
Net increase (decrease)	659,681	(1,785,907)	226,678	(899,548)
Beginning cash and cash equivalents	4,377,779	6,233,004	537,220	11,148,003
Ending cash and cash equivalents	<u>\$ 5,037,460</u>	<u>\$ 4,447,097</u>	<u>\$ 763,898</u>	<u>\$ 10,248,455</u>

Individual Fund Information for the Employee Retirement Funds follows:

	Firemen's Defined Contribution Retirement Fund	Firemen's Defined Benefit Retirement Fund	Police Retirement Fund	Civilian Retirement Fund	Total
ASSETS:					
Guaranteed Insurance Contracts	\$ 828,907	\$ 1,583,726	\$ 2,505,233	\$ 9,967,791	\$ 14,885,657
Open Ended Mutual Funds	5,438,157	942,168	7,192,360	18,123,263	31,695,948
Total Assets	<u>6,267,064</u>	<u>2,525,894</u>	<u>9,697,593</u>	<u>28,091,054</u>	<u>46,581,605</u>
NET POSITION:					
Held in Trust for Pension Benefits	6,267,064	2,525,894	9,697,593	28,091,054	46,581,605
Total Net Position	<u>\$ 6,267,064</u>	<u>\$ 2,525,894</u>	<u>\$ 9,697,593</u>	<u>\$ 28,091,054</u>	<u>\$ 46,581,605</u>

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 11 - INDIVIDUAL FUND DISCLOSURES (CONTINUED)

	Firemen's Defined Contribution Retirement Fund	Firemen's Defined Benefit Retirement Fund	Police Retirement Fund	Civilian Retirement Fund	Total
ADDITIONS					
Contributions:					
Employer	\$ 230,665	\$ 39,284	\$ 174,955	\$ 510,346	\$ 955,250
Employee	115,333	5,018	174,955	808,106	1,103,412
Total Contributions	345,998	44,302	349,910	1,318,452	2,058,662
Investment Income:					
Interest, Dividends and Market					
Gains	781,104	187,177	1,005,518	2,723,018	4,696,817
Total Additions	1,127,102	231,479	1,355,428	4,041,470	6,755,479
DEDUCTIONS					
Pension Benefits	10,000	47,635	14,400	619,824	691,859
Administration	1,270	101	877	2,312	4,560
Contribution Refunds	312,140	941,532	109,530	497,588	1,860,790
Total Deductions	323,410	989,268	124,807	1,119,724	2,557,209
Change in Net Position	803,692	(757,789)	1,230,621	2,921,746	4,198,270
Net Position-Beginning of Period	5,463,372	3,283,683	8,466,972	25,169,308	42,383,335
Net Position-End of Period	\$ 6,267,064	\$ 2,525,894	\$ 9,697,593	\$ 28,091,054	\$ 46,581,605

NOTE 12 - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; natural disasters; and group health and dental claims. Through an interlocal agreement, the City participates in the League Association of Risk Management (LARM), a public entity risk pool formed under the Intergovernmental Risk Management Act, *Neb. Rev. Stat. Sections 44-4301 et seq*, to cover the risk of loss except for health and dental coverage, which is partially self-insured. The City pays an annual premium contribution to LARM for its insurance coverage membership in the insurance pool. LARM purchases reinsurance through commercial companies for claims in excess of \$350,000 in the annual aggregate for property, or in excess of \$300,000 per single loss for liability. Workers Compensation reinsurance covers claims in excess of \$750,000 for a single loss or an annual aggregate losses of \$5 million. The retentions meet the actuarially determined requirements of reducing the risk of assessments over premiums. The policy period is October 1, 2016 to September 30, 2017. The terms of coverage did not change substantially in the current fiscal year from the prior fiscal year and settled claims have not exceeded this coverage in any of the past three fiscal years. Group health and dental coverage provided by the City is accounted for in the Internal Service Fund, which is used to accumulate resources to fund claims under the City's self-insured health and dental plans. City contributions to fund this coverage are reported by the

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 12 - RISK MANAGEMENT (CONTINUED)

respective funds as expenditures and shown as revenue in the Internal Service Fund. The employees' share is also shown as revenue in the internal service fund. The City purchases reinsurance to protect against large losses. This reinsurance pays for individual claims in excess of \$50,000 and limits City payments for claims during the year to a maximum of \$998,999. The September 30, 2017 claims liability of \$884,254 is included in accounts and contracts payable for the Internal Service Fund. This claims liability is based on the requirements of Governmental Accounting Standards Board Statement No. 10 which requires that the liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of financial statements and the amount of loss can be reasonably estimated. This claims liability includes accruals for claims incurred but not paid and claims incurred but not reported. Changes in the claims liability amount for the year ending September 30, 2017 and the year ending September 30, 2016 are:

	<u>Beginning</u>	<u>Claims & Changes in Estimates</u>	<u>Claim Payments</u>	<u>Ending</u>
2016	\$538,252	\$2,047,124	\$2,351,584	\$233,792
2017	\$233,792	\$3,074,867	\$2,424,405	\$884,254

NOTE 13 – RELATED PARTY TRANSACTIONS

As discussed in Note 1. A., the City, along with twenty-four other cities and counties in Northeast Nebraska, created the Northeast Nebraska Solid Waste Coalition (NNSWC). Waste from the City's transfer station is taken to the NNSWC. During the year, the City paid the NNSWC \$763,431 in garbage fees and at September 30, 2017, \$69,836 was due to the NNSWC. The City provides administrative services for the NNSWC. During the year \$39,144 was received from the NNSWC for administrative services. The City was reimbursed by the NNSWC \$10,887 for NNSWC expenses paid by the City and at September 30, 2017, \$3,575 was due from the NNSWC.

The Norfolk Housing Agency is fully staffed with City of Norfolk employees. In the current year the City was reimbursed \$102,647 for a portion of employees' salaries. The Housing Agency manages different properties and the City provides administrative services. During the year \$15,943 was received from the Housing Agency.

NOTE 14 – TAX ABATEMENTS

The State of Nebraska enters into tax abatement agreements with businesses under the Nebraska Advantage Act and the Employment and Investment Growth Act. These acts allow for refunds of sales tax paid on equipment or other taxable property purchased in connection with adding a certain number of jobs and dollar amount investment. For the fiscal year ending September 30, 2017 the City's sales tax revenues were reduced by \$51,639 under these tax abatement agreements.

NOTE 15 – SUBSEQUENT EVENTS

On November 1, 2017 the City of Norfolk issued \$9,220,000 of Combined Utility Revenue and Refunding Bonds to refund the Series 2011B and Series 2012 Utility Revenue Bonds. The City used cash on hand in the Water Fund to pay \$294,750 of principal, during the refunding. The new bonds have a maturity of December 15, 2037 and interest rates ranging from 2.00% to 3.20%, whereas the Series 2011B and Series 2012 Bonds had a maturity of December 15, 2031 and December 15, 2032 and interest rates ranging from 1.05% to 4.05%. This reduces debt service payments by \$591,188 over the next fifteen years, and the City obtains an economic gain of \$456,154.

City of Norfolk, NEBRASKA
Notes to Financial Statements
September 30, 2017

NOTE 15 – SUBSEQUENT EVENTS (CONTINUED)

On November 7, 2017 the City of Norfolk issued \$1,920,000 of Bond Anticipation Notes to refund interim financing of Sewer District 247. Interest rate is 1.68% with a maturity of November 1, 2018.

REQUIRED SUPPLEMENTARY INFORMATION

City of Norfolk, NEBRASKA
 Required Supplementary Information
 September 30, 2017

SCHEDULE OF CHANGES IN FIREMEN'S NET PENSION LIABILITY AND RELATED RATIOS
 LAST 10 FISCAL YEARS

	2017	2016	2015	2014
Total pension liability				
Service cost	\$ 57,038	\$ 27,285	\$ 66,451	\$ 84,332
Interest	201,041	243,025	76,781	230,999
Differences between expected and actual experience	(39,200)	63,779	(89,509)	(39,513)
Benefit payments, including refunds of member contributions	(989,167)	(96,645)	(564,501)	(106,171)
Net change in total pension liability	(770,288)	237,444	(510,778)	194,429
Total pension liability-beginning	3,312,932	3,075,488	3,586,266	3,416,619
Total pension liability-ending (a)	<u>\$ 2,542,644</u>	<u>\$ 3,312,932</u>	<u>\$ 3,075,488</u>	<u>\$ 3,586,266</u>
Plan fiduciary net position				
Contributions-employer	\$ 39,284	\$ 48,190	\$ 51,220	\$ 66,996
Contributions-member	5,018	9,095	10,812	17,044
Net investment income	187,177	228,466	62,180	217,060
Benefit payments, including refunds of member contributions	(989,167)	(96,645)	(564,501)	(106,171)
Administrative expense	(101)	(829)	(490)	(500)
Net change in plan fiduciary net position	(757,789)	188,277	(440,779)	194,429
Plan fiduciary net position-beginning	3,283,683	3,095,406	3,536,185	3,341,756
Plan fiduciary net position-ending (b)	<u>\$ 2,525,894</u>	<u>\$ 3,283,683</u>	<u>\$ 3,095,406</u>	<u>\$ 3,536,185</u>
Firemen's net pension liability (asset)-ending (a) - (b)	<u>\$ 16,750</u>	<u>\$ 29,249</u>	<u>\$ (19,918)</u>	<u>\$ 50,081</u>
Plan fiduciary net position as a percentage of the total pension liability	99%	99%	101%	99%
Covered-employee payroll	\$ 77,194	\$ 139,920	\$ 166,340	\$ 262,224
City's net pension liability (asset) as a percentage of covered-employee payroll	22%	21%	(12%)	19%

This schedule is being built prospectively until it contains ten years of data.
 Data for fiscal years 2008 to 2013 are unavailable.

City of Norfolk, NEBRASKA
 Required Supplementary Information
 September 30, 2017

SCHEDULE OF FIREMEN'S CONTRIBUTIONS
 LAST 10 FISCAL YEARS

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Actuarially determined contribution	29,249	-	29,596	32,906	39,593	26,382	18,604	14,794	8,750	-
Contributions in relation to the actuarially determined contribution	29,249	30,000	29,596	32,906	39,593	26,382	18,604	14,794	8,750	-
Contribution deficiency (excess)	\$ -	\$ (30,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 77,194	\$ 139,920	\$ 166,340	\$ 262,224	\$ 258,540	\$ 252,300	\$ 351,108	\$ 366,036	\$ 365,988	\$ 355,752
Contributions as a percentage of covered-employee payroll	38%	21%	18%	13%	15%	10%	5%	4%	2%	0%

Notes to Schedule

Valuation date:
 Actuarially determined contribution rates are calculated as of the beginning of the fiscal year in which contributions are reported

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level percentage of payroll, closed
Inflation	3%
Salary increases	4%, including inflation
Investment rate of return	6%, net of pension plan expense, including inflation Prior to the 10-1-2012 actuarial valuation, the investment rate of return was 7%, except for the 10-1-2010 actuarial valuation which was 6%
Withdrawal	Advanced Pension Table Handbook, Turnover Scale W-70
Mortality	1994 Group Annuity Mortality-Static

City of Norfolk, NEBRASKA
Required Supplementary Information
September 30, 2017

SCHEDULE OF FIRE INVESTMENT RETURNS
LAST 10 FISCAL YEARS

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Annual money-weighted rate of return, net of investment expense	7.32%	7.32%	1.90%	6.56%

This schedule is being built prospectively until it contains ten years of data.
Data for fiscal years 2008 to 2013 are unavailable.

