

**CITY OF SCOTTSDLUFF**  
**City of Scottsbluff Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**CITY COUNCIL AGENDA**

**Regular Meeting**  
**November 20, 2017**  
**6:00 PM**

1. Roll Call
2. Pledge of Allegiance.
3. **For public information, a copy of the Nebraska Open Meetings Act is available for review.**
4. Notice of changes in the agenda by the city clerk (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 5 of this agenda.)
5. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. Closed Session
  - a) Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda.
7. Consent Calendar (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately.):
  - a) Approve the minutes of the November 6, 2017 Regular Meeting.
8. Claims:
  - a) Regular claims
9. Petitions, Communications, Public Input:
  - a) Council to receive a report on the Platte Alliance Water Supply (PAWS) project.
  - b) Council to receive a report from the Riverside Discovery Center.
10. Bids & Awards:
  - a) Council to consider the quotation from ESRI for Geographic Information System software and authorize the Mayor to execute the renewal quotation.
11. Resolution & Ordinances:
  - a) Council to consider a Resolution to declare that real estate located within the general vicinity Northeast of Burlington Northern Santa Fe Railroad, South of Highway 26, and W. of Ave I in the NW portion of the community be declared to be blighted and substandard and in need of redevelopment.

- b) Council to consider approval of the Certification identifying Philip Mark Bohl as the City of Scottsbluff Street Superintendent for determining incentive payment for 2017.
  - c) Council to approve the Resolution naming Philip Mark Bohl as the City of Scottsbluff Street Superintendent.
- 12. Reports from Staff, Boards & Commissions:
  - a) Discussion and instructions to staff regarding implementation of the Regional Housing Study.
  - b) Council to receive a report from the East Overland Steering Committee.
  - c) Council to consider a Lease with Scotts Bluff County to rent space on the Hydropillar Water Tower and authorize the Mayor to execute the agreement.
  - d) Council to consider approval of a Copier Service Contract renewal with Copier Connection, Inc. for the Water and Wastewater office copier and authorize the Mayor to sign the contract.
- 13. Public Comments: The purpose of this agenda item is to allow for public comment of items for potential discussion at a future Council Meeting. Comments brought to the Council are for information only. The Council will not take any action on the item except for referring it to staff to address or placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person
- 14. Council reports (informational only):
- 15. Scottsbluff Youth Council Representative report (informational only):
- 16. Adjournment.

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Exec1**

**Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda.**

**Staff Contact: City Council**

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Consent1**

**Approve the minutes of the November 6, 2017 Regular Meeting.**

**Staff Contact: Cindy Dickinson, City Clerk**

The Scottsbluff City Council met in a regular meeting on November 6, 2017 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on November 3, 2017, in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the City Clerk in City Hall; provided, the City Council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been emailed to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and NBC Nebraska, and the Star Herald. The notice was also available on the city's website on November 3, 2017.

Mayor Meininger presided and City Clerk Dickinson recorded the proceedings. The Pledge of Allegiance was led by Collin Phillips, a member of Boy Scouts, Pack 5 from Scottsbluff. Mayor Meininger welcomed everyone in attendance and encouraged all citizens to participate in the council meeting asking those wishing to speak to come to the microphone and state their name and address for the record. Mayor Meininger informed those in attendance that a copy of the Nebraska open meetings act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Randy Meininger, Scott Shaver, Raymond Gonzales, Mark McCarthy and Jordan Colwell. Also present was City Manager Johnson and City Attorney Kent Hadenfeldt. Absent: None.

Mayor Meininger asked if there were any changes to the agenda. There were no changes. Mayor Meininger asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There were none.

Moved by Council Member Gonzales, seconded by Council Member McCarthy that, "the minutes of the October 16, 2017 Regular Meeting be approved," "YEAS", Colwell, Meininger, McCarthy, and Gonzales, "NAYS", Shaver. Absent: None.

Moved by Council Member Colwell, seconded by Mayor Meininger, "that the following claims be approved and paid as provided by law out of the respective funds designated in the list of claims dated November 6, 2017, as on file with the City Clerk and submitted to the City Council," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

#### CLAIMS

911 CUSTOM, LLC,CIP & EQUIP MAINT,719; ACCELERATED RECEIVABLES SOLUTIONS, WAGE ATTACHMENT,81.58; ACTION COMMUNICATIONS INC.,8 PAGERS AND BATTERIES, 4984; AE SERVICES, LLC,ELECTRICAL- SKATING RINK/SHED,2149.78; AIRGAS USA, LLC, DEPT SUPPLIES, 100.54; ALLO COMMUNICATIONS, LLC, LOCAL TELEPHONE CHARGES, 4490.99; AMAZON.COM HEADQUARTERS,MISC.,2077.94; AMERICAN WATER WORKS ASSOCIATION, MEMBERSHIPS,192; ANITA'S GREENSCAPING INC,BID CNTRCL SRVCS,1 261.11; ASSURITY LIFE INSURANCE CO,LIFE INS,32.95; AULICK LEASING CORP, GRUND MAINT,461.63; AUTOZONE STORES, INC,VEH MAINT,122.75; B & H INVESTMENTS, INC,DEP. SUP. - LIBRARY,219.5; BARCO MUNICIPAL PRODUCTS INC,GALV. POSTS, STOP SIGN FACES, BLACK ROLL GOODS,1979.05; BATH & BODY WORKS LLC, OVERPYMT, 1659.49; BLACK HILLS GAS DISTRIBUTION LLC,MONTHLY ENERGY BILL, 1487.74; BLUFFS SANITARY SUPPLY INC.,DEPARTMENT SUPPLIES EMS GLOVES,412.64; BOB ESCAMILLA, REFUND OF PREMIUM, 23.08; BROWN'S SHOE FIT, CO.,UNIFORMS & CLOTHING,171.2;

CALM NIGHTS, LLC,ROOM MURPHY FAI CONFERENCE,376; CAPITAL BUSINESS SYSTEMS INC.,CONTRACTUAL,33; CARLSON, DEBRA,REIMB.,81.9; CARR- TRUMBULL LUMBER CO, INC.,DEPT SUP,249.66; CELLCO PARTNERSHIP,CELL PHONES,792; CENTER POINT INC,BKS,1639.44; CHARTER COMMUNICATIONS HOLDINGS LLC,FIRE TV BOX,7.81; CHILD SUPPORT,CHILD SUPPORT,24; CITY OF SCB,PETTY CASH,53.71; CLARK PRINTING LLC, FIRE WATCH BOOKS,289.7; COLONIAL LIFE & ACCIDENT INSURANCE COMPANY,LIFE & ACCIDENT CO,48.7; COMFORT INN,BUS. TRVL.,399.8; CONSOLIDATED MANAGEMENT COMPANY,SCHOOLS & CONF,197.91; CONTRACTORS MATERIALS INC.,SUPP - BLADE, GLOVES, GLASSES, BROOM HEADS, ETC,1454.26; CORE & MAIN LP,METERS,906.25; CRESCENT ELECT. SUPPLY COMP INC,HEATER FOR SIGNAL BOX AT W. OVLD. & B,85.78; CROELL INC,CONCRETE FOR STREET REPAIR,899.43; CYNTHIA GREEN,DEPT SUPP,48.33; DALE'S TIRE & RETREADING, INC.,VEHICLE MTNC,1977.71; DAS STATE ACCOUNTING-CENTRAL FINANCE,MONTHLY LONG DISTANCE,146.46; DUANE E. WOHLERS,DISPOSAL FEES,900; DXP ENTERPRISES INC,TEST GAS,255.74; ECOVERSE INDUSTRIES, LTD,DEPT SUP, 7975; ELLIOTT EQUIPMENT COMPANY INC.,DEPT SUPPLIES,8288; EMBLEM'S INC, UNIFORMS, 150; ENERGY LABORATORIES, INC,SAMPLES,135; FASTENAL COMPANY, SUPPLIES - 18TH STREET PARK,92.6; FEDERAL EXPRESS CORPORATION,POSTAGE,180.25; FIREFOX RESCUE EQUIPMENT, INC,2017 FREIGHTLINER SVI RESCUE TRUCK,300305; FLAGSHIP PUBLISHING INC,BKS,44.95; FLOYD'S TRUCK CENTER, INC,VEHICLE MTNC, 521.54; GALLS INC,UNIFORMS,307.88; GENERAL ELECTRIC CAPITAL CORPORATION, UNIFORMS & CLOTHING,268.71; GENERAL TRAFFIC CONTROLS, INC,TRAFFIC SIGNAL EQUIP -RELAYS,183.7; GREAT LAKES HIGHER EDUCATION GUARANTY CORP,WAGE ATTACHMENT,371.64; HANLEY PUBLICATIONS,BKS,18; HAWKINS, INC.,CHEMICALS,2755; HD SUPPLY FACILITIES MAINTENANCE LTD,EQUIPMENT,11829.73; HILTON GARDEN INN LINCOLN DOWNTOWN/HAYMARKET,HOTEL FOR REGION 22 EM,186; HYDROTEX PARTNERS, LTD,OIL & ANTIFREEZE, 2190.24; I C M A,FY17-18 MEMBERSHIP - N. JOHNSON, 925.76; IDEAL LAUNDRY AND CLEANERS, INC.,SUPP - MATS, TOWELS, SOAP, LATEX GLOVES,1039.96; INFINITY CONSTRUCTION, INC.,STRUCTURES,136933.41; INGRAM LIBRARY SERVICES INC,BKS,1006.82; INLAND TRUCK PARTS & SERVICE,TOWER ONE REPAIRS, 651.77; INTERNAL REVENUE SERVICE, WITHHOLDINGS, 125430.11; INTERNATIONAL PUBLIC MANAGEMENT ASSOCIATION-HR,POLICE CORPORAL EXAM,209; INTRALINKS, INC,ROUTER - TRAFFIC CAMERA (AVE I & BELTLINE),659.38; ISLAND LAW OFFICE, PC LLO,WAGE ATTACHMENT,257.86; J G ELLIOTT CO. INC., VOLUNTEER ANNUAL LIFE INSURANCE,126; JANA KEHN,REIMB.,75.69; JEFFREY F MARTISCHEWSKY,BLDG MAINT,1 267.78; JOHN DEERE FINANCIAL,WORK BOOTS FOR DEPUTY PUBLIC WORKS DIRECTOR, 275.97; JOHN DEERE FINANCIAL,UNIFORMS & CLOTHING,94.94; KEEP SCOTTSBLUFF-GERING BEAUTIFUL,CONTRACTUAL SVC,10500; KNOW HOW LLC,BUILDING MTNC, 6645.91; KOIS BROTHERS EQUIPMENT CO INC,DEPT SUPPLIES, 400; KRIZ-DAVIS COMPANY,SUPP - HEATERS FOR SIGNAL CONTROLLER BOXES,255.42; LEAGUE ASSOCIATION OF RISK MANAGEMENT,PROPERTY INSURANCE - SKATING RINK/SHED, 85.79; M.C. SCHAFF & ASSOCIATES, INC,ENGINEERING,35781; MADISON NATIONAL LIFE,LIFE INS,1842.86; MAILFINANCE INC,CONT. SRVCS. - LIBRARY,514.76; MAIN STREET APPLIANCE,DRYER REPAIR,89; MATHESON TRI-GAS INC,RENT - MACHINES,48.79; MENARDS, INC,SUPPLIES - 18TH ST. PLAZA,1267.7; MICHAEL B KEMBEL,ANNUAL OVERHEAD DOOR MAINTENANCE,1147.92; MIDLANDS NEWSPAPERS, INC,SBSCR. RNWL - LIBRARY,153.4; MIDWEST MACHINERY & SUPPLY CO,GUARD RAIL MATERIAL FOR HWY. 26 & 14TH AVE.,763.55; MONUMENT PREVENTION COALITION,

CONTRACTUAL,939.94; MUNICIPAL PIPE SERVICES, INC.,EQUIPMENT,31578.92; NATHAN JOHNSON,ICMA CONFERENCE EXPENSE,226.22; NATIONAL TELEPHONE MESSAGE CORP,DEPT SUPPL,256; NE CHILD SUPPORT PAYMENT CENTER,NE CHILD SUPPORT PYBLE,3756.86; NE COLORADO CELLULAR, INC,CONTRACTUAL SVC,75.5; NE DEPT OF REVENUE,SALES TAX,30468.3; NE DEPT OF ROADS,LICENSE,20; NEBRASKA SAFETY & FIRE EQUIPEMENT INC.,BLDG. MAIN.,393.75; NEBRASKA FIRE CHIEFS' ASSOCIATION, ANNUAL FIRE CHIEF ASSOCIATION DUES, 50; NEBRASKA MACHINERY CO,EQUIP MAINT, 986.36; NEBRASKA PUBLIC POWER DISTRICT,ELECTRIC, 21532.18; NEBRASKA STATE TREASURER'S OFFICE, DEPT SUPP,1601.46; NEBRASKA STATEWIDE ARBORETUM, MEMBERSHIPS,130; NEBRASKALAND TIRE, INC,EQUIP MTNC,574.2; NELSON TRENT,DEPT SUPPLIES, 67.95; NEMNICH AUTOMOTIVE,EQUIP MTNC,79.13; NETWORKFLEET, INC, MONTHLY GPS SERVICE,18.95; NEWMAN, TIMOTHY,TRAVEL COSTS,69; NORTHERN SAFETY COMPANY, INC.,DEPT SUP,357.49; NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF, DEPT SUP,381.84; ONE CALL CONCEPTS, INC,CONTRACTUAL,198.87; OREGON TRAIL PLUMBING, HEATING & COOLING INC,BLDG MAINT,95; P.F. PETTIBONE & CO,MINUTE RECORD BOOK, 145.95; PANHANDLE CARTAGE CO INC,DEPT SUPPLIES - MOBILE CMD VEH,52.5; PANHANDLE COOPERATIVE ASSOCIATION,SEPTEMBER MONTHLY FUEL FIRE, 699.48; PANHANDLE ENVIRONMENTAL SERVICES INC, CONTRACTUAL SVC, 326.5; PANHANDLE HUMANE SOCIETY, CONTRACTUAL, 5174.59; PAUL REED CONSTRUCTION & SUPPLY, INC,STRUCTURES,12234.53; PENWORTHY COMPANY LLC,BKS,978.75; PEREZ GINNIE,REIMB.,61; PLATTE VALLEY BANK,HSA ACCOUNT, 15269.46; POLYDYNE INC,CHEMICALS,5198; POSTMASTER,POSTAGE,1175.08; POWERPLAN, EQUIP MTNC,695.98; PRAISE WINDOWS INC,BLDG. MAIN.,645; QUICK CARE MEDICAL SERVICES,PHYSICAL VOLUNTEER RHODEN,92; QUILL CORPORATION,DEPT SUPPLIES,1074.7; REGANIS AUTO CENTER, INC,EQUIP MTNC,116.37; REGIONAL CARE INC,CLAIMS, 144313.5; REGIONAL WEST PHYSICIANS CLINIC,CONSULTING,244; REVIZE LLC,WEBSITE ANNUAL SUPPORT,2568; ROHRER, JOSEPH,SCHOOLS & CONF,65; RON'S TOWING,CONTRACTUAL,262.5; ROOSEVELT PUBLIC POWER DISTRICT,ELECTRIC POWER,2172.12; S M E C,EMPLOYEE DEDUCTION,467; SAFELITE FULFILLMENT, INC,VEH MAINT, 74.94; SANDBERG IMPLEMENT, INC,EQUIP MTNC,1390.83; SCB COUNTY,DEPT CNTRCL SRVCS, 83; SCB FIREFIGHTERS UNION LOCAL 1454,FIRE EE DUES,450; SCOTTIES POTTIES INC,CONTRACTUAL,850; SCOTTS BLUFF COUNTY,FY17-18 INTER-LOCAL AGREEMENT,82418; SCOTTS BLUFF COUNTY COURT,LEGAL FEES,204; SCOTTSBLUFF POLICE OFFICERS ASSOCIATION,POLICE EE DUES,1104; SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC,UNIFORMS & CLOTHING,785.09; SCOTTSBLUFF WINSUPPLY COMPANY,DEPT SUP,450.25; SCOTTSBLUFF/GERING CHAMBER OF COMMERCE,STATE OF THE VALLEY EXPENSE,160; SENSUS USA INC,CONTRACTUAL SVC,1949.94; SHAFFER PUBLICATIONS,SBSCR. RNWL,2065.95; SIMON CONTRACTORS,2016 DELTA DRIVE OVERLAY PROJECT,133732.8; SIRCHIE ACQUISITION COMPANY, LLC,INVEST SUPPL, 102.16; SNELL SERVICES INC.,ELECTRICAL,75; SPECIAL INVESTIGATIONS, CONTRACTUAL, 200; STARR LEHL, TRAVEL CONFERENCE EXPENSE, 51.26; STATE HEALTH LAB,SAMPLES,165; TEXAS PNEUDRAULIC INC,EQUIP MTNC,520.66; THE SUPPLY CACHE INC,DEPT SUPPLIES,82.95; THOMPSON GLASS, INC,BLDG MAINT,90; THOMPSON NOELLE,REIMB.,64.85; TORRINGTON SOD FARMS,DEPT SUP,32.84; TOYOTA MOTOR CREDIT CORPORATION,HIDTA CAR LEASE,365.69; TRANS IOWA EQUIPMENT LLC,EQUIP MTNC, 1279.47; TYLER TECHNOLOGIES, INC, RECEIPT PRINTER ANNUAL MAINTENANCE, 1158.57; UNIQUE MANAGEMENT SERVICES, INC,CONT. SRVCS.,501.2; UNITED STATES

WELDING,WELD. SUPPLIES - OXYGEN,36.85; US BANK,LEASE RENTAL REV & REFUNDING BONDS 2015,1148228.49; US BANK,UNIFORMS & CLOTHING,2381.9; VAN DIEST SUPPLY COMPANY,GROUND MAINT,4763.25; VAN PELT FENCING CO, INC,FENCING - SKATING RINK, 5909; VANTAGEPOINT TRANSFER AGENTS-300793,DEF COMP,3868.46; VANTAGEPOINT TRANSFER AGENTS-705437, ROTH IRA,1022; WELLS FARGO BANK, N.A., RETIREMENT, 65100.86; WESTERN COOPRTATIVE COMPANY, GROUND MAINT,1971; WESTERN PATHOLOGY CONSULTANTS, INC,RANDOM POOL MANAGEMENT FEE,200; WYOMING FIRST AID & SAFETY SUPPLY, LLC,DEPT SUPPLIES,178.01; WYOMING WATER DEVELOPMENT OFF,PAWS FEASIBILITY STUDY,4298.25; YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE,YMCA,1615; REFUNDS: TIM ROHRICK 34; MANUEL CERVANTES 53.11; THEA DOWNS 23.88; RYAN WARBONNETT 9.19; ISAAC BARAJAS 35.16; KIM CROFT 9.50; 4WARD INC. FAMILY 100.00.

Mr. Howard Olsen, representing St. Agnes Catholic Church, presented a Special Designated Liquor License to serve wine at an event on Sunday, December 3, 2017, to celebrate the 100<sup>th</sup> anniversary of the St. Agnes Church building. The church is located at 2314 3<sup>rd</sup> Ave. and the event will be from 12:00 p.m. until 2:00 p.m. Moved by Mayor Meininger, seconded by Council Member Shaver, "to approve the special designated liquor license request for St. Agnes Church, 2314 3<sup>rd</sup> Ave., Scottsbluff, for an event on December 3, 2017, 12:00 p.m. to 2:00 p.m.." "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

Angela Kembel, representing the Downtown Scottsbluff Association, presented the Community Festival Permit for the Holiday Parade and special events at the Downtown Plaza area. There will be many children's events planned for the Plaza area following the parade. They are hoping to have a dedication ceremony for the ice skating rink, which was made possible through a grant from Black Hills Energy. Moved by Council Member Colwell, seconded by Mayor Meininger, "to approve the Community Festival Permit for the Holiday Parade and special events on Broadway sponsored by the Downtown Scottsbluff Association on November 25, 2017, 4:00 p.m. to 8:00 p.m., including street closures, vendors and noise permit," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

Triniti Burgner, YMCA Senior Program Director, presented the Community Event Permit for the 3<sup>rd</sup> Annual Jingle Jog which will be held on December 2, 2017 from 3:00 p.m. to 5:30 p.m. Following the run/walk event, there will be special events at the Downtown Plaza. The only streets blocked off will be for the running route and the parking lot at the Plaza area.

Council Member Colwell declared a conflict of interest regarding this item as he serves on the YMCA Board of Directors. Moved by Mayor Meininger, seconded by Council Member Shaver, "to declare a conflict of interest for Council Member Colwell who serves on the YMCA Board of Directors and excuse him from discussion and voting on the item dealing with the YMCA sponsored Jingle Jog," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

Moved by Council Member Shaver, seconded by Council Member Gonzales, "to approve the Community Festival Permit for Christmas on Broadway / Jingle Jog sponsored by the Scottsbluff YMCA on December 2, 2017, 3:00 p.m. to 5:30 p.m., including street closures, vendors and a noise permit," "YEAS", Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Abstain: Colwell. Absent: None.

Mayor Meininger opened the Public Hearing at 6:05 p.m. to determine whether real estate described in this notice should be declared to be substandard and blighted, pursuant to the Nebraska Community Development Law. The property affected by this notice are properties and tracts of land within the general vicinity north and east of Burlington Northern Santa Fe (BNSF) Railroad, South of

Highway 26, and west of Ave I in the northwestern portion of the community. The site contains approximately 121.79 acres.

City Manager Johnson explained that the Planning Commission also held a public hearing and gave a positive recommendation regarding the blight and substandard designation of the property being considered; there will be no action taken on the designation tonight, but action items will be brought forward at a future Council meeting.

Dave Schaff, Engineer with MC Schaff and Associates, prepared the study and explained that this is Blight Study #11 for the City of Scottsbluff. This is a rather significant area of land, much of which was requested to be designated as substandard and blighted by the Frank Family, owners of the land located west of Walmart and Home Depot. The other land includes portions owned and adjacent to Coop and Simplot which are close to the railroad. These areas have some gravel streets and experience significant drainage issues. The inclusion of all of this property is necessary to create a unified redevelopment area to encourage new development and redevelopment of the areas. This study was completed to meet all state requirements to classify the property as substandard and blighted, sufficient to encourage developers. The study was reviewed by the City Attorney to assure it meets all necessary standards.

There were no other comments from the public. Mayor Meininger closed the public hearing at 6:10 p.m. City Attorney Hadenfeldt explained that we do not have a plan or a project at this time. A resolution declaring the area blighted and substandard will be presented at the November 20, 2017 City Council Meeting.

Council Member Gonzales asked what percentage of the city will be included in the Blight and Substandard Designation. Mr. Schaff responded that with the addition of Blight Study #11, we will have approximately 18-20% designated as blighted and substandard. The maximum amount allowed is 35% of the city.

City Manager Johnson presented the \$3,000.00 bid for the 1996 Fire Truck from Cheyenne County, Colorado. He explained that the truck was advertised, with no offers. Fire Chief Miller said it was advertised with a \$20,000.00 minimum bid; and with a \$10,000.00 minimum bid. No bids were received from either of the notices. He explained that older fire equipment generally does not receive very high bids. The bid from Cheyenne County came through Emergency Management, and is the only bid we have received. Moved by Council Member Shaver, "to deny the bid from Cheyenne County Colorado to purchase the Fire Department's 1996 Freightliner Fire Truck for \$3,000.00." Motion died due to a lack of a second.

Moved by Council Member McCarthy, seconded by Mayor Meininger, "to accept the bid from Cheyenne County Colorado to purchase the Fire Department's 1996 Freightliner Fire Truck for \$3,000.00," "YEAS", Colwell, Meininger, McCarthy, and Gonzales, "NAYS", Shaver. Absent: None.

City Manager Johnson explained to the Council that staff advertised for a Request for Proposal (RFP) for employee pension services for all three employee groups: general employees, police and fire. Four proposals were received from: Wells Fargo Investment Advisors; Platte Valley Investment Center/Principal Financial; ICMA-RC; and Allen Capital Group/Union Bank & Trust.

The Retirement Committees conducted an interview process with all four of the companies. Following the interview, the three committees collectively agreed to move the City's employee pension plans to Allen Capital Group/Union Bank and Trust. This decision was based on fund performance, fees, customer service and unlimited funds being available.

Mr. Verlin Schaefer, with Wells Fargo Advisors, addressed the Council, thanking them for the past 15 years of providing pension services for the City of Scottsbluff employees. He suggested that the City review their plan and advertise for RFPs every three years. In addition, he commented that he did not think the RFP for this current bid considered transfer fees, risk and total return, well-proportioned

funds and didn't mention robust web site and education for employees. Mr. Johnson commented that these items were discussed among the employee retirement committee members.

Moved by Council Member Gonzales, seconded by Council Member McCarthy, to approve Union Bank & Trust and Allen Capital Group, LLC as pension service provider for the employee pension plans, and authorize the City Manager to sign all necessary documents and approve Resolution No. 17-11-01," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

#### RESOLUTION NO. 17-11-01

WHEREAS, the City of Scottsbluff, Nebraska ("City") maintains the Scottsbluff General City Employee's Pension Plan a qualified retirement plan pursuant to the Scottsbluff Municipal Code §6-5-1 et.seq. and Nebraska Revised Statute §19-3501, the Firefighter's Retirement System Fund, a qualified retirement plan pursuant to the Scottsbluff Municipal Code §6-5-84 et.seq. and Nebraska Revised Statute §16-1020, and the Police Officer's Retirement System Fund a qualified retirement plan pursuant to the Scottsbluff Municipal Code §6-5-104 et.seq. and Nebraska Revised Statute §16-1001 (all collectively "Plans").

WHEREAS, the Retirement Committees for the Plans and the City's Administrative Staff have solicited, met and reviewed proposals from pension plan service providers for the overall management and administration of the Plans which is now provided by Wells Fargo Bank, N.A.

WHEREAS, the Retirement Committees for the Plans and the City's Administrative Staff now make a recommendation to the City to change the Plans service providers from Wells Fargo Bank, N.A. to Union Bank and Trust and Allen Capital Group, LLC.

NOW, THEREFORE, BE IT RESOLVED, effective as of November 6, 2017, the City appoints Union Bank & Trust and Allen Capital Group, LLC as the Plans service providers, to include the City's participants 457 Funds and all ROTH accounts, and to authorize the City Manager to sign any and all required documents to complete the transfer.

PASSED AND APPROVED this 6<sup>th</sup> day of November, 2017.

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Mayor

ATTEST:

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City Clerk (seal)

City Manager Johnson presented the following applications for the East Overland Renovations Grants. He commented that the application from Reganis Auto Center was tabled by the Community Redevelopment Authority, and will be considered at a later date when information is available. The

recommended amount of each grant is \$9,678.00, since remaining funds of \$96,783.00 are available to the ten remaining applicants.

202 E. Overland – Terry Schaub dba Comm Shops of Scottsbluff: Total Project \$20,789 - Grant Request - \$10,000. This project would provide for installation of a new sign and repair the roof.

Moved by Mayor Meininger, seconded by Council Member McCarthy, “to approve the grant application from Terry Schaub for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

518 E. Overland – Colleen Herman: Total Project \$78,000 - Grant Request - \$10,000. This project would provide for a complete renovation of the building, converting it to a bakery.

Moved by Mayor Meininger, seconded by Council Member Gonzales, “to approve the grant application from Colleen Herman for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

798-800 E. Overland – Bert Bissell: Total Project \$23,000 - Grant Request - \$10,000. This project would provide for deck repair, exterior paint, gutters, windows and interior renovation.

Moved by Mayor Meininger, seconded by Council Member McCarthy, “to approve the grant application from Bert Bissell for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

1001 E. Overland – Julius Konkaba dba JD’s Ace Body Shop: Total Project \$24,000 - Grant Request - \$10,000. This project would provide for installation of new energy efficient windows, new door, steel siding, stucco and stone.

Moved by Mayor Meininger, seconded by Council Member Shaver, “to approve the grant application from Julius Konkaba for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

1002 E. Overland – Reyes/ Bernadac: Total Project \$20,000 - Grant Request - \$10,000. This project would provide for new exterior stucco for this retail business.

Moved by Council Member Shaver, seconded by Council Member McCarthy, “to approve the grant application from Reyes/Bernadac for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

1013 East Overland – Maria Elena Pedroza: Total Project \$20,000 – Grant Request \$10,000. This restaurant renovation project would provide for new siding, sign, door, soffit and fascia, metal panels, and interior floors and paint for this restaurant.

Moved by Council Member Gonzales, seconded by Council Member Colwell, “to approve the grant application from Maria Elena Pedroza for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

1018 East Overland – Marc Clemens: Total Project \$34,000 – Grant Request \$10,000. This project would provide for new parking lot blacktop, new room, sign, windows and new floors for this retail location.

Moved by Mayor Meininger, seconded by Council Member Shaver, “to approve the grant application from Marc Clemens for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

1308 East Overland – Juan Zatarain: Total Project \$27,146 – Grant Request \$10,000. This restaurant Renovation project would provide for new doors, and windows.

Moved by Mayor Meininger, seconded by Council Member McCarthy, “to approve the grant application from Juan Zatarain for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, Shaver and Gonzales, “NAYS”, None. Absent: None.

1413 East Overland – Western Nebraska Housing Opportunities: Total Project \$317,204 – Grant Request \$10,000. This apartment renovation project would provide for new windows and remodel of 10-15 units at the Eastwood Apartments.

Moved by Mayor Meininger, seconded by Council Member McCarthy, “to approve the grant application from Western Nebraska Housing Opportunities for \$9,678.00 of East Overland Renovation grant funds, “YEAS”, Colwell, Meininger, McCarthy, and Gonzales, “NAYS”, Shaver. Absent: None.

City Manager Johnson presented the last change order for the sewer main and siphon rehab project, which will complete this project. The majority of this change order will be for restoration of the vegetation. Moved by Council Member Gonzales, seconded by Council Member Colwell, “to approve the final Change Order from Paul Reed Construction & Supply in the amount of \$2,174.16 for the Sewer Main & Siphon Rehab Project along Highway 26,” “YEAS”, Colwell, Meininger, McCarthy, and Gonzales, “NAYS”, Shaver. Absent: None.

Under Council reports, Council Member Gonzales will attend the PADD meeting this week, Mayor Meininger will attend the Senior Center meeting next week. Those who attended the Mini Municipal League meeting agreed it was well done and received a lot of good information. Lynn Rex, Executive Director of the Nebraska League of Municipalities conducted the training. Council Member Shaver commented on activities at the Scottsbluff High School.

Moved by Council Member McCarthy, seconded by Council Member Colwell, “to adjourn the meeting at 6:40 p.m.,” “YEAS”, Colwell, Meininger, McCarthy, and Gonzales, “NAYS”, Shaver. Absent: None.

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Mayor

Attest:

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City Clerk  
“SEAL”

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Claims1**

### **Regular claims**

**Staff Contact: Liz Hilyard, Finance Director**



# Expense Approval Report

## By Vendor Name

Post Dates 11/07/2017 - 11/20/2017

| Description (Payable)                                    | Account Name           | (None) | (None) | (None)                                                         | Amount          |
|----------------------------------------------------------|------------------------|--------|--------|----------------------------------------------------------------|-----------------|
| <b>Vendor: 00460 - ACCELERATED RECEIVABLES SOLUTIONS</b> |                        |        |        |                                                                |                 |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>            |                        |        |        |                                                                |                 |
| WAGE ATTACHMENT                                          | WAGE ATTACHMENT EE PAY |        |        |                                                                | 40.79           |
|                                                          |                        |        |        | <b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>            | <b>40.79</b>    |
|                                                          |                        |        |        | <b>Vendor 00460 - ACCELERATED RECEIVABLES SOLUTIONS Total:</b> | <b>40.79</b>    |
| <b>Vendor: 03438 - ACCU CUT</b>                          |                        |        |        |                                                                |                 |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                 |
| Dep. sup.                                                | DEPARTMENT SUPPLIES    |        |        |                                                                | 115.00          |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>115.00</b>   |
|                                                          |                        |        |        | <b>Vendor 03438 - ACCU CUT Total:</b>                          | <b>115.00</b>   |
| <b>Vendor: 00393 - ACTION COMMUNICATIONS INC.</b>        |                        |        |        |                                                                |                 |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                 |
| EQUIP MAINT                                              | EQUIPMENT MAINTENANCE  |        |        |                                                                | 11.75           |
| EQUIP MAINT                                              | DEPARTMENT SUPPLIES    |        |        |                                                                | 9.80            |
| Radio repairs XTL1500                                    | EQUIPMENT MAINTENANCE  |        |        |                                                                | 100.00          |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>121.55</b>   |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                |                        |        |        |                                                                |                 |
| vehicle mtnc                                             | VEHICLE MAINTENANCE    |        |        |                                                                | 17.46           |
| INTERNET SERVICE 11/1/17 - 11...                         | DEPARTMENT SUPPLIES    |        |        |                                                                | 27.50           |
|                                                          |                        |        |        | <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>                | <b>44.96</b>    |
| <b>Fund: 631 - WASTEWATER</b>                            |                        |        |        |                                                                |                 |
| INTERNET SERVICE 11/1/17 - 11...                         | DEPARTMENT SUPPLIES    |        |        |                                                                | 27.50           |
|                                                          |                        |        |        | <b>Fund 631 - WASTEWATER Total:</b>                            | <b>27.50</b>    |
|                                                          |                        |        |        | <b>Vendor 00393 - ACTION COMMUNICATIONS INC. Total:</b>        | <b>194.01</b>   |
| <b>Vendor: 08144 - AE SERVICES, LLC</b>                  |                        |        |        |                                                                |                 |
| <b>Fund: 725 - CENTRAL GARAGE</b>                        |                        |        |        |                                                                |                 |
| building mtnc                                            | BUILDING MAINTENANCE   |        |        |                                                                | 407.85          |
|                                                          |                        |        |        | <b>Fund 725 - CENTRAL GARAGE Total:</b>                        | <b>407.85</b>   |
|                                                          |                        |        |        | <b>Vendor 08144 - AE SERVICES, LLC Total:</b>                  | <b>407.85</b>   |
| <b>Vendor: 06891 - ANDERSON-SHAW CONSTRUCTION, INC</b>   |                        |        |        |                                                                |                 |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                 |
| Bldg. main.                                              | BUILDING MAINTENANCE   |        |        |                                                                | 120.00          |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>120.00</b>   |
|                                                          |                        |        |        | <b>Vendor 06891 - ANDERSON-SHAW CONSTRUCTION, INC Total:</b>   | <b>120.00</b>   |
| <b>Vendor: 02118 - ANITA'S GREENSCAPING INC</b>          |                        |        |        |                                                                |                 |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                 |
| CONTRACTUAL                                              | CONTRACTUAL SERVICES   |        |        |                                                                | 385.30          |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>385.30</b>   |
| <b>Fund: 216 - BUSINESS IMPROVEMENT</b>                  |                        |        |        |                                                                |                 |
| BID CNTRCL SRVCS                                         | CONTRACTUAL SERVICES   |        |        |                                                                | 879.33          |
|                                                          |                        |        |        | <b>Fund 216 - BUSINESS IMPROVEMENT Total:</b>                  | <b>879.33</b>   |
|                                                          |                        |        |        | <b>Vendor 02118 - ANITA'S GREENSCAPING INC Total:</b>          | <b>1,264.63</b> |
| <b>Vendor: 04575 - AUTOZONE STORES, INC</b>              |                        |        |        |                                                                |                 |
| <b>Fund: 725 - CENTRAL GARAGE</b>                        |                        |        |        |                                                                |                 |
| equip mtnc                                               | EQUIPMENT MAINTENANCE  |        |        |                                                                | 45.78           |
| equip mtnc                                               | EQUIPMENT MAINTENANCE  |        |        |                                                                | 4.15            |
| equip mtnc                                               | EQUIPMENT MAINTENANCE  |        |        |                                                                | 52.66           |
| equip mtnc                                               | EQUIPMENT MAINTENANCE  |        |        |                                                                | 74.52           |

## Expense Approval Report

Post Dates: 11/07/2017 - 11/20/2017

| Description (Payable)                                | Account Name          | (None) | (None) | (None) | Amount    |
|------------------------------------------------------|-----------------------|--------|--------|--------|-----------|
| equip mtnc                                           | EQUIPMENT MAINTENANCE |        |        |        | -46.24    |
| Fund 725 - CENTRAL GARAGE Total:                     |                       |        |        |        | 130.87    |
| Vendor 04575 - AUTOZONE STORES, INC Total:           |                       |        |        |        | 130.87    |
| Vendor: 09843 - AXON ENTERPRISE INC                  |                       |        |        |        |           |
| Fund: 218 - PUBLIC SAFETY                            |                       |        |        |        |           |
| CIP-TASERS                                           | EQUIPMENT             |        |        |        | 33,263.50 |
| Fund 218 - PUBLIC SAFETY Total:                      |                       |        |        |        | 33,263.50 |
| Vendor 09843 - AXON ENTERPRISE INC Total:            |                       |        |        |        | 33,263.50 |
| Vendor: 00295 - B & H INVESTMENTS, INC               |                       |        |        |        |           |
| Fund: 111 - GENERAL                                  |                       |        |        |        |           |
| Dep. sup. - LIBRARY                                  | DEPARTMENT SUPPLIES   |        |        |        | 50.00     |
| BLDG MAINT                                           | BUILDING MAINTENANCE  |        |        |        | 10.75     |
| BLDG MAINT                                           | BUILDING MAINTENANCE  |        |        |        | 10.75     |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 71.50     |
| Vendor 00295 - B & H INVESTMENTS, INC Total:         |                       |        |        |        | 71.50     |
| Vendor: 00271 - B&C STEEL CORPORATION                |                       |        |        |        |           |
| Fund: 621 - ENVIRONMENTAL SERVICES                   |                       |        |        |        |           |
| dept supplies                                        | DEPARTMENT SUPPLIES   |        |        |        | 24.87     |
| Fund 621 - ENVIRONMENTAL SERVICES Total:             |                       |        |        |        | 24.87     |
| Vendor 00271 - B&C STEEL CORPORATION Total:          |                       |        |        |        | 24.87     |
| Vendor: 00405 - BLUFFS SANITARY SUPPLY INC.          |                       |        |        |        |           |
| Fund: 111 - GENERAL                                  |                       |        |        |        |           |
| Jan. sup.                                            | JANITORIAL SUPPLIES   |        |        |        | 126.45    |
| Department Supplies                                  | DEPARTMENT SUPPLIES   |        |        |        | 118.00    |
| Jan. sup.                                            | JANITORIAL SUPPLIES   |        |        |        | 13.60     |
| DEPT SUPPL                                           | DEPARTMENT SUPPLIES   |        |        |        | 74.15     |
| DEPT SUPPL                                           | DEPARTMENT SUPPLIES   |        |        |        | 74.14     |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 406.34    |
| Fund: 621 - ENVIRONMENTAL SERVICES                   |                       |        |        |        |           |
| dept supplies                                        | DEPARTMENT SUPPLIES   |        |        |        | 57.00     |
| dept supplies                                        | DEPARTMENT SUPPLIES   |        |        |        | 68.61     |
| Fund 621 - ENVIRONMENTAL SERVICES Total:             |                       |        |        |        | 125.61    |
| Fund: 725 - CENTRAL GARAGE                           |                       |        |        |        |           |
| dept supplies                                        | DEPARTMENT SUPPLIES   |        |        |        | 80.46     |
| Fund 725 - CENTRAL GARAGE Total:                     |                       |        |        |        | 80.46     |
| Vendor 00405 - BLUFFS SANITARY SUPPLY INC. Total:    |                       |        |        |        | 612.41    |
| Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.        |                       |        |        |        |           |
| Fund: 111 - GENERAL                                  |                       |        |        |        |           |
| CONTRACTUAL                                          | CONTRACTUAL SERVICES  |        |        |        | 36.25     |
| Cont. srvcs.                                         | CONTRACTUAL SERVICES  |        |        |        | 334.32    |
| EQUIP MAINT                                          | EQUIPMENT MAINTENANCE |        |        |        | 88.65     |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 459.22    |
| Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:  |                       |        |        |        | 459.22    |
| Vendor: 00055 - CARR- TRUMBULL LUMBER CO, INC.       |                       |        |        |        |           |
| Fund: 212 - TRANSPORTATION                           |                       |        |        |        |           |
| SUPP - WASHERS                                       | DEPARTMENT SUPPLIES   |        |        |        | 32.08     |
| SUPP - HEM FIR                                       | DEPARTMENT SUPPLIES   |        |        |        | 13.04     |
| Fund 212 - TRANSPORTATION Total:                     |                       |        |        |        | 45.12     |
| Vendor 00055 - CARR- TRUMBULL LUMBER CO, INC. Total: |                       |        |        |        | 45.12     |
| Vendor: 07911 - CELLCO PARTNERSHIP                   |                       |        |        |        |           |
| Fund: 212 - TRANSPORTATION                           |                       |        |        |        |           |
| CELL PHONE FOR ON CALL                               | TELEPHONE             |        |        |        | 16.09     |
| Fund 212 - TRANSPORTATION Total:                     |                       |        |        |        | 16.09     |