CITY OF NORFOLK, NEBRASKA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET
AND ACTUAL, GENERAL FUND - BUDGETARY BASIS
For the Year Ended September 30, 2017

	General Fund		
	Budgeted		Variance with
	Original & Final	Actual	Final Budget Positive (Negative)
Revenue:			
Taxes	\$ 13,154,005	\$ 13,334,994	\$ 180,989
Special Assessments	-	1,119	1,119
Licenses and Permits	284,505	357,787	73,282
Intergovernmental Revenue	406,269	633,928	227,659
Charges for Services	2,053,459	2,067,155	13,696
Occupation and Franchise Taxes	682,800	648,518	(34,282)
Payments in Lieu of Taxes	125,000	141,326	16,326
Contributions	1,500	21,104	19,604
Loan Repayments	-	-	-
Rental Income	4,517,238	4,554,859	37,621
Proceeds from Sale of Real Estate			-
Interest	11,000	19,875	8,875
Keno Revenue	587,000	581,922	(5,078)
Miscellaneous	108,000	182,937	74,937
Total Revenue	<u>21,930,776</u>	<u>22,545,524</u>	<u>614,748</u>
Current Expenditures:			
Public Safety	9,973,387	9,526,265	447,122
Public Works	3,689,919	3,179,021	510,898
Public Library	1,572,207	1,419,269	152,938
Parks, Recreation and Public Property	2,383,992	2,006,065	377,927
Community Improvement and Development	503,295	489,088	14,207
General Government	2,652,098	2,600,969	51,129
Total Expenditures	<u>20,774,898</u>	<u>19,220,677</u>	<u>1,554,221</u>
Excess (Deficiency) of Revenues over Expenditures	<u>1,155,878</u>	<u>3,324,847</u>	<u>2,168,969</u>
Other Financing Sources (Uses):			
Transfers In	635,000	685,043	50,043
Transfers Out	(4,010,531)	(4,057,439)	(46,908)
Total other Financing Sources (Uses)	<u>(3,375,531)</u>	<u>(3,372,396)</u>	<u>3,135</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>\$ (2,219,653)</u>	<u>\$ (47,549)</u>	<u>\$ 2,172,104</u>
Fund Balances-Beginning of Year		<u>5,617,591</u>	
Fund Balances- End of Year		<u>\$ 5,570,042</u>	

CITY OF NORFOLK, NEBRASKA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET
AND ACTUAL, MAJOR SPECIAL REVENUE FUNDS - BUDGETARY BASIS
For the Year Ended September 30, 2017

	City Highway Allocation Fund			Community Development Block Grant Fund		
	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)
Revenue:						
Intergovernmental Revenue	\$ 2,870,000	\$ 3,077,342	\$ 207,342	\$ 1,415,000	\$ 532,647	\$ (882,353)
Loan Repayments	-	-	-	20,900	67,327	46,427
Interest	6,300	22,757	16,457	1,300	4,023	2,723
Miscellaneous	-	-	-	-	69	69
Total Revenue	<u>2,876,300</u>	<u>3,100,099</u>	<u>223,799</u>	<u>1,437,200</u>	<u>604,066</u>	<u>(833,134)</u>
Current Expenditures:						
Public Works	6,570,000	3,234,963	3,335,037	241,000	379,663	(138,663)
Community Improvement and Development	-	-	-	2,084,382	201,778	1,882,604
Total Expenditures	<u>6,570,000</u>	<u>3,234,963</u>	<u>3,335,037</u>	<u>2,325,382</u>	<u>581,441</u>	<u>1,743,941</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(3,693,700)</u>	<u>(134,864)</u>	<u>3,558,836</u>	<u>(888,182)</u>	<u>22,625</u>	<u>910,807</u>
Other Financing Sources (Uses):						
Transfers Out	(415,000)	(460,000)	(45,000)	-	-	-
Total other Financing Sources (Uses)	<u>(415,000)</u>	<u>(460,000)</u>	<u>(45,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>\$ (4,108,700)</u>	<u>\$ (594,864)</u>	<u>\$ 3,513,836</u>	<u>\$ (888,182)</u>	<u>\$ 22,625</u>	<u>\$ 910,807</u>
Fund Balances-Beginning of Year		<u>4,204,649</u>			<u>875,709</u>	
Fund Balances- End of Year		<u>\$ 3,609,785</u>			<u>\$ 898,334</u>	

Budgets

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. At or around May 1, the City's department and division heads prepare and submit budget requests for the following fiscal year to the City Administrator who then reviews the requests with the department and division heads.
2. After this review process has been completed, the City Administrator presents these budget requests to the Mayor and City Council along with his recommendations as to what changes, if any should be made. These budget requests and recommendations are reviewed during work sessions of the City Council at meetings open to the public.
3. A public hearing on the budget is then conducted at a City Council meeting to obtain citizen comments.
4. Prior to October 1, the City Council legally enacts the ensuing fiscal year's budget for all funds, except Fiduciary Funds, the Community Development Agency and City of Norfolk Facilities Corporation (NFC) through the passage of an ordinance, which establishes the legal level of control (the level on which expenditures may not legally exceed appropriations) at the total governmental fund level.

Proposed expenditures, which are expected to exceed the fund's total appropriation, require amendment by the City Council. The legal level of budgetary control is at the total governmental fund level. Expenditures in excess of the amount budgeted within individual funds do not require amendment by the City Council.

Appropriations lapse at year-end. Encumbrances outstanding at year-end are reported as assigned fund balance and generally are re-appropriated in the next fiscal year.

5. Formal budgetary integration is employed as a management control device during the year for all Governmental and Proprietary Funds.
6. The budgets adopted are stated on a cash basis. Budgetary comparisons are presented in the financial statements for the governmental funds and are on this budgetary basis, which is not in accordance with U.S. generally accepted accounting principles.
7. There were no budget amendments during the year.

BUDGETARY CONTROL

The annual appropriated budget adopted by the City is prepared on a cash basis and, therefore, the budgetary basis differs from that used to present the financial statements in accordance with U.S. generally accepted accounting principles (GAAP). Such differences and their effect on the respective funds reported operations are summarized as follows:

City of Norfolk, NEBRASKA
 Required Supplementary Information
 September 30, 2017

	General	City Highway Allocation	Community Development Block Grant
Excess (deficiency) of revenues and other financial sources over expenditures and other financial uses, on a budgetary basis	\$ (47,549)	\$ (594,864)	\$ 22,625
Basis differences:			
To adjust revenues from recognition on a cash basis	(23,462)	22,586	(162,316)
To adjust total expenditures from a recognition on a cash basis	(63,342)	(821,214)	68,852
 (Deficiency) of revenues and other financial sources over expenditures and other financial uses, on a GAAP basis	 \$ (134,353)	 \$ (1,393,492)	 \$ (70,839)

	Total Governmental Funds
Expenditures and other financing uses, on a budgetary basis	(\$36,867,624)
Basis Differences:	
To adjust total expenditures from recognition on a cash Basis	(\$2,163,714)
Expenditures and other financing uses, on a GAAP basis	(\$39,031,338)

The following schedule demonstrates the City's legal compliance to the budget

	Budget	Actual	Variance Over (Under) Budget
Fund			
Governmental Funds Expenditures	\$47,576,543	\$36,867,624	\$(10,708,919)

SUPPLEMENTARY INFORMATION

GOVERNMENTAL NONMAJOR FUNDS

VEHICLE PARKING FUND – This fund is used to account for the revenues and expenditures of Parking District No. 1. This is a special taxing district, encompassing the downtown area, created for the purpose of providing and maintaining off-street parking lots for employees and customers of the downtown businesses. This fund also is involved with downtown promotions and beautification.

911 FUND – This fund is used to account for proceeds from a \$1.00 per month surcharge on each local exchange access telephone line which physically terminates within the City of Norfolk's designated 911 telephone service area. These funds are used for the provision of 911 emergency telephone services to various emergency response agencies in the City of Norfolk's 911 telephone service area. This service area covers parts of four (4) counties and receives emergency phone calls for the provision of law enforcement, fire, and rescue services.

SNARE FUND – This fund is used to account for the contributions from member cities, counties and Nebraska State Patrol to address the drug problem in a ten county area in Northeast Nebraska.

REGION 11 EMERGENCY MANAGEMENT FUND – This fund is used to account for revenue received for emergency management in Antelope County, Pierce County, Madison County and the City of Norfolk. These governments contribute to the fund based upon population. This fund also accounts for emergency management grants received for the area.

STORM WATER MANAGEMENT – This fund is used to account for revenue to implement the Storm Water Management Plan required by the Nebraska Legislature in 2006. The Nebraska Department of Environmental Quality (NDEQ) grants funds according to population size and there must be a 20% match from the community.

WIRELESS 911 FUND – This fund was created pursuant to an agreement with the Nebraska Public Service Commission to track receipts from the State for wireless 911 taxes. The funds are used for equipment, software, maintenance, and any other expenditure necessary for the provision of wireless 911 service.

LB840 ECONOMIC DEVELOPMENT FUND – This fund is used to account for receipts from the levy of property taxes on real and personal property for the LB 840 economic development program. LB 840 was the legislative bill approved by the Nebraska Legislature in 1991 adopting the Local Option Municipal Economic Development Act. This Act authorizes cities to spend local sales or property tax revenue for economic development including offering incentives to attract business.

ECONOMIC DEVELOPMENT OPERATING FUND – This fund was created to account for the operations of the Economic Development Fund. Madison County and the City of Norfolk both contribute \$100,000 to fund personnel costs, travel, and other necessary operating expenses relating to economic development.

COMMUNITY DEVELOPMENT AGENCY FUND – This fund is used to account for the construction of fixed assets financed by the issuance of tax increment financing bonds by the Community Development Agency of the City of Norfolk.

CITY OF NORFOLK, NEBRASKA
COMBINING BALANCE SHEET
Governmental Nonmajor Funds
September 30, 2017

Special Revenue Funds

	Vehicle Parking	911	SNARE	Region 11	Storm Water Management
Assets					
Cash and Equity in Pooled Investment Account	\$ 60,057	\$ 8,745	\$ 195,072	\$ 246,085	\$ 109,910
Cash at County Treasurer	6,939	-	-	-	-
Receivables (Net, where applicable, of allowance for uncollectibles)					
Accounts	45	-	162	-	-
Taxes	5,634	41,972	-	-	-
Accrued Interest	217	156	546	608	346
Notes Receivable	23,262	-	-	-	-
Due from Other Governmental Agencies	-	-	-	20,224	-
Prepaid Assets	-	3,223	1,400	-	1,090
Total Assets	96,154	54,096	197,180	266,917	111,346
Liabilities					
Accounts Payable	7,495	128	530	641	11,292
Unearned Revenue	-	-	-	-	-
Total Liabilities	7,495	128	530	641	11,292
Deferred Inflows of Resources					
Unavailable Revenue-Property Taxes	4,713	-	-	-	-
Unavailable Revenue-Loan Repayments	23,262	-	-	-	-
Total Deferred Inflows of Resources	27,975	-	-	-	-
Fund Balances					
Non Spendable	-	3,223	1,400	-	1,090
Restricted	60,684	50,745	195,250	266,276	98,964
Total Fund Balances	60,684	53,968	196,650	266,276	100,054
Total Liabilities, Deferred Inflows of Resources and Equity	\$ 96,154	\$ 54,096	\$ 197,180	\$ 266,917	\$ 111,346

CITY OF NORFOLK, NEBRASKA
COMBINING BALANCE SHEET (CONTINUED)
Governmental Nonmajor Funds
September 30, 2017

Special Revenue Funds			Capital Projects	Total Governmental Nonmajor Funds
Wireless 911	LB 840 Economic Development	Economic Development Operating	Community Development Agency	
\$ 294,857	\$ 452,103	\$ 258,450	\$ 378,049	\$ 2,003,328
-	54,912	-	-	61,851
-	-	-	-	207
-	10,497	-	-	58,103
739	1,182	772	-	4,566
-	600	-	-	23,862
-	-	-	-	20,224
12,237	-	-	-	17,950
307,833	519,294	259,222	378,049	2,190,091
545	-	1,707	-	22,338
-	1,931	-	-	1,931
545	1,931	1,707	-	24,269
-	8,241	-	-	12,954
-	600	-	-	23,862
-	8,841	-	-	36,816
12,237	-	-	-	17,950
295,051	508,522	257,515	378,049	2,111,056
307,288	508,522	257,515	378,049	2,129,006
\$ 307,833	\$ 519,294	\$ 259,222	\$ 378,049	\$ 2,190,091

CITY OF NORFOLK, NEBRASKA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
Governmental Nonmajor Funds
For the Year Ended September 30, 2017

Special Revenue Funds

	Vehicle Parking	911	SNARE	Region 11	Storm Water Management
Revenue:					
Taxes	\$ 78,761	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	5,418	-	6,000	118,412	38,342
Occupation & Franchise Taxes	-	215,988	-	-	-
Payments in Lieu of Taxes	-	-	-	-	-
Nongovernmental Grants	-	-	-	-	-
Rental Income	21,845	-	-	-	-
Loan Repayments	4,174	-	-	-	-
Interest	1,118	431	1,454	1,439	791
Miscellaneous	8	-	9,083	-	-
Total Revenue	111,324	216,419	16,537	119,851	39,133
Expenditures:					
Public Safety	-	7,439	47,765	101,741	-
Public Works	137,565	-	-	-	64,378
Community Improvement and Development	-	-	-	-	-
Debt Service	21,017	-	-	-	-
Total Expenditures	158,582	7,439	47,765	101,741	64,378
Excess (Deficiency) of Revenues over Expenditures	(47,258)	208,980	(31,228)	18,110	(25,245)
Other Financing Sources (Uses):					
Transfers In	-	-	-	39,502	7,668
Transfers Out	-	(220,000)	-	-	-
Total other Financing Sources (Uses)	-	(220,000)	-	39,502	7,668
Net Change in Fund Balance	(47,258)	(11,020)	(31,228)	57,612	(17,577)
Fund Balances - Beginning of Year	107,942	64,988	227,878	208,664	117,631
Fund Balances - End of Year	\$ 60,684	\$ 53,968	\$ 196,650	\$ 266,276	\$ 100,054

CITY OF NORFOLK, NEBRASKA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (CONTINUED)

Governmental Nonmajor Funds

For the Year Ended September 30, 2017

Special Revenue Funds			Capital Projects	Total Governmental Nonmajor Funds
Wireless 911	LB 840 Economic Development	Economic Development Operating	Community Development Agency	
\$ -	\$ 384,679	\$ -	\$ -	\$ 463,440
92,266	36,562	153,482	-	450,482
-	-	-	-	215,988
-	24,900	-	-	24,900
-	-	50,000	-	50,000
-	-	-	-	21,845
-	-	-	-	4,174
1,735	2,745	1,729	1,912	13,354
-	-	-	-	9,091
94,001	448,886	205,211	1,912	1,253,274
30,138	-	-	-	187,083
-	-	-	-	201,943
-	-	345,489	-	345,489
-	382,590	-	-	403,607
30,138	382,590	345,489	-	1,138,122
63,863	66,296	(140,278)	1,912	115,152
-	-	153,482	-	200,652
(5,042)	-	-	-	(225,042)
(5,042)	-	153,482	-	(24,390)
58,821	66,296	13,204	1,912	90,762
248,467	442,226	244,311	376,137	2,038,244
\$ 307,288	\$ 508,522	\$ 257,515	\$ 378,049	\$ 2,129,006

CITY OF NORFOLK, NEBRASKA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET
AND ACTUAL, NONMAJOR SPECIAL REVENUE FUNDS - BUDGETARY BASIS
For the Year Ended September 30, 2017

	Vehicle Parking			SNARE			911		
	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)
Revenue:									
Taxes	\$ 80,453	\$ 78,119	\$ (2,334)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Revenue	300	5,418	5,118	46,900	32,400	(14,500)	-	-	-
Occupation and Franchise Taxes	-	-	-	-	-	-	225,000	219,898	(5,102)
Loan Repayments	5,006	4,175	(831)	-	-	-	-	-	-
Rental Income	33,000	21,823	(11,177)	-	-	-	-	-	-
Interest	987	1,013	26	-	907	907	40	297	257
Miscellaneous	-	8	8	-	9,083	9,083	-	-	-
Total Revenue	<u>119,746</u>	<u>110,556</u>	<u>(9,190)</u>	<u>46,900</u>	<u>42,390</u>	<u>(4,510)</u>	<u>225,040</u>	<u>220,195</u>	<u>(4,845)</u>
Current Expenditures:									
Public Safety	-	-	-	76,827	48,821	28,006	8,088	10,177	(2,089)
Public Works	161,875	131,749	30,126	-	-	-	-	-	-
Debt Service	21,018	21,018	-	-	-	-	-	-	-
Total Expenditures	<u>182,893</u>	<u>152,767</u>	<u>30,126</u>	<u>76,827</u>	<u>48,821</u>	<u>28,006</u>	<u>8,088</u>	<u>10,177</u>	<u>(2,089)</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(63,147)</u>	<u>(42,211)</u>	<u>20,936</u>	<u>(29,927)</u>	<u>(6,431)</u>	<u>23,496</u>	<u>216,952</u>	<u>210,018</u>	<u>(6,934)</u>
Other Financing Sources (Uses):									
Transfers Out	-	-	-	-	-	-	(220,000)	(220,000)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(220,000)</u>	<u>(220,000)</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>\$ (63,147)</u>	<u>\$ (42,211)</u>	<u>\$ 20,936</u>	<u>\$ (29,927)</u>	<u>\$ (6,431)</u>	<u>\$ 23,496</u>	<u>\$ (3,048)</u>	<u>\$ (9,982)</u>	<u>\$ (6,934)</u>
Fund Balances-Beginning of Year		<u>109,207</u>			<u>201,503</u>			<u>18,727</u>	
Fund Balances- End of Year		<u>\$ 66,996</u>			<u>\$ 195,072</u>			<u>\$ 8,745</u>	

CITY OF NORFOLK, NEBRASKA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET
AND ACTUAL, NONMAJOR SPECIAL REVENUE FUNDS - BUDGETARY BASIS (CONTINUED)
For the Year Ended September 30, 2017

	REGION 11			Storm Water Management		
	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)
Revenue:						
Intergovernmental Revenue	\$ 124,254	\$ 115,254	\$ (9,000)	\$ 46,296	\$ 38,342	\$ (7,954)
Interest	600	1,057	457	200	578	378
Total Revenue	<u>124,854</u>	<u>116,311</u>	<u>(8,543)</u>	<u>46,496</u>	<u>38,920</u>	<u>(7,576)</u>
Current Expenditures:						
Public Safety	143,540	107,992	35,548	-	-	-
Public Works	-	-	-	153,413	53,606	99,807
Total Expenditures	<u>143,540</u>	<u>107,992</u>	<u>35,548</u>	<u>153,413</u>	<u>53,606</u>	<u>99,807</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(18,686)</u>	<u>8,319</u>	<u>27,005</u>	<u>(106,917)</u>	<u>(14,686)</u>	<u>92,231</u>
Other Financing Sources (Uses):						
Transfers In	39,502	39,502	-	9,259	7,668	(1,591)
Total Other Financing Sources (Uses)	<u>39,502</u>	<u>39,502</u>	<u>-</u>	<u>9,259</u>	<u>7,668</u>	<u>(1,591)</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>\$ 20,816</u>	<u>\$ 47,821</u>	<u>\$ 27,005</u>	<u>\$ (97,658)</u>	<u>\$ (7,018)</u>	<u>\$ 90,640</u>
Fund Balances-Beginning of Year		<u>198,264</u>			<u>116,928</u>	
Fund Balances- End of Year		<u>\$ 246,085</u>			<u>\$ 109,910</u>	

CITY OF NORFOLK, NEBRASKA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET
AND ACTUAL, NONMAJOR SPECIAL REVENUE FUNDS - BUDGETARY BASIS (CONTINUED)
For the Year Ended September 30, 2017

	Wireless 911			LB 840 Economic Development			Economic Development Operating		
	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)
Revenue:									
Taxes	\$ -	\$ -	\$ -	\$ 400,100	\$ 383,789	\$ (16,311)	\$ -	\$ -	\$ -
Intergovernmental Revenue	90,886	92,266	1,380	1,300	36,562	35,262	153,482	153,482	-
Payments in Lieu of Taxes	-	-	-	27,000	24,900	(2,100)	-	-	-
Nongovernmental Grants	-	-	-	-	-	-	50,000	50,000	-
Interest	700	1,277	577	1,975	2,951	976	700	1,243	543
Total Revenue	<u>91,586</u>	<u>93,543</u>	<u>1,957</u>	<u>430,375</u>	<u>448,202</u>	<u>17,827</u>	<u>204,182</u>	<u>204,725</u>	<u>543</u>
Current Expenditures:									
Public Safety	34,484	45,850	(11,366)	-	-	-	-	-	-
Community Improvement and Development	-	-	-	-	-	-	390,041	351,738	38,303
Debt Service	-	-	-	382,590	382,590	-	-	-	-
Total Expenditures	<u>34,484</u>	<u>45,850</u>	<u>(11,366)</u>	<u>382,590</u>	<u>382,590</u>	<u>-</u>	<u>390,041</u>	<u>351,738</u>	<u>38,303</u>
Excess (Deficiency) of Revenues over Expenditures	<u>57,102</u>	<u>47,693</u>	<u>(9,409)</u>	<u>47,785</u>	<u>65,612</u>	<u>17,827</u>	<u>(185,859)</u>	<u>(147,013)</u>	<u>38,846</u>
Other Financing Sources:									
Transfers In	-	-	-	-	-	-	153,482	153,482	-
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>153,482</u>	<u>153,482</u>	<u>-</u>
Excess (Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	<u>\$ 57,102</u>	<u>\$ 47,693</u>	<u>\$ (9,409)</u>	<u>\$ 47,785</u>	<u>\$ 65,612</u>	<u>\$ 17,827</u>	<u>\$ (32,377)</u>	<u>\$ 6,469</u>	<u>\$ 38,846</u>
Fund Balances-Beginning of Year		<u>247,164</u>			<u>441,403</u>			<u>251,981</u>	
Fund Balances- End of Year		<u>\$ 294,857</u>			<u>\$ 507,015</u>			<u>\$ 258,450</u>	

CITY OF NORFOLK, NEBRASKA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET
AND ACTUAL, CAPITAL PROJECT FUNDS - BUDGETARY BASIS
For the Year Ended September 30, 2017

	Capital Construction			Special Assessments		
	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)	Budgeted Original & Final	Actual	Variance with Final Budget Positive (Negative)
Revenue:						
Intergovernmental Revenue	\$ 1,146,898	\$ 428,961	\$ (717,937)	\$ -	\$ -	\$ -
Contributions	135,500	415,349	279,849	-	-	-
Interest	9,700	33,950	24,250	926	1,643	717
Miscellaneous	-	-	-	-	29,200	29,200
Total Revenue	<u>1,292,098</u>	<u>878,260</u>	<u>(413,838)</u>	<u>926</u>	<u>30,843</u>	<u>29,917</u>
Expenditures:						
Public Safety	716,305	341,936	374,369	-	-	-
Public Works	1,821,750	377,903	1,443,847	2,823,340	-	2,823,340
Public Library	5,274,000	2,570,117	2,703,883	-	-	-
Parks, Recreation and Public Property	1,558,660	597,015	961,645	224,000	285	223,715
Communtiy Improvement and Development	150,000	-	150,000	-	-	-
General Government	-	38,899	(38,899)	-	-	-
Debt Service	-	-	-	44,250	21,150	23,100
Total Expenditures	<u>9,520,715</u>	<u>3,925,870</u>	<u>5,594,845</u>	<u>3,091,590</u>	<u>21,435</u>	<u>3,070,155</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(8,228,617)</u>	<u>(3,047,610)</u>	<u>5,181,007</u>	<u>(3,090,664)</u>	<u>9,408</u>	<u>3,100,072</u>
Other Financing Sources:						
Proceeds from Debt Financing	1,585,000	-	(1,585,000)	3,080,000	-	(3,080,000)
Transfers In	3,675,133	3,747,634	72,501	-	-	-
Total Other Financing Sources	<u>5,260,133</u>	<u>3,747,634</u>	<u>(1,512,499)</u>	<u>3,080,000</u>	<u>-</u>	<u>(3,080,000)</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>\$ (2,968,484)</u>	<u>\$ 700,024</u>	<u>\$ 3,668,508</u>	<u>\$ (10,664)</u>	<u>\$ 9,408</u>	<u>\$ 20,072</u>
Fund Balances-Beginning of Year		<u>6,307,101</u>			<u>342,048</u>	
Fund Balances- End of Year		<u>\$ 7,007,125</u>			<u>\$ 351,456</u>	

CITY OF NORFOLK, NEBRASKA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET
AND ACTUAL, DEBT SERVICE FUND - BUDGETARY BASIS
For the Year Ended September 30, 2017

	Debt service		Variance with Final Budget Positive (Negative)
	Budgeted Original & Final	Actual	
Revenue:			
Taxes	\$ 690,676	\$ 662,687	\$ (27,989)
Special Assessments	68,554	193,743	125,189
Intergovernmental Revenue	-	63,132	63,132
Occupation and Franchise Taxes	1,804,000	1,838,678	34,678
Payments in Lieu of Taxes	40,000	42,995	2,995
Interest	30,103	46,275	16,172
Total Revenue	<u>2,633,333</u>	<u>2,847,510</u>	<u>214,177</u>
Current Expenditures:			
Parks, Recreation and Public Property	36,080	36,791	(711)
General Government	-	6,000	(6,000)
Debt Service	2,508,994	3,978,667	(1,469,673)
Total Expenditures	<u>2,545,074</u>	<u>4,021,458</u>	<u>(1,476,384)</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>88,259</u>	<u>(1,173,948)</u>	<u>(1,262,207)</u>
Other Financing Sources:			
Proceeds from Debt Financing	-	1,520,000	1,520,000
Transfers In	133,155	121,652	(11,503)
Total Other Financing Sources	<u>133,155</u>	<u>1,641,652</u>	<u>1,508,497</u>
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>\$ 221,414</u>	<u>\$ 467,704</u>	<u>\$ 246,290</u>
Fund Balances-Beginning of Year		<u>3,859,057</u>	
Fund Balances- End of Year		<u>\$ 4,326,761</u>	

BUSINESS TYPE ACTIVITIES

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the government is that the cost of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the government has decided that periodic determination of net income is appropriate for accountability purposes.

COMBINED UTILITY FUND - This fund is used to account for the operations of the City's water and sewer utilities and the solid waste transfer station.