## Expense Approval Report

Post Dates: 11/07/2017 - 11/20/2017

| Description (Payable)                                                 | Account Name          | (None) | (None) | (None)                                                           | Amount           |
|-----------------------------------------------------------------------|-----------------------|--------|--------|------------------------------------------------------------------|------------------|
| <b>Fund: 631 - WASTEWATER</b>                                         |                       |        |        |                                                                  |                  |
| CELL PHONES                                                           | CELLULAR PHONE        |        |        |                                                                  | 81.23            |
|                                                                       |                       |        |        | <b>Fund 631 - WASTEWATER Total:</b>                              | <b>81.23</b>     |
| <b>Fund: 641 - WATER</b>                                              |                       |        |        |                                                                  |                  |
| CELL PHONES                                                           | CELLULAR PHONE        |        |        |                                                                  | 85.20            |
|                                                                       |                       |        |        | <b>Fund 641 - WATER Total:</b>                                   | <b>85.20</b>     |
|                                                                       |                       |        |        | <b>Vendor 07911 - CELLCO PARTNERSHIP Total:</b>                  | <b>182.52</b>    |
| <b>Vendor: 09768 - CHARTER COMMUNICATIONS HOLDINGS LLC</b>            |                       |        |        |                                                                  |                  |
| <b>Fund: 111 - GENERAL</b>                                            |                       |        |        |                                                                  |                  |
| TV box fire                                                           | EQUIPMENT MAINTENANCE |        |        |                                                                  | 7.81             |
|                                                                       |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                 | <b>7.81</b>      |
|                                                                       |                       |        |        | <b>Vendor 09768 - CHARTER COMMUNICATIONS HOLDINGS LLC Total:</b> | <b>7.81</b>      |
| <b>Vendor: 09736 - CHILD SUPPORT</b>                                  |                       |        |        |                                                                  |                  |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                         |                       |        |        |                                                                  |                  |
| CHILD SUPPORT                                                         | CHILD SUPPORT EE PAY  |        |        |                                                                  | 12.00            |
|                                                                       |                       |        |        | <b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>              | <b>12.00</b>     |
|                                                                       |                       |        |        | <b>Vendor 09736 - CHILD SUPPORT Total:</b>                       | <b>12.00</b>     |
| <b>Vendor: 07250 - CHRIS REYES</b>                                    |                       |        |        |                                                                  |                  |
| <b>Fund: 111 - GENERAL</b>                                            |                       |        |        |                                                                  |                  |
| DEPT SUPPL                                                            | DEPARTMENT SUPPLIES   |        |        |                                                                  | 185.00           |
|                                                                       |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                 | <b>185.00</b>    |
|                                                                       |                       |        |        | <b>Vendor 07250 - CHRIS REYES Total:</b>                         | <b>185.00</b>    |
| <b>Vendor: 02396 - CITIBANK N.A.</b>                                  |                       |        |        |                                                                  |                  |
| <b>Fund: 111 - GENERAL</b>                                            |                       |        |        |                                                                  |                  |
| DEPT SUPP                                                             | DEPARTMENT SUPPLIES   |        |        |                                                                  | 151.96           |
| DEPT SUPP                                                             | DEPARTMENT SUPPLIES   |        |        |                                                                  | 19.99            |
|                                                                       |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                 | <b>171.95</b>    |
| <b>Fund: 213 - CEMETERY</b>                                           |                       |        |        |                                                                  |                  |
| DEPT SUPP                                                             | DEPARTMENT SUPPLIES   |        |        |                                                                  | 36.99            |
|                                                                       |                       |        |        | <b>Fund 213 - CEMETERY Total:</b>                                | <b>36.99</b>     |
|                                                                       |                       |        |        | <b>Vendor 02396 - CITIBANK N.A. Total:</b>                       | <b>208.94</b>    |
| <b>Vendor: 05859 - CITIBANK, N.A.</b>                                 |                       |        |        |                                                                  |                  |
| <b>Fund: 111 - GENERAL</b>                                            |                       |        |        |                                                                  |                  |
| GROUND MAINT                                                          | CONTRACTUAL SERVICES  |        |        |                                                                  | 224.00           |
|                                                                       |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                 | <b>224.00</b>    |
|                                                                       |                       |        |        | <b>Vendor 05859 - CITIBANK, N.A. Total:</b>                      | <b>224.00</b>    |
| <b>Vendor: 00484 - CITY OF GERING</b>                                 |                       |        |        |                                                                  |                  |
| <b>Fund: 111 - GENERAL</b>                                            |                       |        |        |                                                                  |                  |
| MINI MUNICIPAL CONFERENCE                                             | SCHOOL & CONFERENCE   |        |        |                                                                  | 216.00           |
|                                                                       |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                 | <b>216.00</b>    |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                             |                       |        |        |                                                                  |                  |
| disposal fees                                                         | DISPOSAL FEES         |        |        |                                                                  | 46,095.16        |
|                                                                       |                       |        |        | <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>                  | <b>46,095.16</b> |
|                                                                       |                       |        |        | <b>Vendor 00484 - CITY OF GERING Total:</b>                      | <b>46,311.16</b> |
| <b>Vendor: 01976 - CLARK PRINTING LLC</b>                             |                       |        |        |                                                                  |                  |
| <b>Fund: 111 - GENERAL</b>                                            |                       |        |        |                                                                  |                  |
| DEPT SUPP                                                             | DEPARTMENT SUPPLIES   |        |        |                                                                  | 33.00            |
|                                                                       |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                 | <b>33.00</b>     |
|                                                                       |                       |        |        | <b>Vendor 01976 - CLARK PRINTING LLC Total:</b>                  | <b>33.00</b>     |
| <b>Vendor: 03010 - COLONIAL LIFE &amp; ACCIDENT INSURANCE COMPANY</b> |                       |        |        |                                                                  |                  |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                         |                       |        |        |                                                                  |                  |
| LIFE INS                                                              | LIFE INS EE PAYABLE   |        |        |                                                                  | 22.75            |

## Expense Approval Report

Post Dates: 11/07/2017 - 11/20/2017

| Description (Payable)                                            | Account Name           | (None) | (None) | (None) | Amount |
|------------------------------------------------------------------|------------------------|--------|--------|--------|--------|
| LIFE INS                                                         | DIS INC INS EE PAYABLE |        |        |        | 25.95  |
| Fund 713 - CASH & INVESTMENT POOL Total:                         |                        |        |        |        | 48.70  |
| Vendor 03010 - COLONIAL LIFE & ACCIDENT INSURANCE COMPANY Total: |                        |        |        |        | 48.70  |
| Vendor: 00706 - COMPUTER CONNECTION INC                          |                        |        |        |        |        |
| Fund: 111 - GENERAL                                              |                        |        |        |        |        |
| RENT-MACH                                                        | RENT-MACHINES          |        |        |        | 44.00  |
| Fund 111 - GENERAL Total:                                        |                        |        |        |        | 44.00  |
| Vendor 00706 - COMPUTER CONNECTION INC Total:                    |                        |        |        |        | 44.00  |
| Vendor: 02995 - CONSOLIDATED MANAGEMENT COMPANY                  |                        |        |        |        |        |
| Fund: 111 - GENERAL                                              |                        |        |        |        |        |
| SCHOOLS & CONF                                                   | SCHOOL & CONFERENCE    |        |        |        | 85.54  |
| SCHOOLS & CONF                                                   | SCHOOL & CONFERENCE    |        |        |        | 84.68  |
| Fund 111 - GENERAL Total:                                        |                        |        |        |        | 170.22 |
| Vendor 02995 - CONSOLIDATED MANAGEMENT COMPANY Total:            |                        |        |        |        | 170.22 |
| Vendor: 00267 - CONTRACTORS MATERIALS INC.                       |                        |        |        |        |        |
| Fund: 111 - GENERAL                                              |                        |        |        |        |        |
| BLDG MAINT                                                       | BUILDING MAINTENANCE   |        |        |        | 18.82  |
| DEPT SUPP                                                        | DEPARTMENT SUPPLIES    |        |        |        | 9.80   |
| Fund 111 - GENERAL Total:                                        |                        |        |        |        | 28.62  |
| Vendor 00267 - CONTRACTORS MATERIALS INC. Total:                 |                        |        |        |        | 28.62  |
| Vendor: 05709 - CREDIT BUREAU OF COUNCIL BLUFFS                  |                        |        |        |        |        |
| Fund: 111 - GENERAL                                              |                        |        |        |        |        |
| CONTRACT - OCTOBER FEES                                          | CONSULTING SERVICES    |        |        |        | 50.00  |
| Fund 111 - GENERAL Total:                                        |                        |        |        |        | 50.00  |
| Vendor 05709 - CREDIT BUREAU OF COUNCIL BLUFFS Total:            |                        |        |        |        | 50.00  |
| Vendor: 00406 - CRESCENT ELECT. SUPPLY COMP INC                  |                        |        |        |        |        |
| Fund: 212 - TRANSPORTATION                                       |                        |        |        |        |        |
| SUPP - THERM SECTION                                             | DEPARTMENT SUPPLIES    |        |        |        | 18.61  |
| TRAFFIC SIGNAL CONTROLLER ...                                    | DEPARTMENT SUPPLIES    |        |        |        | 110.33 |
| Fund 212 - TRANSPORTATION Total:                                 |                        |        |        |        | 128.94 |
| Vendor 00406 - CRESCENT ELECT. SUPPLY COMP INC Total:            |                        |        |        |        | 128.94 |
| Vendor: 09767 - CROELL INC                                       |                        |        |        |        |        |
| Fund: 641 - WATER                                                |                        |        |        |        |        |
| DEPT SUP                                                         | DEPARTMENT SUPPLIES    |        |        |        | 245.57 |
| Fund 641 - WATER Total:                                          |                        |        |        |        | 245.57 |
| Vendor 09767 - CROELL INC Total:                                 |                        |        |        |        | 245.57 |
| Vendor: 07689 - CYNTHIA GREEN                                    |                        |        |        |        |        |
| Fund: 111 - GENERAL                                              |                        |        |        |        |        |
| DEPT SUPP                                                        | DEPARTMENT SUPPLIES    |        |        |        | 28.96  |
| Fund 111 - GENERAL Total:                                        |                        |        |        |        | 28.96  |
| Fund: 621 - ENVIRONMENTAL SERVICES                               |                        |        |        |        |        |
| DEPT SUPP                                                        | DEPARTMENT SUPPLIES    |        |        |        | 78.20  |
| Fund 621 - ENVIRONMENTAL SERVICES Total:                         |                        |        |        |        | 78.20  |
| Vendor 07689 - CYNTHIA GREEN Total:                              |                        |        |        |        | 107.16 |
| Vendor: 00573 - DEMCO, INC                                       |                        |        |        |        |        |
| Fund: 111 - GENERAL                                              |                        |        |        |        |        |
| Dep. sup.                                                        | DEPARTMENT SUPPLIES    |        |        |        | 145.51 |
| Fund 111 - GENERAL Total:                                        |                        |        |        |        | 145.51 |
| Vendor 00573 - DEMCO, INC Total:                                 |                        |        |        |        | 145.51 |

## Expense Approval Report

Post Dates: 11/07/2017 - 11/20/2017

| Description (Payable)                              | Account Name          | (None) | (None) | (None)                                                   | Amount           |
|----------------------------------------------------|-----------------------|--------|--------|----------------------------------------------------------|------------------|
| <b>Vendor: 07421 - DUANE E. WOHLERS</b>            |                       |        |        |                                                          |                  |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>          |                       |        |        |                                                          |                  |
| disposal fees                                      | DISPOSAL FEES         |        |        |                                                          | 450.00           |
|                                                    |                       |        |        | <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>          | <b>450.00</b>    |
|                                                    |                       |        |        | <b>Vendor 07421 - DUANE E. WOHLERS Total:</b>            | <b>450.00</b>    |
| <b>Vendor: 06807 - ELECTRIC PUMP INC</b>           |                       |        |        |                                                          |                  |
| <b>Fund: 631 - WASTEWATER</b>                      |                       |        |        |                                                          |                  |
| EQUIPMENT                                          | EQUIPMENT             |        |        |                                                          | 22,833.00        |
|                                                    |                       |        |        | <b>Fund 631 - WASTEWATER Total:</b>                      | <b>22,833.00</b> |
|                                                    |                       |        |        | <b>Vendor 06807 - ELECTRIC PUMP INC Total:</b>           | <b>22,833.00</b> |
| <b>Vendor: 06808 - EMBLEM'S INC</b>                |                       |        |        |                                                          |                  |
| <b>Fund: 111 - GENERAL</b>                         |                       |        |        |                                                          |                  |
| UNIFORMS                                           | UNIFORMS & CLOTHING   |        |        |                                                          | 225.00           |
|                                                    |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                         | <b>225.00</b>    |
|                                                    |                       |        |        | <b>Vendor 06808 - EMBLEM'S INC Total:</b>                | <b>225.00</b>    |
| <b>Vendor: 09751 - FAIRBANKS SCALES INC</b>        |                       |        |        |                                                          |                  |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>          |                       |        |        |                                                          |                  |
| equip mtnc                                         | EQUIPMENT MAINTENANCE |        |        |                                                          | 2,635.63         |
|                                                    |                       |        |        | <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>          | <b>2,635.63</b>  |
|                                                    |                       |        |        | <b>Vendor 09751 - FAIRBANKS SCALES INC Total:</b>        | <b>2,635.63</b>  |
| <b>Vendor: 07574 - FAT BOYS TIRE AND AUTO</b>      |                       |        |        |                                                          |                  |
| <b>Fund: 641 - WATER</b>                           |                       |        |        |                                                          |                  |
| EQUIP MAINT                                        | EQUIPMENT MAINTENANCE |        |        |                                                          | 107.47           |
| EQUIP MAINT                                        | EQUIPMENT MAINTENANCE |        |        |                                                          | 443.77           |
|                                                    |                       |        |        | <b>Fund 641 - WATER Total:</b>                           | <b>551.24</b>    |
| <b>Fund: 725 - CENTRAL GARAGE</b>                  |                       |        |        |                                                          |                  |
| equip mtnc                                         | EQUIPMENT MAINTENANCE |        |        |                                                          | 88.00            |
|                                                    |                       |        |        | <b>Fund 725 - CENTRAL GARAGE Total:</b>                  | <b>88.00</b>     |
|                                                    |                       |        |        | <b>Vendor 07574 - FAT BOYS TIRE AND AUTO Total:</b>      | <b>639.24</b>    |
| <b>Vendor: 00548 - FEDERAL EXPRESS CORPORATION</b> |                       |        |        |                                                          |                  |
| <b>Fund: 631 - WASTEWATER</b>                      |                       |        |        |                                                          |                  |
| POSTAGE                                            | POSTAGE               |        |        |                                                          | 219.32           |
|                                                    |                       |        |        | <b>Fund 631 - WASTEWATER Total:</b>                      | <b>219.32</b>    |
| <b>Fund: 641 - WATER</b>                           |                       |        |        |                                                          |                  |
| POSTAGE                                            | POSTAGE               |        |        |                                                          | 48.36            |
| POSTAGE                                            | POSTAGE               |        |        |                                                          | 111.59           |
|                                                    |                       |        |        | <b>Fund 641 - WATER Total:</b>                           | <b>159.95</b>    |
|                                                    |                       |        |        | <b>Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:</b> | <b>379.27</b>    |
| <b>Vendor: 09844 - FIRST PRESBYTERIAN CHURCH</b>   |                       |        |        |                                                          |                  |
| <b>Fund: 223 - KENO</b>                            |                       |        |        |                                                          |                  |
| TREE REBATE                                        | CONTRACTUAL SERVICES  |        |        |                                                          | 260.00           |
|                                                    |                       |        |        | <b>Fund 223 - KENO Total:</b>                            | <b>260.00</b>    |
|                                                    |                       |        |        | <b>Vendor 09844 - FIRST PRESBYTERIAN CHURCH Total:</b>   | <b>260.00</b>    |
| <b>Vendor: 00794 - FLOYD'S TRUCK CENTER, INC</b>   |                       |        |        |                                                          |                  |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>          |                       |        |        |                                                          |                  |
| vehicle mtnc                                       | VEHICLE MAINTENANCE   |        |        |                                                          | 1,104.67         |
| equip mtnc                                         | EQUIPMENT MAINTENANCE |        |        |                                                          | 1,061.31         |
| vehicle mtnc                                       | VEHICLE MAINTENANCE   |        |        |                                                          | 502.96           |
| equip mtnc                                         | EQUIPMENT MAINTENANCE |        |        |                                                          | 99.90            |
|                                                    |                       |        |        | <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>          | <b>2,768.84</b>  |
| <b>Fund: 725 - CENTRAL GARAGE</b>                  |                       |        |        |                                                          |                  |
| equip mtnc                                         | EQUIPMENT MAINTENANCE |        |        |                                                          | 20.62            |
|                                                    |                       |        |        | <b>Fund 725 - CENTRAL GARAGE Total:</b>                  | <b>20.62</b>     |
|                                                    |                       |        |        | <b>Vendor 00794 - FLOYD'S TRUCK CENTER, INC Total:</b>   | <b>2,789.46</b>  |

## Expense Approval Report

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| Description (Payable)                                             | Account Name           | (None) | (None) | (None)                                                                  | Amount          |
|-------------------------------------------------------------------|------------------------|--------|--------|-------------------------------------------------------------------------|-----------------|
| <b>Vendor: 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC</b>             |                        |        |        |                                                                         |                 |
| <b>Fund: 725 - CENTRAL GARAGE</b>                                 |                        |        |        |                                                                         |                 |
| equip mtnc                                                        | EQUIPMENT MAINTENANCE  |        |        |                                                                         | 992.12          |
|                                                                   |                        |        |        | <b>Fund 725 - CENTRAL GARAGE Total:</b>                                 | <b>992.12</b>   |
|                                                                   |                        |        |        | <b>Vendor 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC Total:</b>             | <b>992.12</b>   |
| <b>Vendor: 05600 - GALLS INC</b>                                  |                        |        |        |                                                                         |                 |
| <b>Fund: 111 - GENERAL</b>                                        |                        |        |        |                                                                         |                 |
| UNIFORMS                                                          | UNIFORMS & CLOTHING    |        |        |                                                                         | 50.99           |
| UNIFORMS                                                          | UNIFORMS & CLOTHING    |        |        |                                                                         | 28.99           |
| UNIFORMS                                                          | UNIFORMS & CLOTHING    |        |        |                                                                         | 28.99           |
| UNIFORMS                                                          | UNIFORMS & CLOTHING    |        |        |                                                                         | 49.98           |
| UNIFORMS                                                          | UNIFORMS & CLOTHING    |        |        |                                                                         | 49.98           |
| UNIFORMS                                                          | UNIFORMS & CLOTHING    |        |        |                                                                         | 26.60           |
|                                                                   |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                                        | <b>235.53</b>   |
|                                                                   |                        |        |        | <b>Vendor 05600 - GALLS INC Total:</b>                                  | <b>235.53</b>   |
| <b>Vendor: 00022 - GENERAL ELECTRIC CAPITAL CORPORATION</b>       |                        |        |        |                                                                         |                 |
| <b>Fund: 111 - GENERAL</b>                                        |                        |        |        |                                                                         |                 |
| Prgm.                                                             | PROGRAMMING            |        |        |                                                                         | 17.63           |
| Department Supplies                                               | DEPARTMENT SUPPLIES    |        |        |                                                                         | 40.23           |
| Dep. sup.                                                         | DEPARTMENT SUPPLIES    |        |        |                                                                         | 35.77           |
| Prgm.                                                             | PROGRAMMING            |        |        |                                                                         | 11.44           |
| RECRUITMENT                                                       | RECRUITMENT            |        |        |                                                                         | 53.52           |
| DEPT SUPP                                                         | DEPARTMENT SUPPLIES    |        |        |                                                                         | 104.91          |
| DEPT SUPP                                                         | DEPARTMENT SUPPLIES    |        |        |                                                                         | 29.88           |
|                                                                   |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                                        | <b>293.38</b>   |
| <b>Fund: 215 - SPECIAL PROJECTS</b>                               |                        |        |        |                                                                         |                 |
| CAR SEATS                                                         | DEPARTMENT SUPPLIES    |        |        |                                                                         | 134.94          |
|                                                                   |                        |        |        | <b>Fund 215 - SPECIAL PROJECTS Total:</b>                               | <b>134.94</b>   |
|                                                                   |                        |        |        | <b>Vendor 00022 - GENERAL ELECTRIC CAPITAL CORPORATION Total:</b>       | <b>428.32</b>   |
| <b>Vendor: 09469 - GI HOSPITALITY</b>                             |                        |        |        |                                                                         |                 |
| <b>Fund: 111 - GENERAL</b>                                        |                        |        |        |                                                                         |                 |
| SCHOOLS & CONF                                                    | SCHOOL & CONFERENCE    |        |        |                                                                         | 106.95          |
|                                                                   |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                                        | <b>106.95</b>   |
|                                                                   |                        |        |        | <b>Vendor 09469 - GI HOSPITALITY Total:</b>                             | <b>106.95</b>   |
| <b>Vendor: 09610 - GRAY TELEVISION GROUP INC</b>                  |                        |        |        |                                                                         |                 |
| <b>Fund: 661 - STORMWATER</b>                                     |                        |        |        |                                                                         |                 |
| CONTRACTUAL SVC                                                   | CONTRACTUAL SERVICES   |        |        |                                                                         | 695.00          |
|                                                                   |                        |        |        | <b>Fund 661 - STORMWATER Total:</b>                                     | <b>695.00</b>   |
|                                                                   |                        |        |        | <b>Vendor 09610 - GRAY TELEVISION GROUP INC Total:</b>                  | <b>695.00</b>   |
| <b>Vendor: 09776 - GREAT LAKES HIGHER EDUCATION GUARANTY CORP</b> |                        |        |        |                                                                         |                 |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                     |                        |        |        |                                                                         |                 |
| WAGE ATTACHMENT                                                   | WAGE ATTACHMENT EE PAY |        |        |                                                                         | 185.82          |
|                                                                   |                        |        |        | <b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>                     | <b>185.82</b>   |
|                                                                   |                        |        |        | <b>Vendor 09776 - GREAT LAKES HIGHER EDUCATION GUARANTY CORP Total:</b> | <b>185.82</b>   |
| <b>Vendor: 04371 - HAWKINS, INC.</b>                              |                        |        |        |                                                                         |                 |
| <b>Fund: 641 - WATER</b>                                          |                        |        |        |                                                                         |                 |
| CHEMICALS                                                         | CHEMICALS              |        |        |                                                                         | 1,406.50        |
| CHEMICALS                                                         | CHEMICALS              |        |        |                                                                         | 1,006.00        |
|                                                                   |                        |        |        | <b>Fund 641 - WATER Total:</b>                                          | <b>2,412.50</b> |
|                                                                   |                        |        |        | <b>Vendor 04371 - HAWKINS, INC. Total:</b>                              | <b>2,412.50</b> |
| <b>Vendor: 00299 - HULLINGER GLASS &amp; LOCKS INC.</b>           |                        |        |        |                                                                         |                 |
| <b>Fund: 111 - GENERAL</b>                                        |                        |        |        |                                                                         |                 |
| BLDG MAINT                                                        | BUILDING MAINTENANCE   |        |        |                                                                         | 35.75           |

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| Description (Payable)                                        | Account Name            | (None) | (None) | (None) | Amount     |
|--------------------------------------------------------------|-------------------------|--------|--------|--------|------------|
| BLDG MAINT                                                   | BUILDING MAINTENANCE    |        |        |        | 981.50     |
| Fund 111 - GENERAL Total:                                    |                         |        |        |        | 1,017.25   |
| Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total:           |                         |        |        |        | 1,017.25   |
| <b>Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.</b>      |                         |        |        |        |            |
| <b>Fund: 111 - GENERAL</b>                                   |                         |        |        |        |            |
| UNIFORMS                                                     | UNIFORMS & CLOTHING     |        |        |        | 109.48     |
| UNIFORMS                                                     | UNIFORMS & CLOTHING     |        |        |        | 109.48     |
| UNIFORMS                                                     | UNIFORMS & CLOTHING     |        |        |        | 109.48     |
| UNIFORMS                                                     | UNIFORMS & CLOTHING     |        |        |        | 109.48     |
| Jan. sup.                                                    | JANITORIAL SUPPLIES     |        |        |        | 90.65      |
| DEPT SUPP                                                    | DEPARTMENT SUPPLIES     |        |        |        | 57.86      |
| Fund 111 - GENERAL Total:                                    |                         |        |        |        | 586.43     |
| <b>Fund: 212 - TRANSPORTATION</b>                            |                         |        |        |        |            |
| SUPP - MATS, TOWELS                                          | DEPARTMENT SUPPLIES     |        |        |        | 29.59      |
| SUPP - MATS, TOWELS                                          | DEPARTMENT SUPPLIES     |        |        |        | 57.14      |
| Fund 212 - TRANSPORTATION Total:                             |                         |        |        |        | 86.73      |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                    |                         |        |        |        |            |
| dept supplies                                                | DEPARTMENT SUPPLIES     |        |        |        | 71.32      |
| Fund 621 - ENVIRONMENTAL SERVICES Total:                     |                         |        |        |        | 71.32      |
| <b>Fund: 641 - WATER</b>                                     |                         |        |        |        |            |
| CONTRACTUAL SVC                                              | CONTRACTUAL SERVICES    |        |        |        | 32.30      |
| Fund 641 - WATER Total:                                      |                         |        |        |        | 32.30      |
| <b>Fund: 725 - CENTRAL GARAGE</b>                            |                         |        |        |        |            |
| dept supplies                                                | DEPARTMENT SUPPLIES     |        |        |        | 27.38      |
| dept supplies                                                | UNIFORMS & CLOTHING     |        |        |        | 8.28       |
| uniforms & clothing                                          | DEPARTMENT SUPPLIES     |        |        |        | 27.38      |
| uniforms & clothing                                          | UNIFORMS & CLOTHING     |        |        |        | 8.28       |
| Fund 725 - CENTRAL GARAGE Total:                             |                         |        |        |        | 71.32      |
| Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:       |                         |        |        |        | 848.10     |
| <b>Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC</b> |                         |        |        |        |            |
| <b>Fund: 111 - GENERAL</b>                                   |                         |        |        |        |            |
| GROUND MAINT                                                 | GROUNDS MAINTENANCE     |        |        |        | 5.51       |
| GROUND MAINT                                                 | GROUNDS MAINTENANCE     |        |        |        | 8.68       |
| GROUND MAINT                                                 | GROUNDS MAINTENANCE     |        |        |        | 7.95       |
| Fund 111 - GENERAL Total:                                    |                         |        |        |        | 22.14      |
| Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:  |                         |        |        |        | 22.14      |
| <b>Vendor: 02578 - INFINITY CONSTRUCTION, INC.</b>           |                         |        |        |        |            |
| <b>Fund: 641 - WATER</b>                                     |                         |        |        |        |            |
| STRUCTURES                                                   | STRUCTURES              |        |        |        | 143,330.42 |
| Fund 641 - WATER Total:                                      |                         |        |        |        | 143,330.42 |
| Vendor 02578 - INFINITY CONSTRUCTION, INC. Total:            |                         |        |        |        | 143,330.42 |
| <b>Vendor: 09291 - INGRAM LIBRARY SERVICES INC</b>           |                         |        |        |        |            |
| <b>Fund: 111 - GENERAL</b>                                   |                         |        |        |        |            |
| Bks.                                                         | BOOKS                   |        |        |        | 2,027.23   |
| Bks./AV                                                      | AUDIOVISUAL SUPPLIES    |        |        |        | 21.99      |
| Bks./AV                                                      | BOOKS                   |        |        |        | 307.84     |
| Bks                                                          | BOOKS                   |        |        |        | 47.30      |
| Bks                                                          | BOOKS                   |        |        |        | 29.48      |
| Fund 111 - GENERAL Total:                                    |                         |        |        |        | 2,433.84   |
| Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:            |                         |        |        |        | 2,433.84   |
| <b>Vendor: 08154 - INTERNAL REVENUE SERVICE</b>              |                         |        |        |        |            |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                |                         |        |        |        |            |
| WITHHOLDINGS                                                 | MEDICARE W/H EE PAYABLE |        |        |        | 3,772.03   |
| WITHHOLDINGS                                                 | MEDICARE W/H EE PAYABLE |        |        |        | 3,772.03   |
| WITHHOLDINGS                                                 | FICA W/H EE PAYABLE     |        |        |        | 13,834.08  |
| WITHHOLDINGS                                                 | FICA W/H EE PAYABLE     |        |        |        | 13,834.08  |

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| Description (Payable)                                | Account Name          | (None) | (None) | (None) | Amount    |
|------------------------------------------------------|-----------------------|--------|--------|--------|-----------|
| WITHHOLDINGS                                         | FED W/H EE PAYABLE    |        |        |        | 28,484.44 |
| Fund 713 - CASH & INVESTMENT POOL Total:             |                       |        |        |        | 63,696.66 |
| Vendor 08154 - INTERNAL REVENUE SERVICE Total:       |                       |        |        |        | 63,696.66 |
| <b>Vendor: 08525 - INTRALINKS, INC</b>               |                       |        |        |        |           |
| <b>Fund: 111 - GENERAL</b>                           |                       |        |        |        |           |
| APC REPLACEMENT BATTERY                              | DEPARTMENT SUPPLIES   |        |        |        | 179.20    |
| DEPT SUPPLIES                                        | CONTRACTUAL SERVICES  |        |        |        | 50.78     |
| SECURITY CAMERA - CITY HALL ...                      | DEPARTMENT SUPPLIES   |        |        |        | 942.00    |
| CONTRACT SERVICES - OCTOBER..                        | CONTRACTUAL SERVICES  |        |        |        | 1,968.75  |
| CONTRACT SERVICES - LIBRARY                          | CONTRACTUAL SERVICES  |        |        |        | 150.00    |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 3,290.73  |
| Vendor 08525 - INTRALINKS, INC Total:                |                       |        |        |        | 3,290.73  |
| <b>Vendor: 05696 - INVENTIVE WIRELESS OF NE, LLC</b> |                       |        |        |        |           |
| <b>Fund: 111 - GENERAL</b>                           |                       |        |        |        |           |
| CONTRACTUAL                                          | CONTRACTUAL SERVICES  |        |        |        | 9.95      |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 9.95      |
| Vendor 05696 - INVENTIVE WIRELESS OF NE, LLC Total:  |                       |        |        |        | 9.95      |
| <b>Vendor: 09425 - ISOM, JOHN</b>                    |                       |        |        |        |           |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>            |                       |        |        |        |           |
| COTC COMPOSTING CONF. EXP...                         | SCHOOL & CONFERENCE   |        |        |        | 151.00    |
| Fund 621 - ENVIRONMENTAL SERVICES Total:             |                       |        |        |        | 151.00    |
| Vendor 09425 - ISOM, JOHN Total:                     |                       |        |        |        | 151.00    |
| <b>Vendor: 00192 - J G ELLIOTT CO.INC.</b>           |                       |        |        |        |           |
| <b>Fund: 111 - GENERAL</b>                           |                       |        |        |        |           |
| BOND RENEWAL - MEININGER, ...                        | BONDING               |        |        |        | 300.00    |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 300.00    |
| Vendor 00192 - J G ELLIOTT CO.INC. Total:            |                       |        |        |        | 300.00    |
| <b>Vendor: 06131 - JOHN DEERE FINANCIAL</b>          |                       |        |        |        |           |
| <b>Fund: 111 - GENERAL</b>                           |                       |        |        |        |           |
| GROUND MAINT                                         | GROUNDS MAINTENANCE   |        |        |        | 14.86     |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 14.86     |
| <b>Fund: 212 - TRANSPORTATION</b>                    |                       |        |        |        |           |
| SUPP - FASTENERS                                     | DEPARTMENT SUPPLIES   |        |        |        | 1.26      |
| Fund 212 - TRANSPORTATION Total:                     |                       |        |        |        | 1.26      |
| <b>Fund: 213 - CEMETERY</b>                          |                       |        |        |        |           |
| UNIFORMS                                             | UNIFORMS & CLOTHING   |        |        |        | 279.96    |
| Fund 213 - CEMETERY Total:                           |                       |        |        |        | 279.96    |
| Vendor 06131 - JOHN DEERE FINANCIAL Total:           |                       |        |        |        | 296.08    |
| <b>Vendor: 09474 - JOHN DEERE FINANCIAL</b>          |                       |        |        |        |           |
| <b>Fund: 111 - GENERAL</b>                           |                       |        |        |        |           |
| ENGINE REBUILD/REPLACE                               | EQUIPMENT             |        |        |        | 16,608.44 |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 16,608.44 |
| Vendor 09474 - JOHN DEERE FINANCIAL Total:           |                       |        |        |        | 16,608.44 |
| <b>Vendor: 09747 - KNOW HOW LLC</b>                  |                       |        |        |        |           |
| <b>Fund: 111 - GENERAL</b>                           |                       |        |        |        |           |
| equip maint                                          | EQUIPMENT MAINTENANCE |        |        |        | 51.15     |
| Pallet of Oil Dry                                    | DEPARTMENT SUPPLIES   |        |        |        | 313.65    |
| DEPT SUPP                                            | DEPARTMENT SUPPLIES   |        |        |        | 29.98     |
| EQUIP MAINT                                          | EQUIPMENT MAINTENANCE |        |        |        | 77.52     |
| Fund 111 - GENERAL Total:                            |                       |        |        |        | 472.30    |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>            |                       |        |        |        |           |
| equip mtnc                                           | EQUIPMENT MAINTENANCE |        |        |        | 193.40    |
| vehicle mtnc                                         | VEHICLE MAINTENANCE   |        |        |        | 89.51     |
| Fund 621 - ENVIRONMENTAL SERVICES Total:             |                       |        |        |        | 282.91    |

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| Description (Payable)                                              | Account Name          | (None) | (None) | (None) | Amount          |
|--------------------------------------------------------------------|-----------------------|--------|--------|--------|-----------------|
| <b>Fund: 631 - WASTEWATER</b>                                      |                       |        |        |        |                 |
| DEPT SUP                                                           | DEPARTMENT SUPPLIES   |        |        |        | 78.84           |
| DEPT SUP                                                           | DEPARTMENT SUPPLIES   |        |        |        | 98.00           |
| <b>Fund 631 - WASTEWATER Total:</b>                                |                       |        |        |        | <b>176.84</b>   |
| <b>Fund: 725 - CENTRAL GARAGE</b>                                  |                       |        |        |        |                 |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 10.67           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 4.24            |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 7.07            |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 2.83            |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 7.07            |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 20.54           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 62.22           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 9.73            |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 2.91            |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 52.58           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 29.36           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 71.78           |
| vehicle mtnc                                                       | VEHICLE MAINTENANCE   |        |        |        | 9.98            |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 23.18           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 21.34           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 10.67           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 10.67           |
| equip mtnc                                                         | EQUIPMENT MAINTENANCE |        |        |        | 5.22            |
| <b>Fund 725 - CENTRAL GARAGE Total:</b>                            |                       |        |        |        | <b>362.06</b>   |
| <b>Vendor 09747 - KNOW HOW LLC Total:</b>                          |                       |        |        |        | <b>1,294.11</b> |
| <b>Vendor: 00395 - KOIS BROTHERS EQUIPMENT CO INC</b>              |                       |        |        |        |                 |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                          |                       |        |        |        |                 |
| dept supplies                                                      | DEPARTMENT SUPPLIES   |        |        |        | 52.18           |
| <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>                    |                       |        |        |        | <b>52.18</b>    |
| <b>Vendor 00395 - KOIS BROTHERS EQUIPMENT CO INC Total:</b>        |                       |        |        |        | <b>52.18</b>    |
| <b>Vendor: 00639 - KRIZ-DAVIS COMPANY</b>                          |                       |        |        |        |                 |
| <b>Fund: 725 - CENTRAL GARAGE</b>                                  |                       |        |        |        |                 |
| Building mtnc                                                      | BUILDING MAINTENANCE  |        |        |        | 13.24           |
| <b>Fund 725 - CENTRAL GARAGE Total:</b>                            |                       |        |        |        | <b>13.24</b>    |
| <b>Vendor 00639 - KRIZ-DAVIS COMPANY Total:</b>                    |                       |        |        |        | <b>13.24</b>    |
| <b>Vendor: 03941 - LAWSON PRODUCTS, INC</b>                        |                       |        |        |        |                 |
| <b>Fund: 725 - CENTRAL GARAGE</b>                                  |                       |        |        |        |                 |
| dept supplies                                                      | EQUIPMENT MAINTENANCE |        |        |        | 465.25          |
| <b>Fund 725 - CENTRAL GARAGE Total:</b>                            |                       |        |        |        | <b>465.25</b>   |
| <b>Vendor 03941 - LAWSON PRODUCTS, INC Total:</b>                  |                       |        |        |        | <b>465.25</b>   |
| <b>Vendor: 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT</b>       |                       |        |        |        |                 |
| <b>Fund: 111 - GENERAL</b>                                         |                       |        |        |        |                 |
| AUTO INSURANCE - 2018 FORD ... VEHICLE INSURANCE                   |                       |        |        |        | 461.60          |
| <b>Fund 111 - GENERAL Total:</b>                                   |                       |        |        |        | <b>461.60</b>   |
| <b>Fund: 225 - MUTUAL FIRE</b>                                     |                       |        |        |        |                 |
| VEHICLE INSURANCE - 2018 FIRE.. VEHICLE INSURANCE                  |                       |        |        |        | 2,326.44        |
| <b>Fund 225 - MUTUAL FIRE Total:</b>                               |                       |        |        |        | <b>2,326.44</b> |
| <b>Vendor 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT Total:</b> |                       |        |        |        | <b>2,788.04</b> |
| <b>Vendor: 09590 - LEXISNEXIS RISK DATA MANAGEMENT</b>             |                       |        |        |        |                 |
| <b>Fund: 111 - GENERAL</b>                                         |                       |        |        |        |                 |
| CONSULTING                                                         | CONSULTING SERVICES   |        |        |        | 100.00          |
| <b>Fund 111 - GENERAL Total:</b>                                   |                       |        |        |        | <b>100.00</b>   |
| <b>Vendor 09590 - LEXISNEXIS RISK DATA MANAGEMENT Total:</b>       |                       |        |        |        | <b>100.00</b>   |

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| Description (Payable)                                    | Account Name           | (None) | (None) | (None)                                                         | Amount           |
|----------------------------------------------------------|------------------------|--------|--------|----------------------------------------------------------------|------------------|
| <b>Vendor: 00242 - M.C. SCHAFF &amp; ASSOCIATES, INC</b> |                        |        |        |                                                                |                  |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                  |
| DEPT CNTRCL SRVCS                                        | CONTRACTUAL SERVICES   |        |        |                                                                | 1,040.00         |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>1,040.00</b>  |
| <b>Fund: 641 - WATER</b>                                 |                        |        |        |                                                                |                  |
| ENGINEERING                                              | ENGINEERING/DESIGN     |        |        |                                                                | 18,743.00        |
|                                                          |                        |        |        | <b>Fund 641 - WATER Total:</b>                                 | <b>18,743.00</b> |
| <b>Fund: 661 - STORMWATER</b>                            |                        |        |        |                                                                |                  |
| CONSULTING SVC                                           | CONSULTING SERVICES    |        |        |                                                                | 520.00           |
|                                                          |                        |        |        | <b>Fund 661 - STORMWATER Total:</b>                            | <b>520.00</b>    |
|                                                          |                        |        |        | <b>Vendor 00242 - M.C. SCHAFF &amp; ASSOCIATES, INC Total:</b> | <b>20,303.00</b> |
| <b>Vendor: 05099 - MARKETING CONSULTANTS</b>             |                        |        |        |                                                                |                  |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                  |
| Dep. sup.                                                | DEPARTMENT SUPPLIES    |        |        |                                                                | 132.00           |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>132.00</b>    |
|                                                          |                        |        |        | <b>Vendor 05099 - MARKETING CONSULTANTS Total:</b>             | <b>132.00</b>    |
| <b>Vendor: 08317 - MATHESON TRI-GAS INC</b>              |                        |        |        |                                                                |                  |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                  |
| DEPT SUPP                                                | DEPARTMENT SUPPLIES    |        |        |                                                                | 135.82           |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>135.82</b>    |
| <b>Fund: 641 - WATER</b>                                 |                        |        |        |                                                                |                  |
| RENT - MACHINES                                          | RENT-MACHINES          |        |        |                                                                | 49.99            |
|                                                          |                        |        |        | <b>Fund 641 - WATER Total:</b>                                 | <b>49.99</b>     |
|                                                          |                        |        |        | <b>Vendor 08317 - MATHESON TRI-GAS INC Total:</b>              | <b>185.81</b>    |
| <b>Vendor: 09358 - MAXWELL PRODUCTS, INC</b>             |                        |        |        |                                                                |                  |
| <b>Fund: 212 - TRANSPORTATION</b>                        |                        |        |        |                                                                |                  |
| JOINT FILLING MATERIAL (MEL...                           | STREET REPAIR SUPPLIES |        |        |                                                                | 11,019.61        |
|                                                          |                        |        |        | <b>Fund 212 - TRANSPORTATION Total:</b>                        | <b>11,019.61</b> |
|                                                          |                        |        |        | <b>Vendor 09358 - MAXWELL PRODUCTS, INC Total:</b>             | <b>11,019.61</b> |
| <b>Vendor: 07628 - MENARDS, INC</b>                      |                        |        |        |                                                                |                  |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                  |
| GROUNDS MAINT                                            | GROUNDS MAINTENANCE    |        |        |                                                                | 519.48           |
| DEPT SUPP                                                | DEPARTMENT SUPPLIES    |        |        |                                                                | 55.96            |
| DEPT SUPP                                                | DEPARTMENT SUPPLIES    |        |        |                                                                | 8.97             |
| DEPT SUPP                                                | DEPARTMENT SUPPLIES    |        |        |                                                                | 24.99            |
|                                                          |                        |        |        | <b>Fund 111 - GENERAL Total:</b>                               | <b>609.40</b>    |
| <b>Fund: 212 - TRANSPORTATION</b>                        |                        |        |        |                                                                |                  |
| SUPP - CAULK & DUCT TAPE                                 | DEPARTMENT SUPPLIES    |        |        |                                                                | 28.93            |
| SUPP - LOCKS & FILE FOLDERS                              | DEPARTMENT SUPPLIES    |        |        |                                                                | 28.24            |
|                                                          |                        |        |        | <b>Fund 212 - TRANSPORTATION Total:</b>                        | <b>57.17</b>     |
| <b>Fund: 223 - KENO</b>                                  |                        |        |        |                                                                |                  |
| SUPPLIES - MINI PARK & SKATI...                          | DEPARTMENT SUPPLIES    |        |        |                                                                | 7.94             |
|                                                          |                        |        |        | <b>Fund 223 - KENO Total:</b>                                  | <b>7.94</b>      |
| <b>Fund: 631 - WASTEWATER</b>                            |                        |        |        |                                                                |                  |
| DEPT SUP                                                 | DEPARTMENT SUPPLIES    |        |        |                                                                | 25.94            |
| EQUIP MAINT                                              | EQUIPMENT MAINTENANCE  |        |        |                                                                | 66.57            |
|                                                          |                        |        |        | <b>Fund 631 - WASTEWATER Total:</b>                            | <b>92.51</b>     |
| <b>Fund: 641 - WATER</b>                                 |                        |        |        |                                                                |                  |
| DEPT SUP                                                 | DEPARTMENT SUPPLIES    |        |        |                                                                | 36.21            |
| DEPT SUP                                                 | DEPARTMENT SUPPLIES    |        |        |                                                                | 13.89            |
|                                                          |                        |        |        | <b>Fund 641 - WATER Total:</b>                                 | <b>50.10</b>     |
|                                                          |                        |        |        | <b>Vendor 07628 - MENARDS, INC Total:</b>                      | <b>817.12</b>    |
| <b>Vendor: 00705 - MIDLANDS NEWSPAPERS, INC</b>          |                        |        |        |                                                                |                  |
| <b>Fund: 111 - GENERAL</b>                               |                        |        |        |                                                                |                  |
| LEGAL NOTICES                                            | LEGAL PUBLICATIONS     |        |        |                                                                | 19.09            |