CITY OF NORFOLK, NEBRASKA
COMBINING DEPARTMENTAL SCHEDULE OF NET POSITION
COMBINED UTILITIES
For the Year Ended September 30, 2017

ASSETS	Water Division	Sewer Division	Solid Waste Management Division	Totals
Current Assets:				
Cash and Equity in Pooled Investment Account	\$4,824,484	\$2,771,417	\$763,898	\$8,359,799
Receivables:				
Accounts	610,440	710,399	222,346	1,543,185
Special Assessments	2,183	-	-	2,183
Interest	12,464	15,123	1,912	29,499
Restricted Cash:				
Cash & Cash Equivalents	17,969	319,060	-	337,029
Inventories:				
Fiber Optic System Held for Resale	218,042	-	-	218,042
Total Current Assets	5,685,582	3,815,999	988,156	10,489,737
Noncurrent Assets:				
Restricted Assets:				
Restricted Cash	195,007	1,356,620	-	1,551,627
Property, Plant and Equipment:				
Land	2,353,977	760,603	52,284	3,166,864
Water and Pollution Control Plant	9,636,308	16,073,929	968,819	26,679,056
Water Distribution and Sewage System	22,677,022	12,882,272	-	35,559,294
Equipment	1,897,093	3,682,186	1,364,965	6,944,244
Construction in Progress	82,976	3,026,036	-	3,109,012
	36,647,376	36,425,026	2,386,068	75,458,470
Less Accumulated Depreciation	10,653,484	16,959,899	1,113,710	28,727,093
Total Property, Plant and Equipment (Net of Accumulated Depreciation)	25,993,892	19,465,127	1,272,358	46,731,377
Total Noncurrent Assets	26,188,899	20,821,747	1,272,358	48,283,004
Total Assets	31,874,481	24,637,746	2,260,514	58,772,741

(Continued)

CITY OF NORFOLK, NEBRASKA
COMBINING DEPARTMENTAL SCHEDULE OF NET POSITION (Continued)
COMBINED UTILITIES
For the Year Ended September 30, 2017

LIABILITIES AND EQUITY	Water Division	Sewer Division	Solid Waste Management Division	Totals
Current Liabilities:				
Accounts and Contracts Payable	\$91,161	\$654,841	\$94,619	\$840,621
Accrued Compensated Absences	55,984	57,164	31,979	145,127
Payables from Restricted Assets:				
Accrued Interest Payable	2,219	44,810	-	47,029
Revenue Bonds - Current	15,750	274,250	-	290,000
Total Current Liabilities	165,114	1,031,065	126,598	1,322,777
Noncurrent Liabilities:				
Good Faith Deposit - Revenue Bonds	-	93,600	-	93,600
Revenue Bonds	279,000	5,131,000	-	5,410,000
Accrued Compensated Absences	67,317	79,545	44,763	191,625
Total Noncurrent Liabilities	346,317	5,304,145	44,763	5,695,225
Total Liabilities	511,431	6,335,210	171,361	7,018,002
Net Position				
Net Investment in Capital Assets	25,699,142	14,059,877	1,272,358	41,031,377
Restricted for:				
Debt Service	210,757	930,913	-	1,141,670
Future Capital Assets	-	699,957	-	699,957
Unrestricted	5,453,151	2,611,789	816,795	8,881,735
Total Net Position	\$ 31,363,050	\$ 18,302,536	\$ 2,089,153	\$ 51,754,739

CITY OF NORFOLK, NEBRASKA
COMBINING DEPARTMENTAL SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
COMBINED UTILITIES
For the Year Ended September 30, 2017

	Water Division	Sewer Division	Solid Waste Management Division	Totals
Operating Revenues:				
User Charges	\$2,941,641	\$4,340,804	\$1,994,477	\$9,276,922
Rental Income	92,836	7,700	-	100,536
Miscellaneous Income	19,790	1,146	923	21,859
Total Operating Revenues	3,054,267	4,349,650	1,995,400	9,399,317
Operating Expenses:				
Payroll and Related Taxes and Benefits	835,539	875,780	534,339	2,245,658
Utilities	237,784	364,095	29,168	631,047
Repairs and Maintenance	275,627	758,027	160,760	1,194,414
Purchased Services	-	-	835,255	835,255
General and Administration	311,718	434,463	154,041	900,222
Depreciation and Amortization	600,547	580,312	116,806	1,297,665
Total Operating Expenses	2,261,215	3,012,677	1,830,369	7,104,261
Operating Income	793,052	1,336,973	165,031	2,295,056
Nonoperating Revenues (Expenses):				
Interest on Bonds and Other Debt	(7,949)	(155,834)	-	(163,783)
Interest Income	28,933	32,617	2,868	64,418
Interfund Transfers Out	-	(12,500)	-	(12,500)
Gain (Loss) on Disposal of Capital Assets	(979)	4,691	-	3,712
Total Nonoperating Revenues (Expenses)	20,005	(131,026)	2,868	(108,153)
Income before Capital Contributions	813,057	1,205,947	167,899	2,186,903
Capital Contributions	472,797	-	-	472,797
Change in Net Position	1,285,854	1,205,947	167,899	2,659,700
Net Position - Beginning of Period	30,077,196	17,096,589	1,921,254	49,095,039
Net Position - End of Period	\$31,363,050	\$18,302,536	\$2,089,153	\$51,754,739

CITY OF NORFOLK, NEBRASKA
COMBINING DEPARTMENTAL SCHEDULE OF CASH FLOWS
Combined Utilities
For the Year Ended September 30, 2017

	Water Division	Sewer Division	Solid Waste Management Division	Totals
CASH FLOWS FROM OPERATING ACTIVITIES:				
Cash Received from Customers	\$ 2,965,301	\$ 4,226,767	\$ 1,994,858	\$ 9,186,926
Cash Paid to Suppliers for Goods and Services	(908,194)	(1,377,333)	(1,176,218)	(3,461,745)
Cash Paid to Employees for Services	(829,715)	(874,190)	(529,952)	(2,233,857)
Net Cash Provided by Operating Activities	1,227,392	1,975,244	288,688	3,491,324
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Acquisition and Construction of Capital Assets	(440,461)	(2,952,656)	(63,577)	(3,456,694)
Good Faith Deposit on Bond Sale	-	93,600	-	93,600
Transfers In (Out)	-	(12,500)	-	(12,500)
Principal Paid on Notes and Bonds	(140,250)	(754,750)	-	(895,000)
Interest Paid on Notes and Bonds	(8,455)	(159,437)	-	(167,892)
Activities	(589,166)	(3,785,743)	(63,577)	(4,438,486)
CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest and Dividends on Investments	21,455	24,592	1,567	47,614
Net Cash Provided (Used) for Investing Activities	21,455	24,592	1,567	47,614
Net Increase (Decrease) in Cash and Cash Equivalents	659,681	(1,785,907)	226,678	(899,548)
Cash and Cash Equivalents at Beginning of Year	4,377,779	6,233,004	537,220	11,148,003
Cash and Cash Equivalents at End of Year	\$ 5,037,460	\$ 4,447,097	\$ 763,898	\$ 10,248,455

(Continued)

CITY OF NORFOLK, NEBRASKA
COMBINING DEPARTMENTAL SCHEDULE OF CASH FLOWS (Continued)
Combined Utilities
For the Year Ended September 30, 2017

	Water Division	Sewer Division	Solid Waste Management Division	Totals
Reconciliation of Operating Income to Net Cash Provided by Operating Activities				
Operating Income	\$ 793,052	\$ 1,336,973	\$ 165,031	\$ 2,295,056
Adjustments to Reconcile Net Operating Income to Net Cash Provided by Operating Activities:				
Depreciation and Amortization	600,547	580,312	116,806	1,297,665
(Increase) Decrease in Assets:				
Accounts Receivable	(88,966)	(122,883)	(542)	(212,391)
Prepaid Assets	1,435	1,435	-	2,870
Increase (Decrease) in Liabilities:				
Accounts and Contracts Payable	(84,500)	177,817	3,006	96,323
Accrued Compensated Absences	5,824	1,590	4,387	11,801
Total Adjustments	434,340	638,271	123,657	1,196,268
Net Cash Provided by Operating Activities	\$ 1,227,392	\$ 1,975,244	\$ 288,688	\$ 3,491,324
Supplemental Schedule of Noncash Capital and Related Financing Activities:				
Developers Contribution of Distribution System	\$ 472,797	\$ -	\$ -	\$ 472,797
Accounts Payable Exchanged for Capital Assets	\$ 11,586	\$ 364,844	\$ 5,548	\$ 381,978
Reconciliation of Cash and Cash Equivalents to the Balance Sheet:				
Cash and Equity in Pooled Investment Account	\$ 4,824,484	\$ 2,771,417	\$ 763,898	\$ 8,359,799
Restricted Cash - Current	17,969	319,060	-	337,029
Restricted Cash - Noncurrent	195,007	1,356,620	-	1,551,627
	\$ 5,037,460	\$ 4,447,097	\$ 763,898	\$ 10,248,455

FIDUCIARY FUNDS

Trust Funds are used to account for assets held by the City in a trustee capacity. **Agency Funds** are used to account for assets held by the City as an agent for individuals, private organizations, other governments and/or other funds.

PENSION TRUST FUNDS:

FIREMEN'S RETIREMENT FUND - This fund is used to account for the accumulation of resources for pension benefit payments to qualified firefighters.

POLICE RETIREMENT FUND - This fund is used to account for the accumulation of resources for pension benefit payments to qualified police officers.

CIVILIAN RETIREMENT FUND - This fund is used to account for the accumulation of resources for pension benefit payments to qualified employees of the City.

AGENCY FUND:

COMMUNITY DEVELOPMENT AGENCY FUND – This fund is used to account for the accumulation of resources for payment of principal and interest on tax increment financing bonds issued by the Community Development Agency of the City of Norfolk. These bonds were issued to provide the long-term financing for the redevelopment of the Southwest Norfolk Redevelopment Plan area and the Meadow Ridge Housing Development area. These bonds are payable only from real estate taxes on certain property located within these plan areas and do not constitute general obligations of the Agency or the City.

CITY OF NORFOLK, NEBRASKA
COMBINING STATEMENT OF NET POSITION
Employee Retirement Funds
For the Year Ended September 30, 2017

	Firemen's Defined Contribution Retirement Fund	Firemen's Defined Benefit Retirement Fund	Police Retirement Fund	Civilian Retirement Fund	Total
ASSETS					
Guaranteed Insurance Contracts	\$ 828,907	\$ 1,583,726	\$ 2,505,233	\$ 9,967,791	\$ 14,885,657
Open Ended Mutual Funds	5,438,157	912,919	7,192,360	18,123,263	31,666,699
Contributions Receivable	-	29,249	-	-	29,249
Total Assets	<u>6,267,064</u>	<u>2,525,894</u>	<u>9,697,593</u>	<u>28,091,054</u>	<u>46,581,605</u>
NET POSITION					
Restricted for Pensions	6,267,064	2,525,894	9,697,593	28,091,054	46,581,605
Total Net Position	<u>\$ 6,267,064</u>	<u>\$ 2,525,894</u>	<u>\$ 9,697,593</u>	<u>\$ 28,091,054</u>	<u>\$ 46,581,605</u>

CITY OF NORFOLK, NEBRASKA
COMBINING STATEMENT OF CHANGES IN NET POSITION
Employee Retirement Funds
For the Year Ended September 30, 2017

	Firemen's Defined Contribution Retirement Fund	Firemen's Defined Benefit Retirement Fund	Police Retirement Fund	Civilian Retirement Fund	Total
ADDITIONS					
Contributions:					
Employer	\$ 230,665	\$ 39,284	\$ 174,955	\$ 510,346	\$ 955,250
Employee	115,333	5,018	174,955	808,106	1,103,412
Total Contributions	345,998	44,302	349,910	1,318,452	2,058,662
Investment Income:					
Interest, Dividends & Market Gains	781,104	187,177	1,005,518	2,723,018	4,696,817
Total Additions	1,127,102	231,479	1,355,428	4,041,470	6,755,479
DEDUCTIONS					
Pension Benefits	-	57,635	14,400	619,824	691,859
Contribution Refunds	322,140	931,532	109,530	497,589	1,860,791
Administration	1,270	101	877	2,312	4,560
Total Deductions	323,410	989,268	124,807	1,119,725	2,557,210
Change in Net Position	803,692	(757,789)	1,230,621	2,921,745	4,198,269
Net Position -- Beginning of Period	5,463,372	3,283,683	8,466,972	25,169,309	42,383,336
Net Position -- End of Period	\$ 6,267,064	\$ 2,525,894	\$ 9,697,593	\$ 28,091,054	\$ 46,581,605

CITY OF NORFOLK, NEBRASKA
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES - AGENCY FUND
Fiduciary Funds
For the Year Ended September 30, 2017

	Balance September 30, 2016	Additions	Deductions	Balance September 30, 2017
<u>COMMUNITY DEVELOPMENT AGENCY</u>				
<u>Assets</u>				
Cash	\$ 532,272	\$ 39,937	\$ 42,000	\$ 530,209
Cash at County Treasurer	10,263	10,260	10,263	10,260
Total Assets	<u>\$ 542,535</u>	<u>\$ 50,197</u>	<u>\$ 52,263</u>	<u>\$ 540,469</u>
<u>Liabilities</u>				
Due to Bondholders	\$ 542,535	\$ 50,197	\$ 52,263	\$ 540,469
Total Liabilities	<u>\$ 542,535</u>	<u>\$ 50,197</u>	<u>\$ 52,263</u>	<u>\$ 540,469</u>

STATISTICAL SECTION

**CITY OF NORFOLK NEBRASKA
STATISTICAL SECTION
(Unaudited)**

This part of the City of Norfolk's Comprehensive annual financial report presents detailed information as a context for understanding the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health. This information has not been audited by the independent auditor.

<u>Contents</u>	<u>Table</u>
Financial Trends These tables contain trend information that may assist the reader in assessing the City's current financial performance by placing it in historical perspective.	1-4
Revenue Capacity These tables contain information that may assist the reader in assessing the City's most significant local revenue sources, property tax and sales tax.	5-11
Debt Capacity These tables present information that may assist the reader in analyzing the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	12-15
Economic & Demographic Information These tables offer economic and demographic indicators to assist the reader in understanding the environment within which the government's financial activities take place.	16-17
Operating Information These tables contain service and infrastructure indicators that can inform one's understanding how the information in the City's financial statements relates to the services the City provides and the activities it performs.	18-20

Source:

Unless otherwise noted the information in these tables is derived from the annual financial report for the relevant year.

CITY OF NORFOLK, NEBRASKA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)

TABLE 1

	Fiscal Year				
	2017	2016	2015	2014	2013
Governmental Activities					
Net Investment in Capital Assets	\$ 50,736,098	\$ 40,610,264	\$ 39,859,311	\$ 39,846,176	\$ 38,561,536
Restricted for:					
Debt Service	2,575,381	2,310,289	2,056,725	1,718,817	1,556,817
Road Projects	2,922,144	4,315,636	3,038,500	1,587,443	2,655,276
Community Programs and Services	6,186,742	7,067,955	5,475,708	3,284,448	2,654,437
Unrestricted	14,983,957	16,820,853	17,893,551	16,711,180	15,527,684
Total Governmental Activities Net Position	<u>\$ 77,404,322</u>	<u>\$ 71,124,997</u>	<u>\$ 68,323,795</u>	<u>\$ 63,148,064</u>	<u>\$ 60,955,750</u>
Business-Type Activities					
Net Investment in Capital Assets	\$ 41,031,377	\$ 37,513,730	\$ 37,014,955	\$ 36,984,047	\$ 33,609,113
Restricted	1,841,627	2,609,219	2,480,450	2,545,137	2,732,672
Unrestricted	8,881,735	8,972,087	7,981,527	6,344,841	7,773,246
Total Business-Type Activities Net Position	<u>\$ 51,754,739</u>	<u>\$ 49,095,036</u>	<u>\$ 47,476,932</u>	<u>\$ 45,874,025</u>	<u>\$ 44,115,031</u>
Primary Government:					
Net Investment in Capital Assets	\$ 91,767,475	\$ 78,123,994	\$ 76,874,266	\$ 76,830,223	\$ 72,170,649
Restricted	13,525,894	16,303,099	13,051,383	9,135,845	9,599,202
Unrestricted	23,865,692	25,792,940	25,875,078	23,056,021	23,300,930
Total Primary Government Net Position	<u>\$ 129,159,061</u>	<u>\$ 120,220,033</u>	<u>\$ 115,800,727</u>	<u>\$ 109,022,089</u>	<u>\$ 105,070,781</u>

CITY OF NORFOLK, NEBRASKA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)

TABLE 1 (CONT.)

	Fiscal Year				
	2012	2011	2010	2009	2008
Governmental Activities					
Net Investment in Capital Assets	\$ 37,538,073	\$ 36,664,204	\$ 36,774,090	\$ 36,650,941	\$ 35,777,924
Restricted for:					
Debt Service	1,117,646	504,468	1,193,594	1,218,131	1,255,485
Road Projects	2,761,835	2,787,524	-	-	-
Community Programs and Services	2,469,929	1,869,768	-	-	-
Unrestricted	14,750,599	13,682,990	14,066,386	14,205,078	13,841,116
Total Governmental Activities Net Position	\$ 58,638,082	\$ 55,508,954	\$ 52,034,070	\$ 52,074,150	\$ 50,874,525
Business-Type Activities					
Net Investment in Capital Assets	\$ 33,789,528	\$ 33,161,053	\$ 29,797,795	\$ 28,504,434	\$ 28,220,779
Restricted	2,233,386	1,723,206	2,570,858	2,513,381	2,479,789
Unrestricted	6,559,493	5,251,421	6,555,425	6,831,206	6,545,033
Total Business-Type Activities Net Position	\$ 42,582,407	\$ 40,135,680	\$ 38,924,078	\$ 37,849,021	\$ 37,245,601
Primary Government:					
Net Investment in Capital Assets	\$ 71,327,601	\$ 69,825,257	\$ 66,571,885	\$ 65,155,375	\$ 63,998,703
Restricted	8,582,796	6,884,966	2,570,858	2,513,381	2,479,789
Unrestricted	21,310,092	18,934,411	20,621,811	21,036,284	20,386,149
Total Primary Government Net Position	\$ 101,220,489	\$ 95,644,634	\$ 89,764,554	\$ 88,705,040	\$ 86,864,641

CITY OF NORFOLK, NEBRASKA
 CHANGE IN NET POSITION
 LAST TEN FISCAL YEARS
 (accrual basis of accounting)

	Fiscal Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
Expenses										
Governmental Activities										
General Government	\$ 3,311,385	\$ 2,462,887	\$ 2,622,419	\$ 2,552,931	\$ 1,851,020	\$ 2,434,382	\$ 1,660,197	\$ 2,940,797	\$ 2,363,397	\$ 1,984,006
Public Safety	10,152,789	10,133,933	9,111,824	8,912,927	8,750,908	8,507,028	8,473,093	8,137,286	7,841,533	7,638,269
Public Works	4,949,525	5,494,622	5,279,551	7,114,441	6,282,178	5,426,164	6,877,940	5,477,606	5,664,242	4,513,410
Public Library	1,478,371	1,461,349	1,386,198	1,409,728	1,308,791	1,258,780	1,203,191	1,163,623	1,173,863	1,123,880
Parks, Recreation and Public Property	2,970,064	3,354,612	2,927,345	2,674,471	3,012,478	2,176,083	1,468,214	1,599,713	1,604,612	1,383,166
Community Improvement & Development	1,035,861	4,217,807	1,213,129	994,906	1,199,963	825,295	686,717	1,287,249	999,898	543,549
Debt Service	323,382	454,900	673,579	626,377	673,495	699,623	565,025	218,415	272,480	296,199
Total Governmental Activities Expenses	24,221,377	27,580,110	23,214,045	24,285,781	23,078,833	21,327,355	20,934,377	20,824,689	19,920,025	17,482,479
Business-Type Activities										
Water Division	2,269,164	2,294,958	2,102,160	2,386,409	2,448,790	2,078,471	1,990,118	1,977,520	1,877,440	1,925,737
Sewer Division	3,168,511	3,293,531	3,075,988	2,770,537	2,999,679	2,709,764	2,644,975	2,696,190	2,529,041	2,691,318
Solid Waste Division	1,830,369	1,763,283	1,763,897	1,739,883	1,593,608	1,659,361	1,649,899	1,668,167	1,579,945	1,672,295
Total Business-Type Activities	7,268,044	7,351,772	6,942,045	6,896,829	7,042,077	6,447,596	6,284,992	6,341,877	5,986,426	6,289,350
Total Primary Government Expenses	\$ 31,489,421	\$ 34,931,882	\$ 30,156,090	\$ 31,182,610	\$ 30,120,910	\$ 27,774,951	\$ 27,219,369	\$ 27,166,566	\$ 25,906,451	\$ 23,771,829
Program Revenues										
Governmental Activities:										
Charges for Services										
General Government	\$ 675,443	\$ 550,560	\$ 493,501	\$ 514,625	\$ 544,417	\$ 484,150	\$ 482,968	\$ 386,342	\$ 431,612	\$ 366,850
Public Safety	1,175,687	1,104,698	1,110,300	1,098,611	1,013,391	965,103	978,401	922,686	991,781	1,149,353
Public Works	141,147	100,707	110,592	124,738	113,369	182,375	109,797	122,459	132,948	125,042
Public Library	27,119	29,056	30,326	28,627	25,820	27,149	26,970	24,134	25,588	28,091
Parks, Recreation and Public Property	493,930	495,207	462,350	446,982	445,399	471,172	113,352	139,042	145,293	149,314
Community Improvement and Development	102,647	113,526	98,601	80,000	120,000	120,000	120,000	115,146	84,000	61,000
Operating Grants & Contributions	4,159,685	3,700,589	4,148,833	3,894,437	3,602,142	3,285,816	3,315,948	3,124,585	2,849,515	2,805,130
Capital Grants & Contributions	980,028	1,656,522	458,660	531,933	880,045	530,453	1,723,050	337,404	1,942,912	757,509
Total Governmental Activities Program Revenues	7,755,686	7,750,865	6,913,163	6,719,953	6,744,583	6,066,218	6,870,486	5,171,798	6,603,649	5,442,289
Business-Type Activities:										
Charges for Services:										
Water Division	3,034,477	2,636,412	2,496,043	2,578,265	2,900,045	3,201,639	2,615,148	2,487,553	2,210,112	2,243,427
Sewer Division	4,353,195	3,947,187	3,518,523	3,755,613	3,740,332	3,562,527	3,120,580	2,838,860	2,343,513	2,320,624
Solid Waste	1,994,477	1,909,479	1,975,181	1,772,489	1,634,893	1,716,396	1,731,288	1,759,703	1,699,431	1,742,372
Operating Grants & Contributions	-	1,445	81,487	-	125,708	23,545	15,544	-	-	-
Capital Grants & Contributions	-	243,349	340,886	422,145	99,172	263,456	-	263,880	144,210	175,807
Total Business-Type Activities Program Revenues	9,382,149	8,737,872	8,412,120	8,528,512	8,500,150	8,767,563	7,482,560	7,349,996	6,397,266	6,482,230
Total Primary Government Program Revenues	\$ 17,137,835	\$ 16,488,737	\$ 15,325,283	\$ 15,248,465	\$ 15,244,733	\$ 14,833,781	\$ 14,353,046	\$ 12,521,794	\$ 13,000,915	\$ 11,924,519
Net (Expense)/Revenue										
Governmental Activities	\$ (16,465,691)	\$ (19,829,245)	\$ (16,300,882)	\$ (17,565,828)	\$ (16,334,250)	\$ (15,261,137)	\$ (14,063,891)	\$ (15,652,891)	\$ (13,316,376)	\$ (12,040,190)
Business-Type Activities	2,114,105	1,386,100	1,470,075	1,631,683	1,458,073	2,319,967	1,197,568	1,008,119	410,840	192,880
Total Primary Government Net Expense	\$ (14,351,586)	\$ (18,443,145)	\$ (14,830,807)	\$ (15,934,145)	\$ (14,876,177)	\$ (12,941,170)	\$ (12,866,323)	\$ (14,644,772)	\$ (12,905,536)	\$ (11,847,310)

(Continued)

CITY OF NORFOLK, NEBRASKA
CHANGE IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	Fiscal Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
General Revenues and Other Changes In Net Positions										
Governmental Activities:										
Taxes:										
Property Tax	\$ 3,765,320	\$ 3,480,593	\$ 3,428,471	\$ 3,097,189	\$ 3,117,062	\$ 3,129,497	\$ 3,097,588	\$ 2,694,271	\$ 1,944,230	\$ 1,694,912
Sales Tax	10,677,614	10,614,793	9,358,568	8,035,671	7,081,725	7,629,397	7,072,877	6,919,663	6,760,144	6,750,098
Other Taxes	209,221	203,371	202,868	184,689	176,215	270,292	254,665	240,021	199,591	199,225
Occupation and Franchise Taxes	2,705,164	2,680,189	2,764,650	2,781,028	2,653,429	2,514,570	2,030,762	971,022	873,472	883,195
Interest	209,621	107,008	58,091	49,656	56,716	123,026	99,146	106,069	251,126	430,171
General Intergovernmental Revenues Unrestricted	398,194	372,186	365,627	276,969	394,575	124,392	295,309	289,270	260,190	282,997
Unrestricted Keno Revenues	584,717	552,493	611,740	572,632	547,095	494,447	432,584	359,060	428,302	29,141
General Revenue from Electrical Distribution System Lease/Use of P	4,505,919	4,596,858	4,620,527	4,677,788	4,578,545	4,471,873	4,186,984	3,822,961	3,418,900	3,270,414
Revenue from Sale of Uncapitalized Property	56,219	17,097	74,113	42,511	55,625	14,162	17,747	57,219	44,059	9,985
Gain on Sale of Assets	-	-	-	-	-	-	-	-	-	8,170
Miscellaneous	92,345	109,622	55,506	40,009	57,054	32,379	51,113	153,345	363,181	47,709
Interfund Transfers	(459,318)	(103,763)	(13,467)	-	(66,125)	(158,646)	-	-	(27,194)	-
Total Governmental Activities	22,745,016	22,630,447	21,526,694	19,758,142	18,651,916	18,645,389	17,538,775	15,612,901	14,516,001	13,606,017
Business Type of Activities:										
Interest	64,418	27,278	11,899	13,699	8,428	18,008	14,034	66,938	165,386	286,953
Use of Property	-	82,022	84,919	81,422	-	-	-	-	-	-
Miscellaneous	21,859	18,944	22,547	32,190	-	-	-	-	-	-
Interfund Transfers	459,318	103,763	13,467	-	66,125	158,646	-	-	27,194	-
Total Business-Type Activities	545,595	232,007	132,832	127,311	74,553	176,654	14,034	66,938	192,580	286,953
Total Primary Government	\$ 23,290,611	\$ 22,862,454	\$ 21,659,526	\$ 19,885,453	\$ 18,726,469	\$ 18,822,043	\$ 17,552,809	\$ 15,679,839	\$ 14,708,581	\$ 13,892,970
Change in Net Position										
Governmental Activities	\$ 6,279,325	\$ 2,801,202	\$ 5,225,812	\$ 2,192,314	\$ 2,317,666	\$ 3,384,252	\$ 3,474,884	\$ (39,990)	\$ 1,199,625	\$ 1,565,827
Business-Type Activities	2,659,700	1,618,107	1,602,907	1,758,994	1,532,626	2,496,621	1,211,602	1,075,057	603,420	479,833
Total Primary Government	\$ 8,939,025	\$ 4,419,309	\$ 6,828,719	\$ 3,951,308	\$ 3,850,292	\$ 5,880,873	\$ 4,686,486	\$ 1,035,067	\$ 1,803,045	\$ 2,045,660