## Expense Approval Report

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| Description (Payable)                                        | Account Name           | (None) | (None) | (None) | Amount    |
|--------------------------------------------------------------|------------------------|--------|--------|--------|-----------|
| LEGAL NOTICES                                                | LEGAL PUBLICATIONS     |        |        |        | 24.05     |
| Legal Publishing                                             | LEGAL PUBLICATIONS     |        |        |        | 59.67     |
| Legal Publishing                                             | LEGAL PUBLICATIONS     |        |        |        | 496.57    |
| Legal Publishing                                             | LEGAL PUBLICATIONS     |        |        |        | 44.25     |
| Legal Publishing                                             | LEGAL PUBLICATIONS     |        |        |        | 198.41    |
| Fund 111 - GENERAL Total:                                    |                        |        |        |        | 842.04    |
| Fund: 224 - ECONOMIC DEVELOPMENT                             |                        |        |        |        |           |
| Legal Publishing                                             | PUBLICATIONS           |        |        |        | 52.68     |
| Fund 224 - ECONOMIC DEVELOPMENT Total:                       |                        |        |        |        | 52.68     |
| Vendor 00705 - MIDLANDS NEWSPAPERS, INC Total:               |                        |        |        |        | 894.72    |
| Vendor: 02569 - MUNIMETRIX SYSTEMS CORP                      |                        |        |        |        |           |
| Fund: 111 - GENERAL                                          |                        |        |        |        |           |
| CONTRACT - IMAGESILO (OCT 2...                               | DEPARTMENT SUPPLIES    |        |        |        | 39.99     |
| Fund 111 - GENERAL Total:                                    |                        |        |        |        | 39.99     |
| Vendor 02569 - MUNIMETRIX SYSTEMS CORP Total:                |                        |        |        |        | 39.99     |
| Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER              |                        |        |        |        |           |
| Fund: 713 - CASH & INVESTMENT POOL                           |                        |        |        |        |           |
| NE CHILD SUPPORT PYBLE                                       | CHILD SUPPORT EE PAY   |        |        |        | 1,717.43  |
| Fund 713 - CASH & INVESTMENT POOL Total:                     |                        |        |        |        | 1,717.43  |
| Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:        |                        |        |        |        | 1,717.43  |
| Vendor: 00797 - NE DEPT OF REVENUE                           |                        |        |        |        |           |
| Fund: 111 - GENERAL                                          |                        |        |        |        |           |
| LODGING TAX                                                  | LEGAL FEES             |        |        |        | 1.96      |
| Fund 111 - GENERAL Total:                                    |                        |        |        |        | 1.96      |
| Fund: 713 - CASH & INVESTMENT POOL                           |                        |        |        |        |           |
| WITHHOLDINGS                                                 | STATE W/H EE PAYABLE   |        |        |        | 18,807.28 |
| Fund 713 - CASH & INVESTMENT POOL Total:                     |                        |        |        |        | 18,807.28 |
| Vendor 00797 - NE DEPT OF REVENUE Total:                     |                        |        |        |        | 18,809.24 |
| Vendor: 01358 - NE LAW ENFORCEMENT TRAINING CENTER           |                        |        |        |        |           |
| Fund: 111 - GENERAL                                          |                        |        |        |        |           |
| SCHOOLS & CONF                                               | SCHOOL & CONFERENCE    |        |        |        | 50.00     |
| Fund 111 - GENERAL Total:                                    |                        |        |        |        | 50.00     |
| Vendor 01358 - NE LAW ENFORCEMENT TRAINING CENTER Total:     |                        |        |        |        | 50.00     |
| Vendor: 00088 - NEBRASKA MUNICIPAL CLERKS' ASSOCIATION       |                        |        |        |        |           |
| Fund: 111 - GENERAL                                          |                        |        |        |        |           |
| DUES - CINDY DICKINSON                                       | MEMBERSHIPS            |        |        |        | 45.00     |
| DUES - CHRIS BURBACH                                         | MEMBERSHIPS            |        |        |        | 45.00     |
| Fund 111 - GENERAL Total:                                    |                        |        |        |        | 90.00     |
| Vendor 00088 - NEBRASKA MUNICIPAL CLERKS' ASSOCIATION Total: |                        |        |        |        | 90.00     |
| Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT               |                        |        |        |        |           |
| Fund: 111 - GENERAL                                          |                        |        |        |        |           |
| INSTALL ELECTICAL - MINI PARK...                             | ELECTRICAL MAINTENANCE |        |        |        | 1,027.44  |
| Electric                                                     | ELECTRICITY            |        |        |        | 417.68    |
| Electric                                                     | ELECTRICITY            |        |        |        | 838.31    |
| Electric                                                     | ELECTRICITY            |        |        |        | 28.16     |
| Electric                                                     | ELECTRICITY            |        |        |        | 68.78     |
| Electric                                                     | ELECTRICITY            |        |        |        | 838.32    |
| Electric                                                     | ELECTRICITY            |        |        |        | 180.01    |
| Electric                                                     | ELECTRICITY            |        |        |        | 2,385.31  |
| Electric                                                     | ELECTRICITY            |        |        |        | 2,476.72  |
| Electric                                                     | ELECTRICITY            |        |        |        | 79.71     |
| Electric                                                     | ELECTRICITY            |        |        |        | 73.42     |
| Electric                                                     | STREET LIGHTS          |        |        |        | 100.40    |
| Fund 111 - GENERAL Total:                                    |                        |        |        |        | 8,514.26  |

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| Description (Payable)                                       | Account Name          | (None) | (None) | (None) | Amount           |
|-------------------------------------------------------------|-----------------------|--------|--------|--------|------------------|
| <b>Fund: 212 - TRANSPORTATION</b>                           |                       |        |        |        |                  |
| Electric                                                    | ELECTRICITY           |        |        |        | 512.93           |
| Electric                                                    | ELECTRIC POWER        |        |        |        | 1,410.51         |
| Electric                                                    | STREET LIGHTS         |        |        |        | 26,192.18        |
| <b>Fund 212 - TRANSPORTATION Total:</b>                     |                       |        |        |        | <b>28,115.62</b> |
| <b>Fund: 213 - CEMETERY</b>                                 |                       |        |        |        |                  |
| Electric                                                    | ELECTRICITY           |        |        |        | 292.11           |
| <b>Fund 213 - CEMETERY Total:</b>                           |                       |        |        |        | <b>292.11</b>    |
| <b>Fund: 216 - BUSINESS IMPROVEMENT</b>                     |                       |        |        |        |                  |
| Electric                                                    | STREET LIGHTS         |        |        |        | 85.42            |
| <b>Fund 216 - BUSINESS IMPROVEMENT Total:</b>               |                       |        |        |        | <b>85.42</b>     |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                   |                       |        |        |        |                  |
| Electric                                                    | ELECTRICITY           |        |        |        | 550.23           |
| <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>             |                       |        |        |        | <b>550.23</b>    |
| <b>Fund: 631 - WASTEWATER</b>                               |                       |        |        |        |                  |
| Electric                                                    | ELECTRICITY           |        |        |        | 576.51           |
| Electric                                                    | ELECTRIC POWER        |        |        |        | 49.89            |
| <b>Fund 631 - WASTEWATER Total:</b>                         |                       |        |        |        | <b>626.40</b>    |
| <b>Fund: 641 - WATER</b>                                    |                       |        |        |        |                  |
| Electric                                                    | ELECTRICITY           |        |        |        | 76.63            |
| Electric                                                    | ELECTRIC POWER        |        |        |        | 355.75           |
| <b>Fund 641 - WATER Total:</b>                              |                       |        |        |        | <b>432.38</b>    |
| <b>Fund: 725 - CENTRAL GARAGE</b>                           |                       |        |        |        |                  |
| Electric                                                    | ELECTRICITY           |        |        |        | 126.29           |
| <b>Fund 725 - CENTRAL GARAGE Total:</b>                     |                       |        |        |        | <b>126.29</b>    |
| <b>Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:</b> |                       |        |        |        | <b>38,742.71</b> |
| <b>Vendor: 09832 - NEBRASKALAND TIRE INC</b>                |                       |        |        |        |                  |
| <b>Fund: 631 - WASTEWATER</b>                               |                       |        |        |        |                  |
| EQUIP MAINT                                                 | EQUIPMENT MAINTENANCE |        |        |        | 39.90            |
| <b>Fund 631 - WASTEWATER Total:</b>                         |                       |        |        |        | <b>39.90</b>     |
| <b>Vendor 09832 - NEBRASKALAND TIRE INC Total:</b>          |                       |        |        |        | <b>39.90</b>     |
| <b>Vendor: 09737 - NEDA</b>                                 |                       |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                  |                       |        |        |        |                  |
| TIF STUDY SUPPORT                                           | MEMBERSHIPS           |        |        |        | 500.00           |
| <b>Fund 111 - GENERAL Total:</b>                            |                       |        |        |        | <b>500.00</b>    |
| <b>Vendor 09737 - NEDA Total:</b>                           |                       |        |        |        | <b>500.00</b>    |
| <b>Vendor: 09509 - NEMNICH AUTOMOTIVE</b>                   |                       |        |        |        |                  |
| <b>Fund: 725 - CENTRAL GARAGE</b>                           |                       |        |        |        |                  |
| equip mtn                                                   | EQUIPMENT MAINTENANCE |        |        |        | 79.13            |
| <b>Fund 725 - CENTRAL GARAGE Total:</b>                     |                       |        |        |        | <b>79.13</b>     |
| <b>Vendor 09509 - NEMNICH AUTOMOTIVE Total:</b>             |                       |        |        |        | <b>79.13</b>     |
| <b>Vendor: 09120 - NEOPOST USA INC</b>                      |                       |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                  |                       |        |        |        |                  |
| RENT-MACH                                                   | RENT-MACHINES         |        |        |        | 767.88           |
| <b>Fund 111 - GENERAL Total:</b>                            |                       |        |        |        | <b>767.88</b>    |
| <b>Vendor 09120 - NEOPOST USA INC Total:</b>                |                       |        |        |        | <b>767.88</b>    |
| <b>Vendor: 09413 - NEOPOST</b>                              |                       |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                  |                       |        |        |        |                  |
| POSTAGE                                                     | POSTAGE               |        |        |        | 1,000.00         |
| <b>Fund 111 - GENERAL Total:</b>                            |                       |        |        |        | <b>1,000.00</b>  |
| <b>Vendor 09413 - NEOPOST Total:</b>                        |                       |        |        |        | <b>1,000.00</b>  |

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| Description (Payable)                                                   | Account Name         | (None) | (None) | (None)                                                                        | Amount          |
|-------------------------------------------------------------------------|----------------------|--------|--------|-------------------------------------------------------------------------------|-----------------|
| <b>Vendor: 09409 - NETWORKFLEET, INC</b>                                |                      |        |        |                                                                               |                 |
| <b>Fund: 212 - TRANSPORTATION</b>                                       |                      |        |        |                                                                               |                 |
| GPS SERVICE                                                             | DEPARTMENT SUPPLIES  |        |        |                                                                               | 18.95           |
|                                                                         |                      |        |        | <b>Fund 212 - TRANSPORTATION Total:</b>                                       | <b>18.95</b>    |
|                                                                         |                      |        |        | <b>Vendor 09409 - NETWORKFLEET, INC Total:</b>                                | <b>18.95</b>    |
| <b>Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF</b>     |                      |        |        |                                                                               |                 |
| <b>Fund: 111 - GENERAL</b>                                              |                      |        |        |                                                                               |                 |
| GROUND MAINT                                                            | GROUNDS MAINTENANCE  |        |        |                                                                               | 6.10            |
| GROUND MAINT                                                            | GROUNDS MAINTENANCE  |        |        |                                                                               | 64.66           |
|                                                                         |                      |        |        | <b>Fund 111 - GENERAL Total:</b>                                              | <b>70.76</b>    |
|                                                                         |                      |        |        | <b>Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:</b>     | <b>70.76</b>    |
| <b>Vendor: 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC</b>         |                      |        |        |                                                                               |                 |
| <b>Fund: 111 - GENERAL</b>                                              |                      |        |        |                                                                               |                 |
| Cont. srvc.                                                             | CONTRACTUAL SERVICES |        |        |                                                                               | 351.32          |
|                                                                         |                      |        |        | <b>Fund 111 - GENERAL Total:</b>                                              | <b>351.32</b>   |
|                                                                         |                      |        |        | <b>Vendor 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC Total:</b>         | <b>351.32</b>   |
| <b>Vendor: 00285 - OREGON TRAIL PLUMBING, HEATING &amp; COOLING INC</b> |                      |        |        |                                                                               |                 |
| <b>Fund: 212 - TRANSPORTATION</b>                                       |                      |        |        |                                                                               |                 |
| CHECK HEATING UNITS IN SHOP                                             | BUILDING MAINTENANCE |        |        |                                                                               | 290.00          |
|                                                                         |                      |        |        | <b>Fund 212 - TRANSPORTATION Total:</b>                                       | <b>290.00</b>   |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                               |                      |        |        |                                                                               |                 |
| building mtnc                                                           | BUILDING MAINTENANCE |        |        |                                                                               | 80.00           |
|                                                                         |                      |        |        | <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>                               | <b>80.00</b>    |
|                                                                         |                      |        |        | <b>Vendor 00285 - OREGON TRAIL PLUMBING, HEATING &amp; COOLING INC Total:</b> | <b>370.00</b>   |
| <b>Vendor: 00550 - PANHANDLE COOPERATIVE ASSOCIATION</b>                |                      |        |        |                                                                               |                 |
| <b>Fund: 111 - GENERAL</b>                                              |                      |        |        |                                                                               |                 |
| DEPT FUEL                                                               | GASOLINE             |        |        |                                                                               | 64.21           |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | 171.50          |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | 766.82          |
| FUEL                                                                    | OTHER FUEL           |        |        |                                                                               | 1,079.39        |
| GASOLINE                                                                | GASOLINE             |        |        |                                                                               | 3,535.35        |
| monthly fuel Fire                                                       | GASOLINE             |        |        |                                                                               | 56.53           |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | -29.52          |
|                                                                         |                      |        |        | <b>Fund 111 - GENERAL Total:</b>                                              | <b>5,644.28</b> |
| <b>Fund: 212 - TRANSPORTATION</b>                                       |                      |        |        |                                                                               |                 |
| UNLEADED GASOLINE                                                       | GASOLINE             |        |        |                                                                               | 844.77          |
| UNLEADED GASOLINE                                                       | OTHER FUEL           |        |        |                                                                               | 1,349.15        |
|                                                                         |                      |        |        | <b>Fund 212 - TRANSPORTATION Total:</b>                                       | <b>2,193.92</b> |
| <b>Fund: 215 - SPECIAL PROJECTS</b>                                     |                      |        |        |                                                                               |                 |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | 149.00          |
|                                                                         |                      |        |        | <b>Fund 215 - SPECIAL PROJECTS Total:</b>                                     | <b>149.00</b>   |
| <b>Fund: 224 - ECONOMIC DEVELOPMENT</b>                                 |                      |        |        |                                                                               |                 |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | 31.63           |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | 34.49           |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | 35.74           |
|                                                                         |                      |        |        | <b>Fund 224 - ECONOMIC DEVELOPMENT Total:</b>                                 | <b>101.86</b>   |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                               |                      |        |        |                                                                               |                 |
| other fuel                                                              | GASOLINE             |        |        |                                                                               | 843.24          |
| other fuel                                                              | OTHER FUEL           |        |        |                                                                               | 4,895.11        |
|                                                                         |                      |        |        | <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>                               | <b>5,738.35</b> |
| <b>Fund: 631 - WASTEWATER</b>                                           |                      |        |        |                                                                               |                 |
| FUEL                                                                    | GASOLINE             |        |        |                                                                               | 674.26          |
| FUEL                                                                    | OTHER FUEL           |        |        |                                                                               | 306.02          |
|                                                                         |                      |        |        | <b>Fund 631 - WASTEWATER Total:</b>                                           | <b>980.28</b>   |

## Expense Approval Report

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| Description (Payable)                                             | Account Name          | (None) | (None) | (None) | Amount           |
|-------------------------------------------------------------------|-----------------------|--------|--------|--------|------------------|
| <b>Fund: 641 - WATER</b>                                          |                       |        |        |        |                  |
| FUEL                                                              | GASOLINE              |        |        |        | 1,078.70         |
| FUEL                                                              | OTHER FUEL            |        |        |        | 70.58            |
| <b>Fund 641 - WATER Total:</b>                                    |                       |        |        |        | <b>1,149.28</b>  |
| <b>Fund: 725 - CENTRAL GARAGE</b>                                 |                       |        |        |        |                  |
| Gasoline                                                          | GASOLINE              |        |        |        | 39.30            |
| <b>Fund 725 - CENTRAL GARAGE Total:</b>                           |                       |        |        |        | <b>39.30</b>     |
| <b>Vendor 00550 - PANHANDLE COOPERATIVE ASSOCIATION Total:</b>    |                       |        |        |        | <b>15,996.27</b> |
| <b>Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC</b>       |                       |        |        |        |                  |
| <b>Fund: 641 - WATER</b>                                          |                       |        |        |        |                  |
| SAMPLES                                                           | SAMPLES               |        |        |        | 54.00            |
| <b>Fund 641 - WATER Total:</b>                                    |                       |        |        |        | <b>54.00</b>     |
| <b>Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:</b> |                       |        |        |        | <b>54.00</b>     |
| <b>Vendor: 00620 - PATTLEN ENTERPRISE, INC</b>                    |                       |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                        |                       |        |        |        |                  |
| EQUIP MAINT                                                       | EQUIPMENT MAINTENANCE |        |        |        | 305.11           |
| <b>Fund 111 - GENERAL Total:</b>                                  |                       |        |        |        | <b>305.11</b>    |
| <b>Vendor 00620 - PATTLEN ENTERPRISE, INC Total:</b>              |                       |        |        |        | <b>305.11</b>    |
| <b>Vendor: 01276 - PLATTE VALLEY BANK</b>                         |                       |        |        |        |                  |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                     |                       |        |        |        |                  |
| HSA SAVINGS ACCT                                                  | HSA EE PAYABLE        |        |        |        | 13,010.71        |
| HSA SAVINGS ACCT                                                  | HSA ER PAYABLE        |        |        |        | 1,268.75         |
| <b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>               |                       |        |        |        | <b>14,279.46</b> |
| <b>Vendor 01276 - PLATTE VALLEY BANK Total:</b>                   |                       |        |        |        | <b>14,279.46</b> |
| <b>Vendor: 00272 - POSTMASTER</b>                                 |                       |        |        |        |                  |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                         |                       |        |        |        |                  |
| Postage                                                           | POSTAGE               |        |        |        | 179.23           |
| Postage                                                           | POSTAGE               |        |        |        | 109.48           |
| <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>                   |                       |        |        |        | <b>288.71</b>    |
| <b>Fund: 631 - WASTEWATER</b>                                     |                       |        |        |        |                  |
| Postage                                                           | POSTAGE               |        |        |        | 179.24           |
| Postage                                                           | POSTAGE               |        |        |        | 109.48           |
| <b>Fund 631 - WASTEWATER Total:</b>                               |                       |        |        |        | <b>288.72</b>    |
| <b>Fund: 641 - WATER</b>                                          |                       |        |        |        |                  |
| Postage                                                           | POSTAGE               |        |        |        | 179.24           |
| Postage                                                           | POSTAGE               |        |        |        | 109.47           |
| <b>Fund 641 - WATER Total:</b>                                    |                       |        |        |        | <b>288.71</b>    |
| <b>Vendor 00272 - POSTMASTER Total:</b>                           |                       |        |        |        | <b>866.14</b>    |
| <b>Vendor: 00796 - POWERPLAN</b>                                  |                       |        |        |        |                  |
| <b>Fund: 725 - CENTRAL GARAGE</b>                                 |                       |        |        |        |                  |
| equip mtn                                                         | EQUIPMENT MAINTENANCE |        |        |        | 20.65            |
| <b>Fund 725 - CENTRAL GARAGE Total:</b>                           |                       |        |        |        | <b>20.65</b>     |
| <b>Vendor 00796 - POWERPLAN Total:</b>                            |                       |        |        |        | <b>20.65</b>     |
| <b>Vendor: 00471 - PRO OVERHEAD DOOR</b>                          |                       |        |        |        |                  |
| <b>Fund: 621 - ENVIRONMENTAL SERVICES</b>                         |                       |        |        |        |                  |
| building mtn                                                      | BUILDING MAINTENANCE  |        |        |        | 218.00           |
| <b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>                   |                       |        |        |        | <b>218.00</b>    |
| <b>Vendor 00471 - PRO OVERHEAD DOOR Total:</b>                    |                       |        |        |        | <b>218.00</b>    |
| <b>Vendor: 00075 - PROTEX CENTRAL, INC.</b>                       |                       |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                        |                       |        |        |        |                  |
| FIRE ALARM INSPECTION                                             | CONTRACTUAL SERVICES  |        |        |        | 99.00            |
| <b>Fund 111 - GENERAL Total:</b>                                  |                       |        |        |        | <b>99.00</b>     |
| <b>Vendor 00075 - PROTEX CENTRAL, INC. Total:</b>                 |                       |        |        |        | <b>99.00</b>     |

## Expense Approval Report

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| Description (Payable)                                        | Account Name            | (None) | (None) | (None)                                                             | Amount           |
|--------------------------------------------------------------|-------------------------|--------|--------|--------------------------------------------------------------------|------------------|
| <b>Vendor: 00266 - QUILL CORPORATION</b>                     |                         |        |        |                                                                    |                  |
| <b>Fund: 111 - GENERAL</b>                                   |                         |        |        |                                                                    |                  |
| DEPT SUPPL                                                   | DEPARTMENT SUPPLIES     |        |        |                                                                    | 61.78            |
| DEPT SUPPL                                                   | DEPARTMENT SUPPLIES     |        |        |                                                                    | 56.78            |
| DEPT SUPPL                                                   | DEPARTMENT SUPPLIES     |        |        |                                                                    | 45.25            |
| DEPT SUPPL                                                   | DEPARTMENT SUPPLIES     |        |        |                                                                    | 45.25            |
| DEPT SUPPL                                                   | DEPARTMENT SUPPLIES     |        |        |                                                                    | 8.35             |
| DEPT SUPP                                                    | DEPARTMENT SUPPLIES     |        |        |                                                                    | 179.94           |
| DEPT SUPPL                                                   | DEPARTMENT SUPPLIES     |        |        |                                                                    | 7.99             |
|                                                              |                         |        |        | <b>Fund 111 - GENERAL Total:</b>                                   | <b>405.34</b>    |
|                                                              |                         |        |        | <b>Vendor 00266 - QUILL CORPORATION Total:</b>                     | <b>405.34</b>    |
| <b>Vendor: 06780 - RAILROAD MANAGEMENT CO III, LLC</b>       |                         |        |        |                                                                    |                  |
| <b>Fund: 631 - WASTEWATER</b>                                |                         |        |        |                                                                    |                  |
| RENT - LAND                                                  | RENT-LAND               |        |        |                                                                    | 214.01           |
| RENT- LAND                                                   | RENT-LAND               |        |        |                                                                    | 214.01           |
|                                                              |                         |        |        | <b>Fund 631 - WASTEWATER Total:</b>                                | <b>428.02</b>    |
|                                                              |                         |        |        | <b>Vendor 06780 - RAILROAD MANAGEMENT CO III, LLC Total:</b>       | <b>428.02</b>    |
| <b>Vendor: 04576 - REGANIS AUTO CENTER, INC</b>              |                         |        |        |                                                                    |                  |
| <b>Fund: 725 - CENTRAL GARAGE</b>                            |                         |        |        |                                                                    |                  |
| equip mtn                                                    | EQUIPMENT MAINTENANCE   |        |        |                                                                    | 4.42             |
|                                                              |                         |        |        | <b>Fund 725 - CENTRAL GARAGE Total:</b>                            | <b>4.42</b>      |
|                                                              |                         |        |        | <b>Vendor 04576 - REGANIS AUTO CENTER, INC Total:</b>              | <b>4.42</b>      |
| <b>Vendor: 09845 - REGION 1 BEHAVIORAL HEALTH AUTHORITES</b> |                         |        |        |                                                                    |                  |
| <b>Fund: 111 - GENERAL</b>                                   |                         |        |        |                                                                    |                  |
| CONTRACTUAL                                                  | CONTRACTUAL SERVICES    |        |        |                                                                    | 819.33           |
|                                                              |                         |        |        | <b>Fund 111 - GENERAL Total:</b>                                   | <b>819.33</b>    |
|                                                              |                         |        |        | <b>Vendor 09845 - REGION 1 BEHAVIORAL HEALTH AUTHORITES Total:</b> | <b>819.33</b>    |
| <b>Vendor: 04089 - REGIONAL CARE INC</b>                     |                         |        |        |                                                                    |                  |
| <b>Fund: 812 - HEALTH INSURANCE</b>                          |                         |        |        |                                                                    |                  |
| FLEX FUNDING                                                 | FLEXIBLE BENFT EXPENSES |        |        |                                                                    | 397.90           |
| CLAIMS                                                       | CLAIMS EXPENSE          |        |        |                                                                    | 43,605.29        |
| CLAIMS                                                       | CLAIMS EXPENSE          |        |        |                                                                    | 22,149.64        |
|                                                              |                         |        |        | <b>Fund 812 - HEALTH INSURANCE Total:</b>                          | <b>66,152.83</b> |
|                                                              |                         |        |        | <b>Vendor 04089 - REGIONAL CARE INC Total:</b>                     | <b>66,152.83</b> |
| <b>Vendor: 07641 - REGIONAL WEST PHYSICIANS CLINIC</b>       |                         |        |        |                                                                    |                  |
| <b>Fund: 111 - GENERAL</b>                                   |                         |        |        |                                                                    |                  |
| CONSULTING                                                   | CONSULTING SERVICES     |        |        |                                                                    | 54.75            |
| CONSULTING                                                   | CONSULTING SERVICES     |        |        |                                                                    | 54.75            |
| CONSULTING                                                   | CONSULTING SERVICES     |        |        |                                                                    | 155.25           |
|                                                              |                         |        |        | <b>Fund 111 - GENERAL Total:</b>                                   | <b>264.75</b>    |
|                                                              |                         |        |        | <b>Vendor 07641 - REGIONAL WEST PHYSICIANS CLINIC Total:</b>       | <b>264.75</b>    |
| <b>Vendor: 00798 - REGISTER OF DEEDS</b>                     |                         |        |        |                                                                    |                  |
| <b>Fund: 111 - GENERAL</b>                                   |                         |        |        |                                                                    |                  |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 28.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 16.00            |
|                                                              |                         |        |        | <b>Fund 111 - GENERAL Total:</b>                                   | <b>44.00</b>     |
| <b>Fund: 213 - CEMETERY</b>                                  |                         |        |        |                                                                    |                  |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |
| LEGAL                                                        | LEGAL FEES              |        |        |                                                                    | 10.00            |

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| Description (Payable)                                   | Account Name           | (None) | (None) | (None) | Amount   |
|---------------------------------------------------------|------------------------|--------|--------|--------|----------|
| LEGAL                                                   | LEGAL FEES             |        |        |        | 10.00    |
| LEGAL                                                   | LEGAL FEES             |        |        |        | 10.00    |
| Fund 213 - CEMETERY Total:                              |                        |        |        |        | 110.00   |
| Vendor 00798 - REGISTER OF DEEDS Total:                 |                        |        |        |        | 154.00   |
| Vendor: 09489 - RYAN R KUMM                             |                        |        |        |        |          |
| Fund: 212 - TRANSPORTATION                              |                        |        |        |        |          |
| UNDERBODY TOOLBOX FOR SU...                             | DEPARTMENT SUPPLIES    |        |        |        | 210.00   |
| Fund 212 - TRANSPORTATION Total:                        |                        |        |        |        | 210.00   |
| Vendor 09489 - RYAN R KUMM Total:                       |                        |        |        |        | 210.00   |
| Vendor: 00026 - S M E C                                 |                        |        |        |        |          |
| Fund: 713 - CASH & INVESTMENT POOL                      |                        |        |        |        |          |
| EMPL DEDUCTION                                          | SMEC EE PAYABLE        |        |        |        | 158.50   |
| Fund 713 - CASH & INVESTMENT POOL Total:                |                        |        |        |        | 158.50   |
| Vendor 00026 - S M E C Total:                           |                        |        |        |        | 158.50   |
| Vendor: 00257 - SANDBERG IMPLEMENT, INC                 |                        |        |        |        |          |
| Fund: 111 - GENERAL                                     |                        |        |        |        |          |
| EQUIP MAINT                                             | EQUIPMENT MAINTENANCE  |        |        |        | 149.04   |
| CONTRACTUAL                                             | CONTRACTUAL SERVICES   |        |        |        | 1,500.00 |
| DEPT SUPP                                               | DEPARTMENT SUPPLIES    |        |        |        | 27.12    |
| EQUIP MAINT                                             | DEPARTMENT SUPPLIES    |        |        |        | 215.99   |
| Fund 111 - GENERAL Total:                               |                        |        |        |        | 1,892.15 |
| Fund: 212 - TRANSPORTATION                              |                        |        |        |        |          |
| AIR FILTERS FOR CONCRETE SAW                            | EQUIPMENT MAINTENANCE  |        |        |        | 42.87    |
| Fund 212 - TRANSPORTATION Total:                        |                        |        |        |        | 42.87    |
| Vendor 00257 - SANDBERG IMPLEMENT, INC Total:           |                        |        |        |        | 1,935.02 |
| Vendor: 00841 - SCB COUNTY                              |                        |        |        |        |          |
| Fund: 111 - GENERAL                                     |                        |        |        |        |          |
| DEPT CNTRCL SRVCS                                       | CONTRACTUAL SERVICES   |        |        |        | 75.50    |
| Fund 111 - GENERAL Total:                               |                        |        |        |        | 75.50    |
| Vendor 00841 - SCB COUNTY Total:                        |                        |        |        |        | 75.50    |
| Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454       |                        |        |        |        |          |
| Fund: 713 - CASH & INVESTMENT POOL                      |                        |        |        |        |          |
| FIRE EE DUES                                            | FIRE UNION DUES EE PAY |        |        |        | 225.00   |
| Fund 713 - CASH & INVESTMENT POOL Total:                |                        |        |        |        | 225.00   |
| Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total: |                        |        |        |        | 225.00   |
| Vendor: 00852 - SCOTTS BLUFF COUNTY COURT               |                        |        |        |        |          |
| Fund: 111 - GENERAL                                     |                        |        |        |        |          |
| LEGAL FEES                                              | LEGAL FEES             |        |        |        | 119.00   |
| Fund 111 - GENERAL Total:                               |                        |        |        |        | 119.00   |
| Vendor 00852 - SCOTTS BLUFF COUNTY COURT Total:         |                        |        |        |        | 119.00   |
| Vendor: 00111 - SCOTTSBLUFF BODY & PAINT                |                        |        |        |        |          |
| Fund: 111 - GENERAL                                     |                        |        |        |        |          |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 75.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 90.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 90.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 75.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 95.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 90.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 75.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 75.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 15.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | 75.00    |
| TOW SERVICE                                             | CONTRACTUAL SERVICES   |        |        |        | -5.00    |
| Fund 111 - GENERAL Total:                               |                        |        |        |        | 750.00   |
| Vendor 00111 - SCOTTSBLUFF BODY & PAINT Total:          |                        |        |        |        | 750.00   |

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| Description (Payable)                                                | Account Name           | (None) | (None) | (None) | Amount           |
|----------------------------------------------------------------------|------------------------|--------|--------|--------|------------------|
| <b>Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION</b>       |                        |        |        |        |                  |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                        |                        |        |        |        |                  |
| POLICE EE DUES                                                       | POL UNION DUES EE PAY  |        |        |        | 552.00           |
| <b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>                  |                        |        |        |        | <b>552.00</b>    |
| <b>Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:</b> |                        |        |        |        | <b>552.00</b>    |
| <b>Vendor: 00684 - SHERIFF'S OFFICE</b>                              |                        |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                           |                        |        |        |        |                  |
| LEGAL FEES                                                           | LEGAL FEES             |        |        |        | 254.87           |
| <b>Fund 111 - GENERAL Total:</b>                                     |                        |        |        |        | <b>254.87</b>    |
| <b>Vendor 00684 - SHERIFF'S OFFICE Total:</b>                        |                        |        |        |        | <b>254.87</b>    |
| <b>Vendor: 00786 - SHERWIN WILLIAMS</b>                              |                        |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                           |                        |        |        |        |                  |
| BLDG MAINT                                                           | BUILDING MAINTENANCE   |        |        |        | 180.24           |
| <b>Fund 111 - GENERAL Total:</b>                                     |                        |        |        |        | <b>180.24</b>    |
| <b>Fund: 212 - TRANSPORTATION</b>                                    |                        |        |        |        |                  |
| SUPP - PUMP PROTECTOR                                                | DEPARTMENT SUPPLIES    |        |        |        | 19.78            |
| SUPP - SUPER STRIP, BRUSH                                            | DEPARTMENT SUPPLIES    |        |        |        | 24.07            |
| <b>Fund 212 - TRANSPORTATION Total:</b>                              |                        |        |        |        | <b>43.85</b>     |
| <b>Vendor 00786 - SHERWIN WILLIAMS Total:</b>                        |                        |        |        |        | <b>224.09</b>    |
| <b>Vendor: 00021 - SIMMONS OLSEN LAW FIRM, P.C.</b>                  |                        |        |        |        |                  |
| <b>Fund: 111 - GENERAL</b>                                           |                        |        |        |        |                  |
| CONTRACTUAL                                                          | CONTRACTUAL SERVICES   |        |        |        | 4,167.18         |
| CONTRACTUAL SERVICES                                                 | CONTRACTUAL SERVICES   |        |        |        | 6,264.61         |
| CONTRACTUAL SERVICES                                                 | CONTRACTUAL SERVICES   |        |        |        | 1,107.00         |
| CONTRACTUAL SERVICES                                                 | LEGAL FEES             |        |        |        | 243.00           |
| CONTRACTUAL SERVICES                                                 | LEGAL FEES             |        |        |        | 624.60           |
| CONTRACTUAL SERVICES                                                 | LEGAL FEES             |        |        |        | 337.50           |
| CONTRACTUAL SERVICES                                                 | LEGAL FEES             |        |        |        | 580.50           |
| <b>Fund 111 - GENERAL Total:</b>                                     |                        |        |        |        | <b>13,324.39</b> |
| <b>Fund: 224 - ECONOMIC DEVELOPMENT</b>                              |                        |        |        |        |                  |
| CONTRACTUAL SERVICES                                                 | CONTRACTUAL SERVICES   |        |        |        | 930.00           |
| CONTRACTUAL SERVICES                                                 | CONTRACTUAL SERVICES   |        |        |        | 45.00            |
| <b>Fund 224 - ECONOMIC DEVELOPMENT Total:</b>                        |                        |        |        |        | <b>975.00</b>    |
| <b>Fund: 631 - WASTEWATER</b>                                        |                        |        |        |        |                  |
| CONTRACTUAL SERVICES                                                 | CONTRACTUAL SERVICES   |        |        |        | 75.48            |
| <b>Fund 631 - WASTEWATER Total:</b>                                  |                        |        |        |        | <b>75.48</b>     |
| <b>Fund: 661 - STORMWATER</b>                                        |                        |        |        |        |                  |
| CONTRACTUAL SERVICES                                                 | LEGAL FEES             |        |        |        | 175.50           |
| <b>Fund 661 - STORMWATER Total:</b>                                  |                        |        |        |        | <b>175.50</b>    |
| <b>Vendor 00021 - SIMMONS OLSEN LAW FIRM, P.C. Total:</b>            |                        |        |        |        | <b>14,550.37</b> |
| <b>Vendor: 01031 - SIMON CONTRACTORS</b>                             |                        |        |        |        |                  |
| <b>Fund: 212 - TRANSPORTATION</b>                                    |                        |        |        |        |                  |
| CONCRETE FOR STREET REPAIR                                           | STREET MAINTENANCE     |        |        |        | 695.25           |
| CONCRETE FOR STREET REPAIR                                           | STREET MAINTENANCE     |        |        |        | 854.00           |
| CONCRETE FOR STREET REPAIR                                           | STREET MAINTENANCE     |        |        |        | 397.50           |
| CONCRETE FOR STREET REPAIR                                           | STREET MAINTENANCE     |        |        |        | 212.00           |
| CONCRETE FOR STREET REPAIRS                                          | STREET MAINTENANCE     |        |        |        | 459.00           |
| CONCRETE FOR STREET REPAIR                                           | STREET MAINTENANCE     |        |        |        | 530.00           |
| CONCRETE FOR STREET REPAIR                                           | STREET MAINTENANCE     |        |        |        | 1,098.00         |
| FILL MATERIAL                                                        | STREET REPAIR SUPPLIES |        |        |        | 46.16            |
| <b>Fund 212 - TRANSPORTATION Total:</b>                              |                        |        |        |        | <b>4,291.91</b>  |
| <b>Vendor 01031 - SIMON CONTRACTORS Total:</b>                       |                        |        |        |        | <b>4,291.91</b>  |