City of Norfolk, Nebraska
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

TABLE 3

	Fiscal Year				
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
General Fund					
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -
Non Spendable	34,735	41,535	22,742	37,154	27,097
Restricted	480,485	488,920	476,210	38,291	38,785
Committed	-	-	-	31,144	141,536
Unreserved	-	-	-	-	-
Assigned	13,770	-	31,941	10,044	138,401
Unassigned	8,287,694	8,420,582	8,816,995	8,003,963	7,151,157
Total General Fund	<u>\$ 8,816,684</u>	<u>\$ 8,951,037</u>	<u>\$ 9,347,888</u>	<u>\$ 8,120,596</u>	<u>\$ 7,496,976</u>
All Other Governmental Funds					
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -
Non Spendable	17,950	16,687	15,128	9,762	8,916
Restricted	11,311,850	13,329,130	12,604,917	9,088,635	7,136,685
Committed	1,810,263	1,579,460	2,836,617	2,952,632	1,973,057
Unreserved, Reported in:					
Special Revenue Funds	-	-	-	-	-
Capital Project Funds	-	-	-	-	-
Assigned	2,639,506	2,494,115	2,697,595	1,353,826	1,464,474
Unassigned	(1,898,527)	(1,878,019)	(1,120,538)	(44,361)	(43,090)
Total All Other Governmental Funds	<u>\$ 13,881,042</u>	<u>\$ 15,541,373</u>	<u>\$ 17,033,719</u>	<u>\$ 13,360,494</u>	<u>\$ 10,540,042</u>
Total Governmental Funds					
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -
Non Spendable	52,685	58,222	37,870	46,916	36,013
Restricted	11,792,335	13,818,050	13,081,127	9,126,926	7,175,470
Committed	1,810,263	1,579,460	2,836,617	2,983,776	2,114,593
Unreserved	-	-	-	-	-
Assigned	2,653,276	2,494,115	2,729,536	1,363,870	1,602,875
Unassigned	6,389,167	6,542,563	7,696,457	7,959,602	7,108,067
Total Governmental Fund	<u>\$ 22,697,726</u>	<u>\$ 24,492,410</u>	<u>\$ 26,381,607</u>	<u>\$ 21,481,090</u>	<u>\$ 18,037,018</u>

City of Norfolk, Nebraska
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

TABLE 3 (CONT.)

	Fiscal Year				
	2012	2011	2010	2009	2008
General Fund					
Reserved	\$ -	\$ -	\$ 120,187	\$ 132,221	\$ 225,910
Non Spendable	42,528	51,342	-	-	-
Restricted	111,041	205,522	-	-	-
Committed	196,394	192,587	-	-	-
Unreserved	-	-	5,989,588	5,568,550	5,322,046
Assigned	1,934,062	1,848,271	-	-	-
Unassigned	5,438,679	5,008,200	-	-	-
Total General Fund	<u>\$ 7,722,704</u>	<u>\$ 7,305,922</u>	<u>6,109,775</u>	<u>5,700,771</u>	<u>5,547,956</u>
All Other Governmental Funds					
Reserved	\$ -	\$ -	\$ 1,943,994	\$ 1,609,878	\$ 2,107,669
Non Spendable	8,561	9,505	-	-	-
Restricted	6,974,935	15,196,509	-	-	-
Committed	1,436,837	809,108	-	-	-
Unreserved, Reported in:					
Special Revenue Funds	-	-	2,817,380	3,400,398	3,521,157
Capital Project Funds	-	-	737,259	540,066	(1,591,264)
Assigned	1,220,280	717,619	-	-	-
Unassigned	(300)	(269,619)	-	-	-
Total All Other Governmental Funds	<u>\$ 9,640,313</u>	<u>\$ 16,463,122</u>	<u>\$ 5,498,633</u>	<u>\$ 5,550,342</u>	<u>\$ 4,037,562</u>
Total Governmental Funds					
Reserved	\$ -	\$ -	\$ 2,064,181	\$ 1,742,099	\$ 2,333,579
Non Spendable	51,089	60,847	-	-	-
Restricted	7,085,976	15,402,031	-	-	-
Committed	1,633,231	1,001,695	-	-	-
Unreserved	-	-	9,544,227	9,509,014	7,251,939
Assigned	3,154,342	2,565,890	-	-	-
Unassigned	5,438,379	4,738,581	-	-	-
Total Governmental Fund	<u>\$ 17,363,017</u>	<u>\$ 23,769,044</u>	<u>\$ 11,608,408</u>	<u>\$ 11,251,113</u>	<u>\$ 9,585,518</u>

City of Norfolk, Nebraska
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

TABLE 4

	Fiscal Year				
	2017	2016	2015	2014	2013
Revenues					
Taxes	\$ 14,435,331	\$ 14,154,637	\$ 12,803,574	\$ 11,118,944	\$ 10,142,968
Special Assessments	194,862	478,529	184,987	200,654	289,216
Licenses & Permits	367,889	271,234	321,575	271,175	244,733
Intergovernmental Revenue	4,912,529	4,910,812	4,347,275	4,079,487	4,330,390
Nongovernmental Grants	50,000	50,000	-	-	-
Keno Revenue	584,717	552,493	611,740	572,632	547,095
Charges for Services	2,089,143	1,980,265	1,841,576	1,890,616	1,865,085
Occupation & Franchise Taxes	2,705,165	2,680,188	2,764,651	2,781,029	2,653,429
Contributions	436,499	17,661	204,577	559,517	54,942
Payments in Lieu of Taxes	209,221	203,371	202,867	184,689	176,215
Parking Fees and Rentals	4,535,554	4,596,859	4,620,528	4,681,679	4,584,494
Loan Repayments	71,501	156,428	570,883	104,783	78,073
Interest	179,142	94,744	51,653	49,655	54,192
Miscellaneous	190,118	147,949	314,105	124,215	138,377
Total Revenue	30,961,671	30,295,170	28,839,991	26,619,075	25,159,209
Expenditures					
General Government	2,612,548	2,473,293	2,575,062	2,698,982	2,543,757
Public Safety	9,987,194	10,209,750	10,019,243	8,967,532	9,138,087
Public Works	8,501,967	7,181,786	5,766,816	6,597,380	5,658,796
Public Library	5,137,451	1,718,799	1,334,676	1,355,079	1,288,130
Parks, Recreation & Public Property	2,554,955	2,785,403	2,314,769	2,816,830	2,661,914
Community Improvement & Development	1,091,316	4,449,547	1,265,759	1,031,844	1,322,343
Debt Service					
Principal Retirement	3,960,000	13,535,000	1,695,000	2,620,000	1,453,810
Interest	443,424	595,287	667,145	649,134	677,052
Capital Outlay	-	-	-	-	-
Total Expenditure	34,288,855	42,948,865	25,638,470	26,736,781	24,743,889
Excess (Deficiency) of Revenues over expenditures	(3,327,184)	(12,653,695)	3,201,521	(117,706)	415,320
Other Financing Sources (Uses)					
Insurance Proceeds	-	20,885	218,996	141,778	308,069
Issuance of Debt	-	870,000	1,480,000	2,625,000	-
Premium on Bonds	-	453,613	-	-	-
Bonds Refunded	1,520,000	9,420,000	-	795,000	-
Transfers In	4,754,981	4,825,719	2,765,647	2,171,879	2,272,954
Transfers Out	(4,742,481)	(4,825,719)	(2,765,647)	(2,171,879)	(2,322,342)
Total Other Financing Sources (Uses)	1,532,500	10,764,498	1,698,996	3,561,778	258,681
Net Change in Fund Balances	\$ (1,794,684)	\$ (1,889,197)	\$ 4,900,517	\$ 3,444,072	\$ 674,001
Debt Service as a Percentage of Noncapital Expenditures	17.82%	37.92%	11.14%	13.77%	9.72%

City of Norfolk, Nebraska
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

TABLE 4 (CONT.)

	Fiscal Year				
	2012	2011	2010	2009	2008
Revenues					
Taxes	\$ 10,758,892	\$ 10,178,587	\$ 9,613,934	\$ 9,027,255	\$ 8,765,893
Special Assessments	325,136	472,266	151,392	685,607	82,426
Licenses & Permits	224,947	201,651	233,786	323,800	430,258
Intergovernmental Revenue	3,619,939	4,414,712	3,846,761	3,805,003	3,743,612
Nongovernmental Grants	-	-	-	-	-
Keno Revenue	494,447	432,584	359,060	428,302	29,141
Charges for Services	1,863,308	1,464,667	1,330,223	1,374,689	1,358,621
Occupation & Franchise Taxes	2,621,917	2,138,542	1,093,679	667,778	686,840
Contributions	35,293	54,228	72,234	81,360	100,005
Payments in Lieu of Taxes	162,944	146,885	117,364	82,402	74,697
Parking Fees and Rentals	4,474,023	4,204,014	3,830,046	3,422,615	3,272,094
Loan Repayments	557,448	136,519	82,419	120,700	289,700
Interest	114,312	90,235	71,269	186,036	338,732
Miscellaneous	84,580	105,741	232,156	434,854	112,561
Total Revenue	<u>25,337,186</u>	<u>24,040,631</u>	<u>21,034,323</u>	<u>20,640,401</u>	<u>19,284,580</u>
Expenditures					
General Government	2,491,369	4,263,408	2,419,970	2,580,140	2,409,948
Public Safety	8,194,543	8,238,009	7,974,899	7,475,999	7,367,551
Public Works	5,353,264	5,588,853	4,853,161	5,585,140	4,789,513
Public Library	1,204,614	1,329,905	1,485,872	1,139,770	1,097,450
Parks, Recreation & Public Property	11,655,476	8,267,527	1,519,769	1,828,716	1,392,253
Community Improvement & Development	963,266	794,940	1,560,058	976,102	805,175
Debt Service					
Principal Retirement	1,928,649	1,179,881	870,714	773,690	755,714
Interest	442,032	442,032	234,421	275,001	304,002
Capital Outlay	-	-	159,664	370,248	829,727
Total Expenditure	<u>32,233,213</u>	<u>30,104,555</u>	<u>21,078,528</u>	<u>21,004,806</u>	<u>19,751,333</u>
Excess (Deficiency) of Revenues over expenditures	<u>(6,896,027)</u>	<u>(6,063,924)</u>	<u>(44,205)</u>	<u>(364,405)</u>	<u>(466,753)</u>
Other Financing Sources (Uses)					
Insurance Proceeds	-	-	-	-	-
Issuance of Debt	490,000	20,305,000	401,500	2,030,000	-
Premium on Bonds	-	49,560	-	-	-
Bonds Refunded	-	(2,130,000)	-	-	-
Transfers In	1,832,789	1,919,961	2,068,596	1,840,990	1,237,142
Transfers Out	(1,832,789)	(1,919,961)	(2,068,596)	(1,840,990)	(1,237,142)
Total Other Financing Sources (Uses)	<u>490,000</u>	<u>18,224,560</u>	<u>401,500</u>	<u>2,030,000</u>	<u>-</u>
Net Change in Fund Balances	<u>\$ (6,406,027)</u>	<u>\$ 12,160,636</u>	<u>\$ 357,295</u>	<u>\$ 1,665,595</u>	<u>\$ (466,753)</u>
Debt Service as a Percentage of Noncapital Expenditures	11.69%	7.81%	5.76%	5.59%	6.36%

CITY OF NORFOLK, NEBRASKA
TOTAL CITY TAXABLE SALES
LAST TEN FISCAL YEARS

TABLE 5

Fiscal Year Ended September 30,	Total City Taxable Sales	Total Direct Tax Rate
2017	\$ 535,529,003	2.00%
2016	527,991,172	2.00%
2015	547,447,750	2.00%
2014	522,866,921	1.50%
2013	510,892,339	1.50%
2012	504,008,240	1.50%
2011	467,925,125	1.50%
2010	459,698,781	1.50%
2009	448,552,315	1.50%
2008	445,836,912	1.50%

Source: City of Norfolk Finance Office

CITY OF NORFOLK, NEBRASKA
SALES TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

TABLE 6

Fiscal Year	<u>Direct</u>	<u>Overlapping (1)</u>	Total Tax Rate
	City of Norfolk	State of Nebraska	
2017	2.00%	5.50%	7.50%
2016	2.00%	5.50%	7.50%
2015 (2)	2.00%	5.50%	7.50%
2014	1.50%	5.50%	7.00%
2013	1.50%	5.50%	7.00%
2012	1.50%	5.50%	7.00%
2011	1.50%	5.50%	7.00%
2010	1.50%	5.50%	7.00%
2009	1.50%	5.50%	7.00%
2008	1.50%	5.50%	7.00%

Note: (1) Overlapping rates are those of other governments that apply to consumers within the City of Norfolk.
(2) April 1, 2015 tax rate in the City of Norfolk changed from 1.5% to 2.0% for 3 years to fund Library updates.