## Expense Approval Report

Post Dates: 11/07/2017 - 11/20/2017

| Description (Payable)                                          | Account Name          | (None) | (None) | (None)                                                               | Amount           |
|----------------------------------------------------------------|-----------------------|--------|--------|----------------------------------------------------------------------|------------------|
| <b>Vendor: 02918 - SIRSI CORPORATION</b>                       |                       |        |        |                                                                      |                  |
| <b>Fund: 111 - GENERAL</b>                                     |                       |        |        |                                                                      |                  |
| Cont. srvc.                                                    | CONTRACTUAL SERVICES  |        |        |                                                                      | 13,176.41        |
|                                                                |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                     | <b>13,176.41</b> |
|                                                                |                       |        |        | <b>Vendor 02918 - SIRSI CORPORATION Total:</b>                       | <b>13,176.41</b> |
| <b>Vendor: 00513 - SNELL SERVICES INC.</b>                     |                       |        |        |                                                                      |                  |
| <b>Fund: 111 - GENERAL</b>                                     |                       |        |        |                                                                      |                  |
| Bldg main.                                                     | BUILDING MAINTENANCE  |        |        |                                                                      | 890.00           |
|                                                                |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                     | <b>890.00</b>    |
|                                                                |                       |        |        | <b>Vendor 00513 - SNELL SERVICES INC. Total:</b>                     | <b>890.00</b>    |
| <b>Vendor: 09821 - STARR LEHL</b>                              |                       |        |        |                                                                      |                  |
| <b>Fund: 224 - ECONOMIC DEVELOPMENT</b>                        |                       |        |        |                                                                      |                  |
| CONF.EXPENSE - FABTECH TRA...                                  | SCHOOL & CONFERENCE   |        |        |                                                                      | 563.96           |
|                                                                |                       |        |        | <b>Fund 224 - ECONOMIC DEVELOPMENT Total:</b>                        | <b>563.96</b>    |
|                                                                |                       |        |        | <b>Vendor 09821 - STARR LEHL Total:</b>                              | <b>563.96</b>    |
| <b>Vendor: 00944 - STATE OF NEBRASKA DEPT OF HEALTH</b>        |                       |        |        |                                                                      |                  |
| <b>Fund: 631 - WASTEWATER</b>                                  |                       |        |        |                                                                      |                  |
| LICENSE/PERMITS                                                | LICENSE/PERMITS       |        |        |                                                                      | 690.00           |
|                                                                |                       |        |        | <b>Fund 631 - WASTEWATER Total:</b>                                  | <b>690.00</b>    |
| <b>Fund: 641 - WATER</b>                                       |                       |        |        |                                                                      |                  |
| LICENSE/PERMITS                                                | LICENSE/PERMITS       |        |        |                                                                      | 1,265.00         |
|                                                                |                       |        |        | <b>Fund 641 - WATER Total:</b>                                       | <b>1,265.00</b>  |
|                                                                |                       |        |        | <b>Vendor 00944 - STATE OF NEBRASKA DEPT OF HEALTH Total:</b>        | <b>1,955.00</b>  |
| <b>Vendor: 09346 - SUHOR INDUSTRIES, INC.</b>                  |                       |        |        |                                                                      |                  |
| <b>Fund: 213 - CEMETERY</b>                                    |                       |        |        |                                                                      |                  |
| DEPT SUPP                                                      | DEPARTMENT SUPPLIES   |        |        |                                                                      | 200.00           |
|                                                                |                       |        |        | <b>Fund 213 - CEMETERY Total:</b>                                    | <b>200.00</b>    |
|                                                                |                       |        |        | <b>Vendor 09346 - SUHOR INDUSTRIES, INC. Total:</b>                  | <b>200.00</b>    |
| <b>Vendor: 07687 - THE CHICAGO LUMBER COMPANY OF OMAHA INC</b> |                       |        |        |                                                                      |                  |
| <b>Fund: 725 - CENTRAL GARAGE</b>                              |                       |        |        |                                                                      |                  |
| building mtnc                                                  | BUILDING MAINTENANCE  |        |        |                                                                      | 308.77           |
| building mtnc                                                  | BUILDING MAINTENANCE  |        |        |                                                                      | 218.06           |
| building mtnc                                                  | BUILDING MAINTENANCE  |        |        |                                                                      | 5.59             |
| building mtnc                                                  | BUILDING MAINTENANCE  |        |        |                                                                      | 15.19            |
| building mtnc                                                  | BUILDING MAINTENANCE  |        |        |                                                                      | 70.88            |
| building mtnc                                                  | BUILDING MAINTENANCE  |        |        |                                                                      | 205.31           |
|                                                                |                       |        |        | <b>Fund 725 - CENTRAL GARAGE Total:</b>                              | <b>823.80</b>    |
|                                                                |                       |        |        | <b>Vendor 07687 - THE CHICAGO LUMBER COMPANY OF OMAHA INC Total:</b> | <b>823.80</b>    |
| <b>Vendor: 01578 - THOMPSON GLASS, INC</b>                     |                       |        |        |                                                                      |                  |
| <b>Fund: 111 - GENERAL</b>                                     |                       |        |        |                                                                      |                  |
| BLDG MAINT                                                     | BUILDING MAINTENANCE  |        |        |                                                                      | 5,039.20         |
| BLDG MAINT                                                     | BUILDING MAINTENANCE  |        |        |                                                                      | 170.00           |
|                                                                |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                     | <b>5,209.20</b>  |
|                                                                |                       |        |        | <b>Vendor 01578 - THOMPSON GLASS, INC Total:</b>                     | <b>5,209.20</b>  |
| <b>Vendor: 07537 - TRANS IOWA EQUIPMENT LLC</b>                |                       |        |        |                                                                      |                  |
| <b>Fund: 725 - CENTRAL GARAGE</b>                              |                       |        |        |                                                                      |                  |
| equip mtnc                                                     | EQUIPMENT MAINTENANCE |        |        |                                                                      | 1,049.61         |
|                                                                |                       |        |        | <b>Fund 725 - CENTRAL GARAGE Total:</b>                              | <b>1,049.61</b>  |
|                                                                |                       |        |        | <b>Vendor 07537 - TRANS IOWA EQUIPMENT LLC Total:</b>                | <b>1,049.61</b>  |
| <b>Vendor: 09239 - UNIQUE MANAGEMENT SERVICES, INC</b>         |                       |        |        |                                                                      |                  |
| <b>Fund: 111 - GENERAL</b>                                     |                       |        |        |                                                                      |                  |
| Cont. srvc.                                                    | CONTRACTUAL SERVICES  |        |        |                                                                      | 268.50           |
|                                                                |                       |        |        | <b>Fund 111 - GENERAL Total:</b>                                     | <b>268.50</b>    |
|                                                                |                       |        |        | <b>Vendor 09239 - UNIQUE MANAGEMENT SERVICES, INC Total:</b>         | <b>268.50</b>    |

## Expense Approval Report

Post Dates: 11/07/2017 - 11/20/2017

| Description (Payable)                                            | Account Name           | (None) | (None) | (None) | Amount          |
|------------------------------------------------------------------|------------------------|--------|--------|--------|-----------------|
| <b>Vendor: 08828 - US BANK</b>                                   |                        |        |        |        |                 |
| <b>Fund: 111 - GENERAL</b>                                       |                        |        |        |        |                 |
| PARKING - DIA (N.JOHNSON)                                        | SCHOOL & CONFERENCE    |        |        |        | 32.00           |
| Prgm                                                             | PROGRAMMING            |        |        |        | 69.97           |
| GASOLINE                                                         | GASOLINE               |        |        |        | 32.80           |
| Bag Fee DIA-NFA AM card                                          | BUSINESS TRAVEL        |        |        |        | 25.00           |
| Prgm.                                                            | PROGRAMMING            |        |        |        | 20.00           |
| ACA YE PAYROLL FORMS                                             | DEPARTMENT SUPPLIES    |        |        |        | 80.35           |
| DEPT SUPPL                                                       | DEPARTMENT SUPPLIES    |        |        |        | 49.00           |
| Parking DIA-NFA AM-card                                          | BUSINESS TRAVEL        |        |        |        | 104.00          |
| Bag fee for return from NFA-AM..                                 | BUSINESS TRAVEL        |        |        |        | 25.00           |
| Fuel for NFA trip AM-card                                        | GASOLINE               |        |        |        | 31.90           |
| INVEST SUPPL                                                     | INVESTIGATIVE EXPENSES |        |        |        | 18.80           |
| INVEST SUPPL                                                     | INVESTIGATIVE EXPENSES |        |        |        | 17.99           |
| GASOLINE                                                         | GASOLINE               |        |        |        | 30.90           |
| GASOLINE                                                         | GASOLINE               |        |        |        | 32.80           |
| GASOLINE                                                         | GASOLINE               |        |        |        | 23.40           |
| Gauge calibration - DM card                                      | EQUIPMENT MAINTENANCE  |        |        |        | 176.81          |
| <b>Fund 111 - GENERAL Total:</b>                                 |                        |        |        |        | <b>770.72</b>   |
| <b>Fund: 224 - ECONOMIC DEVELOPMENT</b>                          |                        |        |        |        |                 |
| CONFERENCE EXPENSE - STARR ...                                   | SCHOOL & CONFERENCE    |        |        |        | 131.87          |
| TRAVEL EXPENSE - STARR LEHL                                      | SCHOOL & CONFERENCE    |        |        |        | 25.00           |
| TRAVEL EXPENSE - STARR LEHL                                      | SCHOOL & CONFERENCE    |        |        |        | 25.00           |
| CONF. EXPENSE - STARR LEHL                                       | SCHOOL & CONFERENCE    |        |        |        | 893.04          |
| CONF. EXPENSE - STARR LEHL                                       | SCHOOL & CONFERENCE    |        |        |        | 53.00           |
| 2017 ECONOMIC SUMMIT REGI...                                     | SCHOOL & CONFERENCE    |        |        |        | 125.00          |
| <b>Fund 224 - ECONOMIC DEVELOPMENT Total:</b>                    |                        |        |        |        | <b>1,252.91</b> |
| <b>Vendor 08828 - US BANK Total:</b>                             |                        |        |        |        | <b>2,023.63</b> |
| <b>Vendor: 01544 - VAN PELT FENCING CO, INC</b>                  |                        |        |        |        |                 |
| <b>Fund: 212 - TRANSPORTATION</b>                                |                        |        |        |        |                 |
| CHAIN LINK FENCING REPAIR                                        | DEPARTMENT SUPPLIES    |        |        |        | 91.06           |
| <b>Fund 212 - TRANSPORTATION Total:</b>                          |                        |        |        |        | <b>91.06</b>    |
| <b>Vendor 01544 - VAN PELT FENCING CO, INC Total:</b>            |                        |        |        |        | <b>91.06</b>    |
| <b>Vendor: 00166 - Vantagepoint Transfer Agents-300793</b>       |                        |        |        |        |                 |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                    |                        |        |        |        |                 |
| DEF COMP                                                         | DEFERRED COMP EE PAY   |        |        |        | 1,934.23        |
| <b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>              |                        |        |        |        | <b>1,934.23</b> |
| <b>Vendor 00166 - Vantagepoint Transfer Agents-300793 Total:</b> |                        |        |        |        | <b>1,934.23</b> |
| <b>Vendor: 09614 - Vantagepoint Transfer Agents-705437</b>       |                        |        |        |        |                 |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                    |                        |        |        |        |                 |
| ROTH IRA                                                         | DEFERRED COMP EE PAY   |        |        |        | 506.00          |
| <b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>              |                        |        |        |        | <b>506.00</b>   |
| <b>Vendor 09614 - Vantagepoint Transfer Agents-705437 Total:</b> |                        |        |        |        | <b>506.00</b>   |
| <b>Vendor: 00110 - VOGEL WEST, INC</b>                           |                        |        |        |        |                 |
| <b>Fund: 212 - TRANSPORTATION</b>                                |                        |        |        |        |                 |
| SUPP - CLEANER                                                   | DEPARTMENT SUPPLIES    |        |        |        | 5.59            |
| <b>Fund 212 - TRANSPORTATION Total:</b>                          |                        |        |        |        | <b>5.59</b>     |
| <b>Vendor 00110 - VOGEL WEST, INC Total:</b>                     |                        |        |        |        | <b>5.59</b>     |
| <b>Vendor: 03674 - WELLS FARGO BANK, N.A.</b>                    |                        |        |        |        |                 |
| <b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>                    |                        |        |        |        |                 |
| RETIREMENT                                                       | REGULAR RETIRE EE PAY  |        |        |        | 7,396.96        |
| RETIREMENT                                                       | REGULAR RETIRE EE PAY  |        |        |        | 6,818.13        |
| RETIREMENT                                                       | RETIRE FIRE EE PAYABLE |        |        |        | 2,838.58        |
| RETIREMENT                                                       | RETIRE FIRE EE PAYABLE |        |        |        | 4,883.11        |
| RETIREMENT                                                       | RETIRE POLICE EE PAY   |        |        |        | 5,436.35        |

## Expense Approval Report

Post Dates: 11/07/2017 - 11/20/2017

| Description (Payable)                                        | Account Name         | (None) | (None) | (None) | Amount     |
|--------------------------------------------------------------|----------------------|--------|--------|--------|------------|
| RETIREMENT                                                   | RETIRE POLICE EE PAY |        |        |        | 5,784.72   |
| Fund 713 - CASH & INVESTMENT POOL Total:                     |                      |        |        |        | 33,157.85  |
| Vendor 03674 - WELLS FARGO BANK, N.A. Total:                 |                      |        |        |        | 33,157.85  |
| Vendor: 00268 - WESTERN COOPRTATIVE COMPANY                  |                      |        |        |        |            |
| Fund: 111 - GENERAL                                          |                      |        |        |        |            |
| GROUND MAINT                                                 | GROUNDS MAINTENANCE  |        |        |        | 6,858.81   |
| Fund 111 - GENERAL Total:                                    |                      |        |        |        | 6,858.81   |
| Vendor 00268 - WESTERN COOPRTATIVE COMPANY Total:            |                      |        |        |        | 6,858.81   |
| Vendor: 00344 - WESTERN PATHOLOGY CONSULTANTS, INC           |                      |        |        |        |            |
| Fund: 111 - GENERAL                                          |                      |        |        |        |            |
| OCTOBER RANDOM DOT TESTI...                                  | CONTRACTUAL SERVICES |        |        |        | 228.00     |
| Fund 111 - GENERAL Total:                                    |                      |        |        |        | 228.00     |
| Vendor 00344 - WESTERN PATHOLOGY CONSULTANTS, INC Total:     |                      |        |        |        | 228.00     |
| Vendor: 04430 - WESTERN TRAVEL TERMINAL, LLC                 |                      |        |        |        |            |
| Fund: 111 - GENERAL                                          |                      |        |        |        |            |
| VEH MAINT                                                    | VEHICLE MAINTENANCE  |        |        |        | 156.00     |
| Fund 111 - GENERAL Total:                                    |                      |        |        |        | 156.00     |
| Fund: 631 - WASTEWATER                                       |                      |        |        |        |            |
| VEH MAINT                                                    | VEHICLE MAINTENANCE  |        |        |        | 97.65      |
| Fund 631 - WASTEWATER Total:                                 |                      |        |        |        | 97.65      |
| Fund: 641 - WATER                                            |                      |        |        |        |            |
| VEH MAINT                                                    | VEHICLE MAINTENANCE  |        |        |        | 39.00      |
| Fund 641 - WATER Total:                                      |                      |        |        |        | 39.00      |
| Vendor 04430 - WESTERN TRAVEL TERMINAL, LLC Total:           |                      |        |        |        | 292.65     |
| Vendor: 07239 - WYOMING FIRST AID & SAFETY SUPPLY, LLC       |                      |        |        |        |            |
| Fund: 212 - TRANSPORTATION                                   |                      |        |        |        |            |
| FIRST AID KIT SUPPLIES                                       | DEPARTMENT SUPPLIES  |        |        |        | 62.23      |
| Fund 212 - TRANSPORTATION Total:                             |                      |        |        |        | 62.23      |
| Vendor 07239 - WYOMING FIRST AID & SAFETY SUPPLY, LLC Total: |                      |        |        |        | 62.23      |
| Grand Total:                                                 |                      |        |        |        | 645,577.87 |

## Report Summary

## Fund Summary

| Fund                         | Expense Amount    | Payment Amount    |
|------------------------------|-------------------|-------------------|
| 111 - GENERAL                | 95,043.41         | 0.00              |
| 212 - TRANSPORTATION         | 46,720.92         | 0.00              |
| 213 - CEMETERY               | 919.06            | 0.00              |
| 215 - SPECIAL PROJECTS       | 283.94            | 0.00              |
| 216 - BUSINESS IMPROVEMENT   | 964.75            | 0.00              |
| 218 - PUBLIC SAFETY          | 33,263.50         | 0.00              |
| 223 - KENO                   | 267.94            | 0.00              |
| 224 - ECONOMIC DEVELOPMENT   | 2,946.41          | 0.00              |
| 225 - MUTUAL FIRE            | 2,326.44          | 0.00              |
| 621 - ENVIRONMENTAL SERVICES | 59,655.97         | 288.71            |
| 631 - WASTEWATER             | 26,656.85         | 288.72            |
| 641 - WATER                  | 168,888.64        | 288.71            |
| 661 - STORMWATER             | 1,390.50          | 0.00              |
| 713 - CASH & INVESTMENT POOL | 135,321.72        | 135,321.72        |
| 725 - CENTRAL GARAGE         | 4,774.99          | 0.00              |
| 812 - HEALTH INSURANCE       | 66,152.83         | 66,152.83         |
| <b>Grand Total:</b>          | <b>645,577.87</b> | <b>202,340.69</b> |

## Account Summary

| Account Number | Account Name           | Expense Amount | Payment Amount |
|----------------|------------------------|----------------|----------------|
| 111-52111-111  | DEPARTMENT SUPPLIES    | 452.02         | 0.00           |
| 111-52111-112  | DEPARTMENT SUPPLIES    | 33.00          | 0.00           |
| 111-52111-115  | DEPARTMENT SUPPLIES    | 39.99          | 0.00           |
| 111-52111-116  | DEPARTMENT SUPPLIES    | 1,121.20       | 0.00           |
| 111-52111-121  | DEPARTMENT SUPPLIES    | 29.88          | 0.00           |
| 111-52111-141  | DEPARTMENT SUPPLIES    | 591.28         | 0.00           |
| 111-52111-142  | DEPARTMENT SUPPLIES    | 488.29         | 0.00           |
| 111-52111-151  | DEPARTMENT SUPPLIES    | 478.28         | 0.00           |
| 111-52111-171  | DEPARTMENT SUPPLIES    | 690.38         | 0.00           |
| 111-52121-151  | JANITORIAL SUPPLIES    | 230.70         | 0.00           |
| 111-52163-142  | INVESTIGATIVE EXPENSES | 36.79          | 0.00           |
| 111-52181-142  | UNIFORMS & CLOTHING    | 898.45         | 0.00           |
| 111-52221-151  | AUDIOVISUAL SUPPLIES   | 21.99          | 0.00           |
| 111-52222-151  | BOOKS                  | 2,411.85       | 0.00           |
| 111-52223-151  | PROGRAMMING            | 119.04         | 0.00           |
| 111-52311-114  | MEMBERSHIPS            | 500.00         | 0.00           |
| 111-52311-115  | MEMBERSHIPS            | 90.00          | 0.00           |
| 111-52411-111  | POSTAGE                | 1,000.00       | 0.00           |
| 111-52511-121  | GASOLINE               | 64.21          | 0.00           |
| 111-52511-141  | GASOLINE               | 88.43          | 0.00           |
| 111-52511-142  | GASOLINE               | 3,655.25       | 0.00           |
| 111-52511-143  | GASOLINE               | 171.50         | 0.00           |
| 111-52511-171  | GASOLINE               | 737.30         | 0.00           |
| 111-52521-171  | OTHER FUEL             | 1,079.39       | 0.00           |
| 111-53111-111  | CONTRACTUAL SERVICES   | 99.00          | 0.00           |
| 111-53111-112  | CONTRACTUAL SERVICES   | 228.00         | 0.00           |
| 111-53111-114  | CONTRACTUAL SERVICES   | 6,264.61       | 0.00           |
| 111-53111-116  | CONTRACTUAL SERVICES   | 2,169.53       | 0.00           |
| 111-53111-121  | CONTRACTUAL SERVICES   | 1,115.50       | 0.00           |
| 111-53111-142  | CONTRACTUAL SERVICES   | 6,879.76       | 0.00           |
| 111-53111-151  | CONTRACTUAL SERVICES   | 14,130.55      | 0.00           |
| 111-53111-171  | CONTRACTUAL SERVICES   | 2,119.25       | 0.00           |
| 111-53121-112  | CONSULTING SERVICES    | 50.00          | 0.00           |
| 111-53121-142  | CONSULTING SERVICES    | 364.75         | 0.00           |
| 111-53161-112  | LEGAL PUBLICATIONS     | 59.67          | 0.00           |
| 111-53161-115  | LEGAL PUBLICATIONS     | 496.57         | 0.00           |
| 111-53161-121  | LEGAL PUBLICATIONS     | 44.25          | 0.00           |

**Account Summary**

| <b>Account Number</b> | <b>Account Name</b>     | <b>Expense Amount</b> | <b>Payment Amount</b> |
|-----------------------|-------------------------|-----------------------|-----------------------|
| 111-53161-142         | LEGAL PUBLICATIONS      | 198.41                | 0.00                  |
| 111-53161-143         | LEGAL PUBLICATIONS      | 43.14                 | 0.00                  |
| 111-53211-114         | LEGAL FEES              | 1,249.10              | 0.00                  |
| 111-53211-142         | LEGAL FEES              | 954.37                | 0.00                  |
| 111-53211-171         | LEGAL FEES              | 1.96                  | 0.00                  |
| 111-53421-111         | BUILDING MAINTENANCE    | 5,209.20              | 0.00                  |
| 111-53421-141         | BUILDING MAINTENANCE    | 10.75                 | 0.00                  |
| 111-53421-142         | BUILDING MAINTENANCE    | 10.75                 | 0.00                  |
| 111-53421-151         | BUILDING MAINTENANCE    | 1,010.00              | 0.00                  |
| 111-53421-171         | BUILDING MAINTENANCE    | 1,216.31              | 0.00                  |
| 111-53431-171         | ELECTRICAL MAINTENAN... | 1,027.44              | 0.00                  |
| 111-53441-111         | EQUIPMENT MAINTENAN...  | 88.65                 | 0.00                  |
| 111-53441-141         | EQUIPMENT MAINTENAN...  | 284.62                | 0.00                  |
| 111-53441-171         | EQUIPMENT MAINTENAN...  | 594.57                | 0.00                  |
| 111-53451-142         | VEHICLE MAINTENANCE     | 156.00                | 0.00                  |
| 111-53471-171         | GROUNDS MAINTENANCE     | 7,486.05              | 0.00                  |
| 111-53511-111         | ELECTRICITY             | 417.68                | 0.00                  |
| 111-53511-141         | ELECTRICITY             | 866.47                | 0.00                  |
| 111-53511-142         | ELECTRICITY             | 907.10                | 0.00                  |
| 111-53511-143         | ELECTRICITY             | 180.01                | 0.00                  |
| 111-53511-151         | ELECTRICITY             | 2,385.31              | 0.00                  |
| 111-53511-171         | ELECTRICITY             | 2,556.43              | 0.00                  |
| 111-53511-172         | ELECTRICITY             | 73.42                 | 0.00                  |
| 111-53551-171         | STREET LIGHTS           | 100.40                | 0.00                  |
| 111-53631-142         | RENT-MACHINES           | 811.88                | 0.00                  |
| 111-53711-114         | SCHOOL & CONFERENCE     | 248.00                | 0.00                  |
| 111-53711-142         | SCHOOL & CONFERENCE     | 327.17                | 0.00                  |
| 111-53721-141         | BUSINESS TRAVEL         | 154.00                | 0.00                  |
| 111-53811-113         | BONDING                 | 300.00                | 0.00                  |
| 111-53841-111         | VEHICLE INSURANCE       | 461.60                | 0.00                  |
| 111-53913-112         | RECRUITMENT             | 53.52                 | 0.00                  |
| 111-54411-171         | EQUIPMENT               | 16,608.44             | 0.00                  |
| 212-52111-212         | DEPARTMENT SUPPLIES     | 750.90                | 0.00                  |
| 212-52171-212         | STREET REPAIR SUPPLIES  | 11,065.77             | 0.00                  |
| 212-52511-212         | GASOLINE                | 844.77                | 0.00                  |
| 212-52521-212         | OTHER FUEL              | 1,349.15              | 0.00                  |
| 212-53421-212         | BUILDING MAINTENANCE    | 290.00                | 0.00                  |
| 212-53441-212         | EQUIPMENT MAINTENAN...  | 42.87                 | 0.00                  |
| 212-53491-212         | STREET MAINTENANCE      | 4,245.75              | 0.00                  |
| 212-53511-212         | ELECTRICITY             | 512.93                | 0.00                  |
| 212-53531-212         | ELECTRIC POWER          | 1,410.51              | 0.00                  |
| 212-53551-212         | STREET LIGHTS           | 26,192.18             | 0.00                  |
| 212-53561-212         | TELEPHONE               | 16.09                 | 0.00                  |
| 213-52111-213         | DEPARTMENT SUPPLIES     | 236.99                | 0.00                  |
| 213-52181-213         | UNIFORMS & CLOTHING     | 279.96                | 0.00                  |
| 213-53211-213         | LEGAL FEES              | 110.00                | 0.00                  |
| 213-53511-213         | ELECTRICITY             | 292.11                | 0.00                  |
| 215-52111-142         | DEPARTMENT SUPPLIES     | 134.94                | 0.00                  |
| 215-52511-143         | GASOLINE                | 149.00                | 0.00                  |
| 216-53111-121         | CONTRACTUAL SERVICES    | 879.33                | 0.00                  |
| 216-53551-000         | STREET LIGHTS           | 85.42                 | 0.00                  |
| 218-54411-142         | EQUIPMENT               | 33,263.50             | 0.00                  |
| 223-52111-171         | DEPARTMENT SUPPLIES     | 7.94                  | 0.00                  |
| 223-53111-113         | CONTRACTUAL SERVICES    | 260.00                | 0.00                  |
| 224-52211-114         | PUBLICATIONS            | 52.68                 | 0.00                  |
| 224-52511-113         | GASOLINE                | 101.86                | 0.00                  |
| 224-53111-114         | CONTRACTUAL SERVICES    | 975.00                | 0.00                  |
| 224-53711-113         | SCHOOL & CONFERENCE     | 1,816.87              | 0.00                  |

## Account Summary

| Account Number | Account Name             | Expense Amount | Payment Amount |
|----------------|--------------------------|----------------|----------------|
| 225-53841-141  | VEHICLE INSURANCE        | 2,326.44       | 0.00           |
| 621-52111-621  | DEPARTMENT SUPPLIES      | 379.68         | 0.00           |
| 621-52411-621  | POSTAGE                  | 288.71         | 288.71         |
| 621-52511-621  | GASOLINE                 | 843.24         | 0.00           |
| 621-52521-621  | OTHER FUEL               | 4,895.11       | 0.00           |
| 621-53193-621  | DISPOSAL FEES            | 46,545.16      | 0.00           |
| 621-53421-621  | BUILDING MAINTENANCE     | 298.00         | 0.00           |
| 621-53441-621  | EQUIPMENT MAINTENAN...   | 3,990.24       | 0.00           |
| 621-53451-621  | VEHICLE MAINTENANCE      | 1,714.60       | 0.00           |
| 621-53511-621  | ELECTRICITY              | 550.23         | 0.00           |
| 621-53711-621  | SCHOOL & CONFERENCE      | 151.00         | 0.00           |
| 631-52111-631  | DEPARTMENT SUPPLIES      | 230.28         | 0.00           |
| 631-52411-631  | POSTAGE                  | 508.04         | 288.72         |
| 631-52511-631  | GASOLINE                 | 674.26         | 0.00           |
| 631-52521-631  | OTHER FUEL               | 306.02         | 0.00           |
| 631-53111-631  | CONTRACTUAL SERVICES     | 75.48          | 0.00           |
| 631-53441-631  | EQUIPMENT MAINTENAN...   | 106.47         | 0.00           |
| 631-53451-631  | VEHICLE MAINTENANCE      | 97.65          | 0.00           |
| 631-53511-631  | ELECTRICITY              | 576.51         | 0.00           |
| 631-53531-631  | ELECTRIC POWER           | 49.89          | 0.00           |
| 631-53571-631  | CELLULAR PHONE           | 81.23          | 0.00           |
| 631-53611-631  | RENT-LAND                | 428.02         | 0.00           |
| 631-54411-631  | EQUIPMENT                | 22,833.00      | 0.00           |
| 631-59211-631  | LICENSE/PERMITS          | 690.00         | 0.00           |
| 641-52111-641  | DEPARTMENT SUPPLIES      | 295.67         | 0.00           |
| 641-52117-641  | SAMPLES                  | 54.00          | 0.00           |
| 641-52411-641  | POSTAGE                  | 448.66         | 288.71         |
| 641-52511-641  | GASOLINE                 | 1,078.70       | 0.00           |
| 641-52521-641  | OTHER FUEL               | 70.58          | 0.00           |
| 641-52611-641  | CHEMICALS                | 2,412.50       | 0.00           |
| 641-53111-641  | CONTRACTUAL SERVICES     | 32.30          | 0.00           |
| 641-53441-641  | EQUIPMENT MAINTENAN...   | 551.24         | 0.00           |
| 641-53451-641  | VEHICLE MAINTENANCE      | 39.00          | 0.00           |
| 641-53511-641  | ELECTRICITY              | 76.63          | 0.00           |
| 641-53531-641  | ELECTRIC POWER           | 355.75         | 0.00           |
| 641-53571-641  | CELLULAR PHONE           | 85.20          | 0.00           |
| 641-53631-641  | RENT-MACHINES            | 49.99          | 0.00           |
| 641-54212-641  | ENGINEERING/DESIGN       | 18,743.00      | 0.00           |
| 641-54311-641  | STRUCTURES               | 143,330.42     | 0.00           |
| 641-59211-641  | LICENSE/PERMITS          | 1,265.00       | 0.00           |
| 661-53111-661  | CONTRACTUAL SERVICES     | 695.00         | 0.00           |
| 661-53121-661  | CONSULTING SERVICES      | 520.00         | 0.00           |
| 661-53211-661  | LEGAL FEES               | 175.50         | 0.00           |
| 713-21512      | MEDICARE W/H EE PAYAB... | 7,544.06       | 7,544.06       |
| 713-21513      | FICA W/H EE PAYABLE      | 27,668.16      | 27,668.16      |
| 713-21514      | FED W/H EE PAYABLE       | 28,484.44      | 28,484.44      |
| 713-21515      | STATE W/H EE PAYABLE     | 18,807.28      | 18,807.28      |
| 713-21517      | POL UNION DUES EE PAY    | 552.00         | 552.00         |
| 713-21518      | FIRE UNION DUES EE PAY   | 225.00         | 225.00         |
| 713-21523      | LIFE INS EE PAYABLE      | 22.75          | 22.75          |
| 713-21524      | SMEC EE PAYABLE          | 158.50         | 158.50         |
| 713-21527      | WAGE ATTACHMENT EE ...   | 226.61         | 226.61         |
| 713-21528      | REGULAR RETIRE EE PAY    | 14,215.09      | 14,215.09      |
| 713-21529      | DEFERRED COMP EE PAY     | 2,440.23       | 2,440.23       |
| 713-21531      | RETIRE FIRE EE PAYABLE   | 7,721.69       | 7,721.69       |
| 713-21533      | RETIRE POLICE EE PAY     | 11,221.07      | 11,221.07      |
| 713-21534      | DIS INC INS EE PAYABLE   | 25.95          | 25.95          |
| 713-21539      | CHILD SUPPORT EE PAY     | 1,729.43       | 1,729.43       |

**Account Summary**

| Account Number      | Account Name            | Expense Amount    | Payment Amount    |
|---------------------|-------------------------|-------------------|-------------------|
| 713-21541           | HSA EE PAYABLE          | 13,010.71         | 13,010.71         |
| 713-21741           | HSA ER PAYABLE          | 1,268.75          | 1,268.75          |
| 725-52111-725       | DEPARTMENT SUPPLIES     | 135.22            | 0.00              |
| 725-52181-725       | UNIFORMS & CLOTHING     | 16.56             | 0.00              |
| 725-52511-725       | GASOLINE                | 39.30             | 0.00              |
| 725-53421-725       | BUILDING MAINTENANCE    | 1,244.89          | 0.00              |
| 725-53441-725       | EQUIPMENT MAINTENAN...  | 3,202.75          | 0.00              |
| 725-53451-725       | VEHICLE MAINTENANCE     | 9.98              | 0.00              |
| 725-53511-725       | ELECTRICITY             | 126.29            | 0.00              |
| 812-53862-112       | CLAIMS EXPENSE          | 65,754.93         | 65,754.93         |
| 812-53863-112       | FLEXIBLE BENFT EXPENSES | 397.90            | 397.90            |
| <b>Grand Total:</b> |                         | <b>645,577.87</b> | <b>202,340.69</b> |

**Project Account Summary**

| Project Account Key | Expense Amount    | Payment Amount    |
|---------------------|-------------------|-------------------|
| **None**            | 643,563.72        | 202,340.69        |
| 2117753511          | 79.71             | 0.00              |
| 2122852111          | 134.94            | 0.00              |
| 2123153111          | 260.00            | 0.00              |
| 2124452511          | 149.00            | 0.00              |
| 6002053111          | 695.00            | 0.00              |
| 6002053121          | 520.00            | 0.00              |
| 6002053211          | 175.50            | 0.00              |
| <b>Grand Total:</b> | <b>645,577.87</b> | <b>202,340.69</b> |

## UTILITY REFUNDS 11-20-17

| Account #          | Status   | Contact            | Service Address                                  | Refund Amount   |
|--------------------|----------|--------------------|--------------------------------------------------|-----------------|
| <u>015-5130-03</u> | Inactive | DOUG J MADER       | 607 W 40TH ST SCOTTSBLUFF NE 69361               | 20.37           |
| <u>005-5859-02</u> | Inactive | MIKE GREEN         | 2518 AVE C SCOTTSBLUFF NE 69361                  | 10.48           |
| <u>025-6279-01</u> | Inactive | CROWN WEST         | 2027 CHAR AVE (SPRINKLER) 1 SCOTTSBLUFF NE 69361 | 4.88            |
| <u>050-3742-04</u> | Inactive | JJB PROPERTIES LLC | 1728 9TH AVE SCOTTSBLUFF NE 69361                | 4.24            |
| <u>080-6275-01</u> | Inactive | FRED KRIEG         | 2210 3RD SPRINKLER SCOTTSBLUFF NE 69361          | 87.84           |
| <b>Total</b>       |          |                    |                                                  |                 |
| <b>5</b>           |          |                    |                                                  | <b>\$127.81</b> |

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Public Inp1**

**Council to receive a report on the Platte Alliance Water Supply (PAWS) project.**

**Staff Contact: Nathan Johnson, City Manager**

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Public Inp2**

**Council to receive a report from the Riverside Discovery Center.**

**Staff Contact: Nathan Johnson, City Manager**

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Bids1**

**Council to consider the quotation from ESRI for Geographic Information System software and authorize the Mayor to execute the renewal quotation.**

**Staff Contact: Nathan Johnson, City Manager**



Esri Inc  
380 New York Street  
Redlands CA 92373

## **Subject: Renewal Quotation**

**Date:** 11/13/2017  
**To:** Jon Reiter  
**Organization:** City of Scottsbluff  
GIS Dept  
**Fax #:** 308-630-6294 **Phone #:** 308-632-2177  
  
**From:** Nicole Scott  
**Fax #:** 909-307-3083 **Phone #:** 888-377-4575 Ext. 1232  
**Email:** nscott@esri.com

Number of pages transmitted  
(including this cover sheet): 4

Quotation #25819683  
Document Date: 11/13/2017

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level  
<http://www.esri.com/apps/products/maintenance/qualifying.cfm>

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit  
<http://www.esri.com/legal/licensing/software-license.html>

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.

**esri**

380 New York Street  
Redlands, CA 92373  
Phone: 888-377-45751232  
Fax #: 909-307-3083

## Quotation

**Date:** 11/13/2017**Quotation Number:** 25819683**Contract Number:** 310515

City of Scottsbluff  
GIS Dept  
2525 Circle Dr  
Scottsbluff NE 69361  
Attn: Jon Reiter

**Send Purchase Orders To:**

Environmental Systems Research Institute, Inc.  
380 New York Street  
Redlands, CA 92373-8100  
Attn: Nicole Scott

**Please include the following remittance address on your Purchase Order:**

Environmental Systems Research Institute, Inc.  
P.O. Box 741076  
Los Angeles, CA 90074-1076

**Customer Number:** 129253

For questions regarding this document, please contact Customer Service at 888-377-4575.

| Item | Qty | Material#                                                                                                                        | Unit Price | Extended Price |
|------|-----|----------------------------------------------------------------------------------------------------------------------------------|------------|----------------|
| 10   | 1   | 52384<br>ArcGIS Desktop Advanced Concurrent Use Primary Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019            | 3,000.00   | 3,000.00       |
| 1010 | 1   | 86497<br>ArcGIS Desktop Standard Concurrent Use Primary Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019            | 1,500.00   | 1,500.00       |
| 2010 | 1   | 87232<br>ArcGIS Spatial Analyst for Desktop Concurrent Use Primary Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019 | 500.00     | 500.00         |
| 3010 | 1   | 87198<br>ArcGIS 3D Analyst for Desktop Concurrent Use Primary Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019      | 500.00     | 500.00         |
| 4010 | 1   | 87192                                                                                                                            | 400.00     | 400.00         |

**Quotation is valid for 90 days from document date.**

Any estimated sales and/or use tax has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state taxes directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

**Issued By:** Nicole Scott**Ext:** 1232

[LEHMANNH]

To expedite your order, please reference your customer number and this quotation number on your purchase order.



**esri**

380 New York Street  
Redlands, CA 92373  
Phone: 888-377-45751232  
Fax #: 909-307-3083

## Quotation

Page 2

Date: 11/13/2017

Quotation Number: 25819683

Contract Number: 310515

| Item | Qty | Material#                                                                                                                            | Unit Price           | Extended Price       |
|------|-----|--------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|
|      |     | ArcGIS Desktop Basic Single Use Primary Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019                                |                      |                      |
| 5010 | 3   | 87193<br>ArcGIS Desktop Basic Single Use Secondary Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019                     | 300.00               | 900.00               |
| 6010 | 4   | 114511<br>ArcPad Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019                                                       | 250.00               | 1,000.00             |
| 7010 | 1   | 109840<br>ArcGIS for Server Enterprise Basic Up to Four Cores Migrated Maintenance<br>Start Date: 02/11/2018<br>End Date: 02/10/2019 | 3,000.00             | 3,000.00             |
|      |     |                                                                                                                                      | <b>Item Subtotal</b> | 10,800.00            |
|      |     |                                                                                                                                      | <b>Estimated Tax</b> | 0.00                 |
|      |     |                                                                                                                                      | <b>Total</b>         | <b>USD 10,800.00</b> |

DUNS/CEC: 06-313-4175 CAGE: 0AMS3

[LBHANNH]



**esri**<sup>®</sup>  
380 New York Street  
Redlands, CA 92373  
Phone: 888-377-4575/1232  
Fax #: 909-307-3083

## Quotation

Page 3

|                         |                               |                            |                                |
|-------------------------|-------------------------------|----------------------------|--------------------------------|
| <b>Date:</b> 11/13/2017 | <b>Quotation No:</b> 25819683 | <b>Customer No:</b> 129253 | <b>Contract No:</b> 310515     |
| Item                    | Qty                           | Material#                  | Unit Price      Extended Price |

IF YOU WOULD LIKE TO RECEIVE AN INVOICE FOR THIS MAINTENANCE QUOTE YOU MAY DO ONE OF THE FOLLOWING:

- RESPOND TO THIS EMAIL WITH YOUR AUTHORIZATION TO INVOICE
- SIGN BELOW AND FAX TO 909-307-3083
- FAX YOUR PURCHASE ORDER TO 909-307-3083
- EMAIL YOUR PURCHASE ORDER TO [Service@esri.com](mailto:Service@esri.com)

REQUESTS VIA EMAIL OR SIGNED QUOTE INDICATE THAT YOU ARE AUTHORIZED TO OBLIGATE FUNDS FOR YOUR ORGANIZATION AND THAT YOUR ORGANIZATION DOES NOT REQUIRE A PURCHASE ORDER.

If there are any changes required to your quotation, please respond to this email and indicate any changes in your invoice authorization.

If you choose to discontinue your support, you will become ineligible for support benefits and services. All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your support coverage at a later date.

The items on this quotation are subject to the terms of this quotation and of your signed agreement with Esri, if applicable. If no such agreement covers any item, then Esri's standard terms and conditions found at <http://www.esri.com/legal/software-license> apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Acceptance of this quotation is limited to the terms of this quotation. State and local government entities in California or Maryland buying under the State Contract are also subject to the terms and conditions found at <http://www.esri.com/legal/supplemental-terms-and-conditions>. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

By signing below, you are authorizing Esri to issue a software support invoice in the amount of USD \_\_\_\_\_ plus sales tax, if applicable.

Please check one of the following:

\_\_\_\_ I agree to pay any applicable sales tax.

\_\_\_\_ I am tax exempt. Please contact me if Esri does not have my current exempt information on file.

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Title

[LEHMANN]

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Resolut.1**

**Council to consider a Resolution to declare that real estate located within the general vicinity Northeast of Burlington Northern Santa Fe Railroad, South of Highway 26, and W. of Ave I in the NW portion of the community be declared to be blighted and substandard and in need of redevelopment.**

**Staff Contact: Nathan Johnson, City Manager**

## RESOLUTION NO. 17-11-02

**BE IT RESOLVED** by the Mayor and City Council of the City of Scottsbluff, Nebraska:

### RECITALS:

- a. It is necessary, desirable, advisable and in the best interest of the City of Scottsbluff, Nebraska (the "City"), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment;
- b. The Community Development Law, Neb.Rev.Stat. §18-2101 et.seq., as amended, (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects;
- c. Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the Mayor and City Council shall, by resolution, declare the area to be blighted and substandard;
- d. At its regular City Council meeting on November 6, 2017, the Mayor and the City Council of the City held a public hearing (the "Public Hearing") to determine whether the area more fully described on Attachment 1 (the "Redevelopment Area") should be declared blighted and substandard, and in need of redevelopment, as required by the Act;
- e. The City published and mailed notices of the Public Hearing regarding the consideration of declaring property to be blighted and substandard pursuant to §18-2115 of the Act;
- f. The Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Areas blighted and substandard and in need of redevelopment, and the Mayor and City Council reviewed and discussed a blight and substandard determination analysis as per Attachment 2 (the "Blight Study") prepared by M.C. Schaff & Associates;
- g. The Blight Study was forwarded to the Planning Commission of the City for its review and recommendation and the Mayor and City Council reviewed the recommendations received from the Planning Commission; and
- h. The Mayor and City Council desire to determine whether the Redevelopment Area is blighted and substandard and in need of redevelopment in accordance with the Act.