CITY OF NORFOLK, NEBRASKA
NET TAXABLE SALES BY BUSINESS CLASSIFICATION
CURRENT YEAR AND NINE YEARS AGO

TABLE 7

Business Classifications	2017			2008		
	Net Taxable Sales	Rank	Percentage of Total Net Taxable Sales	Net Taxable Sales	Rank	Percentage of Total Net Taxable Sales
Retail Trade	\$ 324,463,371	1	54.49%	\$ 260,141,315	1	54.31%
Accommodation & Food Services	70,822,923	2	11.89%	42,550,421	2	8.89%
Other	200,211,812	-	33.62%	176,301,663	-	36.80%
Total	\$ 595,498,106		100.00%	\$ 478,993,399		100.00%

Note: Amounts shown are net taxable sales, which includes refunds and does not include motor vehicle net sales. The numbers are only available on a calendar year basis. Percentages are not available for Utilities to avoid disclosure of confidential information but are included in the Total.

Source: Nebraska Dept of Revenue

City of Norfolk, Nebraska
 Assessed and Estimated Actual Value of Taxable Property (1)
 Last Ten Fiscal Years

TABLE 8

FISCAL YEAR (2)	REAL PROPERTY	PERSONAL PROPERTY	TOTAL ASSESSED VALUE	TOTAL DIRECT TAX RATE
2017	\$ 1,414,978,332	\$ 51,546,991	\$ 1,466,525,323	0.6021
2016	1,336,246,190	47,747,588	1,383,993,778	0.6021
2015	1,269,843,679	50,035,023	1,319,878,702	0.5967
2014	1,214,361,524	44,813,004	1,259,174,528	0.5967
2013	1,160,166,057	42,955,400	1,203,121,457	0.5781
2012	1,145,320,208	44,351,377	1,189,671,585	0.5806
2011	1,140,003,464	44,061,854	1,184,065,318	0.5817
2010	1,135,043,425	48,758,055	1,183,801,480	0.5817
2009	1,126,872,958	53,235,422	1,180,108,380	0.5466
2008	1,097,676,042	44,580,420	1,142,256,462	0.4830

(1) TAXABLE PROPERTY IS ASSESSED AT 100% OF ITS ESTIMATED ACTUAL VALUE.

(2) THE ASSESSED VALUATIONS ARE EFFECTIVE ON SEPTEMBER 1 OF EACH YEAR.

SOURCE: MADISON COUNTY ASSESSOR'S OFFICE

City of Norfolk, Nebraska
Property Tax Rates-Direct and Overlapping Governments (1)
Last Ten Fiscal Years

TABLE 9

	Fiscal Year									
	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
CITY OF NORFOLK										
GENERAL FUND	0.1880	0.1685	0.1591	0.1549	0.1320	0.1335	0.1341	0.1341	0.1345	0.0689
DEBT SERVICE	0.0366	0.0529	0.0555	0.0581	0.0609	0.0615	0.0618	0.0618	0.0620	0.0641
ECONOMIC DEVELOPMENT FUND	0.0275	0.0306	0.0321	0.0337	0.0352	0.0356	0.0358	0.0358	0.0000	0.0000
VEHICLE PARKING FUND(3)	0.3500	0.3500	0.3500	0.3500	0.3500	0.3500	0.3500	0.3500	0.3500	0.3500
TOTAL CITY OF NORFOLK	0.6021	0.6021	0.5967	0.5967	0.5781	0.5806	0.5817	0.5817	0.5466	0.4830
OVERLAPPING RATES (2)										
MADISON COUNTY	0.3267	0.3268	0.3283	0.3557	0.4255	0.4249	0.4211	0.4090	0.3990	0.3872
SCHOOL DISTRICT NO 2	1.1880	1.2051	1.2098	1.2154	1.2154	1.2589	1.3182	1.3240	1.3062	1.2230
NORTHEAST COMMUNITY COLLEGE	0.0909	0.0913	0.0953	0.0990	0.0993	0.0983	0.0953	0.0985	0.0935	0.0900
NORFOLK AIRPORT AUTHORITY	0.0437	0.0318	0.0334	0.0306	0.0310	0.0313	0.0315	0.0330	0.0228	0.0236
LOWER ELKHORN NRD	0.0233	0.0240	0.0241	0.0251	0.0266	0.0296	0.0340	0.0379	0.0341	0.0339
AGRICULTURAL SOCIETY MADISON COUNTY	0.0110	0.0110	0.0110	0.0116	0.0131	0.0139	0.0144	0.0145	0.0144	0.0147
EDUCATIONAL SERVICES UNIT #8	0.0131	0.0126	0.0126	0.0126	0.0150	0.0150	0.0150	0.0149	0.0149	0.0150
NORFOLK SANITARY DISTRICT	0.0099	0.0100	0.0099	0.0099	0.0100	0.0098	0.0095	0.0091	0.0087	0.0066
RAILROAD TRANSPORTATION SAFETY DIST.	0.0101	0.0093	0.0079	0.0060	0.0060	0.0050	0.0106	0.0036	0.0039	0.0040
TOTAL OVERLAPPING RATES	1.7167	1.7219	1.7323	1.7659	1.8419	1.8867	1.9496	1.9445	1.8975	1.7980
TOTAL PROPERTY TAXES	2.3188	2.3240	2.3290	2.3626	2.4200	2.4673	2.5313	2.5262	2.4441	2.2810

(1) TAX RATES ARE PER \$100 OF ASSESSED VALUATION, AND EFFECTIVE ON SEPTEMBER 1 OF EACH YEAR

(2) OVERLAPPING RATES ARE THOSE OF LOCAL AND COUNTY GOVERNMENTS THAT APPLY TO PROPERTY OWNERS WITHIN THE CITY OF NORFOLK NE.

(3) TAX APPLIES TO PROPERTY IN VEHICLE PARKING DISTRICT IN DOWNTOWN NORFOLK NEBRASKA. DISTRICT ASSESSED VALUATION IS ABOUT 2% OF THE CITY ASSESSED VALUATION.

City of Norfolk, Nebraska
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

TABLE 10

TAXPAYERS	TYPE OF BUSINESS	2017			2008		
		TAXABLE ASSESSED VALUE	RANK	% OF TOTAL CITY TAXABLE ASSESSED VALUE	TAXABLE ASSESSED VALUE	RANK	% OF TOTAL CITY TAXABLE ASSESSED VALUE
N S P LLC	SHOPPING MALL	\$ 12,700,000	1	0.87%	\$ -	-	0.00%
FAITH REGIONAL HEALTH SERVICES	MEDICAL OFFICES	10,065,637	2	0.69%	9,276,547	4	0.88%
WAL-MART STORES INC	RETAIL STORE	9,792,578	3	0.67%	10,180,058	2	0.97%
HEARTLAND PANTRY INC	RETAIL STORE	8,908,092	4	0.61%	9,579,200	3	0.91%
HERITAGE OF NORFOLK INC	NURSING HOME	6,704,018	5	0.46%	6,298,274	5	0.60%
TIMM VILLAGE GREEN LLC	APARTMENTS	6,487,947	6	0.44%	-	-	0.00%
MENARD INC	RETAIL STORE	6,256,300	7	0.43%	5,990,081	7	0.57%
UNION PACIFIC RAILROAD CO	RAILROAD	5,877,673	8	0.40%	-	-	0.00%
WIS-PAK	BOTTLING DISTRIBUTION	5,544,784	9	0.38%	6,156,802	6	0.59%
QWEST CORPORATION	TELEPHONE	5,316,873	10	0.36%	4,810,252	10	0.46%
DIAL - SUNSET MALL LLC	SHOPPING MALL	-	-	0.00%	13,551,829	1	1.29%
PERKINS DELAWARE	MANUFACTURING	-	-	0.00%	5,266,340	8	0.50%
THE MEADOWS INC	APARTMENTS	-	-	0.00%	5,057,762	9	0.48%
TOTAL		\$ 77,653,902		5.30%	\$ 76,167,145		7.25%

Source: MADISON COUNTY ASSESSOR'S OFFICE

CITY OF NORFOLK, NEBRASKA
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

TABLE 11

Fiscal Year Ended Sep 30	Taxes Levied for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2017	\$ 3,573,866	\$ 3,466,463	96.99%	\$ -	\$ 3,466,463	96.99%
2016	3,340,527	3,268,556	97.85%	71,971	3,340,527	100.00%
2015	3,189,630	3,089,071	96.85%	100,559	3,189,630	100.00%
2014	2,827,106	2,747,980	97.20%	79,126	2,827,106	100.00%
2013	2,825,242	2,736,874	96.87%	88,368	2,825,242	100.00%
2012	2,823,416	2,737,455	96.96%	85,163	2,822,618	99.97%
2011	2,825,657	2,726,631	96.50%	98,614	2,825,245	99.99%
2010	2,404,312	2,317,303	96.38%	83,958	2,401,261	99.87%
2009	1,603,272	1,557,427	97.14%	45,719	1,603,146	99.99%
2008	1,317,224	1,268,047	96.27%	49,177	1,317,224	100.00%

CITY OF NORFOLK, NEBRASKA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

TABLE 12

FISCAL YEAR	GOVERNMENTAL ACTIVITIES			
	GENERAL	SPECIAL	BOND	NOTES PAYABLE
	OBLIGATION BONDS	ASSESSMENT BONDS	ANTICIPATION NOTES	
2017	\$ 14,606,376	\$ 905,000	\$ 2,250,000	\$ -
2016	16,912,454	1,105,000	2,250,000	-
2015	19,950,000	990,000	2,590,000	-
2014	20,100,000	1,195,000	-	-
2013	18,960,000	1,535,000	-	-
2012	20,180,000	1,745,000	-	23,809
2011	21,210,000	1,415,000	525,000	255,359
2010	3,480,000	2,060,000	525,000	345,240
2009	3,720,000	2,405,000	340,000	130,954
2008	3,895,000	935,000	2,335,000	169,644

Notes: (1) See Table 16 for income and population data. 2017 population and personal income numbers are unavailable.

CITY OF NORFOLK, NEBRASKA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

TABLE 12 (CONT.)

<u>BUSINESS-TYPE ACTIVITIES</u>		TOTAL PRIMARY GOVERNMENT	DEBT PER CAPITA (1)	PERCENTAGE OF PERSONAL INCOME (1)
REVENUE BONDS	STATE REVOLVING LOAN			
\$ 5,700,000	\$ -	23,461,376	N/A	N/A
6,595,000	-	26,862,454	1,103.27	1.68
7,440,000	-	30,970,000	1,271.03	1.95
8,305,000	-	29,600,000	1,210.93	1.91
9,160,000	-	29,655,000	1,208.83	1.97
6,065,000	-	28,013,809	1,151.32	2.03
3,550,000	710,008	27,665,367	1,140.93	2.12
6,110,000	827,066	13,347,306	551.31	1.10
6,820,000	940,690	14,356,644	616.91	1.20
7,510,000	1,050,980	15,895,624	692.92	1.35

CITY OF NORFOLK, NEBRASKA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

TABLE 13

FISCAL YEAR	GENERAL OBLIGATION BONDS	SPECIAL ASSESSMENT BONDS-GENERAL OBLIGATION PORTION	GENERAL BONDED DEBT	LESS: AMOUNTS RESTRICTED FOR DEBT SERVICE	NET GENERAL BONDED DEBT	NET BONDED DEBT PER CAPITA (1)	VALUATION OF TAXABLE REAL PROPERTY
2017	\$ 14,606,376	\$ 303,025	\$ 14,909,401	\$ 2,575,381	12,334,020	N/A	0.87%
2016	16,912,454	382,930	17,295,384	2,310,289	14,985,095	615.45	1.12%
2015	19,950,000	339,878	20,289,878	2,056,725	18,233,153	748.30	1.44%
2014	20,100,000	407,083	20,507,083	1,718,817	18,788,266	768.62	1.55%
2013	18,960,000	470,340	19,430,340	1,556,817	17,873,523	728.85	1.54%
2012	20,180,000	532,264	20,712,264	1,117,646	19,594,618	805.30	1.71%
2011	21,210,000	371,013	21,581,013	504,468	21,076,545	869.21	1.85%
2010	3,480,000	618,952	4,098,952	1,193,594	2,905,358	120.01	0.26%
2009	3,720,000	729,722	4,449,722	1,218,131	3,231,591	138.86	0.29%
2008	3,895,000	394,928	4,289,928	1,255,485	3,034,443	132.28	0.29%

Notes: (1) See Table 16 for population data. 2017 population numbers are unavailable.

CITY OF NORFOLK, NEBRASKA
 DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
 AS OF SEPTEMBER 30, 2017

TABLE 14

GOVERNMENTAL UNITS	DEBT OUTSTANDING	ESTIMATED PERCENTAGE APPLICABLE (1)	DIRECT AND OVERLAPPING DEBT TO THE CITY
DIRECT:			
CITY	\$ 17,761,376	100.00%	\$ 17,761,376
OVERLAPPING:			
Norfolk School District #2	\$ 17,915,000	61.09%	\$ 10,944,035

Note: (1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the governmental unit's taxable revenue base that is within the City of Norfolk's boundaries and dividing it by the unit's total taxable revenue base.