BE IT RESOLVED THAT:

1. The Redevelopment Area is declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area for meeting the criteria set forth in §18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described on Attachment A and the inclusion of all of the property described on Attachment A is reasonably necessary to create a unified Redevelopment Area sufficient to encourage developers.
2. The Redevelopment Area is further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in §18-2103(11) of the Act, as described and set forth in the Blight Study.
3. The blighted and substandard conditions existing in the Redevelopment Area are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act and the elimination of the blighted and substandard conditions under the authority of the Act is found to be a public purpose and declared to be in the public interest.
4. The Redevelopment Area is in need of redevelopment and is or will be eligible for a redevelopment project under the provisions of the Act at the time of the adoption of any redevelopment plan with respect to the Redevelopment Area. The Redevelopment Area includes property that is reasonably necessary to create a unified Redevelopment Area sufficient to encourage developers.
5. This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 20<sup>th</sup> day of November, 2017.

\_\_\_\_\_ Mayor

ATTEST: \_\_\_\_\_ City Clerk (seal)

# Simmons Olsen Law Firm, P.C.

Attorneys at Law

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Steven C. Smith, P.C., L.L.O.,  
Of Counsel

Robert G. Simmons, Jr.  
(1918-1998)

ALLIANCE OFFICE  
129 East 5<sup>th</sup> Street  
Alliance, Nebraska 69301  
(308) 761-0474

Please Direct All Correspondence  
to Scottsbluff Office

## MEMORANDUM

To: Nathan Johnson, City of Scottsbluff  
From: John Selzer, Simmons Olsen Law Firm  
Date: October 9, 2017  
Re: Blight and Substandard Determination Study by M.C. Schaff & Associates

I reviewed the "Analysis Area #1 Blight and Substandard Determination Study" prepared by MC Schaff and Associates dated August 4, 2017 (the "Study"). I did not conduct an independent assessment of the analysis area and thus my statements in this memo are limited to my review of the Study.

The Council can make a determination based on the Study that the analysis area is blighted and substandard as those terms are defined by Neb. Rev. Stat § 18-2103(10) and (11). (These definitions are also set forth in page 4 of the Study). I've created a checklist which I use when reviewing blight and substandard studies. I've attached a blank checklist for the Council's use as well as the checklist which contains my marks and notes when reviewing this Study. The Council should do an independent review and determination based on the Study.

The analysis area includes a significant amount of agricultural land, which, by itself, does not qualify as blighted and substandard. However, blighted and substandard determinations are not invalid with respect to an area simply because certain parcels within the area would not be blighted and substandard if viewed in isolation. Instead, the Community Development Law is directed against "areas" rather than individual parcels. Development potential of a property is determined by the property itself and adjacent property. It is sufficient to include non-blighted/substandard parcels into an overall blighted and substandard area if the inclusion is reasonably necessary to create a unified redevelopment area sufficient to encourage developers. See *Fitzke v. City of Hastings*, 255 Neb. 46, 58-61 (1998).

Please let me know if you have any questions or concerns.

### **Blighted and Substandard Determination Checklist**

✓ **Substandard: Neb. Rev. Stat. § 18-2103(10):**

\_\_\_ A predominance of buildings or improvements (whether residential or nonresidential) contain AT LEAST ONE of the following characteristics:

- \_\_\_ Dilapidation
- \_\_\_ Deterioration
- \_\_\_ Age
- \_\_\_ Obsolescence
- \_\_\_ Inadequate ventilation
- \_\_\_ Inadequate light
- \_\_\_ Inadequate air
- \_\_\_ Inadequate sanitation
- \_\_\_ Inadequate open spaces
- \_\_\_ High density of population and overcrowding
- \_\_\_ Existence of conditions which endanger life or property by fire or other causes

\_\_\_ The characteristics of the predominance of buildings or improvements checked above are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime (which cannot be remedied through construction of prisons) and detrimental to the public health, safety, morals, or welfare.\*

✓ **Blighted: Neb. Rev. Stat. § 18-2103(11):**

\_\_\_ An area which contains AT LEAST ONE of the following characteristics:

- \_\_\_ A substantial number of deteriorated or deteriorating structures
- \_\_\_ Defective or inadequate street layout
- \_\_\_ Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- \_\_\_ Insanitary or unsafe conditions
- \_\_\_ Deterioration of site or other improvements
- \_\_\_ Diversity of ownership
- \_\_\_ Tax or special assessment delinquency exceeding the fair value of the land
- \_\_\_ Defective or unusual conditions of title
- \_\_\_ Improper subdivision
- \_\_\_ Obsolete platting
- \_\_\_ Conditions which endanger life or property by fire and other causes

\_\_\_ The characteristics of the area checked above substantially impair or arrest the sound growth of the community, retard the provision of housing accommodations, or constitute an economic or social liability and are detrimental to the public health, safety, morals, or welfare in its present condition and use\*

\_\_\_ AT LEAST ONE of the following conditions is met in the area:

- \_\_\_ Unemployment is at least one hundred twenty percent of the state or national average
- \_\_\_ The average age of the residential or commercial units is at least forty years
- \_\_\_ More than half of the platted and subdivided property is unimproved land that has been within the city for forty years and has remained unimproved during that time
- \_\_\_ The per capita income of the area is lower than the average per capita income of the city
- \_\_\_ The area has had either stable or decreasing population based on the last two decennial censuses.

\_\_\_ Blighted areas of City shall not exceed 35% of City

**\*Conclusory determinations based the substantiveness of the defined and objective characteristics. See Neb. Rev. Stat. § 18-2102**

Analysis Area #1  
Blight Study: MC Schell  
8-4-17

## Blighted and Substandard Determination Checklist

### ✓ Substandard: Neb. Rev. Stat. § 18-2103(10):

A predominance of buildings or improvements (whether residential or nonresidential) contain AT LEAST ONE of the following characteristics:

- ✓ Dilapidation } 16% of buildings dilapidated throughout (pg 12)
- ✓ Deterioration }
- ✓ Age ~ 39% over 40 yrs (pg 13);
- ✓ Obsolescence (pg 18)
- Inadequate ventilation
- Inadequate light
- Inadequate air
- Inadequate sanitation
- Inadequate open spaces
- High-density of population and overcrowding
- ✓ Existence of conditions which endanger life or property by fire or other causes

- 100% no sidewalks or poor condition (pg 14)
- 16 lots served by unimproved streets/roads (pg 14)
- flammable junk & debris fire hazard (pg 15)
- unsanitary conditions; mosquito vermin (pg 15)

The characteristics of the predominance of buildings or improvements checked above are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime (which cannot be remedied through construction of prisons) and detrimental to the public health, safety, morals, or welfare.\*

### ✓ Blighted: Neb. Rev. Stat. § 18-2103(11):

An area which contains AT LEAST ONE of the following characteristics:

- ✓ A substantial number of deteriorated or deteriorating structures - 11/72 structures (pg 16)
- ✓ Defective or inadequate street layout 44% access to unimproved streets (pg 16)
- ✓ Faulty lot layout in relation to size, adequacy, accessibility, or usefulness - 1 problem lot (pg 17)
- ✓ Insanitary or unsafe conditions - fire hazards; no sidewalks (pg 17)
- ✓ Deterioration of site or other improvements
- Diversity of ownership
- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title
- Improper subdivision
- Obsolete platting
- ✓ Conditions which endanger life or property by fire and other causes

- Unpaved streets;
- No difference between street & parcel;
- inadequate drainage
- either no or poor sidewalks
- unpaved parking
- 45% vacant
- 60% of lots have deteriorating site improvements

The characteristics of the area checked above substantially impair or arrest the sound growth of the community, retard the provision of housing accommodations, or constitute an economic or social liability and are detrimental to the public health, safety, morals, or welfare in its present condition and use\*

AT LEAST ONE of the following conditions is met in the area:

- Unemployment is at least one hundred twenty percent of the state or national average
- The average age of the residential or commercial units is at least forty years 1 residential
- More than half of the plotted and subdivided property is unimproved land that has been within the city for forty years and has remained unimproved during that time
- The per capita income of the area is lower than the average per capita income of the city
- X The area has had either stable or decreasing population based on the last two decennial censuses. (pg 23)

Blighted areas of City shall not exceed 35% of City

\*Conclusory determinations based the substantiveness of the defined and objective characteristics. See Neb. Rev. Stat. § 18-2102

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**LEGAL DESCRIPTION  
SCOTTSSLUFF ANALYSIS AREA  
Scottsbluff, Nebraska**

***Beginning** at the northwestern corner of Parcel 010303294, otherwise known as the unplatted triangular sliver of land of unknown ownership located between the southern right-of-way (ROW) line of City Route/West 27th Street, the northeastern ROW line of Burlington Northern Sante Fe (BNSF) Railroad, and the northern ROW line of the easterly extension of County Road K;*

***thence** northeasterly, and perpendicular to the BNSF main track centerline, to the northern ROW line of City Route/West 27th Street;*

***thence** southeasterly on the northern ROW of City Route/West 27th Street to the west ROW line of Avenue O;*

***thence** north on west ROW of Avenue O to the northeast corner of Block 1, Case Subdivision;*

***thence** continuing west on the north line of Block 1, Case Subdivision to the north-south centerline of Section 15, Township 22 North, Range 55 West (15-22-55), also known as the west corporate limits line of the City of Scottsbluff;*

***thence** north on the north-south centerline of Section 15-22-55, to the south ROW line of US Highway 26;*

***thence** east on the south ROW line of US Highway 26 to the northwest corner of Lot 7A, Block 1, Frank Friedlan Addition Replat;*

***thence** south on the west line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to the southwest corner of said Lot 7A, Block 1, Frank Friedlan Addition Replat;*

***thence** east on the south line of said Lot 7A, Block 1, Frank Friedlan Addition Replat to its intersection with the northerly extension of the west ROW of Avenue K;*

***thence** south on the northerly extension of the west ROW of Avenue K and continuing on the west ROW of Avenue K to the south ROW of West 29th Street;*

***thence** east on the south ROW of West 29th Street to the northwest corner of Lot 1, Bjorling Addition;*

***thence** south on the west line of Lot 1, Bjorling Addition to the southwest corner of said Lot 1;*

***thence** continuing on the southerly extension of the west line of Lot 1, Bjorling Addition to its intersection with the westerly extension of the south line of Lot A, Replat of Baltes Addition;*

***thence** westerly on the westerly extension of the south line of Lot A, Replat of Baltes Addition to the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition;*

***thence** south on the northerly extension of the east line of Lot 1, Block 5, Baltes Second Addition to the northeast corner of said Lot 1, Block 5 Baltes Second Addition;*

***thence** west on the north line of Baltes Second Addition to the northeast corner of Block 1, Alf Addition;*

***thence** south on the east line of Block 1, Alf Addition to the southeast corner of said Block 1, Alf Addition;*

***thence** south to the intersection of the centerlines of West 27th Street and Avenue K;*

***thence** south on centerline of Avenue K to the intersection of the centerlines of Avenue K and West 26th Street;*

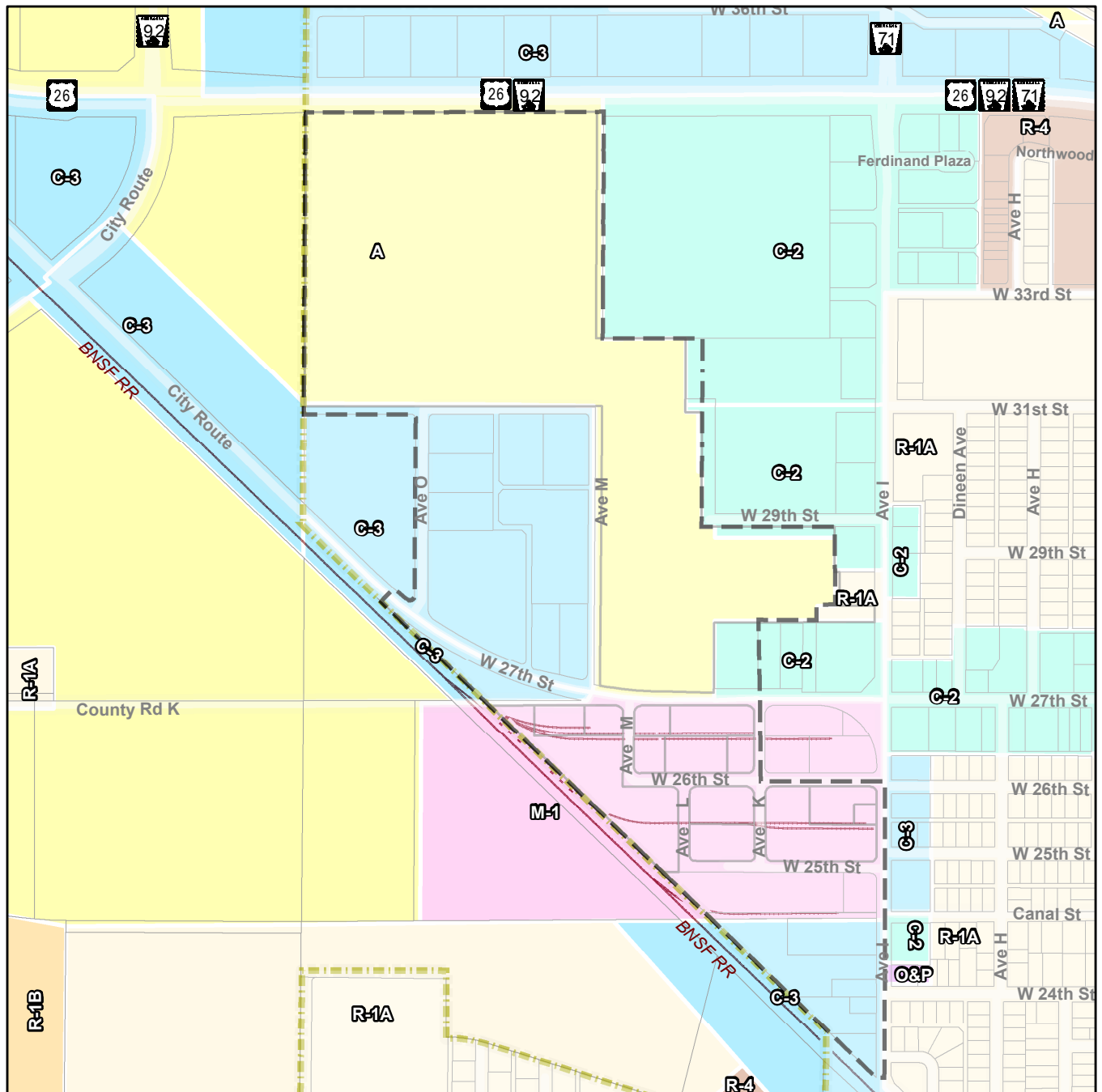
***thence** east on the centerline of West 26th Street to the intersection of the centerlines of West 26th Street and Avenue I;*

***thence** south on the centerline of Avenue I to a point perpendicular to the southeast corner of Parcel Number 010159754, also known as PT SE NE TL 1, Unplatted Lands 22-22-55 (.37 acres);*

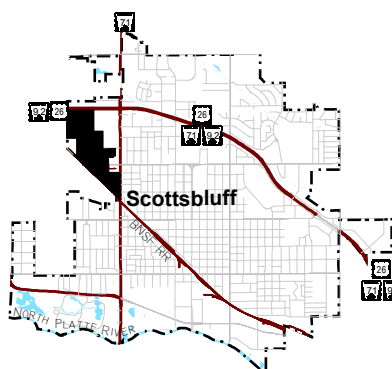
***thence** west on the this said perpendicular line to the southeast corner of said Parcel Number 010159754, said point also being on the northeastern ROW line of BNSF Railroad;*

***thence** northwesterly on the northeastern ROW line of BNSF Railroad to the **Point of Beginning**.*

No parcels shall be excepted from the above described boundary, as none of the parcels within the described boundary are owned by members of the Scottsbluff City Council.



| Zoning |      |                   |
|--------|------|-------------------|
| A      | O&P  | Blight Study Area |
| C-2    | R-1A | Corporate Limits  |
| C-3    | R-1B |                   |
| M-1    | R-4  |                   |



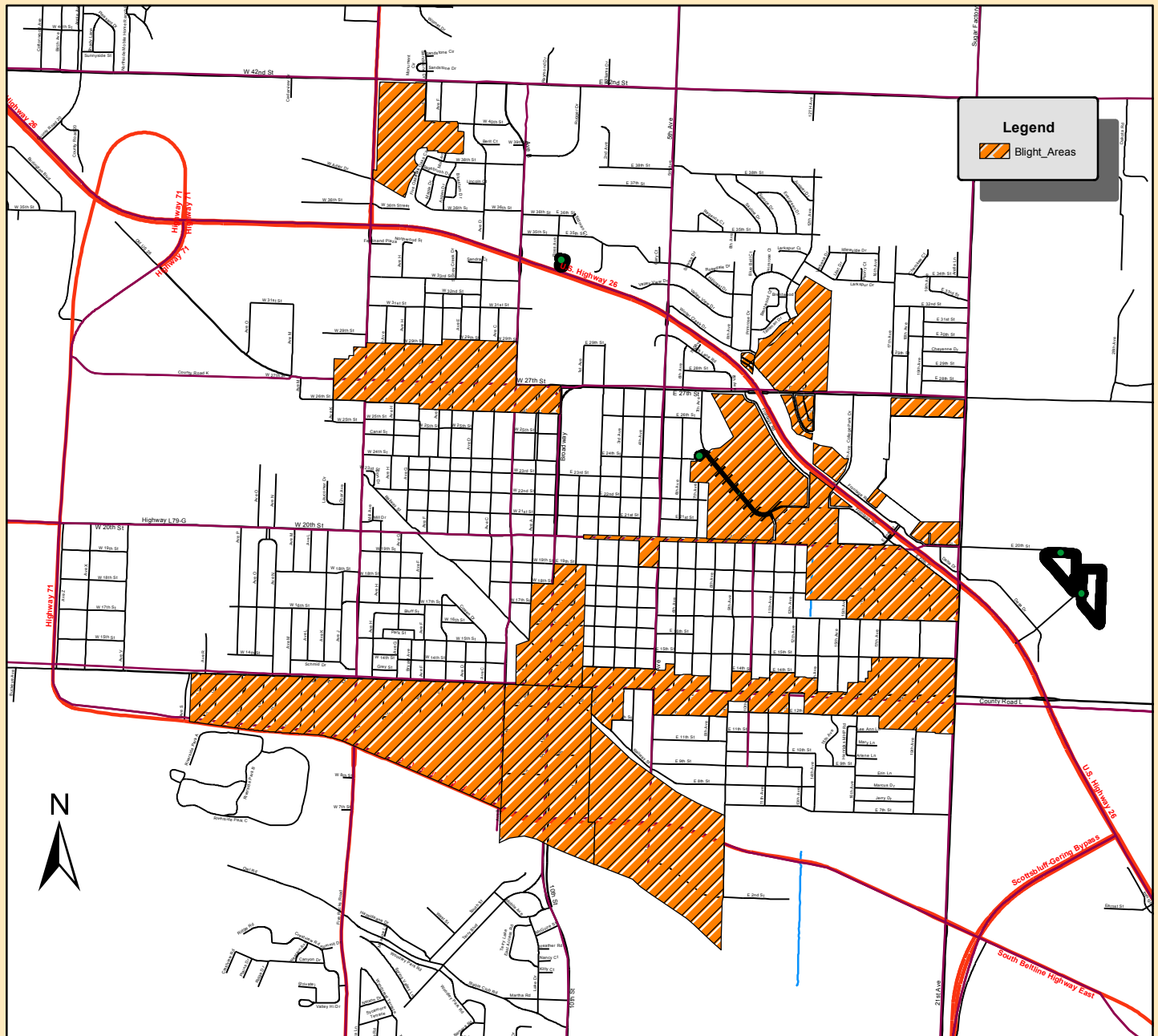
## Existing Zoning

City of Scottsbluff  
Scotts Bluff County, NE

Data Sources:  
Land Use: City, 2005 with field updates  
Parcels: Scotts Bluff County, 2016  
Aerial: US Army Corps of Engineers, 2011



# Areas Designated as Blighted and Substandard



March 24, 2017

0 1,600 3,200 6,400 Feet

Map by Annie Folck- City of Scottsbluff  
Coordinate System:  
NAD 1983 StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

**City of Scottsbluff**

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Resolut.2**

**Council to consider approval of the Certification identifying Philip Mark Bohl as the City of Scottsbluff Street Superintendent for determining incentive payment for 2017.**

**Staff Contact: Nathan Johnson, City Manager**

# Certification of City Street Superintendent

## For Determining Incentive Payment

January 1, 2017 to December 31, 2017

\*This certifies that Philip Mark Bohl, License Number S- 1103 Class B,  
(Name of Superintendent as appears on license card) (A or B)

was the appointed City Street Superintendent of Scottsbluff

(Name of City or Village)

from January 1, 2017 to December 31, 2017  
Month Date Month Date

and actually performed all of the following duties:

1. Developing and annually updating a long-range plan based on needs and coordinated with adjacent local governmental units;
2. Developing an annual program for design, construction, and maintenance;
3. Developing an annual budget based on programmed projects and activities;
4. Submitting such plans, programs, and budgets to the local governing body for approval;
5. Implementing the capital improvements and maintenance activities provided in the approved plans, programs, and budgets; and
6. Preparing and submitting annually to the Board of Public Roads Classifications and Standards the one-year plans, six-year plans, or annual metropolitan transportation improvement programs of the municipality for highway, road, and street improvements as set forth in sections 39-2115 to 39-2117, 39-2119, and 39-2119.01 and a report showing the actual receipts, expenditures, and accomplishments compared with those budgeted and programmed in the annual plans of the municipality as set forth in section 39-2120.

And further certifies that the superintending services of the above listed individual were provided by: (check one)

☒ Employment  
with this  
Municipality

☐ Contract  
(consultant)  
with this  
Municipality

☐ Contract (interlocal agreement) between this  
Municipality and the following listed Municipality(ies)  
and/or County(ies)

Attest:

Randy Meininger, Mayor

Mayor/Chairperson Village Board (Printed Name)

cdickins@scottsbluff.org

Clerk's Official Email Address

Cynthia A. Dickinson

Clerk's Printed Name

Signature of Mayor/Chairperson Village Board

Signature of City Clerk/Village Clerk

\*\*\*\*\*

\* If more than one individual, in succession, provided superintending services during the calendar year, list each successive superintendent on a separate form. The amount will be computed based on (a) your most recent Federal Census as certified by the Tax Commissioner; (b) whether or not your municipality appointed a licensed superintendent for all 12 months; (c) class of license, A or B; and (d) whether or not the superintendent performed all of the duties listed.

\*\*\*\*\*

Reference 39-2511 through 39-2515 Neb. Rev. Stat. In addition to this annual certification of superintendent to the Nebraska Department of Transportation, (due December 31<sup>st</sup>), the municipality is also responsible for the annual certification of program integrity to the Board of Public Roads Classifications and Standards as part of the Annual Report/SSAR (NBCS Form 6, due December 31<sup>st</sup> from municipalities except Lincoln November 30<sup>th</sup> and Omaha March 31<sup>st</sup>).



Return the completed original certification to:  
Highway Local Liaison Coordinator  
Liaison Services Section  
Nebraska Department of Transportation  
PO Box 94759  
Lincoln NE 68509-4759

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Resolut.3**

**Council to approve the Resolution naming Philip Mark Bohl as the City of Scottsbluff Street Superintendent.**

**Staff Contact: Nathan Johnson, City Manager**

RESOLUTION NO. 17-11-03

WHEREAS, the State of Nebraska, through the Nebraska Department of Roads (“NDOR”) requires a licensed Street Superintendent be named each year for municipalities within the State of Nebraska; and

WHEREAS, the City of Scottsbluff (“City”) has an employee, Philip Mark Bohl, who is a licensed Street Superintendent; and

WHEREAS, the City has appointed and Philip Mark Bohl has agreed to be the City’s Street Superintendent for the 2018 calendar year.

NOW, THEREFORE, BE IT RESOLVED by the City Council and Mayor of the City of Scottsbluff, Nebraska that Philip Mark Bohl, Nebraska Street Superintendent #1103 is appointed as the Street Superintendent for the City of Scottsbluff.

This Resolution shall become effective upon its passage and approval.

PASSED and APPROVED on November 20, 2017.

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Mayor

ATTEST:

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City Clerk

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Reports1**

**Discussion and instructions to staff regarding implementation of the Regional Housing Study.**

**Minutes:**

**Staff Contact: Nathan Johnson, City Manager**

# MULTI-COUNTY-REGIONAL HOUSING STUDY WITH STRATEGIES FOR AFFORDABLE HOUSING.

(Nebraska Investment Finance Authority – Housing Study Grant Program).

## SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES & COMMUNITIES, NEBRASKA.

“SNAPSHOT”



**PREPARED FOR:**  
**WESTERN NEBRASKA  
ECONOMIC DEVELOPMENT  
(WNED).**

**BY:**

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

**OCTOBER, 2016**

# COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

# ***COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.***

## **o INTRODUCTION. o**

The **Scotts Bluff, Morrill & Kimball Counties, Nebraska Multi-County Regional Housing Study** includes both qualitative and quantitative research activities. A **comprehensive citizen participation program** was implemented to gather the opinions of the local citizenry regarding housing issues and needs. ***Planning for each County’s and Community’s future is most effective when it includes opinions from as many citizens as possible.*** The methods used to gather information from the citizens of the three Counties and each Community included **WNED Board of Directors meetings, Community Housing “Listening Sessions”** with local Community organizations and employers in the Communities of Kimball, Bridgeport, and Mitchell, and three important Surveys; a **“Western Nebraska Economic Development (WNED) Citizen Housing Survey,”** a **“Workforce Housing Needs Survey”** and a **“Continuum of Care for Elderly Persons Household Survey”**.

## **o WNED CITIZEN HOUSING SURVEY. o**

The **“WNED Citizen Housing Survey”** was made available to households in Scotts Bluff, Morrill and Kimball Counties on local Community and County websites. A total of **569 Surveys** were completed. **Survey** participants were asked to give their opinion about barriers to obtaining affordable owner or rental housing and specific housing types greatly needed throughout their respective Community. A portion of the Survey also allowed local elderly residents to participate in identifying general elderly housing, supportive service needs and the appeal of residing at a retirement campus and the quality of local support services. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in **Appendix I**.

- The Communities of Bayard, Gering, Mitchell, Scottsbluff and Rural Scotts Bluff County comprised a majority of participants of the Survey. A large number of participants were employed in the Health Care/Social Work and Professional/Technical sectors. Most participants were between 31 and 60 years of age.
- Survey participants were asked to address some of the issues or barriers they experience in obtaining affordable owner or renter housing. The most common barriers identified when obtaining affordable **owner housing** included housing prices, the cost of utilities and utilities and a lack of sufficient homes for sale.

- The most common barriers faced when obtaining affordable **rental housing** included a lack of available, decent rental housing and cost of rent and utilities.
- **A total of 80 participants were not satisfied with their current housing situation.** Reasons included their home was too small, in need of substantial updating and being too far from their place of employment.
- Top housing needs included housing for lower- and middle income families and single parent families, single family housing, general rental housing, housing choices for first-time homebuyers, and two- and three-bedroom apartments or homes.
- Top housing needs for elderly persons included single family homes, assisted living housing and two-bedroom apartments for rent.
- Top-rated support services included home repair/rehabilitation services, employment opportunities/training, adult care services, alcohol/drug abuse services, finance assistance/management, and elderly housing.
- 50.6 percent of the Survey respondents supported using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 44.2 percent of the Survey respondents supported using State or Federal grant funds to conduct a rental housing rehabilitation program.
- **63.4 percent of the Survey respondents supported establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.**
- **54.1 percent of the Survey respondents supported using grant dollars to purchase, rehab and resell vacant housing in the Region.**
- 50.7 percent of the Survey respondents supported using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.

## ○ WORKFORCE HOUSING NEEDS SURVEY. ○

WNED, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the workforce in Scotts Bluff, Morrill and Kimball Counties. A total of **214 Surveys** were returned. Survey participants were asked to provide information on subjects such as issues and barriers to obtaining affordable housing, place of employment, annual household income and in what Community or region participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in **Appendix I** of this **Housing Study**.

- The Communities of Bayard, Gering, Mitchell, Scottsbluff and Rural Scotts Bluff County comprised a majority of participants of the Survey.
- Survey participants included 173 homeowners and 41 renters. **A total of 24 participants were not satisfied with their current housing situation.** Reasons included their home being too small, in need of substantial updating and being too far from their place of employment.
- The majority of respondents could afford a home priced between \$50,000 and \$120,000. Respondents also identified the ability to afford a monthly rent at or above \$600.
- **The Community of Scottsbluff was favored by Survey participants as the Community they would like to purchase a home or rent a housing unit.**

Survey participants were asked to address some of the issues or barriers they experience in obtaining affordable owner or renter housing for their families. The most common barriers identified to obtaining affordable **owner housing** included **housing prices, a lack of sufficient homes for sale and the cost of real estate taxes**. The most common barriers faced when obtaining affordable **rental housing** included **the high cost of rent and utilities, as well as a lack of decent rental units at an affordable price range**.

## ○ CONTINUUM OF CARE FOR ELDERLY PERSONS HOUSEHOLD SURVEY. ○

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A “**Continuum of Care for Elderly Persons Household Survey**” was made available online at select locations throughout the three Counties, to assist in determining the specific immediate, short- and long-term housing and Community service needs of the Region’s elderly and retiree (55+) population. A total of **50 Surveys** were completed.

Survey participants were asked to provide information on subjects concerning the types of housing needed for senior citizens and the appeal of a retirement housing campus for the three County area. The following are highlights from the **Survey**. The complete results are available in **Appendix I** of this **Regional Housing Study**.

- **Survey respondents consisted of 28 owners and 20 renters.**
- A majority of Survey respondents were satisfied with their current housing situation. A total of six participants were not satisfied due to a lack of accessibility and the need for multiple home repairs.
- Participants identified anticipating needing either an assisted living housing unit or a two-bedroom apartment for rent to satisfy their housing needs within the next five years.
- **Participants also identified assisted living housing, single family homes and two-bedroom apartments for rent as the most needed housing types during the next five years.**
- A majority of participants felt living in a Retirement Housing Campus was either “somewhat appealing” or “very appealing”.
- Top community services, as identified by Survey participants, included but was not limited to Church, Library, Senior Center, Police and Fire Protection and Banking Services. Food/Meals-On-Wheels, Home Health Care and Emergency Transportation were identified as the top support services in the Region.

## ○ COMMUNITY HOUSING “LISTENING SESSIONS.” ○

**County-Wide Housing “Listening Sessions”** were conducted in the Communities of Kimball, Bridgeport and Mitchell, to engage the opinion of housing need among the local citizenry. The following highlights consensus statements regarding priority housing issues or needs, as expressed by those in attendance at the Sessions.

### **Kimball (Kimball County).**

- Participants at the Listening Session in Kimball identified the Community’s major employers have consistently lost employees due to lower demand of their respective products. Kimball County also relies heavily on the oil industry, which participants identified as projected to experience a major shortfall in 2016. Economic development and job creation needs to coincide with housing development in the County.
- Participants want to see a modernized rental housing system. This included the identification of both Section 8 rental housing, as well as market rate rental housing for elderly and retiree populations as a major need in the County. Participants identified that rental housing is available, but most units are unfit for occupation.
- Moderate to substantial rehabilitation of existing owner housing units, as well as the demolition of existing dilapidated housing units is needed throughout the County. Substandard housing, as identified by participants, creates an “uninviting community” which leads many to look elsewhere for housing. Access to available funding sources and housing rehabilitation initiatives would greatly alleviate this problem. Housing rehabilitation should be accompanied by community clean-up programs. Participants representing all three Kimball County Communities identified a need for beautification efforts to attract housing and additional economic growth and development opportunities.
- New housing opportunities should be targeted. Participants identified “move-in ready” housing and townhomes as ideal housing development projects in Kimball County. The City of Kimball is considering the development of a “tiny home” program.

**Bridgeport (Morrill County).**

- The Communities of Bridgeport and Bayard are experiencing a lack of available, buildable lots that are free of both natural and man-made barriers. Participants from the City of Bayard identified building restrictions due to existing floodplains and the need for an expanded infrastructure and utility system, but also identified the potential to extend the Corporate Limits north to the Chimney Rock Golf Course. In Bridgeport, several available vacant lots are located next to deteriorating or dilapidated housing units, making new development less desirable.
- Participants identified the greatest housing need in Morrill County as being market rate rental housing. Bridgeport and Bayard participants identified the existence of slum landlords in both Communities.
- Bridgeport citizens identified a major need for an assisted living facility in the Community.
- Rehabilitation and demolition of the existing, deteriorating and dilapidated housing stock is needed in both Bridgeport and Bayard, as well as the continued enforcement of property maintenance codes. Participants identified an “overabundance” of properties that do not meet code in both Communities. “Electrical overload” is causing fires in several Bayard homes due to improper wiring and utilities.

**Mitchell (Scotts Bluff County).**

- Participants at the Scotts Bluff County Listening Session included those from the Communities of Mitchell and Morrill. Both of these Communities are experiencing a wide range of housing prices. Most housing is in decent shape, but participants identified that moderate rehabilitation would greatly benefit the two Communities.
- Both Mitchell and Morrill have accepted their roles as “Bedroom Communities” to the nearby Cities of Scottsbluff and Gering.
- Single family homes for middle class families was identified as a major need for both Communities.
- Participants from Mitchell identified a need for “barrier-free” housing, especially housing that supports the retiring baby-boomer generation. Duplex development was also identified as a potential housing project for Mitchell.
- Both Communities are in need of good infrastructure to support housing development.

# REGIONAL HOUSING GOALS & ACTION STEPS.

# ***REGIONAL HOUSING GOALS & ACTION STEPS.***

## ○ INTRODUCTION. ○

The following “**Regional Housing Goals & Action Steps**” for Scotts Bluff, Morrill and Kimball Counties reflect citizen input through Surveys, County-Wide Housing Listening Sessions, meetings with the Western Nebraska Economic Development (WNED) Board of Directors. These activities provided several opportunities for input from various individuals, organizations, groups and Community and County leadership, regarding the existing and future housing needs of each County and Community. The information obtained through planning research activities greatly assisted in identifying and prioritizing housing needs in the Region.

## ○ REGIONAL HOUSING GOALS & ACTION STEPS. ○

**Goal 1: Regional Housing Development Initiative.** Implement a **housing development initiative** for Scotts Bluff, Morrill and Kimball Counties and each Community, as a primary economic development activity. **A core activity of this Housing Development Initiative will be the development of a “Western Nebraska Housing Resources Network”** to monitor and encourage housing development throughout each County and Community. The Partnership should be created and maintained by WNED and work directly with both local and State housing stakeholders and funders. This will encourage the development of specific housing programs that meet the needs of each County’s current and future residents, with emphasis on housing constructed for the local workforce, young families, the elderly, veterans and populations with special needs.

- **Action Step 1: The Western Nebraska Housing Resources Network** should be comprised of Community and County leadership and organizations from both the private and public sector, including, but not limited to, WNED, Panhandle Area Development District (PADD), Community Action Partnership of Western Nebraska (CAPWN), Housing Partners of Western Nebraska (HPWN); Bridgeport, Bayard and Kimball Housing Authorities; Scotts Bluff County Board of Realtors, major employers and other local and state “housing stakeholders” directly involved with selling and leasing real estate, builders and suppliers and representatives of organizations providing housing and related services to the elderly, families, special populations and homeless and near-homeless persons.



- **Action Step 2: The Housing Initiative** should target the development of up to **777 units, including 521 owner and 256 rental housing units by 2021, throughout Scotts Bluff, Morrill and Kimball Counties.** The breakdown of housing demand for each County includes the following:

- **SCOTTS BLUFF COUNTY: 625 new units; 431 owner, 194 rental.**
- **MORRILL COUNTY: 60 new units; 32 owner, 28 rental.**
- **KIMBALL COUNTY: 92 new units; 58 owner, 34 rental.**

The Region has the potential to experience an **Economic Development “ED Boost”** through additional job creation and full-time employment opportunities (FTEs). The ED Boost scenario, consisting of a Region-wide 1.45 percent population increase, or an increase of 655 persons, and the creation of 220 FTEs through 2021 would increase the housing target demand to an estimated **1,010 total units, including 664 owner and 346 rental housing units.** The breakdown of ED Boost housing demand for each County includes the following:

- **SCOTTS BLUFF COUNTY: 828 new units; 556 owner, 272 rental.**
- **MORRILL COUNTY: 76 new units; 42 owner, 34 rental.**
- **KIMBALL COUNTY: 106 new units; 66 owner, 40 rental.**

The development of new housing units is important not only to expand the residential property tax base of each County and Community, but could potentially alleviate various barriers to affordable housing, including housing prices, availability, structural condition, overcrowding and cost burden. Several Communities throughout the Region have a housing vacancy deficiency. This vacancy deficiency results in a lack of housing supply, limiting choice by both current and future residents.

It is critical that the Communities be prepared by implementing housing development “plans of action” that include the identification of vacant lots within each Community’s respective Corporate Limits, as well as suitable land adjacent but outside the Community for the development of a rural “build through” residential subdivision that could eventually be annexed. All Communities, despite stable populations, will also need to plan for new, modern housing and concentrate on a plan to purchase/rehab/resell or re-rent existing vacant housing.



- **Action Step 3:** The **Western Nebraska Housing Resources Network** should assist with and expand the Region’s **Continuum of (Housing) Residential Care Programs**, directed at persons and families 55+ years of age. These Programs would address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services.

- Independent living housing types for the 55 to 75 year age group should include smaller, space efficient detached single family houses, patio homes and attached townhomes of 1,600 to 2,200 square feet.
- Additional, modern programs of assisted and long-term care living should be on the housing agenda for selected Communities.
- Two assisted living facilities exist in the Communities of Kimball, Scottsbluff, Gering, Mitchell and Bayard. Existing retirement and elderly rental housing facilities, both affordable and market rate (private pay) throughout the Region maintain moderate to high occupancy levels, some with a waiting list. Additional units should be planned for, during the next five years.



- **Action Step 4:** The **Western Nebraska Housing Resources Network** should take the lead role to design and implement local and Region-wide **Workforce Housing Assistance Programs**. The purpose of these Programs would be to encourage and directly involve major employers with assisting their employees in obtaining affordable housing. Assistance could include, but not be limited to, locating and negotiating the purchase of a home, to providing funding assistance for the purchase and/or rehabilitation of a house. Funding assistance could be, for example, a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc.

Two or more major employers should consider forming a limited partnership to develop housing projects in the Region, utilizing all available public and private funding sources. Any limited partnership would collaborate with local housing developers to construct housing for local employees.

By 2021, an estimated 396 owner and 166 rental housing units should be designated for anticipated workforce populations in the Region. This includes the following breakdown for Scotts Bluff, Morrill and Kimball Counties:

- **SCOTTS BLUFF COUNTY:** 455 new units; 327 owner, 128 rental.
- **MORRILL COUNTY:** 38 new units; 22 owner, 16 rental.
- **KIMBALL COUNTY:** 69 new units; 47 owner, 22 rental.
- **Action Step 5:** Create **Downtown Housing & Redevelopment Initiatives** in the Communities of Scottsbluff, Gering and Kimball, directed at increasing the availability of housing opportunities in each Community’s Central Business District. Both the rehabilitation of second story units in commercial buildings, and construction of new multifamily housing projects on under-utilized lots should be planned and implemented.
- **Action Step 6:** Establish a **Region-Wide Housing Land Bank Program**, to ensure the availability of land for future housing developments and to enhance Community residential development efforts.
- **Action Step 7:** Establish **programs of community and housing stakeholder involvement**, to provide networking opportunities between local, State and Federal housing developers, funders and stakeholders. Programs could include region-wide housing fairs/summits, housing investment clubs and sponsoring state and federal housing conferences.

**Goal 2: New Housing Developments** in the Region should address the needs of both owner and renter households of all age and income sectors, with varied, affordable price products.

- **Action Step 1:** Build new owner and rental housing units that are affordable for low- to middle income workforce families and households that are cost-burdened throughout the Region. Affordable homes, particularly those with three+-bedrooms, are in demand in each County and Community. Consider expanding existing, or creating new **Credit- or Lease-To-Own Housing Programs and a Spec-House Risk Sharing Program.**



- **Action Step 2:** Owner housing units should be constructed in the Region, with emphasis on single family homes. **The average affordable purchase price of a home in Scotts Bluff, Morrill and Kimball Counties should be at or above \$165,000 for workforce families. The price product in highest demand in the Region includes homes at or above \$239,900.** Owner housing should generally consist of three+-bedrooms, with the exception of housing for retirees, which would typically be two-bedroom units.
- **Action Step 3:** Rental units should be constructed in the Region, with emphasis on town home, duplex and apartment units for the elderly and local workforce households. **Rental housing price products in Scotts Bluff, Morrill and Kimball Counties should rent at or above the average affordable monthly rent of \$635 for workforce families. The price product in highest demand in the Region ranges from \$545 to \$605.** General rental housing, preferably units consisting of two+-bedrooms, should be constructed to provide safe, decent and affordable rental housing options.

Future affordable rental housing in each County and Community will require the creative use of available “tools of credit enhancement” to buy down both development and operational costs. “Tools” could come in the form of grants, low-interest loans, mortgage insurance, tax increment financing or land and/or cash donations. New affordable rental units will need an average credit enhancement of 35 percent.