SOURCE: NORFOLK PUBLIC SCHOOLS

CITY OF NORFOLK, NEBRASKA
PLEDGED REVENUE COVERAGE
ENTERPRISE BONDS
LAST TEN FISCAL YEARS

TABLE 15

	GROSS REVENUE (1)	DIRECT OPERATING EXPENSES (2)	NET AVAILABLE REVENUE	DEBT SERVICE REQUIRMENTS			COVERAGE
				PRINCIPAL	INTEREST	TOTAL	
2017	\$ 9,463,735	\$ 5,806,596	\$ 3,657,139	\$ 895,000	\$ 163,784	\$ 1,058,784	3.45
2016	8,622,767	5,353,538	3,269,229	845,000	183,051	1,028,051	3.18
2015	8,109,112	5,234,995	2,874,117	865,000	184,233	1,049,233	2.74
2014	8,510,448	5,307,088	3,203,360	855,000	198,501	1,053,501	3.04
2013	8,344,442	5,524,293	2,820,149	905,000	182,034	1,087,034	2.59
2012	8,677,238	4,965,477	3,711,761	1,120,008	95,519	1,215,527	3.05
2011	7,482,560	4,818,232	2,664,328	852,058	218,512	1,070,570	2.49
2010	7,086,116	4,790,997	2,295,119	823,624	286,972	1,110,596	2.07
2009	6,418,442	4,460,849	1,957,593	800,290	312,397	1,112,687	1.76
2008	6,593,376	4,685,259	1,908,117	772,055	336,859	1,108,914	1.72

- 1) TOTAL OPERATING REVENUE PLUS INTEREST INCOME
2) TOTAL OPERATING EXPENSES EXCLUSIVE OF DEPRECIATION AND AMORTIZATION

CITY OF NORFOLK, NEBRASKA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

TABLE 16

Fiscal Year	Population(1)	Personal Income (2) (000's)	Per Capita Personal Income(2)	Public School Enrollment(3)	Unemployment Rate(4)
2017	N/A	N/A	N/A	4,370	2.7%
2016	24,348	1,599,237	45,673	4,325	3.0%
2015	24,366	1,587,171	45,264	4,244	2.6%
2014	24,444	1,550,788	44,089	4,069	2.7%
2013	24,523	1,506,700	42,709	4,148	2.9%
2012	24,332	1,380,610	39,411	4,110	3.2%
2011	24,248	1,305,431	37,372	4,009	3.6%
2010	24,210	1,213,230	34,728	4,023	3.8%
2009	23,272	1,198,153	33,949	3,891	4.2%
2008	22,940	1,176,748	36,103	3,830	3.0%

Sources: (1) These figures are estimates compiled from the most recent data available from the Bureau of Census and the NE Dept of Labor. 2017 numbers are unavailable.
(2) Bureau of Economic Analysis. 2017 numbers are unavailable.
Numbers are shown for Madison County.
(3) Norfolk Public Schools PreK-12
(4) State of Nebraska, NE Dept of Labor

CITY OF NORFOLK, NEBRASKA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

TABLE 17

EMPLOYER	2017			2008		
	EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT	EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT
Faith Regional Health Services	1,350	1	5.54%	1,185	1	5.74%
Northeast Community College	704	2	2.89%			
Norfolk Public Schools	586	3	2.41%	626	3	3.03%
Cardinal Health	500	4	2.05%			
Nucor Steel Division of Nucor Corp	499	5	2.05%	430	5	2.08%
Vulcraft Division of Nurcor Corp	478	6	1.96%	413	7	2.00%
Associated Wholesale Grocers	385	7	1.58%			
Veyance Technologies	385	8	1.58%	399	8	1.93%
Walmart	340	9	1.40%	416	6	2.01%
Norfolk Iron & Metal Co	320	10	1.31%	320	9	1.55%
Affiliated Foods Midwest				654	2	3.17%
COVIDIEN				500	4	2.42%
Wis-Pak				110	10	0.53%
Total	5,547		22.78%	5,053		24.46%

Source: City of Norfolk Economic Development

CITY OF NORFOLK, NEBRASKA
 Full-Time Equivalent City Governmental Employees by Function
 Last Ten Fiscal Years

TABLE 18

Full-Time Equivalent City Government Employees by Function as of September 30										
	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
General Government	29.00	29.00	26.88	25.88	25.88	25.88	26.18	25.55	23.55	24.60
Engineering	6.00	6.00	6.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Public Safety										
Police	60.50	60.00	60.00	58.00	58.00	58.00	58.00	58.00	60.00	60.50
Fire	36.05	36.05	37.00	37.00	37.00	38.00	38.00	38.00	38.00	37.00
Region 11	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
SNARE	0.13	0.13	0.13	0.13	0.50	0.50	0.50	0.50	0.50	0.50
Streets	22.62	22.62	23.25	23.25	23.25	22.25	22.25	22.00	22.00	21.00
Culture & Recreation										
Parks	19.00	20.00	20.00	22.00	21.00	20.00	20.00	22.00	22.00	18.00
Recreation	2.00	2.00	2.00	2.00	1.67	1.67	1.00	1.00	2.00	2.00
Auditorium	0.00	0.00	0.00	0.00	2.43	2.43	2.43	2.43	2.43	2.43
Library	15.64	15.21	15.38	15.38	15.1	15.1	14.97	14.97	14.97	14.96
Housing	6.00	6.00	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.63
Community Character Development Coalition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.25	5.00	4.88
Economic Development Operating	3.00	3.00	3.00	3.00	2.00	2.00	0.00	0.00	0.00	0.00
Water	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
Sewer Maintenance	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00
Water Pollution Control	8.50	8.50	9.00	9.00	9.00	9.00	9.50	9.50	13.50	13.50
Solid Waste Management	7.38	6.38	5.38	6.38	6.38	6.38	5.88	5.75	5.75	5.75
Total	231.77	230.84	229.77	228.77	228.96	227.96	225.46	230.70	236.45	232.75

Source: City of Norfolk Finance

CITY OF NORFOLK, NEBRASKA
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

TABLE 19

FUNCTION	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
General Government										
Purchase Ordered Processed	0	0	0	31	765	1,223	1,393	1,365	1,773	1,887
Water/Sewer Customers Billed	9,633	9,602	9,551	9,523	9,479	9,419	9,392	9,306	9,276	9,118
Engineering										
Miles of Paving Districts	0.00	0.14	0.33	0.00	0.00	0.00	0.20	0.20	0.51	0.20
Miles of Street Reconstruction	0.00	0.17	0.32	0.10	0.40	1.10	0.75	0.30	0.35	0.50
Public Safety										
Police:										
Criminal Arrests	1,465	1,392	1,394	1,448	1,645	1,809	1,701	1,655	1,932	1,679
Traffic Arrests	2,129	2,391	3,097	2,388	2,294	2,709	2,804	2,313	2,348	2,514
Drug/Alcohol Arrests	712	749	696	705	817	897	762	556	715	782
Fire:										
Rescue Calls	1,960	2,066	2,007	1,912	1,941	1,866	1,861	1,678	1,714	1,744
Building and Safety										
Building Permits	461	423	411	388	347	356	375	386	382	392
Culture and Recreation										
Library										
Total Circulation	265,698	295,787	309,281	321,954	320,282	299,776	324,042	319,997	338,308	314,489
Water:										
Water Inspections	69	56	51	56	66	47	42	48	39	40
Locates	3,565	3,475	3,198	3,272	3,449	3,070	2,521	2,743	2,406	2,589
Sewer:										
Water Pollution Control										
Billion of Gallons treated	1.054	1.099	1.02	1.02	1.077	1.083	1.189	1.269	1.017	1.105
Sewer Maintenance										
Sewer Inspections	48	31	35	34	61	34	20	32	22	37
Solid Waste Management										
Average Daily Tonnage	112	109	106	102	104	108	108	113	110	116

Souces: Various City Departments

CITY OF NORFOLK, NEBRASKA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

TABLE 20

FUNCTION	FISCAL YEAR									
	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
General Government										
City Auditorium (1)	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Administrative Offices (2)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-
City Council Chambers	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Public Safety										
Police Stations	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Fire Stations	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Streets										
Streets (Miles)	145.56	145.09	144.55	144.09	144.08	144.29	144.29	144.29	143.88	142.30
Streetlights	2,305	2,277	2,279	2,257	2,257	2,258	2,327	2,244	2,236	2,237
Parks										
Parks Acreage	422.20	421.60	421.60	414.00	403.50	403.50	403.50	403.50	396.00	378.00
Parks #	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	12.00	12.00
Swimming Pools	2.00	2.00	2.00	2.00	2.00	2.00	1.00	2.00	2.00	2.00
Tennis Courts	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Library	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Water										
Water mains (miles)	127.00	126.00	126.00	129.00	123.00	123.00	123.00	122.00	121.00	120.00
Water treatment plants	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Sewer										
Sanitary sewer (miles)	137.00	133.00	131.00	128.00	127.00	127.00	127.00	127.00	126.00	125.00
Sewage treatment plants	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

(1) Included Administrative offices and Engineering Offices until March 2012 Sold in December 2015

(2) Administrative and Engineering Offices as of March 2012 and Council Chambers as of January 2013

Sources: Various City Departments



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Members
of the City Council
City of Norfolk, Nebraska

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Norfolk, Nebraska (the City) as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 28, 2018.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control over financial reporting that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control over financial reporting or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control over financial reporting and compliance. Accordingly, this communication is not suitable for any other purpose.

Hayes & Associates, L.L.C.

Hayes & Associates, L.L.C.
Omaha, Nebraska
March 28, 2018

City of Norfolk, Nebraska
SCHEDULE OF FINDINGS AND RESPONSES
For the year ended September 30, 2017

I. SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditors' reports issued:	Unmodified
Internal controls over financial reporting:	
• Material weaknesses identified:	None Reported
• Significant deficiencies identified:	None Reported
Noncompliance material to financial statements noted:	None Reported

II. FINDINGS—FINANCIAL STATEMENTS

None reported.

City of Norfolk, Nebraska
SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
For the year ended September 30, 2017

II. FINDINGS—FINANCIAL STATEMENTS

None reported



March 28, 2018

To the City Council
City of Norfolk, Nebraska

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Norfolk for the year ended September 30, 2017. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, *Government Auditing Standards* as well as, certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 25, 2017. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Norfolk are described in Note 1 to the financial statements. As described in Note 1 to the financial statements, the City of Norfolk changed accounting policies related to financial reporting by adopting Statement of Governmental Accounting Standards (GASB Statement) No. 74 *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, No. 77 *Tax Abatement Disclosures*, No. 78 *Pensions Provided through Certain Multiple-Employer Defined Benefit Plans*, No. 80 *Blending Requirements for Certain Component Units-an amendment of GASB Statement No. 14*, and No. 82 *Pension Issues-an amendment of GASB Statement No. 67, No. 68, and No. 73*, in the year ended September 30, 2017. The adoption of these standards did not have a significant impact on the City's financial statements. We noted no transactions entered into by the City of Norfolk during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the City of Norfolk's financial statements were:

Management's estimate of the allowance for doubtful accounts is based on 100% of the receivable from Credit Bureau Services and 20% of the additional receivables for the governmental funds. The City has not established an allowance for the utility billing receivables related to the combined utility fund. We evaluated the key factors and assumptions used to develop the allowance for doubtful accounts in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of depreciation expense is based on the straight line method over the useful lives disclosed in Note 1. We evaluated the key factors and assumptions used to develop the depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the net pension liability is based on an actuary report compiled by Ameritas. Their actuary report makes numerous assumptions, which if not realized could cause significant differences between actual and projected pension liabilities as described in Note 9. We evaluated the key factors and assumptions used to develop the net pension liability in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of accrued compensated absences is based on the City's policy for vacation and sick leave accrual and the payout schedule contained in the City's personnel manual and each employees hourly rate. We evaluated the key factors and assumptions used to develop the accrued compensated absence liability, including the current portion, in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of Subsequent events in Note 15 to the financial statements discloses the authorized issuance of 9,220,000 of Combined Utility Revenue and Refunding Bonds to refund the Series 2011B and Series 2012 Utility Revenue Bonds. The new bonds have a maturity date of December 15, 2037 and will reduce debt service payments by \$591,188 over the next 15 years. The City also obtains an economic gain of \$456,154.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 28, 2018.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the City Council and management of the City of Norfolk, Nebraska, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Hayes & Associates, L.L.C.

Hayes & Associates, L.L.C.
Omaha, Nebraska

Client: 02203 - City of Norfolk
 Engagement: AU2017 - City of Norfolk
 Period Ending: 9/30/2017
 Trial Balance: 0400 - TB
 Workpaper: 0422 - Reclassifying Journal Entries Report (H&A Proposed)

Account	Description	W/P Ref	Debit	Credit
Reclassifying Journal Entries JE # 2001		6502		
To adjust PBC accrual JE #112 for the estimated claims at yearend.				
701-000-585.100HA	General Govt Exp-ISF Fund Adjustment		2,000.00	
701-000-221.100HA	Accounts Payable - ISF Fund Adjustment			2,000.00
Total			2,000.00	2,000.00
Reclassifying Journal Entries JE # 2003		1503.22		
To correct client entry and record asset addition to plant instead of equipment				
602-000-151.004	UTILITY PLANT		41,783.00	
602-000-151.005	FURNITURE & EQUIPMENT			41,783.00
Total			41,783.00	41,783.00
Reclassifying Journal Entries JE # 2004		0450		
Entry to reclassify revenues that were originally recorded as interest income, when it should have been recorded as intergovernmental revenue.				
112-000-385.100HA	Interest Income-Region 11 Fund Adjustments		20,224.00	
112-000-341.100HA	Intergovernmental Rev-Region 11 Fund Adjustments			20,224.00
Total			20,224.00	20,224.00