- **Action Step 4:** Plan and develop additional, both **owner** and **rental** housing for **Special Populations**; a target number of **14 units in Scotts Bluff County (eight owner, six rental), six units in Morrill County (two owner, four rental) and six units in Kimball County (two owner, four rental).** This includes persons with a mental and/or physical disability.
- **Action Step 5:** Housing development projects throughout the Region should coincide with public facility, utility and infrastructure improvements, emphasizing alternative transportation methods, such as multi-use trails and transit services. Access to necessary amenities of public use, as well as proper water, sewer, storm water and electrical utility installation are important for prolonged sustainability in residential neighborhoods. The planning and use of **alternative energy systems** should be a goal of the County for future residential developments.



- **Action Step 6:** Develop unique solutions to create residential developments. Communities throughout the Region should, first, focus on developing existing vacant lots as infill in an effort to take advantage of existing infrastructure and utilities, as well as to build housing density throughout each Community.

Selected, available tracts of land adjacent the Corporate Limits of Communities should be planned for residential subdivisions, making vacant land available for expanded residential growth. Identify lots and tracts of land for future housing development opportunities.

Each Community in the Region should take the necessary steps to identify and advertise existing vacated lots for housing development potential. While large lot development could be utilized in each Community, several individual lots also exist that are too small for today's housing development standards. The **Western Nebraska Housing Resources Network** should explore unique housing concepts for infill housing development, including single and two-story housing for families of all income ranges. Architectural designs should closely resemble that of existing housing units in the neighborhood.

- **Action Step 7:** Employ proper, modern planning practices for the development of housing units in rural subdivisions. **This would include the design of modern infrastructure systems. Input received from the County-Wide Housing Listening Sessions, as well as the Citizen Survey results, identified a need for additional rental housing for workforce families and elderly households in each of the three Counties.** Several industries that have recently located or expanded in the County have put a major strain on the availability of housing for the local workforce.
- **Action Step 8:** Consider allowing **non-traditional housing developments** on existing residential locations. As an example, this could include allowing for the conversion of owner occupied housing to allow for single room occupancy rental units, accessory apartments and the development of “granny flats” and “tiny homes” on lots typically not sized to code.



- **Action Step 9:** Public and private sectors should create a “**shared cost**” program to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments. Tax Increment Financing is an excellent source of financing for public infrastructure systems. **The Communities of Scottsbluff, Gering, Bayard and Kimball can also utilize LB840 funds for public infrastructure improvements.**

**Goal 3: Continue to Expand and develop housing/living opportunities in the Downtowns of Gering, Scottsbluff and Kimball.**

- **Action Step 1:** Several Downtown commercial buildings in the Communities of Gering, Scottsbluff and Kimball could be adaptively reused or retrofitted for upper level housing, to diversify the local housing market and emphasize the Downtown as a vibrant commercial and residential center. A **Downtown Housing Initiative** should include the following number of units in the three identified Communities:
  - **GERING: 16 new units; four owner, 12 rental.**
  - **SCOTTSBLUFF: 32 new units; eight owner, 24 rental.**
  - **KIMBALL: 10 new units; four owner, six rental.**

The breakdown of **ED Boost** scenario’s effect on the downtown housing demand for the three Communities includes the following:

- **GERING: 18 new units; six owner, 12 rental.**
- **SCOTTSBLUFF: 36 new units; 10 owner, 26 rental.**
- **KIMBALL: 10 new units; four owner, six rental.**



- **Action Step 2:** The **Western Nebraska Housing Resources Network** should assist available Downtown and community development organizations to plan and implement comprehensive **Downtown Housing & Redevelopment Initiatives** that strategically match local housing development activities with the development of additional commercial, service and entertainment businesses.
- **Action Step 3:** Combine the efforts and funding resources of the respective Cities and **Western Nebraska Housing Resources Network** to expand residential development in each Downtown. The availability of Tax Increment Financing and both State and Federal Historic Tax Credits, in combination with other resources available from property owners should be marketed to area developers to expand housing efforts.

**Goal 4: Rehabilitation/Preservation of Existing Owner and Rental Housing Stock.**

Housing rehabilitation programs and activities in each County and Community should strive to protect and preserve the existing housing stock of the Communities.



- **Action Step 1:** As needed, each County and Community should establish a policy of condemning and demolishing housing of a dilapidated state, not cost effective to rehabilitate. **Vacated land could be placed in a Region-Wide Land Bank Program to be used for future owner and rental housing development needs.**
- **Action Step 2: Housing rehabilitation programs,** for both owner and rental housing units, should be expanded in the Region, with emphasis on meeting the housing needs of the elderly, low income families and housing occupied by persons with special needs.
- **Action Step 3:** each Community should recognize and make a concentrated effort to **preserve housing of historical significance,** as an effort to preserve local history.
- **Action Step 4:** To ensure a **clean and safe residential environment,** the ongoing maintenance of private residential properties is needed, i.e. trash removal, junk cars, etc. should continue. This could be **implemented through annual or bi-annual Community clean-up activities throughout each County and Community, as well as the utilization of the “Nuisance Abatement” Program via PADD.**
- **Action Step 5:** Create a regional residential materials **Recycling Center** to ensure the availability of needed, affordable housing supplies. A materials recycling center could make good conditioned and usable housing components available for use in new housing units.

**Goal 5: Financing Activities for Housing Development in Scotts Bluff, Morrill and Kimball Counties.** Housing developers should consider both public and private funding sources when constructing new housing stock.

- **Action Step 1:** Housing developers should be encouraged to secure any and all available tools of financing assistance for both the development and preservation of housing in each County. This assistance is available from the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development in the form of grants, tax credits and mortgage insurance programs. **The Western Nebraska Housing Resources Network will need to develop and/or continue relationships with developers and funders to enhance housing development activities in each County and Community.**
- **Action Step 2:** Each Community should utilize **Tax Increment Financing** to assist developers in financing new housing developments, specifically for land purchase and preparation, as well as public facility and utility requirements.

**Goal 6: Impediments to Fair Housing Choice.** The Communities of Scotts Bluff, Morrill and Kimball Counties will need to identify and establish a plan to eliminate **all barriers and impediments to fair housing choice**. Both public and private sectors of each County should play a role in this process. This would include the involvement of local government, schools, churches and the local private sector.

- **Action Step 1:** Address the primary impediments to fair housing choice in each County and Community, including, **for homeowners**, the costs of utilities and homeowners insurance, as well as the excessive down payment and closing costs and a lack of sufficient homes for sale. For **renter households**, impediments include the high cost of monthly rent and a lack of decent rental units at an affordable price range.
- **Action Step 2:** Create and support the efforts of a **Region-wide “Fair Housing Advisory Group”** through the provision of adequate resources for the delivery of fair housing activities. **Activities of the Advisory Group could include the following:**
  - Creating an “Action Plan” to identify strategies to further affordable housing opportunities.
  - Hosting a “Housing Fair” for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
  - Promote “Equal Housing Opportunities” on flyers, brochures and local newspapers.
  - Assist the Housing Partners of Western Nebraska, as well as the Bayard, Bridgeport and Kimball Housing Authorities in enforcing fair housing policies and submitting complaints of discrimination to the Nebraska Equal Opportunity Commission.

- **Action Step 3:** Each Community should continue to utilize, or adopt (by ordinance) and implement **Fair Housing Policy** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.
- **Action Step 4:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of 5 percent of these new units should be fully accessible for persons with physical disabilities, while 2 percent should be accessible for persons with sensory disabilities.
- **Action Step 5:** Develop housing for potential **minorities** and “**New Americans**” needing safe and affordable housing.
- **Action Step 6:** **Support bilingual** and **impoverished families** in their search for affordable housing. This could include housing counseling, homeownership classes and information on fair lending practices.
- **Action Step 7:** Routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.



**Goal 7: Plan Maintenance and Implementation.** Maintain current and modern Comprehensive Plans, as well as Zoning and Subdivision Regulation documents, for each County and Community, in an effort to continue efficient, sustainable housing development.

- **Action Step 1:** Scotts Bluff, Morrill and Kimball Counties, as well as each Community, should establish an **annual review process of their respective Comprehensive Plans** and associated Zoning and Subdivision Regulations. Elected officials and local governmental volunteers and community and economic development groups should be involved in this review.

# **FIVE-YEAR REGIONAL HOUSING ACTION PLAN.**

## ***FIVE-YEAR REGIONAL HOUSING ACTION PLAN.***

### ○ INTRODUCTION. ○

The greatest challenge for Scotts Bluff, Morrill and Kimball Counties, during the next five years, will be to develop housing units for low- to moderate-income families, the elderly and special population households, with attention given to workforce households. Overall, the three County area should build a total of **777 units, including 521 owner and 256 rental housing units by 2021.** The breakdown of housing demand for each County includes the following:

**SCOTTS BLUFF COUNTY: 625 new units; 431 owner, 194 rental.**

**MORRILL COUNTY: 60 new units; 32 owner, 28 rental.**

**KIMBALL COUNTY: 92 new units; 58 owner, 34 rental.**

The successful implementation of the **“Five-Year Regional Housing Action Plan”** will begin with preparation of reasonable, feasible housing projects. Such a Plan will address all aspects of housing, including new construction, housing rehabilitation, the removal of “bad” housing, the reuse of infill residential lots, appropriate housing administration and code and zoning enforcement.

Important to the cause for housing will be the creation of a **Housing Partnership**, comprised of housing stakeholders throughout each County. ***“The bigger the circle of Partners, the better the delivery of housing.” The following groups, organizations and funds/funding sources are available to create new and preserve existing housing in the three Counties.***

**HUD** = U.S. Department of Housing & Urban Development-Mortgage Insurance Capital Advance.

**RD** = Department of Agriculture-Rural Development/Grants/Loan Mortgage Guarantee.

**AHP** = Federal Home Loan Bank-Affordable Housing Program.

**NIFA** = Nebraska Investment Finance Authority-Low Income Housing Tax Credit, First-Time Homebuyer (Programs) & Workforce Housing Initiative.

**HTC** = Historic Tax Credits (State & Federal).

**CDBG** = Nebraska Department of Economic Development-Community Development Block Grant.

**HOME** = HOME Program.

**NAHTF** = Nebraska Affordable Housing Trust Fund.

**SB-LB840** = Scottsbluff Economic Development Fund.

**G-LB840** = Gering Economic Development Fund.

**B-LB840** = Bayard Economic Development Fund.

**K-LB840** = Kimball Economic Development Fund.

**OE** = Owner Equity.

**CPF** = Conventional Private Financing.  
**TEBF** = Tax Exempt Bond Financing.  
**TIF** = Tax Increment Financing.  
**WNED** = Western Nebraska Economic Development Group  
**WNHRN** = Western Nebraska Housing Resource Network.  
**ME** = Major Employers.  
**PADD** = Panhandle Area Development District.  
**CAPWN** = Community Action Partnership of Western Nebraska.  
**HPWN** = Housing Partners of Western Nebraska.  
**HAs** = Housing Authorities (Morrill County: Bayard and Bridgeport).  
**KHA** = Kimball Housing Authority.  
**AOWN** = Aging Office of Western Nebraska.  
**MHEG** = Midwest Housing Equity Group.  
**MHDF** = Midwest Housing Development Fund.  
**PD** = Private Developer.  
**PF** = Local, State & Regional (Private) Foundations.  
**H/MC** = Hospitals/Medical Centers.

## ○ HOUSING PROJECTS ○

The following **Regional Housing Action Plan** presents “**priority**” housing programs for Scotts Bluff, Morrill and Kimball Counties during the next five years. Programs include activities associated with the **organizational or operational programs (activities #1 - #6)** to ensure housing development exists as an ongoing community and economic process, housing units for both elderly and non-elderly households, persons with special needs and the preservation or rehabilitation of the local housing stock. These organizational and operational programs should be applied to each of the three Counties.

**The identification of specific housing development programs are identified for Scotts Bluff County (activities #7 - #21), Morrill County (activities #22 - #33) and Kimball County (activities #34 - #45).** This includes a total estimated project cost, a “cost subsidy” identifying a portion of the total cost that could be covered through Local, State and Federal housing developers, funders and grantors, and potential housing development/funding partnerships that could be an active participant in the creation of new and expanded housing opportunities. The **Plan** defines a purpose and estimated cost for each housing program and, where relevant, the estimated cost subsidy.

Each housing program should incorporate “**Place-Based**” development concepts, whereby development supports the Region’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements.

## ORGANIZATIONAL/OPERATIONAL PROGRAMS.

|    | <u>Activities.</u>                                                                                                                                                                                 | <u>Purpose of Activity.</u>                                                                                                                                                                                                                                                                                                                                                                         | <u>Total Cost/Partners.</u>          |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 1. | Establish a <b>Western Nebraska Housing Resource Network (WNHRN)</b> to promote and guide housing development activities in the Counties and each Community.                                       | A regional housing resource organization, created by WNED, that plans and implements affordable housing programs. To include the input and involvement of existing housing stakeholders involved with community and economic development activities and the provision of housing and associated supportive services. Also, to serve as a local funding agency for housing advocacy and development. | \$45,000<br>(Selected Partners).     |
| 2. | Create a <b>Regional Land Bank Program.</b>                                                                                                                                                        | Secure land for future housing developments throughout Scotts Bluff, Morrill and Kimball Counties.                                                                                                                                                                                                                                                                                                  | \$190,000 Annually.<br>WNHRN.        |
| 3. | <b>Regional Housing Investment Club.</b>                                                                                                                                                           | With the guidance of the <b>Western Nebraska Housing Resource Network</b> , organize local funding and housing stakeholders to create a bank of funds to invest in needed gap financing for local housing developments.                                                                                                                                                                             | \$150,000 Annually.<br>WNHRN.        |
| 4. | Establish an <b>Employer's Housing Assistance Program</b> , encouraging major employers in each County to become directly involved with assisting their employees in obtaining affordable housing. | To encourage <b>Major Employers</b> in each County to partner and financially assist in developing housing programs identified in the Housing Action Plan, including first-time homebuyer and down payment assistance programs and collaboration of major employers to complete needed workforce housing projects.                                                                                  | \$75,000 Annually.<br>ME.            |
| 5. | Continue/Expand a <b>Continuum of (Housing) Residential Care Program</b> with WNHRN, directed at persons and families 55+ years of age.                                                            | Housing assistance program provided by the <b>Western Nebraska Housing Resource Network</b> , to address all facets of <b>elderly housing needs and associated support services</b> in each County, including advocating for the development of all housing types and needed supportive services for elderly households; new construction and home rehabilitation and modification.                 | \$150,000 Annually.<br>WNHRN, H/MCs. |
| 6. | Plan and implement an annual <b>Regional Housing Summit.</b>                                                                                                                                       | The <b>Western Nebraska Housing Resource Network</b> , with the assistance of local funders should conduct an annual presentation of housing accomplishments and opportunities in each County.                                                                                                                                                                                                      | \$5,000 Annually.<br>WNHRN.          |

○ HOUSING ACTION PLAN – SCOTTS BLUFF COUNTY ○

**HOUSING PRESERVATION/REHABILITATION.**

|    | <u>Activity/Purpose.</u>                                                                                                                                                                                                                                                                                                                                                                                                                 | <u>Total Cost.</u>                              | <u>Required Cost Subsidy.</u>                                          | <u>Potential Partnerships.</u>                         |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------------------|
| 7. | Establish a <b>housing materials recycling facility</b> , via deconstruction/remodeling activities.                                                                                                                                                                                                                                                                                                                                      | \$100,000<br>Start-up.<br>Supported<br>by sales | 100% for Start-up. Continued from annual support via sales & services. | WNHRN.                                                 |
| 8. | <b>County-Wide Housing Code Inspection and Rental Licensing Program</b> , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a <b>Nuisance Abatement Program</b> .                                                                                                                                                                                                             | \$175,000<br>Annually.                          | 60% or<br>\$105,000.                                                   | WNHRN, PADD, HAs & participating local Municipalities. |
| 9. | <b>Owner/Rental Housing Rehabilitation Program, 335 Units,</b><br><br>Scottsbluff: 105 Units.<br>Gering: 70 Units.<br>Mitchell: 35 Units.<br>Morrill & Terrytown: 30 Units.<br>Minatare: 20 Units.<br>Lyman: 15 Units.<br>Remaining Communities: 10 Units Each.<br><br>Moderate to substantial rehabilitation at \$32,000 to \$38,000 per unit in Scotts Bluff County, by 2021, to meet the needs of low- to moderate-income households. | \$12,730,000.                                   | 75% or<br>\$9,547,500.                                                 | WNHRN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.       |

## HOUSING PRESERVATION/REHABILITATION (Continued).

|     | <u>Activity/Purpose.</u>                                                                                                                                                                                                                                                                                                                                        | <u>Total Cost.</u> | <u>Required Cost<br/>Subsidy.</u> | <u>Potential<br/>Partnerships.</u>                                          |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|-----------------------------------------------------------------------------|
| 10. | <b>Purchase and Demolition</b> of 84 substandard, dilapidated housing units in Scotts Bluff County Communities. Credit property to the Land Bank for purpose of redevelopment.<br><br>Scottsbluff: 40 Units.<br>Gering: 20 Units.<br>Mitchell & Minatare: 10 Units.<br>Morrill & Terrytown: 5 Units.<br>Lyman: 3 Units.<br>Remaining Communities: 2 Units Each. | \$5,460,000.       | 80% or<br>\$4,368,000.            | WNHRN, PADD, CDBG,<br>NAHTF, TIF & OE.                                      |
| 11. | <b>Single Family Purchase-Rehab-Resale/Re-Rent Program, 50 Units,</b><br><br>Scottsbluff: 30 Units.<br>Gering: 15 Units.<br>Mitchell & Morrill: 5 Units Each.<br><br>3+ bedroom houses, standard amenities in Scotts Bluff County, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI).                        | \$6,250,000.       | 70% or<br>\$4,375,000.            | WNHRN, PADD, CAPWN,<br>PD, USDA-RD, CDBG,<br>HOME, NAHTF, TIF, CPF &<br>OE. |

## HOUSING FOR ELDERLY/SENIOR POPULATIONS.

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>Total Cost.</u> | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                                      |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|-------------------------------------------------------------------------------------|
| 12. | <b>Elderly Rental Housing Initiative, 42 Units:</b><br><ul style="list-style-type: none"> <li>- Scottsbluff: 20 Units.</li> <li>- Gering: 10 Units.</li> <li>- Mitchell: 8 Units.</li> <li>- Morrill: 4 Units.</li> </ul> <p>Scattered Site, mixed income, 2 bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (31% to 80% AMI).</p>                                                                      | \$7,600,000.       | 70% or \$5,320,000.           | WNHRN, PD, AOWN, HPWN, LIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF. |
| 13. | <b>Elderly Homeownership Initiative, 70 Units:</b><br><ul style="list-style-type: none"> <li>- Scottsbluff: 36 Units.</li> <li>- Gering: 20 Units.</li> <li>- Mitchell: 6 Units.</li> <li>- Morrill: 4 Units.</li> <li>- Lyman &amp; Minatare: 2 Units Each.</li> </ul> <p>Scattered Site, Mixed Income, 2 &amp; 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of moderate-income elderly households (81%+ AMI).</p> | \$13,790,000.      | 35% or \$4,826,500.           | WNHRN, PD, AOWN, PADD, HOME, NAHTF, TIF, RD & CPF.                                  |

## HOUSING FOR ELDERLY/SENIOR POPULATIONS (Continued).

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>Total Cost.</u> | <u>Required Cost<br/>Subsidy.</u> | <u>Potential<br/>Partnerships.</u>                           |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|--------------------------------------------------------------|
| 14. | <b>Housing Rehabilitation/<br/>Modification Initiative, 116 Units:</b><br><br>- Scottsbluff: 60 Units.<br>- Gering: 40 Units.<br>- Mitchell & Morrill: 6 Units Each.<br>- Lyman & Minatare: 2 Units Each.<br><br>Standard amenities, complete<br>visitability, accessibility design, to<br>meet the needs of very-low- to<br>moderate-income (0% to 80% AMI),<br><b>Elderly and Special Population<br/>Households</b> , with a Person(s) with a<br>Disability. | \$4,756,000.       | 75% or<br>\$3,567,000.            | WNHRN, AOWN, PADD,<br>CAPWN, CDBG, HOME,<br>NAHTF, TIF & OE. |
| 15. | Develop up to <b>52 units for an<br/>affordable licensed Assisted Living<br/>Facility</b> with supportive/ specialized<br>services for near-independent and<br>frail-elderly residents of Scottsbluff<br>and Gering.<br><br>- Scottsbluff: 32 Units.<br>- Gering: 20 Units.                                                                                                                                                                                    | \$7,540,000.       | 60% or<br>\$4,524,000.            | WNHRN, PD, RD, HUD,<br>AOWN, HPWN, H/MCs, TIF,<br>CPF & OE.  |
| 16. | Develop up to <b>64 units for an<br/>affordable Long-Term Care<br/>Facility</b> with supportive/ specialized<br>services for elderly residents of<br>Scottsbluff and Gering.<br><br>- Scottsbluff: 40 Units.<br>- Gering: 24 Units.                                                                                                                                                                                                                            | \$9,400,000.       | 70% or<br>\$6,580,000.            | WNHRN, PD, RD, HUD,<br>AOWN, HPWN, H/MCs, TIF,<br>CPF & OE.  |

## HOUSING FOR FAMILIES.

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                 | <u>Total Cost.</u> | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                                      |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|-------------------------------------------------------------------------------------|
| 17. | <b>Single Family Rental, CROWN Rent-To-Own Program, 18 Units:</b><br><br>- Scottsbluff: 10<br>- Gering: 8<br><br>Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).                                                                                                                     | \$3,500,000.       | 75% or \$2,625,000.           | WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF & CPF.                          |
| 18. | <b>General Rental Housing Program, 76 Units:</b><br><br>- Scottsbluff: 40 Units.<br>- Gering: 20 Units.<br>- Mitchell: 8 Units.<br>- Morrill & Terrytown: 4 Units Each.<br><br>Scattered Site, Mixed Income, duplexes, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (31% to 125% AMI). | \$12,540,000.      | 70% or \$8,800,000.           | WNHRN, HPWN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF, CPF, SB-LB840 & G-LB840. |

## HOUSING FOR FAMILIES (Continued).

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>Total Cost.</u> | <u>Required Cost<br/>Subsidy.</u> | <u>Potential<br/>Partnerships.</u>                                                                   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|------------------------------------------------------------------------------------------------------|
| 19. | <b>Family Homeownership Initiative, 179 Units:</b><br><br>- Scottsbluff: 78 Units.<br>- Gering: 45 Units.<br>- Mitchell: 10 Units.<br>- Morrill: 6 Units.<br>- Minatare & Terrytown: 4 Units Each.<br>Remaining Communities: 2 Each.<br>- Rural County: 24 (planned subdivision)<br><br>Scattered Site, Mixed Income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Units constructed in "Remaining Communities" should focus on utilizing a Purchase-Rehab-Resale or Re-Rent Program. | \$40,000,000.      | 65% or<br>\$26,000,000.           | WNHRN, PD, PADD, FTHB, CDBG, NAHTF, HOME, TIF, CPF, SB-LB840 & G-LB840.                              |
| 20. | <b>Owner/Rental Housing Initiative for Special Populations, 16 Units:</b><br><br>- Scottsbluff: 10 Units.<br>- Gering: 6 Units.<br><br>Scattered Site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 60% AMI).                                                                                                                                                                                                                                            | \$2,800,000.       | 90% or<br>\$2,520,000.            | WNHRN, PD, PADD, CDBG, NAHTF, HOME, LIHTC, MHEG, MHDF, TIF, AHP & CPF.                               |
| 21. | <b>Downtown Housing Initiative, 54 Rental Units:</b><br><br>- Scottsbluff: 36 Units.<br>- Gering: 18 Units.<br><br>Mixed Income, Scattered Site or upper floors of existing commercial buildings, 1 & 2-bedroom apartments.                                                                                                                                                                                                                                                                                                                                                                       | \$12,900,000       | 70% or<br>\$9,000,000             | WNHRN, HPWN, PD, PADD, HTC, CDBG, HOME, LIHTC, NAHTF, AHP, MHEG, MHDF, TIF, CPF, SB-LB840 & G-LB840. |

○ HOUSING ACTION PLAN – MORRILL COUNTY ○

**HOUSING PRESERVATION/REHABILITATION.**

|     | <u>Activity/Purpose.</u>                                                                                                                                                                                                                                                                                                       | <u>Total Cost.</u>  | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------|--------------------------------------------------------------------|
| 22. | <b>County-Wide Housing Code Inspection and Rental Licensing Program,</b> to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a <b>Nuisance Abatement Program.</b>                                                                                                     | \$105,000 Annually. | 60% or \$60,000.              | WNHRN, PADD, HAs & participating local Municipalities.             |
| 23. | <b>Overall Owner/Rental Housing Rehabilitation Program, 105 Units,</b><br>- Bridgeport: 55 Units.<br>- Bayard: 40 Units.<br>- Broadwater: 10 Units.<br><br>Moderate rehabilitation at \$32,000 to \$38,000 per unit in Morrill County, to meet the needs of low- to moderate-income households.                                | \$4,410,000.        | 75% or \$3,307,500.           | WNHRN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.                   |
| 24. | <b>Purchase and Demolition</b> of 30 substandard, dilapidated housing units in Morrill County Communities. Credit property to the Land Bank for purpose of redevelopment.<br><br>- Bridgeport & Bayard: 12 Units Each.<br>- Broadwater: 6 Units.                                                                               | \$1,950,000.        | 80% or \$1,560,000.           | WNHRN, PADD, CDBG, NAHTF, TIF & OE.                                |
| 25. | <b>Single Family Purchase-Rehab-Resale/Re-Rent Program, 20 Units.</b><br><br>- Bridgeport: 10 Units.<br>- Bayard: 8 Units.<br>- Broadwater: 2 Units.<br><br>Three+ bedroom houses, standard amenities in Morrill County, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI). | \$2,500,000.        | 70% or \$1,750,000.           | WNHRN, PADD, CAPWN, PD, USDA-RD, CDBG, HOME, NAHTF, TIF, CPF & OE. |

## HOUSING FOR ELDERLY/SENIOR POPULATIONS.

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                            | <u>Total Cost.</u> | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|------------------------------------------------------------------------------------|
| 26. | <p><b>Elderly Rental Housing Initiative, 16 Units:</b></p> <p>- Bridgeport &amp; Bayard: 8 Units Each.</p> <p>Scattered Site, mixed income, 2 bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (31%+ AMI).</p>                                                                                     | \$2,800,000.       | 80% or \$2,240,000.           | WNHRN, PD, AOWN, HAs, LIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF. |
| 27. | <p><b>Elderly Homeownership Initiative, 12 Units:</b></p> <p>- Bridgeport &amp; Bayard: 6 Units Each.</p> <p>Scattered Site, Mixed Income, 2 &amp; 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (81%+ AMI).</p>                                                         | \$2,870,000.       | 35% or \$1,000,000.           | WNHRN, PD, AOWN, PADD, HOME, NAHTF, TIF, RD & CPF.                                 |
| 28. | <p><b>Housing Rehabilitation/ Modification Initiative, 44 Units:</b></p> <p>- Bridgeport: 20 Units.<br/>- Bayard: 16 Units.<br/>- Broadwater: 8 Units.</p> <p>Standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), <b>Elderly and Special Population Households</b>, with a Person(s) with a Disability.</p> | \$1,680,000.       | 85% or \$1,428,000.           | WNHRN, AOWN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.                             |
| 29. | <p>Develop up to <b>18 units affordable licensed Assisted Living Facility in Bridgeport</b>, with supportive/ specialized services for near-independent and frail-elderly residents of the Community.</p>                                                                                                                                                                                   | \$2,600,000.       | 60% or \$1,560,000            | WNHRN, PD, RD, HUD, AOWN, HAs, TIF, CPF & OE.                                      |

## HOUSING FOR FAMILIES.

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                       | <u>Total Cost.</u> | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                      |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------------------------------------|
| 30. | <b>Single Family Rental, CROWN Rent-To-Own Program, Eight Units:</b><br><br>- Bridgeport & Bayard: 4 Units Each.<br><br>Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).                                    | \$1,900,000.       | 75% or<br>\$1,425,000.        | WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF & CPF.          |
| 31. | <b>General Rental Housing Program, 20 Units:</b><br><br>- Bridgeport: 12 Units.<br>- Bayard: 8 Units.<br><br>Scattered Site, Mixed Income, duplexes, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (31%+AMI). | \$3,300,000.       | 70% or<br>\$2,310,000.        | WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF, CPF & B-LB840. |

## HOUSING FOR FAMILIES (Continued).

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>Total Cost.</u> | <u>Required Cost<br/>Subsidy.</u> | <u>Potential<br/>Partnerships.</u>                                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|------------------------------------------------------------------------|
| 32. | <p><b>Family Homeownership Initiative,<br/>30 Units:</b></p> <ul style="list-style-type: none"> <li>- Bridgeport &amp; Bayard: 8 Units Each.</li> <li>- Broadwater: 2 Units.</li> <li>- Rural County: 12 (planned subdivisions)</li> </ul> <p>Scattered Site, Mixed Income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Units constructed in Broadwater should focus on utilizing a Purchase-Rehab-Resale or Re-Rent Program.</p> | \$7,100,000.       | 75% or<br>\$5,325,000.            | WNHRN, PD, PADD, FTHB, CDBG, NAHTF, HOME, TIF, CPF & B-LB840.          |
| 33. | <p><b>Owner/Rental Housing Initiative<br/>for Special Populations in the<br/>Cities of Bridgeport and Bayard,<br/>Four Units Each:</b></p> <p>Scattered Site, 2 &amp; 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 80% AMI).</p>                                                                                                                                                                          | \$1,400,000.       | 90% or<br>\$1,260,000.            | WNHRN, PD, PADD, CDBG, NAHTF, HOME, LIHTC, MHEG, MHDF, TIF, AHP & CPF. |

○ HOUSING ACTION PLAN – KIMBALL COUNTY ○

**HOUSING PRESERVATION/REHABILITATION.**

|     | <u>Activity/Purpose.</u>                                                                                                                                                                                                                                                                                       | <u>Total Cost.</u>    | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------|--------------------------------------------------------------------|
| 34. | <b>County-Wide Housing Code Inspection and Rental Licensing Program</b> , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a <b>Nuisance Abatement Program</b> .                                                                                   | \$80,000<br>Annually. | 50% or \$40,000.              | WNHRN, PADD, KHA & participating local Municipalities.             |
| 35. | <b>Single Family Owner Housing Rehabilitation Program, 52 Units.</b><br><br>- Kimball: 30 Units.<br>- Dix: 12 Units.<br>- Bushnell: 10 Units.<br><br>Moderate rehabilitation at \$32,000 to \$38,000 per unit in Kimball County, to meet the needs of low- to moderate-income households.                      | \$2,100,000.          | 70% or<br>\$1,470,600.        | WNHRN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.                   |
| 36. | <b>Purchase and Demolition</b> of 24 substandard, dilapidated housing units in Kimball County Communities. Credit property to the Land Bank for purpose of redevelopment.<br><br>- Kimball: 16 Units.<br>- Bushnell & Dix: 4 Units Each.                                                                       | \$1,560,000.          | 85% or<br>\$1,326,000.        | WNHRN, PADD, CDBG, NAHTF, TIF & OE.                                |
| 37. | <b>Single Family Purchase-Rehab-Resale/Re-Rent Program, 18 Units.</b><br><br>- Kimball: 10 Units.<br>- Bushnell & Dix: 4 Units Each.<br><br>Three+ bedroom houses, standard amenities in Kimball County, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI). | \$2,480,000.          | 70% or<br>\$1,860,000.        | WNHRN, PADD, CAPWN, PD, USDA-RD, CDBG, HOME, NAHTF, TIF, CPF & OE. |

## HOUSING FOR ELDERLY/SENIOR POPULATIONS.

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                                             | <u>Total Cost.</u> | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|------------------------------------------------------------------------------------|
| 38. | <p><b>Elderly Rental Housing Initiative, Eight Units in Kimball, Nebraska:</b></p> <p>Scattered Site, mixed income, 2 bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (31%+ AMI).</p>                                                                                                                                              | \$1,480,000.       | 70% or \$1,036,000.           | WNHRN, PD, AOWN, KHA, LIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF. |
| 39. | <p><b>Elderly Homeownership Initiative, Six Units in Kimball, Nebraska.</b></p> <p>Scattered Site, Mixed Income, 2 &amp; 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (81%+ AMI).</p>                                                                                                                    | \$1,356,000.       | 45% or \$610,200.             | WNHRN, PD, AOWN, PADD, HOME, NAHTF, TIF, RD & CPF.                                 |
| 40. | <p><b>Housing Rehabilitation/ Modification Initiative, 12 Units:</b></p> <ul style="list-style-type: none"> <li>- Kimball: 8 Units.</li> <li>- Bushnell &amp; Dix: 2 Units Each.</li> </ul> <p>Standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), <b>Elderly and Special Population Households</b>, with a Person(s) with a Disability.</p> | \$432,000.         | 80% or \$345,600.             | WNHRN, AOWN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.                             |

## HOUSING FOR FAMILIES.

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                     | <u>Total Cost.</u> | <u>Required Cost Subsidy.</u> | <u>Potential Partnerships.</u>                                      |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|---------------------------------------------------------------------|
| 41. | <p><b>Single Family Rental, CROWN Rent-To-Own Program, Four Units in Kimball, Nebraska:</b></p> <p>Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).</p>                                                                                                                                   | \$875,000.         | 75% or \$656,250.             | WNHRN, KHA, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF & CPF.     |
| 42. | <p><b>General Rental Housing Program, Eight Units:</b></p> <ul style="list-style-type: none"> <li>- Kimball: 4 Units.</li> <li>- Bushnell &amp; Dix: 2 Each.</li> </ul> <p>Scattered Site, Mixed Income, duplexes, consisting of 2 &amp; 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (31% to 125% AMI).</p> | \$1,450,000.       | 70% or \$1,015,000.           | WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF, CPF & K-LB840. |

## HOUSING FOR FAMILIES (Continued).

|     | <u>Activity.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>Total Cost.</u> | <u>Required Cost<br/>Subsidy.</u> | <u>Potential<br/>Partnerships.</u>                                          |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------|-----------------------------------------------------------------------------|
| 43. | <p><b>Family Homeownership Initiative, 24 Units:</b></p> <ul style="list-style-type: none"> <li>- Kimball: 8</li> <li>- Bushnell &amp; Dix: 2 Each.</li> <li>- Rural County: 12 (planned subdivisions).</li> </ul> <p>Scattered Site, Mixed Income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Units constructed in “Remaining Communities” should focus on utilizing a Purchase-Rehab-Resale or Re-Rent Program.</p> | \$5,424,000.       | 65% or<br>\$3,525,600.            | WNHRN, PD, PADD, FTHB, CDBG, NAHTF, HOME, TIF, CPF & K-LB840.               |
| 44. | <p><b>Owner/Rental Housing Initiative for Special Populations in the City of Kimball, Four Units:</b></p> <p>Scattered Site, 2 &amp; 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 80% AMI).</p>                                                                                                                                                                                                | \$700,000.         | 90% or<br>\$630,000.              | WNHRN, PD, PADD, CDBG, NAHTF, HOME, LIHTC, MHEG, MHDF, TIF, AHP & CPF.      |
| 45. | <p><b>Downtown Kimball Housing Initiative, 10 Rental Units:</b></p> <p>Mixed Income, Scattered Site or upper floors of existing commercial buildings, 1 &amp; 2-bedroom apartments.</p>                                                                                                                                                                                                                                                                                                                                             | \$2,400,000        | 70% or<br>\$1,680,000             | WNHRN, PD, PADD, HTC, CDBG, HOME, LIHTC, NAHTF, AHP, MHEG, MHDF, TIF & CPF. |

# HOUSING TARGET DEMAND & SURVEY RESULTS.

**TABLE 20**  
**ESTIMATED “PRELIMINARY” HOUSING TARGET DEMAND**  
**SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES**  
**2021**

|                             | <u>Owner</u> | <u>Rental</u> | <u>Total<br/>Target<br/>Demand*</u> | <u>Est. Required<br/>Target<br/>Budget (Millions)</u> |
|-----------------------------|--------------|---------------|-------------------------------------|-------------------------------------------------------|
| <b>SCOTTS BLUFF COUNTY:</b> | <b>431</b>   | <b>194</b>    | <b>625</b>                          | <b>\$133.0</b>                                        |
| Gering:                     | 92           | 60            | 152**                               | \$31.3                                                |
| Henry:                      | 2            | 2             | 4                                   | \$0.8                                                 |
| Lyman:                      | 6            | 2             | 8                                   | \$1.6                                                 |
| McGrew:                     | 2            | 2             | 4                                   | \$0.8                                                 |
| Melbeta:                    | 2            | 2             | 4                                   | \$0.8                                                 |
| Minatare:                   | 8            | 6             | 14                                  | \$2.9                                                 |
| Mitchell:                   | 14           | 10            | 24                                  | \$4.9                                                 |
| Morrill:                    | 8            | 8             | 16                                  | \$3.9                                                 |
| Scottsbluff:                | 168          | 98            | 266**                               | \$54.8                                                |
| Terrytown:                  | 4            | 4             | 8                                   | \$1.6                                                 |
| Balance of County:          | 125          | 0             | 125                                 | \$29.6                                                |
| <b>MORRILL COUNTY:</b>      | <b>32</b>    | <b>28</b>     | <b>60</b>                           | <b>\$12.7</b>                                         |
| Bridgeport:                 | 12           | 16            | 28                                  | \$5.8                                                 |
| Bayard:                     | 8            | 10            | 18                                  | \$3.7                                                 |
| Broadwater:                 | 2            | 2             | 4                                   | \$0.8                                                 |
| Balance of County:          | 10           | 0             | 10                                  | \$2.4                                                 |
| <b>KIMBALL COUNTY:</b>      | <b>58</b>    | <b>34</b>     | <b>92</b>                           | <b>\$19.7</b>                                         |
| Kimball:                    | 26           | 30            | 56**                                | \$11.5                                                |
| Bushnell:                   | 2            | 2             | 4                                   | \$0.8                                                 |
| Dix:                        | 4            | 2             | 6                                   | \$1.2                                                 |
| Balance of County:          | 26           | 0             | 26                                  | \$6.2                                                 |

\*Based upon **new households**, providing affordable housing for 10% of **cost burdened households with housing problems**, replacement of 20% of **substandard housing stock experiencing plumbing, overcrowded conditions**, absorb **housing vacancy deficiency** by creating 6% vacancy rate of structurally sound units and build for “**pent-up**” demand, at 1.75%. Includes both new construction and purchase/rehab/resale or re-rent activities (an estimated 18% to 20% of the total target housing demand).

\*\*Includes Downtown Housing Potential:

Gering, 16 Units; 4 Owner & 12 Rental Units.

Scottsbluff, 32 Units; 8 Owner & 24 Rental Units.

Kimball, 10 Units; 4 Owner & 6 Rental Units.

NOTE: New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

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

**TABLE 21**  
**AREA HOUSEHOLD INCOME (AMI)**  
**SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES, NEBRASKA**  
**2016**

|                | <u>1PHH</u> | <u>2PHH</u> | <u>3PHH</u> | <u>4PHH</u> | <u>5PHH</u> | <u>6PHH</u> | <u>7PHH</u> | <u>8PHH</u> |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>30% AMI</b> | \$12,810    | \$14,640    | \$16,470    | \$18,300    | \$19,770    | \$21,240    | \$22,710    | \$24,180    |
| <b>50% AMI</b> | \$21,350    | \$24,400    | \$27,450    | \$30,500    | \$32,950    | \$35,400    | \$37,850    | \$40,300    |
| <b>60% AMI</b> | \$25,620    | \$29,280    | \$32,940    | \$36,600    | \$39,540    | \$42,480    | \$45,420    | \$48,360    |
| <b>80% AMI</b> | \$34,150    | \$39,050    | \$43,900    | \$48,800    | \$52,700    | \$56,600    | \$60,500    | \$64,400    |
| <b>100%AMI</b> | \$68,300    | \$78,100    | \$87,800    | \$97,600    | \$105,400   | \$113,200   | \$121,000   | \$128,800   |
| <b>125%AMI</b> | \$85,375    | \$97,625    | \$109,750   | \$122,000   | \$131,750   | \$141,500   | \$151,250   | \$161,000   |

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

**TABLE 22**  
**ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR**  
**SCOTTS BLUFF COUNTY/CITIES OF GERING & SCOTTSBLUFF, NEBRASKA**  
**MORRILL COUNTY/CITIES OF BAYARD & BRIDGEPORT, NEBRASKA**  
**KIMBALL COUNTY/CITY OF KIMBALL, NEBRASKA**  
**2021**

|                                    | <u>Income Range</u> |                   |                   |                    |                  | <u>Totals</u> | <u>Anticipated Workforce</u> |
|------------------------------------|---------------------|-------------------|-------------------|--------------------|------------------|---------------|------------------------------|
|                                    | <u>0-30% AMI</u>    | <u>31-60% AMI</u> | <u>61-80% AMI</u> | <u>81-125% AMI</u> | <u>126%+ AMI</u> |               |                              |
| <b><u>Scotts Bluff County:</u></b> |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 22                | 53                | 120                | 236              | 431           | 327                          |
| Rental:                            | 20                  | 54                | 36                | 40                 | 44               | 194           | 128                          |
| <b><u>Gering:</u></b>              |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 8                 | 14                | 30                 | 40               | 92            | 56                           |
| Rental:                            | 6                   | 14                | 10                | 14                 | 16               | 60            | 32                           |
| <b><u>Scottsbluff:</u></b>         |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 10                | 20                | 60                 | 78               | 168           | 108                          |
| Rental:                            | 10                  | 20                | 18                | 22                 | 28               | 98            | 58                           |
| <b><u>Morrill County:</u></b>      |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 6                 | 12                 | 14               | 32            | 22                           |
| Rental:                            | 2                   | 10                | 8                 | 8                  | 0                | 28            | 16                           |
| <b><u>Bayard:</u></b>              |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 2                 | 2                  | 4                | 8             | 6                            |
| Rental:                            | 0                   | 4                 | 2                 | 2                  | 2                | 10            | 6                            |
| <b><u>Bridgeport:</u></b>          |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 4                 | 4                  | 4                | 12            | 10                           |
| Rental:                            | 2                   | 6                 | 4                 | 2                  | 2                | 16            | 10                           |
| <b><u>Kimball County:</u></b>      |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 2                 | 10                | 18                 | 28               | 58            | 47                           |
| Rental:                            | 4                   | 10                | 12                | 8                  | 0                | 34            | 22                           |
| <b><u>Kimball:</u></b>             |                     |                   |                   |                    |                  |               |                              |
| Owner:                             | 0                   | 0                 | 6                 | 14                 | 6                | 26            | 19                           |
| Rental:                            | 4                   | 8                 | 10                | 6                  | 2                | 30            | 20                           |

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

**TABLE 23**

**ESTIMATED “PRELIMINARY” HOUSING TARGET DEMAND – BOOST  
(+1.45% FIVE-YEAR POPULATION GROWTH (+655 POPULATION/ 220 FTEs))  
SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES  
2021**

|                             | <u>Owner</u> | <u>Rental</u> | <u>Total<br/>Target<br/>Demand*</u> | <u>Est. Required<br/>Target<br/>Budget (Millions)</u> |
|-----------------------------|--------------|---------------|-------------------------------------|-------------------------------------------------------|
| <b>SCOTTS BLUFF COUNTY:</b> | <b>556</b>   | <b>272</b>    | <b>828</b>                          | <b>\$170.3</b>                                        |
| Gering:                     | 122          | 86            | 208                                 | \$42.8                                                |
| Henry:                      | 2            | 2             | 4                                   | \$0.8                                                 |
| Lyman:                      | 6            | 2             | 8                                   | \$1.6                                                 |
| McGrew:                     | 2            | 2             | 4                                   | \$0.8                                                 |
| Melbeta:                    | 2            | 2             | 4                                   | \$0.8                                                 |
| Minatare:                   | 8            | 8             | 16                                  | \$3.3                                                 |
| Mitchell:                   | 16           | 12            | 28                                  | \$5.7                                                 |
| Morrill:                    | 10           | 10            | 20                                  | \$4.1                                                 |
| Scottsbluff:                | 222          | 144           | 366                                 | \$75.4                                                |
| Terrytown:                  | 4            | 4             | 8                                   | \$1.6                                                 |
| Balance of County:          | 162          | 0             | 162                                 | \$33.4                                                |
| <b>MORRILL COUNTY:</b>      | <b>42</b>    | <b>34</b>     | <b>76</b>                           | <b>\$16.0</b>                                         |
| Bridgeport:                 | 16           | 20            | 36                                  | \$7.4                                                 |
| Bayard:                     | 10           | 12            | 22                                  | \$4.5                                                 |
| Broadwater:                 | 2            | 2             | 4                                   | \$0.8                                                 |
| Balance of County:          | 14           | 0             | 14                                  | \$3.3                                                 |
| <b>KIMBALL COUNTY:</b>      | <b>66</b>    | <b>40</b>     | <b>106</b>                          | <b>\$22.7</b>                                         |
| Kimball:                    | 30           | 36            | 66                                  | \$13.6                                                |
| Bushnell:                   | 2            | 2             | 4                                   | \$0.8                                                 |
| Dix:                        | 4            | 2             | 6                                   | \$1.2                                                 |
| Balance of County:          | 30           | 0             | 30                                  | \$7.1                                                 |

\*Based upon **new households**, providing affordable housing for 10% of **cost burdened households with housing problems**, replacement of 20% of **substandard housing stock experiencing plumbing, overcrowded conditions**, absorb **housing vacancy deficiency** by creating 6% vacancy rate of structurally sound units and build for “**pent-up**” demand, at 1.75%. **Includes both new construction and purchase/rehab/resale or re-rent activities (an estimated 18% to 20% of the total target housing demand).**

\*\*Includes Downtown Housing Potential:

Gering, 18 Units; 6 Owner & 12 Rental Units.

Scottsbluff, 36 Units; 10 Owner & 26 Rental Units.

Kimball, 10 Units; 4 Owner & 6 Rental Units.

NOTE: New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

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

**TABLE 24A  
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR  
GERING, NEBRASKA  
2021**

| <u>Age Sector</u>                            | <u>Type of Unit</u>  | <u>#Owner /<br/>#Rental<br/>(No Boost)</u> | <u>#Owner /<br/>#Rental<br/>(Boost)</u> | <u>Land Requirements (Acres)<br/>(No Boost / Boost)</u> |
|----------------------------------------------|----------------------|--------------------------------------------|-----------------------------------------|---------------------------------------------------------|
| <b>18 to 54 Years**</b>                      | Single Family Units  | 36 / 8*                                    | 52 / 12*                                | 20.5 / 30.0                                             |
|                                              | Patio Home Units     | 8 / 0                                      | 10 / 0                                  | 2.8 / 3.5                                               |
|                                              | Town Home Units      | 12 / 0                                     | 16 / 8                                  | 2.5 / 5.0                                               |
|                                              | Duplex/Triplex Units | 0 / 14                                     | 0 / 24                                  | 3.2 / 5.5                                               |
|                                              | Apartment Units***   | 0 / 8                                      | 0 / 8                                   | 0.5 / 0.5                                               |
| <b>Totals</b>                                |                      | <b>56 / 30</b>                             | <b>78 / 52</b>                          | <b>29.5 / 44.5</b>                                      |
|                                              |                      |                                            |                                         |                                                         |
| <b>55+ Years</b>                             | Single Family Units  | 20 / 0                                     | 22 / 0                                  | 9.0 / 9.5                                               |
|                                              | Patio Home Units     | 4 / 0                                      | 6 / 0                                   | 1.4 / 2.0                                               |
|                                              | Town Home Units      | 8 / 10                                     | 10 / 10                                 | 3.8 / 4.2                                               |
|                                              | Duplex/Triplex Units | 0 / 16                                     | 0 / 20                                  | 3.6 / 4.5                                               |
|                                              | Apartment Units***   | 4 / 4                                      | 6 / 4                                   | 0.5 / 0.6                                               |
| <b>Totals</b>                                |                      | <b>36 / 30</b>                             | <b>44 / 34</b>                          | <b>18.3 / 20.8</b>                                      |
|                                              |                      |                                            |                                         |                                                         |
| <b>TOTALS</b>                                |                      | <b>92 / 60</b>                             | <b>22 / 86</b>                          | <b>47.8 / 65.3</b>                                      |
|                                              |                      |                                            |                                         |                                                         |
| *Includes Lease- or Credit-To-Own Units.     |                      |                                            |                                         |                                                         |
| **Includes Housing for Special Populations   |                      |                                            |                                         |                                                         |
| ***Includes Downtown Housing Units.          |                      |                                            |                                         |                                                         |
| Source: Hanna:Keelan Associates, P.C., 2016. |                      |                                            |                                         |                                                         |

**TABLE 24B  
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR  
SCOTTSBLUFF, NEBRASKA  
2021**

| <u>Age Sector</u>                            | <u>Type of Unit</u>  | <u>#Owner /<br/>#Rental<br/>(No Boost)</u> | <u>#Owner /<br/>#Rental<br/>(Boost)</u> | <u>Land Requirements (Acres)<br/>(No Boost / Boost)</u> |
|----------------------------------------------|----------------------|--------------------------------------------|-----------------------------------------|---------------------------------------------------------|
| <b>18 to 54 Years**</b>                      | Single Family Units  | 68 / 10*                                   | 98 / 14*                                | 36.0 / 51.5                                             |
|                                              | Patio Home Units     | 16 / 0                                     | 18 / 0                                  | 5.5 / 6.2                                               |
|                                              | Town Home Units      | 24 / 0                                     | 30 / 10                                 | 5.0 / 6.2                                               |
|                                              | Duplex/Triplex Units | 0 / 32                                     | 0 / 46                                  | 7.0 / 10.0                                              |
|                                              | Apartment Units***   | <u>0 / 16</u>                              | <u>2 / 18</u>                           | <u>1.0 / 1.2</u>                                        |
| <b>Totals</b>                                |                      | <b>108 / 58</b>                            | <b>148 / 88</b>                         | <b>54.5 / 75.1</b>                                      |
|                                              |                      |                                            |                                         |                                                         |
| <b>55+ Years</b>                             | Single Family Units  | 30 / 0                                     | 34 / 0                                  | 13.8 / 15.7                                             |
|                                              | Patio Home Units     | 8 / 0                                      | 12 / 0                                  | 2.8 / 4.0                                               |
|                                              | Town Home Units      | 14 / 10                                    | 20 / 14                                 | 5.0 / 7.0                                               |
|                                              | Duplex/Triplex Units | <u>0 / 22</u>                              | 0 / 34                                  | 4.8 / 7.5                                               |
|                                              | Apartment Units***   | <u>8 / 8</u>                               | 8 / 8                                   | 1.0 / 1.0                                               |
| <b>Totals</b>                                |                      | <b>60 / 40</b>                             | <b>74 / 56</b>                          | <b>27.4 / 35.2</b>                                      |
|                                              |                      |                                            |                                         |                                                         |
| <b>TOTALS</b>                                |                      | <b>168 / 98</b>                            | <b>222 / 144</b>                        | <b>81.9 / 110.3</b>                                     |
|                                              |                      |                                            |                                         |                                                         |
| *Includes Lease- or Credit-To-Own Units.     |                      |                                            |                                         |                                                         |
| **Includes Housing for Special Populations   |                      |                                            |                                         |                                                         |
| ***Includes Downtown Housing Units.          |                      |                                            |                                         |                                                         |
| Source: Hanna:Keelan Associates, P.C., 2016. |                      |                                            |                                         |                                                         |

**TABLE 24C  
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR  
KIMBALL, NEBRASKA  
2021**

| <u>Age Sector</u>                                                                                                             | <u>Type of Unit</u>  | <u>#Owner /<br/>#Rental<br/>(No Boost)</u> | <u>#Owner /<br/>#Rental<br/>(Boost)</u> | <u>Land Requirements (Acres)<br/>(No Boost / Boost)</u> |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|-----------------------------------------|---------------------------------------------------------|
| <b>18 to 54 Years**</b>                                                                                                       | Single Family Units  | 12 / 4*                                    | 14 / 6*                                 | 6.5 / 8.0                                               |
|                                                                                                                               | Patio Home Units     | 0 / 0                                      | 0 / 0                                   | 0.0 / 0.0                                               |
|                                                                                                                               | Town Home Units      | 4 / 0                                      | 6 / 0                                   | 0.8 / 1.2                                               |
|                                                                                                                               | Duplex/Triplex Units | 0 / 8                                      | 0 / 12                                  | 1.8 / 2.7                                               |
|                                                                                                                               | Apartment Units***   | <u>0 / 4</u>                               | <u>0 / 4</u>                            | <u>0.25 / 0.25</u>                                      |
| <b>Totals</b>                                                                                                                 |                      | <b>16 / 16</b>                             | <b>20 / 22</b>                          | <b>9.35 / 12.15</b>                                     |
| <b>55+ Years</b>                                                                                                              | Single Family Units  | 4 / 0                                      | 4 / 0                                   | 1.8 / 1.8                                               |
|                                                                                                                               | Patio Home Units     | 0 / 0                                      | 0 / 0                                   | 0.0 / 0.0                                               |
|                                                                                                                               | Town Home Units      | 6 / 0                                      | 6 / 0                                   | 1.2 / 1.2                                               |
|                                                                                                                               | Duplex/Triplex Units | 0 / 12                                     | 0 / 12                                  | 2.7 / 2.7                                               |
|                                                                                                                               | Apartment Units***   | <u>0 / 2</u>                               | <u>0 / 2</u>                            | 0.37 / 0.37                                             |
| <b>Totals</b>                                                                                                                 |                      | <b>10 / 14</b>                             | <b>10 / 14</b>                          | <b>6.07 / 6.07</b>                                      |
| <b>TOTALS</b>                                                                                                                 |                      | <b>26 / 30</b>                             | <b>30 / 36</b>                          | <b>15.42 / 18.22</b>                                    |
| *Includes Lease- or Credit-To-Own Units.<br>**Includes Housing for Special Populations<br>***Includes Downtown Housing Units. |                      |                                            |                                         |                                                         |
| Source: Hanna:Keelan Associates, P.C., 2016.                                                                                  |                      |                                            |                                         |                                                         |

**TABLE 25A**  
**HOUSING DEMAND POTENTIAL – TARGET POPULATIONS**  
**SCOTTS BLUFF COUNTY-WIDE, NEBRASKA**  
**2021**

| <b>Owner<br/>Units</b>                     | <b><u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u></b> |                       |                       |                        |                     | <b><u>TOTALS</u></b> | <b>Workforce<br/>Sector</b> |
|--------------------------------------------|--------------------------------------------------|-----------------------|-----------------------|------------------------|---------------------|----------------------|-----------------------------|
|                                            | <b><u>0%-30%</u></b>                             | <b><u>31%-60%</u></b> | <b><u>61%-80%</u></b> | <b><u>81%-125%</u></b> | <b><u>126%+</u></b> |                      |                             |
| <b>Elderly (55+)</b>                       | 0                                                | 6                     | 20                    | 38                     | 54                  | 118                  | 45                          |
| <b>Family</b>                              | 0                                                | 12                    | 29                    | 82                     | 182                 | 305                  | 280                         |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>0</u>                                         | <u>4</u>              | <u>4</u>              | <u>0</u>               | <u>0</u>            | <u>8</u>             | <u>2</u>                    |
| <b>Subtotals</b>                           | <b>0</b>                                         | <b>22</b>             | <b>53</b>             | <b>120</b>             | <b>236</b>          | <b>431</b>           | <b>327</b>                  |
| <b>Rental</b>                              |                                                  |                       |                       |                        |                     |                      |                             |
| <b>Units</b>                               |                                                  |                       |                       |                        |                     |                      |                             |
| <b>Elderly (55+)</b>                       | 6                                                | 30                    | 20                    | 14                     | 14                  | 84                   | 36                          |
| <b>Family</b>                              | 10                                               | 22                    | 16                    | 26                     | 30                  | 104                  | 90                          |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>4</u>                                         | <u>2</u>              | <u>0</u>              | <u>0</u>               | <u>0</u>            | <u>6</u>             | <u>2</u>                    |
| <b>Subtotals</b>                           | <b>20</b>                                        | <b>54</b>             | <b>36</b>             | <b>40</b>              | <b>44</b>           | <b>194</b>           | <b>128</b>                  |
| <b>TOTALS</b>                              | <b>20</b>                                        | <b>76</b>             | <b>89</b>             | <b>160</b>             | <b>280</b>          | <b>625</b>           | <b>455</b>                  |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

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

**TABLE 25B  
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS  
GERING, NEBRASKA  
2021**

| <b>Owner<br/>Units</b>                | <b><u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u></b> |                       |                       |                        |                     | <b><u>TOTALS</u></b> | <b><u>Workforce<br/>Sector</u></b> |
|---------------------------------------|--------------------------------------------------|-----------------------|-----------------------|------------------------|---------------------|----------------------|------------------------------------|
|                                       | <b><u>0%-30%</u></b>                             | <b><u>31%-60%</u></b> | <b><u>61%-80%</u></b> | <b><u>81%-125%</u></b> | <b><u>126%+</u></b> |                      |                                    |
| <b>Elderly (55+)</b>                  | 0                                                | 0                     | 2                     | 10                     | 24                  | 36                   | 10                                 |
| <b>Family</b>                         | 0                                                | 6                     | 10                    | 20                     | 16                  | 52                   | 46                                 |
| <b>Special</b>                        |                                                  |                       |                       |                        |                     |                      |                                    |
| <b><u>Populations<sup>1</sup></u></b> | <u>0</u>                                         | <u>2</u>              | <u>2</u>              | <u>0</u>               | <u>0</u>            | <u>4</u>             | <u>0</u>                           |
| <b>Subtotals</b>                      | <b>0</b>                                         | <b>8</b>              | <b>14</b>             | <b>30</b>              | <b>40</b>           | <b>92</b>            | <b>56</b>                          |
| <b>Rental</b>                         |                                                  |                       |                       |                        |                     |                      |                                    |
| <b><u>Units</u></b>                   |                                                  |                       |                       |                        |                     |                      |                                    |
| <b>Elderly (55+)</b>                  | 2                                                | 10                    | 6                     | 6                      | 6                   | 30                   | 8                                  |
| <b>Family</b>                         | 2                                                | 4                     | 4                     | 8                      | 10                  | 28                   | 26                                 |
| <b>Special</b>                        |                                                  |                       |                       |                        |                     |                      |                                    |
| <b><u>Populations<sup>1</sup></u></b> | <u>2</u>                                         | <u>0</u>              | <u>0</u>              | <u>0</u>               | <u>0</u>            | <u>2</u>             | <u>0</u>                           |
| <b>Subtotals</b>                      | <b>6</b>                                         | <b>14</b>             | <b>10</b>             | <b>14</b>              | <b>16</b>           | <b>60</b>            | <b>32</b>                          |
| <b>TOTALS</b>                         | <b>6</b>                                         | <b>22</b>             | <b>24</b>             | <b>44</b>              | <b>56</b>           | <b>152</b>           | <b>88</b>                          |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

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

**TABLE 25C  
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS  
SCOTTSBLUFF, NEBRASKA  
2021**

| <b>Owner<br/>Units</b>                     | <b>HOUSEHOLD AREA MEDIAN INCOME (AMI)</b> |                |                |                 |              | <b>TOTALS</b> | <b>Workforce<br/>Sector</b> |
|--------------------------------------------|-------------------------------------------|----------------|----------------|-----------------|--------------|---------------|-----------------------------|
|                                            | <b>0%-30%</b>                             | <b>31%-60%</b> | <b>61%-80%</b> | <b>81%-125%</b> | <b>126%+</b> |               |                             |
| <b>Elderly (55+)</b>                       | 0                                         | 0              | 4              | 26              | 30           | 60            | 14                          |
| <b>Family</b>                              | 0                                         | 8              | 14             | 32              | 48           | 102           | 94                          |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>0</u>                                  | <u>2</u>       | <u>2</u>       | <u>2</u>        | <u>0</u>     | <u>6</u>      | <u>0</u>                    |
| <b>Subtotals</b>                           | <b>0</b>                                  | <b>10</b>      | <b>20</b>      | <b>60</b>       | <b>78</b>    | <b>168</b>    | <b>108</b>                  |
| <b>Rental</b>                              |                                           |                |                |                 |              |               |                             |
| <b>Units</b>                               |                                           |                |                |                 |              |               |                             |
| <b>Elderly (55+)</b>                       | 2                                         | 10             | 8              | 10              | 10           | 40            | 10                          |
| <b>Family</b>                              | 6                                         | 8              | 8              | 12              | 18           | 52            | 48                          |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>2</u>                                  | <u>2</u>       | <u>2</u>       | <u>0</u>        | <u>0</u>     | <u>6</u>      | <u>0</u>                    |
| <b>Subtotals</b>                           | <b>10</b>                                 | <b>20</b>      | <b>18</b>      | <b>22</b>       | <b>28</b>    | <b>98</b>     | <b>58</b>                   |
| <b>TOTALS</b>                              | <b>10</b>                                 | <b>30</b>      | <b>38</b>      | <b>82</b>       | <b>106</b>   | <b>266</b>    | <b>166</b>                  |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

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

**TABLE 26**  
**HOUSING DEMAND POTENTIAL – TARGET POPULATIONS**  
**MORRILL COUNTY-WIDE, NEBRASKA**  
**2021**

| <b>Owner<br/>Units</b>                     | <b><u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u></b> |                       |                       |                        |                     | <b><u>TOTALS</u></b> | <b>Workforce<br/>Sector</b> |
|--------------------------------------------|--------------------------------------------------|-----------------------|-----------------------|------------------------|---------------------|----------------------|-----------------------------|
|                                            | <b><u>0%-30%</u></b>                             | <b><u>31%-60%</u></b> | <b><u>61%-80%</u></b> | <b><u>81%-125%</u></b> | <b><u>126%+</u></b> |                      |                             |
| <b>Elderly (55+)</b>                       | 0                                                | 0                     | 2                     | 4                      | 6                   | 12                   | 4                           |
| <b>Family</b>                              | 0                                                | 0                     | 2                     | 8                      | 8                   | 18                   | 18                          |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>0</u>                                         | <u>0</u>              | <u>2</u>              | <u>0</u>               | <u>0</u>            | <u>2</u>             | <u>0</u>                    |
| <b>Subtotals</b>                           | <b>0</b>                                         | <b>0</b>              | <b>6</b>              | <b>12</b>              | <b>14</b>           | <b>32</b>            | <b>22</b>                   |
| <b>Rental</b>                              |                                                  |                       |                       |                        |                     |                      |                             |
| <b>Units</b>                               |                                                  |                       |                       |                        |                     |                      |                             |
| <b>Elderly (55+)</b>                       | 0                                                | 4                     | 4                     | 2                      | 0                   | 10                   | 2                           |
| <b>Family</b>                              | 0                                                | 4                     | 4                     | 6                      | 0                   | 14                   | 14                          |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>2</u>                                         | <u>2</u>              |                       | <u>0</u>               | <u>0</u>            | <u>4</u>             | <u>0</u>                    |
| <b>Subtotals</b>                           | <b>2</b>                                         | <b>10</b>             | <b>8</b>              | <b>8</b>               | <b>0</b>            | <b>28</b>            | <b>16</b>                   |
| <b>TOTALS</b>                              | <b>2</b>                                         | <b>10</b>             | <b>14</b>             | <b>20</b>              | <b>14</b>           | <b>60</b>            | <b>38</b>                   |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

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

**TABLE 27A**  
**HOUSING DEMAND POTENTIAL – TARGET POPULATIONS**  
**KIMBALL COUNTY-WIDE, NEBRASKA**  
**2021**

| <b>Owner<br/>Units</b>                     | <b>HOUSEHOLD AREA MEDIAN INCOME (AMI)</b> |                |                |                 |              | <b>TOTALS</b> | <b>Workforce<br/>Sector</b> |
|--------------------------------------------|-------------------------------------------|----------------|----------------|-----------------|--------------|---------------|-----------------------------|
|                                            | <b>0%-30%</b>                             | <b>31%-60%</b> | <b>61%-80%</b> | <b>81%-125%</b> | <b>126%+</b> |               |                             |
| <b>Elderly (55+)</b>                       | 0                                         | 1              | 2              | 6               | 3            | 12            | 7                           |
| <b>Family</b>                              | 0                                         | 1              | 6              | 12              | 25           | 44            | 40                          |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>0</u>                                  | <u>0</u>       | <u>2</u>       | <u>0</u>        | <u>0</u>     | <u>2</u>      | <u>0</u>                    |
| <b>Subtotals</b>                           | <b>0</b>                                  | <b>2</b>       | <b>10</b>      | <b>18</b>       | <b>28</b>    | <b>58</b>     | <b>47</b>                   |
| <b>Rental</b>                              |                                           |                |                |                 |              |               |                             |
| <b>Units</b>                               |                                           |                |                |                 |              |               |                             |
| <b>Elderly (55+)</b>                       | 0                                         | 4              | 8              | 2               | 0            | 14            | 8                           |
| <b>Family</b>                              |                                           | 4              | 4              | 6               | 0            | 16            | 14                          |
| <b>Special<br/>Populations<sup>1</sup></b> | <u>2</u>                                  | <u>2</u>       | <u>0</u>       | <u>0</u>        | <u>0</u>     | <u>4</u>      | <u>0</u>                    |
| <b>Subtotals</b>                           | <b>4</b>                                  | <b>10</b>      | <b>12</b>      | <b>8</b>        | <b>0</b>     | <b>34</b>     | <b>22</b>                   |
| <b>TOTALS</b>                              | <b>4</b>                                  | <b>12</b>      | <b>22</b>      | <b>26</b>       | <b>28</b>    | <b>92</b>     | <b>69</b>                   |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

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

**TABLE 27B  
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS  
KIMBALL, NEBRASKA  
2021**

| <b>Owner<br/>Units</b>                | <b><u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u></b> |                       |                       |                        |                     | <b><u>TOTALS</u></b> | <b><u>Workforce<br/>Sector</u></b> |
|---------------------------------------|--------------------------------------------------|-----------------------|-----------------------|------------------------|---------------------|----------------------|------------------------------------|
|                                       | <b><u>0%-30%</u></b>                             | <b><u>31%-60%</u></b> | <b><u>61%-80%</u></b> | <b><u>81%-125%</u></b> | <b><u>126%+</u></b> |                      |                                    |
| <b>Elderly (55+)</b>                  | 0                                                | 0                     | 2                     | 6                      | 2                   | 10                   | 5                                  |
| <b>Family</b>                         | 0                                                | 0                     | 2                     | 8                      | 4                   | 14                   | 14                                 |
| <b>Special</b>                        |                                                  |                       |                       |                        |                     |                      |                                    |
| <b><u>Populations<sup>1</sup></u></b> | <u>0</u>                                         | <u>0</u>              | <u>2</u>              | <u>0</u>               | <u>0</u>            | <u>2</u>             | <u>0</u>                           |
| <b>Subtotals</b>                      | <b>0</b>                                         | <b>0</b>              | <b>6</b>              | <b>14</b>              | <b>6</b>            | <b>26</b>            | <b>19</b>                          |
| <b>Rental</b>                         |                                                  |                       |                       |                        |                     |                      |                                    |
| <b><u>Units</u></b>                   |                                                  |                       |                       |                        |                     |                      |                                    |
| <b>Elderly (55+)</b>                  | 0                                                | 4                     | 8                     | 2                      | 0                   | 14                   | 6                                  |
| <b>Family</b>                         | 2                                                | 4                     | 2                     | 6                      | 0                   | 14                   | 14                                 |
| <b>Special</b>                        |                                                  |                       |                       |                        |                     |                      |                                    |
| <b><u>Populations<sup>1</sup></u></b> | <u>2</u>                                         | <u>0</u>              | <u>0</u>              | <u>0</u>               | <u>0</u>            | <u>2</u>             | <u>0</u>                           |
| <b>Subtotals</b>                      | <b>4</b>                                         | <b>8</b>              | <b>10</b>             | <b>8</b>               | <b>0</b>            | <b>30</b>            | <b>20</b>                          |
| <b>TOTALS</b>                         | <b>4</b>                                         | <b>8</b>              | <b>16</b>             | <b>22</b>              | <b>6</b>            | <b>56</b>            | <b>39</b>                          |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

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

**TABLE 28A**  
**HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)**  
**SCOTTS BLUFF COUNTY-WIDE, NEBRASKA**  
**2021**

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Owner</b>  | <b>(0%-30%)</b>          | <b>(31%-60%)</b>         | <b>(61%-80%)</b>         | <b>(81%-125%)</b>        | <b>(126%+)</b>            |                      | <b>Work Force</b>        |
|---------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|----------------------|--------------------------|
| <b>Units</b>  | <b><u>\$103,000*</u></b> | <b><u>\$115,000*</u></b> | <b><u>\$144,800*</u></b> | <b><u>\$186,300*</u></b> | <b><u>\$239,900*+</u></b> | <b><u>Totals</u></b> | <b><u>\$165,000*</u></b> |
| 1 Bedroom     | 0                        | 0                        | 0                        | 0                        | 0                         | 0                    | 0                        |
| 2 Bedroom     | 0                        | 6                        | 14                       | 22                       | 32                        | 74                   | 22                       |
| 3+ Bedroom    | 0                        | 16                       | 39                       | 98                       | 204                       | 357                  | 305                      |
| <b>Totals</b> | <b>0</b>                 | <b>22</b>                | <b>53</b>                | <b>120</b>               | <b>236</b>                | <b>431</b>           | <b>327</b>               |

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Rental</b> | <b>(0%-30%)</b>       | <b>(31%-60%)</b>      | <b>(61%-80%)</b>      | <b>(81%-125%)</b>     | <b>(126%+)</b>         |                      | <b>Work Force</b>     |
|---------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|----------------------|-----------------------|
| <b>Units</b>  | <b><u>\$505**</u></b> | <b><u>\$545**</u></b> | <b><u>\$605**</u></b> | <b><u>\$735**</u></b> | <b><u>\$845**+</u></b> | <b><u>Totals</u></b> | <b><u>\$635**</u></b> |
| 1 Bedroom     | 4                     | 2                     | 0                     | 0                     | 0                      | 6                    | 0                     |
| 2 Bedroom     | 12                    | 28                    | 18                    | 16                    | 16                     | 90                   | 36                    |
| 3+ Bedroom    | 4                     | 24                    | 18                    | 24                    | 28                     | 98                   | 92                    |
| <b>Totals</b> | <b>20</b>             | <b>54</b>             | <b>36</b>             | <b>40</b>             | <b>44</b>              | <b>194</b>           | <b>128</b>            |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\*Average Affordable Purchase Price.

\*\*Average Affordable Monthly Rent.

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

**TABLE 28B**  
**HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)**  
**GERING, NEBRASKA**  
**2021**

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Owner</b>           | <b>(0%-30%)</b>          | <b>(31%-60%)</b>         | <b>(61%-80%)</b>         | <b>(81%-125%)</b>        | <b>(126%+)</b>            |                      | <b>Work Force</b>        |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|----------------------|--------------------------|
| <b>Units</b>           | <b><u>\$103,000*</u></b> | <b><u>\$115,000*</u></b> | <b><u>\$144,800*</u></b> | <b><u>\$186,300*</u></b> | <b><u>\$239,900*+</u></b> | <b><u>Totals</u></b> | <b><u>\$165,000*</u></b> |
| 1 Bedroom <sup>1</sup> | 0                        | 0                        | 0                        | 0                        | 0                         | 0                    | 0                        |
| 2 Bedroom <sup>1</sup> | 0                        | 2                        | 4                        | 8                        | 10                        | 24                   | 8                        |
| 3+ Bedroom             | 0                        | 6                        | 10                       | 22                       | 30                        | 68                   | 48                       |
| <b>Totals</b>          | <b>0</b>                 | <b>8</b>                 | <b>14</b>                | <b>30</b>                | <b>40</b>                 | <b>92</b>            | <b>56</b>                |

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Rental</b>          | <b>(0%-30%)</b>       | <b>(31%-60%)</b>      | <b>(61%-80%)</b>      | <b>(81%-125%)</b>     | <b>(126%+)</b>         |                      | <b>Work Force</b>     |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|----------------------|-----------------------|
| <b>Units</b>           | <b><u>\$505**</u></b> | <b><u>\$545**</u></b> | <b><u>\$605**</u></b> | <b><u>\$735**</u></b> | <b><u>\$845**+</u></b> | <b><u>Totals</u></b> | <b><u>\$635**</u></b> |
| 1 Bedroom <sup>1</sup> | 2                     | 0                     | 0                     | 0                     | 0                      | 2                    | 0                     |
| 2 Bedroom <sup>1</sup> | 4                     | 8                     | 6                     | 4                     | 6                      | 28                   | 8                     |
| 3+ Bedroom             | 0                     | 6                     | 4                     | 10                    | 10                     | 30                   | 24                    |
| <b>Totals</b>          | <b>6</b>              | <b>14</b>             | <b>10</b>             | <b>14</b>             | <b>16</b>              | <b>60</b>            | <b>32</b>             |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

<sup>1</sup>Includes Downtown Housing Units.

\*Average Affordable Purchase Price.

\*\*Average Affordable Monthly Rent.

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

**TABLE 28C**

**HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)**

**SCOTTSBLUFF, NEBRASKA**

**2021**

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Owner</b>           | <b>(0%-30%)</b>          | <b>(31%-60%)</b>         | <b>(61%-80%)</b>         | <b>(81%-125%)</b>        | <b>(126%+)</b>            |                      | <b>Work Force</b>        |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|----------------------|--------------------------|
| <b>Units</b>           | <b><u>\$103,000*</u></b> | <b><u>\$115,000*</u></b> | <b><u>\$144,800*</u></b> | <b><u>\$186,300*</u></b> | <b><u>\$239,900*+</u></b> | <b><u>Totals</u></b> | <b><u>\$165,000*</u></b> |
| 1 Bedroom <sup>1</sup> | 0                        | 0                        | 0                        | 0                        | 0                         | 0                    | 0                        |
| 2 Bedroom <sup>1</sup> | 0                        | 2                        | 8                        | 12                       | 18                        | 40                   | 10                       |
| 3+ Bedroom             | 0                        | 8                        | 12                       | 48                       | 60                        | 128                  | 98                       |
| <b>Totals</b>          | <b>0</b>                 | <b>10</b>                | <b>20</b>                | <b>60</b>                | <b>78</b>                 | <b>168</b>           | <b>108</b>               |

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Rental</b>          | <b>(0%-30%)</b>       | <b>(31%-60%)</b>      | <b>(61%-80%)</b>      | <b>(81%-125%)</b>     | <b>(126%+)</b>         |                      | <b>Work Force</b>     |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|----------------------|-----------------------|
| <b>Units</b>           | <b><u>\$505**</u></b> | <b><u>\$545**</u></b> | <b><u>\$605**</u></b> | <b><u>\$735**</u></b> | <b><u>\$845**+</u></b> | <b><u>Totals</u></b> | <b><u>\$635**</u></b> |
| 1 Bedroom <sup>1</sup> | 2                     | 2                     | 0                     | 0                     | 0                      | 4                    | 0                     |
| 2 Bedroom <sup>1</sup> | 4                     | 8                     | 8                     | 10                    | 10                     | 40                   | 6                     |
| 3+ Bedroom             | 4                     | 10                    | 10                    | 12                    | 18                     | 54                   | 52                    |
| <b>Totals</b>          | <b>10</b>             | <b>20</b>             | <b>18</b>             | <b>22</b>             | <b>28</b>              | <b>98</b>            | <b>58</b>             |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

<sup>1</sup>Includes Downtown Housing Units.

\*Average Affordable Purchase Price.

\*\*Average Affordable Monthly Rent.

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

**TABLE 29**  
**HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)**  
**MORRILL COUNTY-WIDE, NEBRASKA**  
**2021**

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Owner</b>  | (0%-30%)                 | (31%-60%)                | (61%-80%)                | (81%-125%)               | (126%+)                   |                      | <b>Work Force</b>        |
|---------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|----------------------|--------------------------|
| <b>Units</b>  | <b><u>\$103,000*</u></b> | <b><u>\$115,000*</u></b> | <b><u>\$144,800*</u></b> | <b><u>\$186,300*</u></b> | <b><u>\$239,900*+</u></b> | <b><u>Totals</u></b> | <b><u>\$165,000*</u></b> |
| 1 Bedroom     | 0                        | 0                        | 0                        | 0                        | 0                         | 0                    | 0                        |
| 2 Bedroom     | 0                        | 0                        | 3                        | 4                        | 4                         | 11                   | 4                        |
| 3+ Bedroom    | 0                        | 0                        | 3                        | 8                        | 10                        | 21                   | 18                       |
| <b>Totals</b> | <b>0</b>                 | <b>0</b>                 | <b>6</b>                 | <b>12</b>                | <b>14</b>                 | <b>32</b>            | <b>22</b>                |

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Rental</b> | (0%-30%)              | (31%-60%)             | (61%-80%)             | (81%-125%)            | (126%+)                |                      | <b>Work Force</b>     |
|---------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|----------------------|-----------------------|
| <b>Units</b>  | <b><u>\$505**</u></b> | <b><u>\$545**</u></b> | <b><u>\$605**</u></b> | <b><u>\$735**</u></b> | <b><u>\$845**+</u></b> | <b><u>Totals</u></b> | <b><u>\$635**</u></b> |
| 1 Bedroom     | 1                     | 0                     | 0                     | 0                     | 0                      | 1                    | 0                     |
| 2 Bedroom     | 1                     | 6                     | 4                     | 3                     | 0                      | 14                   | 4                     |
| 3+ Bedroom    | 0                     | 4                     | 4                     | 5                     | 0                      | 13                   | 12                    |
| <b>Totals</b> | <b>2</b>              | <b>10</b>             | <b>8</b>              | <b>8</b>              | <b>0</b>               | <b>28</b>            | <b>16</b>             |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\*Average Affordable Purchase Price.

\*\*Average Affordable Monthly Rent.

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

**TABLE 30A**  
**HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)**  
**KIMBALL COUNTY-WIDE, NEBRASKA**  
**2021**

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Owner</b>  | (0%-30%)          | (31%-60%)         | (61%-80%)         | (81%-125%)        | (126%+)            |               | <b>Work Force</b> |
|---------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------|-------------------|
| <b>Units</b>  | <b>\$103,000*</b> | <b>\$115,000*</b> | <b>\$144,800*</b> | <b>\$186,300*</b> | <b>\$239,900*+</b> | <b>Totals</b> | <b>\$165,000*</b> |
| 1 Bedroom     | 0                 | 0                 | 0                 | 0                 | 0                  | 0             | 0                 |
| 2 Bedroom     | 0                 | 0                 | 2                 | 4                 | 2                  | 8             | 3                 |
| 3+ Bedroom    | 0                 | 2                 | 8                 | 14                | 26                 | 50            | 44                |
| <b>Totals</b> | <b>0</b>          | <b>2</b>          | <b>10</b>         | <b>18</b>         | <b>28</b>          | <b>58</b>     | <b>47</b>         |

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Rental</b> | (0%-30%)       | (31%-60%)      | (61%-80%)      | (81%-125%)     | (126%+)         |               | <b>Work Force</b> |
|---------------|----------------|----------------|----------------|----------------|-----------------|---------------|-------------------|
| <b>Units</b>  | <b>\$505**</b> | <b>\$545**</b> | <b>\$605**</b> | <b>\$735**</b> | <b>\$845**+</b> | <b>Totals</b> | <b>\$635**</b>    |
| 1 Bedroom     | 0              | 0              | 0              | 0              | 0               | 0             | 0                 |
| 2 Bedroom     | 2              | 6              | 6              | 2              | 0               | 16            | 4                 |
| 3+ Bedroom    | 2              | 4              | 6              | 6              | 0               | 18            | 18                |
| <b>Totals</b> | <b>4</b>       | <b>10</b>      | <b>12</b>      | <b>8</b>       | <b>0</b>        | <b>34</b>     | <b>22</b>         |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

\*Average Affordable Purchase Price.

\*\*Average Affordable Monthly Rent.

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

**TABLE 30B**  
**HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)**  
**KIMBALL, NEBRASKA**  
**2021**

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Owner</b>           | <b>(0%-30%)</b>          | <b>(31%-60%)</b>         | <b>(61%-80%)</b>         | <b>(81%-125%)</b>        | <b>(126%+)</b>            |                      | <b>Work Force</b>        |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|----------------------|--------------------------|
| <b>Units</b>           | <b><u>\$103,000*</u></b> | <b><u>\$115,000*</u></b> | <b><u>\$144,800*</u></b> | <b><u>\$186,300*</u></b> | <b><u>\$239,900*+</u></b> | <b><u>Totals</u></b> | <b><u>\$165,000*</u></b> |
| 1 Bedroom <sup>1</sup> | 0                        | 0                        | 0                        | 0                        | 0                         | 0                    | 0                        |
| 2 Bedroom <sup>1</sup> | 0                        | 0                        | 2                        | 4                        | 2                         | 8                    | 3                        |
| 3+ Bedroom             | 0                        | 0                        | 4                        | 10                       | 4                         | 18                   | 16                       |
| <b>Totals</b>          | <b>0</b>                 | <b>0</b>                 | <b>6</b>                 | <b>14</b>                | <b>6</b>                  | <b>26</b>            | <b>19</b>                |

**PRICE – PURCHASE COST (Area Median Income)**

| <b>Rental</b>          | <b>(0%-30%)</b>       | <b>(31%-60%)</b>      | <b>(61%-80%)</b>      | <b>(81%-125%)</b>     | <b>(126%+)</b>         |                      | <b>Work Force</b>     |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|----------------------|-----------------------|
| <b>Units</b>           | <b><u>\$505**</u></b> | <b><u>\$545**</u></b> | <b><u>\$605**</u></b> | <b><u>\$735**</u></b> | <b><u>\$845**+</u></b> | <b><u>Totals</u></b> | <b><u>\$635**</u></b> |
| 1 Bedroom <sup>1</sup> | 0                     | 0                     | 0                     | 0                     | 0                      | 0                    | 0                     |
| 2 Bedroom <sup>1</sup> | 2                     | 4                     | 6                     | 2                     | 0                      | 14                   | 4                     |
| 3+ Bedroom             | 2                     | 4                     | 4                     | 6                     | 0                      | 16                   | 16                    |
| <b>Totals</b>          | <b>4</b>              | <b>8</b>              | <b>10</b>             | <b>8</b>              | <b>0</b>               | <b>30</b>            | <b>20</b>             |

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

<sup>1</sup>Includes Downtown Housing Units.

\*Average Affordable Purchase Price.

\*\*Average Affordable Monthly Rent.

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

**TABLE 31  
ESTIMATED TARGET HOUSING  
REHABILITATION / DEMOLITION DEMAND  
SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES  
2021**

|                            | <b># Rehabilitated /<br/><u>Est. Cost*</u></b> | <b><u>Demolition</u></b> |
|----------------------------|------------------------------------------------|--------------------------|
| <b>Scotts Bluff County</b> | <b>1,364 / \$42.68</b>                         | <b>162</b>               |
| Gering                     | 328 / \$10.1                                   | 31                       |
| Henry                      | 34 / \$1.0                                     | 5                        |
| Lyman                      | 63 / \$2.0                                     | 9                        |
| McGrew                     | 15 / \$0.51                                    | 7                        |
| Melbeta                    | 18 / \$0.57                                    | 4                        |
| Minatare                   | 107 / \$3.4                                    | 16                       |
| Mitchell                   | 181 / \$5.8                                    | 20                       |
| Morrill                    | 122 / \$3.9                                    | 8                        |
| Scottsbluff                | 380 / \$11.7                                   | 55                       |
| Terrytown                  | 116 / \$3.7                                    | 7                        |
| <b>Morrill County</b>      | <b>302 / \$9.63</b>                            | <b>61</b>                |
| Bridgeport                 | 159 / \$5.1                                    | 21                       |
| Bayard                     | 117 / \$3.7                                    | 25                       |
| Broadwater                 | 26 / \$0.83                                    | 15                       |
| <b>Kimball County</b>      | <b>261 / \$8.1</b>                             | <b>45</b>                |
| Kimball                    | 181 / \$5.6                                    | 33                       |
| Bushnell                   | 33 / \$1.0                                     | 6                        |
| Dix                        | 47 / \$1.5                                     | 6                        |

\*Based upon field inspections and age of housing.

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

**TABLE 32A**  
**TARGET REHABILITATION & DEMOLITION DEMAND & BUDGET**  
**GERING, NEBRASKA**  
**2021**

|                              |                                            |
|------------------------------|--------------------------------------------|
| - Moderate Rehabilitation    | 216 / \$5.6 Million                        |
| - Substantial Rehabilitation | 112 / \$4.5 Million*                       |
| - Demolition                 | 31 / \$0.65 Million**/<br>\$2.1 Million*** |

\*Pending Appraisal Qualification.  
 \*\*Estimated Cost without Acquisition.  
 \*\*\*Estimated Cost with Acquisition.

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

**TABLE 32B**  
**TARGET REHABILITATION & DEMOLITION DEMAND & BUDGET**  
**SCOTTSBLUFF, NEBRASKA**  
**2021**

|                              |                                           |
|------------------------------|-------------------------------------------|
| - Moderate Rehabilitation    | 250 / \$6.5 Million                       |
| - Substantial Rehabilitation | 130 / \$5.2 Million*                      |
| - Demolition                 | 55 / \$1.2 Million**/<br>\$3.6 Million*** |

\*Pending Appraisal Qualification.  
 \*\*Estimated Cost without Acquisition.  
 \*\*\*Estimated Cost with Acquisition.

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

**TABLE 32C**  
**TARGET REHABILITATION & DEMOLITION DEMAND & BUDGET**  
**KIMBALL, NEBRASKA**  
**2021**

|                              |                                            |
|------------------------------|--------------------------------------------|
| - Moderate Rehabilitation    | 119 / \$3.1 Million                        |
| - Substantial Rehabilitation | 62 / \$2.5 Million*                        |
| - Demolition                 | 33 / \$0.7 Million**/<br>\$2.15 Million*** |

\*Pending Appraisal Qualification.  
 \*\*Estimated Cost without Acquisition.  
 \*\*\*Estimated Cost with Acquisition.

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

***Citizen Housing Survey***  
**SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES, NEBRASKA**

Western Nebraska Economic Development (WNED) is currently conducting the following survey to determine both present and future housing needs during the next five years. **This survey is a component of a Multi-County Regional Housing Study for Scotts Bluff, Morrill and Kimball Counties, funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED.** An important activity of the Housing Study is to ask you, a local resident, about the housing needs of your Community. Please complete this survey by **THURSDAY, MARCH 31<sup>ST</sup>.**

**1. In which community do you reside?**

- |                                          |                                         |                                                                            |
|------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Bayard (86)     | <input type="checkbox"/> Kimball (2)    | <input type="checkbox"/> Scottsbluff (140)                                 |
| <input type="checkbox"/> Bridgeport (13) | <input type="checkbox"/> Lyman (1)      | <input type="checkbox"/> Terrytown (4)                                     |
| <input type="checkbox"/> Broadwater (0)  | <input type="checkbox"/> McGrew (1)     | <input type="checkbox"/> Rural Scotts Bluff County (35)                    |
| <input type="checkbox"/> Bushnell (1)    | <input type="checkbox"/> Melbeta (1)    | <input type="checkbox"/> Rural Morrill County (9)                          |
| <input type="checkbox"/> Dix (0)         | <input type="checkbox"/> Minatare (8)   | <input type="checkbox"/> Rural Kimball County (0)                          |
| <input type="checkbox"/> Gering (91)     | <input type="checkbox"/> Mitchell (131) | <input type="checkbox"/> Other (please identify)____(4 – See Comments)____ |
| <input type="checkbox"/> Henry (0)       | <input type="checkbox"/> Morrill (13)   | <b>TOTAL SURVEYS: 570</b>                                                  |

**2. Which of the following sectors are you employed?**

- |                                                        |                                                                             |
|--------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Government (51)               | <input type="checkbox"/> Finance (8)                                        |
| <input type="checkbox"/> Non-Profit Organization (30)  | <input type="checkbox"/> Manufacturing (22)                                 |
| <input type="checkbox"/> Retail & Wholesale Trade (35) | <input type="checkbox"/> Agricultural/Forestry/Natural Resources (12)       |
| <input type="checkbox"/> Real Estate (9)               | <input type="checkbox"/> <b>Administrative (79)</b>                         |
| <input type="checkbox"/> Information (3)               | <input type="checkbox"/> Health Care/Social (18)                            |
| <input type="checkbox"/> Education (52)                | <input type="checkbox"/> Utilities/Construction (53)                        |
| <input type="checkbox"/> Leisure & Hospitality (5)     | <input type="checkbox"/> Professional/Technical (1)                         |
| <input type="checkbox"/> Transportation (11)           | <input type="checkbox"/> Mining (0)                                         |
| <input type="checkbox"/> Accommodation & Food (11)     | <input type="checkbox"/> Arts/Entertainment (51)                            |
| <input type="checkbox"/> Retired (30)                  | <input type="checkbox"/> Other (please identify)____(53 – See Comments)____ |

**3. Gender?**

- ☐ Male (195) ☐ **Female (335)**

**4. What is your current age?**

Under 25\_\_2\_\_ 25-34\_\_70\_\_ **35-44\_\_129\_\_** 45-54\_\_118\_\_ 55-64\_\_121\_\_ 65-74\_\_81\_\_ 75-84\_\_12\_\_ 85+\_\_2\_\_

**5. Number of persons in your household?** 1 = 58 **2 = 223** 3 = 84 4 = 117 5+ = 54

**6. Please indicate your household income range, for 2015, before taxes.** \$ Less Than \$25K = 53  
 \$25K-\$40K = 93 \$40K-\$60K = 92 \$60K-\$80K = 100 \$80K-\$100K = 89 **More Than \$100K = 105**

**7. Do you own or rent where you live now?** **427 Own** \_\_111\_\_ Rent

8. As a renter or homeowner, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check ☒ all that apply.

| For Renters |                                                                        | For Owners |                                                                |
|-------------|------------------------------------------------------------------------|------------|----------------------------------------------------------------|
| 10          | Lack of handicap accessible housing                                    | 9          | Lack of handicap accessible housing                            |
| 5           | Lack of adequate public transportation                                 | 7          | Lack of adequate public transportation                         |
| 5           | Lack of knowledge of fair housing rights                               | 6          | Lack of knowledge of fair housing rights                       |
| 68          | <b>Cost of rent</b>                                                    | 81         | <b>Housing prices</b>                                          |
| 2           | Restrictive zoning/building codes                                      | 10         | Restrictive zoning/building codes                              |
| 10          | Job status                                                             | 15         | Job status                                                     |
| 17          | Attitudes of landlords & neighbors                                     | 14         | Attitudes of immediate neighbors                               |
| 70          | <b>Lack of availability of decent rental units in your price range</b> | 17         | Mortgage lending application requirements                      |
| 6           | Use of background checks                                               | 33         | Excessive down payment/closing costs                           |
| 15          | Excessive application fees and/or rental deposits                      | 52         | <b>Cost of utilities</b>                                       |
| 25          | <b>Cost of utilities</b>                                               | 6          | Lack of educational resources about homeowner responsibilities |
| 4           | Lack of educational resources about tenant responsibilities            | 30         | Cost of homeowners insurance                                   |
| 24          | Other: (See Comments)                                                  | 73         | <b>Lack of sufficient homes for sale</b>                       |
|             |                                                                        | 54         | Other: (See Comments)                                          |

9. Are you satisfied with your current housing situation? **334** **Yes** \_\_\_80\_\_\_ No

If no, please explain: \_\_\_\_\_ (See Comments) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**10. Which of the following housing types are needed in your Community? Please Check (✓).**

|                                                                                                            | <b><u>Greatly<br/>Needed</u></b> | <b><u>Somewhat<br/>Needed</u></b> | <b><u>Not<br/>Needed</u></b> |
|------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------|------------------------------|
| ▪ Housing For:                                                                                             | -----                            | -----                             | -----                        |
| 1. Lower-Income Families                                                                                   | <b>170</b>                       | 139                               | 53                           |
| 2. Middle-Income Families                                                                                  | <b>236</b>                       | 135                               | 14                           |
| 3. Upper-Income Families                                                                                   | 41                               | 108                               | <b>171</b>                   |
| 4. Single Parent Families                                                                                  | <b>180</b>                       | 142                               | 22                           |
| 5. Existing / New Employees                                                                                | 127                              | <b>168</b>                        | 31                           |
| ▪ Student Housing (On-Campus)                                                                              | 35                               | 73                                | <b>132</b>                   |
| ▪ Student Housing (Of-Campus)                                                                              | 52                               | <b>106</b>                        | 95                           |
| ▪ Single Family Housing                                                                                    | <b>178</b>                       | 152                               | 25                           |
| ▪ Rental Housing (General)                                                                                 | <b>182</b>                       | 134                               | 28                           |
| ▪ Manufactured Homes                                                                                       | 40                               | <b>113</b>                        | 100                          |
| ▪ Mobile Homes                                                                                             | 11                               | 67                                | <b>220</b>                   |
| ▪ Condominiums/Townhomes                                                                                   | 63                               | <b>186</b>                        | 80                           |
| ▪ Duplex Housing                                                                                           | 71                               | <b>209</b>                        | 51                           |
| ▪ Apartment Complexes (3 to 12 Units per Complex)                                                          | 120                              | <b>159</b>                        | 58                           |
| ▪ Rehabilitation of Owner-occupied Housing                                                                 | <b>150</b>                       | 129                               | 37                           |
| ▪ Rehabilitation of Renter-occupied Housing                                                                | <b>152</b>                       | 131                               | 34                           |
| ▪ Housing Choices for First-Time Homebuyers                                                                | <b>200</b>                       | 142                               | 16                           |
| ▪ Single Family Rent-To-Own                                                                                | -----                            | -----                             | -----                        |
| 1. Short-Term 3 to 5 Years                                                                                 | <b>148</b>                       | 132                               | 39                           |
| 2. Long-Term 6 to 15 Years                                                                                 | <b>149</b>                       | 135                               | 42                           |
| ▪ Duplex/Townhouse Rent-to-Own                                                                             | -----                            | -----                             | -----                        |
| 1. Short-Term 3 to 5 Years                                                                                 | 73                               | <b>165</b>                        | 69                           |
| 2. Long-Term 6 to 15 Years                                                                                 | 73                               | <b>150</b>                        | 77                           |
| ▪ One Bedroom (Apartment or House)                                                                         | 85                               | <b>187</b>                        | 51                           |
| ▪ Two Bedroom (Apartment or House)                                                                         | 151                              | <b>172</b>                        | 26                           |
| ▪ Three+ Bedroom (Apartment or House)                                                                      | <b>188</b>                       | 141                               | 19                           |
| ▪ Independent Living Housing for<br>Persons with a Mental/Physical Disability                              | 110                              | <b>129</b>                        | 49                           |
| ▪ Group Home Housing for<br>Persons with a Mental/Physical Disability                                      | 84                               | <b>120</b>                        | 68                           |
| ▪ Housing in Downtown                                                                                      | 58                               | <b>130</b>                        | 123                          |
| ▪ Retirement Housing – Rental                                                                              | 109                              | <b>144</b>                        | 49                           |
| ▪ Retirement Housing – Purchase (Owner occupant)                                                           | 90                               | <b>151</b>                        | 50                           |
| ▪ Retirement Housing For:                                                                                  | -----                            | -----                             | -----                        |
| 1. Low-income Elderly Persons                                                                              | <b>176</b>                       | 119                               | 32                           |
| 2. Middle-income Elderly Persons                                                                           | <b>150</b>                       | 140                               | 35                           |
| 3. Upper-income Elderly Persons                                                                            | 58                               | <b>123</b>                        | 106                          |
| ▪ Licensed Assisted Living, w/ Specialized Services<br>(i.e. health, food prep, recreation services, etc.) | 101                              | <b>134</b>                        | 62                           |
| ▪ Single-Room-Occupancy Housing (Boarding Homes)                                                           | 51                               | 95                                | <b>113</b>                   |
| ▪ Short-Term Emergency Shelters – 30 Days or Less                                                          | <b>128</b>                       | 106                               | 70                           |
| ▪ Long-Term Shelters – 90 Days or Less                                                                     | 93                               | 99                                | <b>102</b>                   |
| ▪ Transitional Housing<br>(3-12 month temporary housing)                                                   | 92                               | <b>125</b>                        | 78                           |
| ▪ Housing for Persons with Chronic Illness, including Alcohol/<br>Substance Abuse.                         | 92                               | <b>117</b>                        | 70                           |
| ▪ Other (specify):                                                                                         |                                  |                                   |                              |

**11. Do you support your Community/County in using State and/or Federal grant funds to conduct:**

... an owner housing rehabilitation program? **288 Yes**      103 No  
 ... a renter housing rehabilitation program? **252 Yes**      140 No

**12. Do you support Community/County in establishing a local program that would purchase and remove dilapidated houses, making lots available for a family or individual to build owner or rental housing?** **361 Yes** 37 No

**13. Do you support Community/County in securing State and/or Federal grant dollars to purchase, rehabilitate and resale vacant housing?** **308 Yes** 86 No

**14. Do you support Community/County in securing State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers?** **289 Yes** 107 No

**If you are 55+ years of age, please continue here with Questions 15 - 19. If not, please skip to Question #20.**

**15. Do you or anyone in your household have a disability or any special assistance needs (Mobility, Mental, Hearing/Speech Impaired, Nutrition/Medication Assistance, etc.)?** Yes 24 **No 133**

If yes, please explain the disability or special needs type.

(See Comments)

**16. Do You plan on changing housing in the future?**

|                     |               |               |
|---------------------|---------------|---------------|
| One Year            | <u>14</u> Yes | <b>106 No</b> |
| Two Years           | <u>13</u> Yes | <b>107 No</b> |
| Three to Five Years | <u>33</u> Yes | <b>95 No</b>  |
| Six to 10 Years     | <u>48</u> Yes | <b>83 No</b>  |

If yes to Question #16, which of the following types of housing do you anticipate needing?  
 Mark your top three (3).

|                                      |                                        |
|--------------------------------------|----------------------------------------|
| <b>52 Single Family Home</b>         | <u>5</u> Apartment - Purchase          |
| <u>7</u> Duplex - Rent               | <b>12 Assisted Living Housing</b>      |
| <u>6</u> Duplex - Purchase           | <u>5</u> One Bedroom Apartment - Rent  |
| <u>6</u> Town Home - Rent            | <u>10</u> Two Bedroom Apartment - Rent |
| <b>21 Town Home - Purchase</b>       | <u>15</u> Other _____                  |
| <u>6</u> Nursing Home/Long-Term Care |                                        |

**17. Which of the following additional housing types are needed in Your Community/County, for persons 55+ years of age, during the next five years. Mark the top three (3).**

|                                       |                                        |
|---------------------------------------|----------------------------------------|
| <b>76 Single Family Home</b>          | <u>17</u> Apartment - Purchase         |
| <u>60</u> Duplex - Rent               | <b>69 Assisted Living Housing</b>      |
| <u>40</u> Duplex - Purchase           | <u>42</u> One Bedroom Apartment - Rent |
| <u>48</u> Town Home - Rent            | <b>73 Two Bedroom Apartment - Rent</b> |
| <u>50</u> Town Home - Purchase        | <u>6</u> Other _____                   |
| <u>31</u> Nursing Home/Long-Term Care |                                        |

**18.** Please rate the quality of the following Support Services in your Community/County.  
(1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent).

\_\_\_ 2.1 \_\_\_ Case Management/Legal Aid  
\_\_\_ 2.2 \_\_\_ Cultural/Language Assistance  
\_\_\_ 2.4 \_\_\_ Continuing Education Opportunities  
\_\_\_ 2.0 \_\_\_ Employment Opportunities/Training  
\_\_\_ 2.0 \_\_\_ Adult Care Services  
\_\_\_ 2.0 \_\_\_ Alcohol/Drug Abuse Services  
**\_\_\_ 2.7 \_\_\_ Food/Meals-On-Wheels**  
\_\_\_ 2.5 \_\_\_ Home Health Care  
\_\_\_ 2.2 \_\_\_ Counseling Services  
\_\_\_ 2.1 \_\_\_ Aids for Disabilities  
\_\_\_ 1.9 \_\_\_ Home Repair/Rehabilitation Services

\_\_\_ 2.2 \_\_\_ Transportation/Auto Repair  
\_\_\_ 2.0 \_\_\_ Finance Assistance/Management  
\_\_\_ 2.2 \_\_\_ Health Services (Mental, Physical, etc.)  
**\_\_\_ 2.8 \_\_\_ Law Enforcement**  
\_\_\_ 2.2 \_\_\_ Senior Social & Recreation Activities  
\_\_\_ 2.0 \_\_\_ Housing (Permanent, Transitional, etc.)  
\_\_\_ 2.3 \_\_\_ Emergency Transportation  
**\_\_\_ 2.6 \_\_\_ Volunteer Opportunities**  
\_\_\_ 2.0 \_\_\_ Veteran & Homeless Services  
\_\_\_ Other: \_\_\_\_\_

**19.** Please identify the top three Support Service needs in your Community/County.  
**(See Comments)** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**20.** Please provide any additional comments regarding the future of housing in  
Your Community/County:

**(See Comments)** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Workforce Housing Needs Survey

Western Nebraska Economic Development (WNED), in cooperation with major employers, is conducting the following survey to determine the specific renter and owner housing needs of the area's workforce. **This Survey is part of a Multi-County Regional Housing Study for Scotts Bluff, Morrill and Kimball Counties, funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED.** We would appreciate you completing and returning the following Survey to your employer by **THURSDAY, APRIL 14<sup>TH</sup>**.

1. Place of Employment? \_\_\_\_\_(See Comments)\_\_\_\_\_ **TOTAL SURVEYS: 228**

2. In which Community do you currently reside?

- |                                         |                                        |                                                                             |
|-----------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Bayard (45)    | <input type="checkbox"/> Kimball (0)   | <input type="checkbox"/> Scottsbluff (63)                                   |
| <input type="checkbox"/> Bridgeport (4) | <input type="checkbox"/> Lyman (0)     | <input type="checkbox"/> Terrytown (1)                                      |
| <input type="checkbox"/> Broadwater (0) | <input type="checkbox"/> McGrew (0)    | <input type="checkbox"/> Rural Scotts Bluff County (20)                     |
| <input type="checkbox"/> Bushnell (0)   | <input type="checkbox"/> Melbeta (0)   | <input type="checkbox"/> Rural Morrill County (3)                           |
| <input type="checkbox"/> Dix (0)        | <input type="checkbox"/> Minatare(4)   | <input type="checkbox"/> Rural Kimball County (6)                           |
| <input type="checkbox"/> Gering (28)    | <input type="checkbox"/> Mitchell (38) | <input type="checkbox"/> Other (please identify)____(11 – See Comments)____ |
| <input type="checkbox"/> Henry (0)      | <input type="checkbox"/> Morrill (5)   |                                                                             |

3. Number of Persons in your household? 1 = 22 **2 = 74** 3 = 53 4 = 39 5+ = 30

4. Do you rent or are you a homeowner? \_\_41\_\_Rent **173\_\_Own**

5. Are you satisfied with your current housing situation? **194\_\_Yes** \_\_24\_\_No  
If no, why? \_\_\_\_\_(See Comments)\_\_\_\_\_

6. What is your current annual total household income?  
\_34\_Less than \$35K \_38\_\$35K-\$50K \_48\_\$51K-\$70K \_31\_\$71K-\$85K **62\_\$86K+**

7. As a renter or homeowner, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

| For Renters |                                                                        | For Owners |                                                                |
|-------------|------------------------------------------------------------------------|------------|----------------------------------------------------------------|
| 0           | Lack of handicap accessible housing                                    | 0          | Lack of handicap accessible housing                            |
| 0           | Lack of adequate public transportation                                 | 0          | Lack of adequate public transportation                         |
| 0           | Lack of knowledge of fair housing rights                               | 0          | Lack of knowledge of fair housing rights                       |
| <b>17</b>   | <b>Cost of rent</b>                                                    | <b>27</b>  | <b>Housing prices</b>                                          |
| 0           | Restrictive zoning/building codes                                      | 1          | Restrictive zoning/building codes                              |
| 1           | Job status                                                             | 0          | Job status                                                     |
| 0           | Attitudes of landlords & neighbors                                     | 5          | Attitudes of immediate neighbors                               |
| <b>18</b>   | <b>Lack of availability of decent rental units in your price range</b> | 6          | Mortgage lending application requirements                      |
| 0           | Use of background checks                                               | 5          | Excessive down payment/closing costs                           |
| 1           | Excessive application fees and/or rental deposits                      | 13         | Cost of utilities                                              |
| <b>10</b>   | <b>Cost of utilities</b>                                               | 1          | Lack of educational resources about homeowner responsibilities |
| 0           | Lack of educational resources about tenant responsibilities            | 7          | Cost of homeowner's insurance                                  |
|             |                                                                        | <b>22</b>  | <b>Lack of Sufficient Homes for Sale</b>                       |
|             |                                                                        | <b>52</b>  | <b>Cost of Real Estate Taxes</b>                               |
|             | Other: _____                                                           |            | Other: _____                                                   |

8. If you are currently a renter and would like to become a homeowner in the next five years, or if you are currently an owner and desire to upgrade or change housing in the next five years, please complete the following questions.

8.a. In which **one** of the following Communities would you like to **purchase a home, or rent**?

- |                                             |                                               |                                                                             |
|---------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> <b>Bayard (14)</b> | <input type="checkbox"/> Kimball              | <input type="checkbox"/> <b>Scottsbluff (36)</b>                            |
| <input type="checkbox"/> Bridgeport         | <input type="checkbox"/> Lyman                | <input type="checkbox"/> Terrytown (1)                                      |
| <input type="checkbox"/> Broadwater         | <input type="checkbox"/> McGrew               | <input type="checkbox"/> <b>Rural Scotts Bluff County (17)</b>              |
| <input type="checkbox"/> Bushnell           | <input type="checkbox"/> Melbeta              | <input type="checkbox"/> Rural Morrill County (5)                           |
| <input type="checkbox"/> Dix                | <input type="checkbox"/> Minatare             | <input type="checkbox"/> Rural Kimball County                               |
| <input type="checkbox"/> Gering (9)         | <input type="checkbox"/> <b>Mitchell (21)</b> | <input type="checkbox"/> Other (please identify)____(13 – See Comments)____ |
| <input type="checkbox"/> Henry (1)          | <input type="checkbox"/> Morrill (1)          |                                                                             |

8.b. Which one of the following housing types would you most like to purchase?

**89** **Single Family**    6 **Attached Townhouse or Duplex-Type Unit**  
 \_\_\_\_\_ **Mobile Home**    3 **Patio Home**    47 **I plan to remain where I am.**

8.c. How many bedrooms would your family need?

1 **One**    23 **Two**    **71** **Three**    40 **Four +**

8.d. What is the most your family could afford for a home?

18 **Less than \$50K**    **33** **\$50K - \$100K**    24 **\$100K - \$120K**    12 **\$120K - \$135K**  
 17 **\$135K - \$175K**    16 **\$175K - \$225K**    10 **\$225K +**

8.e. What is the most your family could afford for monthly rent? 11 **Less than \$400**    25 **\$400 to \$500**    16 **\$500 to \$550**    22 **\$550 to \$650**    **45** **\$650 +**

## Continuum of Care for Elderly Persons Household Survey

**Western Nebraska Economic Development (WNED)** is currently conducting a Multi-County Regional Housing Study, to determine both the short- and long-term housing needs of persons and families in Scotts Bluff, Morrill and Kimball Counties. **The Study is funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED.** The Study will include the identification of housing and service needs of elderly persons in each County and Community. Please complete and return this Survey, with your name and contact information to the drop box by **THURSDAY, APRIL 14<sup>TH</sup>**.

1) **Sex:** Male\_\_17\_\_ Female\_\_30\_\_ (No Response =3) **TOTAL SURVEYS: 50**

2) **Location/ Age Status:** Where do you currently live?

|                                         |                                       |                                                            |
|-----------------------------------------|---------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Bayard (15)    | <input type="checkbox"/> Kimball (0)  | <input type="checkbox"/> Scottsbluff (2)                   |
| <input type="checkbox"/> Bridgeport (0) | <input type="checkbox"/> Lyman (0)    | <input type="checkbox"/> Terrytown (0)                     |
| <input type="checkbox"/> Broadwater (0) | <input type="checkbox"/> McGrew (0)   | <input type="checkbox"/> Rural Scotts Bluff County (0)     |
| <input type="checkbox"/> Bushnell (0)   | <input type="checkbox"/> Melbeta (0)  | <input type="checkbox"/> Rural Morrill County (0)          |
| <input type="checkbox"/> Dix (0)        | <input type="checkbox"/> Minatare (0) | <input type="checkbox"/> Rural Kimball County (0)          |
| <input type="checkbox"/> Gering (9)     | <input type="checkbox"/> Mitchell (9) | <input type="checkbox"/> Other (please identify)_(11)_____ |
| <input type="checkbox"/> Henry (1)      | <input type="checkbox"/> Morrill (1)  |                                                            |

What is your current age?  
Under 45\_\_0\_\_ 45-54\_\_0\_\_ 55-64\_\_0\_\_ 65-74\_\_11\_\_ 75-84\_\_15\_\_ 85+\_\_18\_\_

Are you currently retired? **Yes 47** No 2  
If no, do you plan on retiring in the Area? **Yes 5** No 2

3) **Family Status:** How many people live in your household? **1 = 28** 2 = 17 3 = 3  
How many people 55+ years live in your household? **1 = 25** 2 = 17 3 = 1

4) **Disability Status:** Do you or anyone in your household have a disability or any special assistance needs (Mobility, Mental, Hearing/Speech Impaired, Nutrition/Medication Assistance, etc.)?  
**Yes 26** No 21

If yes, please explain the disability or special needs type.

5) Please indicate your household income range, for 2015, before taxes. \$  
**Less Than \$25K = 11** \$25K or More = 5

6) Do you own or rent where you live now?  
**Own (28)**  
☐ Rent (20)

7) Please rate the quality of the following Services in your County/Community.  
(1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

|                                  |                                    |                               |
|----------------------------------|------------------------------------|-------------------------------|
| 2.67_Social/Rec. Activities      | 2.21_Continuing Education          | 2.69_Entertainment Options    |
| <b>1.59_Church</b>               | <b>1.91_Discount/Variety Store</b> | <b>1.73_Library</b>           |
| <b>1.80_Grocery Store</b>        | 2.14_Hospital                      | 2.03_Medical Clinic           |
| 2.09_Pharmacy                    | 2.71_Downtown Businesses           | <b>1.79_Police Protection</b> |
| <b>1.56_Fire Protection</b>      | <b>1.52_Senior Center</b>          | <b>1.52_Bank</b>              |
| <b>1.86_City/Village Offices</b> | <b>1.72_Post Office</b>            | <b>1.61_Schools</b>           |
| 2.00_Parks/Recreation            | 2.44_Restaurant/Cafe               | Other:_____                   |

- 8) Are you satisfied with your current housing situation? **42 Yes** \_\_\_6\_\_\_No  
If no, please explain:

- 9) Do You plan on changing housing in the future?
- |                     |            |              |
|---------------------|------------|--------------|
| One Year            | ___1___Yes | <b>34 No</b> |
| Two Years           | ___2___Yes | <b>28 No</b> |
| Three to Five Years | ___5___Yes | <b>26 No</b> |
| Six to 10 Years     | ___6___Yes | <b>24 No</b> |

If yes to Question #9, which of the following types of housing do you anticipate needing?  
Check your top three (3).

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| ___2___ Single Family Home          | 0 Apartment - Purchase                |
| ___4___ Duplex - Rent               | <b>17 Assisted Living Housing</b>     |
| ___0___ Duplex - Purchase           | 3 One Bedroom Apartment - Rent        |
| ___1___ Town Home - Rent            | <b>7 Two Bedroom Apartment - Rent</b> |
| ___0___ Town Home - Purchase        | Other_____                            |
| ___3___ Nursing Home/Long-Term Care |                                       |

- 10) Which of the following additional housing types are needed in the County, for persons 55+ years of age, during the next five years. Check your top three (3).
- |                                     |                                        |
|-------------------------------------|----------------------------------------|
| ___9___ Single Family Home          | 1 Apartment - Purchase                 |
| ___6___ Duplex - Rent               | <b>12 Assisted Living Housing</b>      |
| ___0___ Duplex - Purchase           | 8 One Bedroom Apartment - Rent         |
| ___5___ Town Home - Rent            | <b>12 Two Bedroom Apartment - Rent</b> |
| ___0___ Town Home - Purchase        | Other_____                             |
| ___8___ Nursing Home/Long-Term Care |                                        |

- 11) How appealing is living at a Retirement Housing Campus to You?
- \_\_\_12\_\_\_ Very appealing  
**19 Somewhat appealing**  
\_\_\_12\_\_\_ Not appealing

- 12) Please rate the quality of the following Support Services in your County/Community.  
(1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).
- |                                                |                                                     |
|------------------------------------------------|-----------------------------------------------------|
| ___2.68___ Case Management/Legal Aid           | ___2.41___ Transportation/Auto Repair               |
| ___2.71___ Cultural/Language Assistance        | ___2.34___ Finance Assistance/Management            |
| ___2.65___ Continuing Education Opportunities  | ___2.51___ Health Services (Mental, Physical, etc.) |
| ___2.90___ Employment Opportunities/Training   | ___2.12___ Law Enforcement                          |
| ___2.52___ Adult Care Services                 | ___2.70___ Senior Social & Recreation Activities    |
| ___2.67___ Alcohol/Drug Abuse Services         | ___2.48___ Housing (Permanent, Transitional, etc.)  |
| <b>1.68 Food/Meals-On-Wheels</b>               | <b>2.18 Emergency Transportation</b>                |
| <b>2.20 Home Health Care</b>                   | ___2.28___ Volunteer Opportunities                  |
| ___2.65___ Counseling Services                 | ___2.24___ Veteran Services                         |
| ___2.47___ Aids for Disabilities               | ___3.04___ Homeless Services                        |
| ___2.90___ Home Repair/Rehabilitation Services | Other:_____                                         |

- 13) Considering the list of Supportive Services in Question 12, what are the three (3) most critical Services at this time, for persons 55+ years residing in your County/Community?

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Reports2**

**Council to receive a report from the East Overland Steering Committee.**

**Staff Contact: Nathan Johnson, City Manager**

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Reports3**

**Council to consider a Lease with Scotts Bluff County to rent space on the Hydropillar Water Tower and authorize the Mayor to execute the agreement.**

**Staff Contact: Nathan Johnson, City Manager**

# LEASE

This Lease is made December 17, 2017 between the City of Scottsbluff, Nebraska, a Municipal Corporation (“City”) and Scotts Bluff County, Nebraska, a Political Subdivision of the State of Nebraska (“County”).

## 1. Description.

City owns the following described real estate upon which is located a water tower (“tower site”):

Part of Block One (1), Schlager Subdivision (1.24 Acres), Northwest Quarter (NW 1/4), Section Eleven (11), Township 22 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

The County has mounted two, four-foot fiberglass radio antennae, one for 800 MHZ radio service and one VHF antenna (“Radio Equipment”) on the City’s water tower. The City agrees to lease space on its water tower at the tower site to the County for the purpose of maintaining and operating the Radio Equipment and for any other antennae or similar equipment which may later be installed during the term of this Lease.

## 2. Term and Rent.

The term of this Lease shall be for five (5) years beginning on December 17, 2017. Either party has the right to terminate this Lease upon giving sixty (60) days written notice to the other party, at which time provision 5.f. will apply. The County shall have no obligation to pay rent under this Lease.

## 3. Access.

The County shall have a right of reasonable access at all reasonable times to the tower site for construction, maintenance and repair of the Radio Equipment currently in place and for additional installations of similar equipment during the term of this Lease, provided, their activities will not interfere with the City’s use and maintenance of the water tower or tower site.

## 4. Use.

The County agrees to use the tower site for the purposes intended by this Lease. Currently, the City is required by the Federal Aviation Administration to have an obstruction marking signal on the water tower at the tower site. The County represents that the addition of its Radio Equipment to the water tower on the tower site adds no more than 10 feet to the existing height of the water tower, and no obstruction marking signal will be required for the County’s Radio Equipment. If for any reason, any obstruction marking signal is later required which would not have been necessary but for the County’s Radio Equipment, the County agrees to pay the cost of the signal and installation.

## **5. County's Representations.**

The County warrants and represents that the installation, use and maintenance of its Radio Equipment or additional antenna or equipment will not interfere with the City's use of the water tower and any other equipment thereon. The County's use shall not be exclusive and the City shall have the right to lease space on the water tower at the tower site to anyone else as long as the additional lease(s) do not interfere with each other's uses. The County also warrants and represents that:

- a. It will be responsible for and shall indemnify and hold harmless the City for any damage caused to City by County's use of the water tower.
- b. It will carry liability insurance for property damage in the amount of \$1,000,000.00 and bodily injury in the amount of \$1,000,000.00. Proof of such insurance shall be furnished to the City by the County giving the City a certificate of insurance for the then current policy period.
- c. It will keep its Radio Equipment and improvements in good repair.
- d. Its use of the water tower and operation of its Radio Equipment will not be in violation of any law or regulation, nor will its use, disrupt or interfere with any of the City's communications activities or the City's other activities, whether or not located at the tower site.
- e. It shall be responsible for and pay the costs required to move or temporarily relocate the Radio Equipment in the event the City determines to conduct maintenance or repainting of the water tower. In such an event, the City agrees to give the County written notice of the maintenance activity at least thirty (30) days prior to it beginning.
- f. Upon the termination of this Lease for any reason, County will, within 30 days, remove its Radio Equipment and improvements, and leave the water tower and tower site in as good a condition as when entered, subject to reasonable wear and tear and for damage due to causes beyond the County's control. If the Radio Equipment and improvements are not removed within 30 days, then they shall, at the option of the City, be considered abandoned and become City property.
- g. It will not assign this Lease without City's consent.
- h. The County shall be responsible for the cost of installing and maintaining all power lines and equipment necessary for its use.

## **6. City's Obligations and Conduct.**

City agrees that it will not intentionally damage or interference with the County's Radio Equipment or its operation. The City makes no representations to the suitability of the location of the water tower or tower site for the use intended by the County.

**7. Default.**

It shall be deemed a default by the County if there is a violation of any provision of this Lease where the violation continues for 30 days from the date of written notification by City, delivered in person to the County, or by mail, to the Scotts Bluff County Communications Director, 1825 10<sup>th</sup> Street, Gering, Nebraska 69341. Upon declaration of a default, City shall have all legal remedies available to it to include the right to render the County's Radio Equipment inoperable and to remove them from the tower site.

**8. Entire Lease, Amendment and Binding Effect.**

This Lease shall constitute the entire agreement of the parties. It shall not be amended and no provisions shall be considered as waived unless in writing signed by all parties. It shall be binding upon the heirs, personal representatives, successors and assigns of the parties.

CITY OF SCOTTSBLUFF, NEBRASKA,  
A Municipal Corporation,

SCOTTS BLUFF COUNTY, NEBRASKA  
A Political Subdivision of the State of  
Nebraska,

By \_\_\_\_\_  
Mayor, City of Scottsbluff, Nebraska

By \_\_\_\_\_  
Chairman, Scotts Bluff County  
Commissioners

State of Nebraska, Scotts Bluff County: ss.

This Lease was acknowledged before me on \_\_\_\_\_, 20\_\_, by Randy Meininger, Mayor of the City of Scottsbluff, Nebraska, a Municipal Corporation, on behalf of the City.

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

State of Nebraska, Scotts Bluff County: ss.

This Lease was acknowledged before me on \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, Chairman of the Board of County Commissioners of Scotts Bluff County, Nebraska, a Political Subdivision of the State of Nebraska, on behalf of the County.

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

# **City of Scottsbluff, Nebraska**

**Monday, November 20, 2017**

**Regular Meeting**

## **Item Reports4**

**Council to consider approval of a Copier Service Contract renewal with Copier Connection, Inc. for the Water and Wastewater office copier and authorize the Mayor to sign the contract.**

**Staff Contact: Nathan Johnson, City Manager**

# Agenda Statement

Meeting Date: November 20, 2017

**AGENDA TITLE:** Council to consider approval of a Copier Service Contract renewal with Copier Connection, Inc. for the Water and Wastewater office copier.

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Public Works

**PRESENTATION BY:** Nathan Johnson, City Manager

**SUMMARY EXPLANATION:** The contract with Copier Connection, Inc., is a full service contract on a Canon copier that includes service checks, replacement of parts, photosensitive drum, intervening service calls and labor resulting from customary and normal use. The annual contract fee is based upon 36,000 copies at a rate of \$350.00 per year plus sales tax. The contract can be terminated by either party with 30 days written notice.

**BOARD/COMMISSION RECOMMENDATION:**

**STAFF RECOMMENDATION:** Staff recommends that Council approve the annual copier contract renewal with Copier Connection, Inc.

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|                                     |                                    |                                                                 |                                  |                                   |
|-------------------------------------|------------------------------------|-----------------------------------------------------------------|----------------------------------|-----------------------------------|
| Resolution <input type="checkbox"/> | Ordinance <input type="checkbox"/> | <b>EXHIBITS</b><br>Contract <input checked="" type="checkbox"/> | Minutes <input type="checkbox"/> | Plan/Map <input type="checkbox"/> |
|-------------------------------------|------------------------------------|-----------------------------------------------------------------|----------------------------------|-----------------------------------|

Please provide all visual presentation materials.

Other (specify) ☐ Copier Service Contract

**NOTIFICATION LIST:** Yes ☐ No ☐ Further Instructions ☐

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City of Scottsbluff  
Office of the City Manager

Effective date: January 20, 2017

# COPIER CONNECTION INC.

1912 Broadway  
Scottsbluff Nebraska 69361

## CANON COPIER FULL SERVICE CONTRACT

Purchased By: City of Scottsbluff Water Distribution and Reclamation Dpt.  
3702 Rebecca Winters Road  
Scottsbluff NE 69361

This contract will be for one year.

Contract purchased date: December 5, 2017

One each Canon copier model # IR-2530

Beginning meter reading

15,802

Copier Connection Inc. will perform all required maintenance on the copier described above as required through normal and customary usage of said copier including the following:

All service checks, replacement of damaged or worn parts, including the photosensitive drum, and all intervening service calls. Included under the terms of the contract are all charges for service labor. Service is to be performed between the hours of 8:00 A.M. and 5:00 P.M.

Monday thru Friday, excluding holidays.

This contract shall be limited to parts and labor as a result of customary and normal use of said copier. Specifically excluded from coverage under this agreement are the following:

Damage to the said copier due to negligence, accidents or misuse by purchaser, its employees or its agents, damage as a result of any crime or vandalism, damage due to the effects of fire, damage as a result of natural forces, and damage caused from the use of toner and paper that does not meet Canon specifications. Purchaser is responsible for providing adequate space and electrical wiring for the machine.

This contract does not include toner.

This contract may be terminated by either party with 30 days prior written notice. The charges for this contract are as follows:

\$350.00 per year plus \$.0095 per copy over 36,000 copies per year.

Signed and agreed this \_\_\_\_\_ Day of \_\_\_\_\_, 2017.

\_\_\_\_\_

Title \_\_\_\_\_

\_\_\_\_\_

Purchaser Firm Name

\_\_\_\_\_

\_\_\_\_\_

Copier Connection Inc.

Please return signed contract.