



**CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
CITY COUNCIL AGENDA**

**Regular Meeting
May 5, 2025
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 as per Section 84-1410 of the Nebraska Revised Statutes.
7. **Public Comments**
 - a) 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 for placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person.
8. **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) Council to approve the minutes of the April 21, 2025 Regular Meeting.
 - b) Council to set a public hearing for May 19, 2025 at 6:00 p.m. to receive a report from the LB840 Citizen Review Committee.

- c) Council to consider and take action on claims of the City.

9. Public Hearings

- a) Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Rezone of Part of Lot 1, Tax Lot 13 and Accreted Lands in Section 27, Township 22 North, Range 55 West of the 6th P.M., commonly identified as 1902 W. Overland Drive, from R-1A Single-Family Residential to C-3 Heavy Commercial.
- b) Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Rezone of Blocks 2 & 4, Whistle Creek Subdivision, commonly identified as a tract of land southeast of US Highway 26 and City Route, from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial.
- c) Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Zoning Text Amendments to Chapter 25, Articles 2 & 3 regarding Adult Day Service Facilities and Respite Care Facilities and to Chapter 25, Article 5 regarding Off-Street Parking Surfaces.
- d) Council to conduct a public hearing set for this date at 6:00 p.m. to receive comment concerning the City's application to the Nebraska Department of Economic Development for the Owner-Occupied Housing Community Development Block Grant.

10. Resolution & Ordinances

- a) Council to consider action on the second reading of the Ordinance removing certain term requirements of members serving on the Economic Development Citizen Advisory Commission.
- b) Council to consider action on the first reading of the Ordinance dealing with the Rezone of a tract of land in Section 27, Township 22 North, Range 55 West of the 6th P.M. more commonly described as 1902 West Overland Drive, Scottsbluff, NE from R-1A Single Family to C-3 Heavy Commercial.
- c) Council to consider action on the first reading of the Ordinance dealing with the Rezone of Blocks 2 & 4, Whistle Creek Subdivision, commonly identified as a tract of land southeast of US Highway 26 and City Route from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial.
- d) Council to consider action on the first reading of the Ordinance to consider Zoning Text Amendments to Chapter 25, Articles 2 & 3 regarding Adult Day Service and Respite Care Facilities and Article 5 regarding Off-Street Parking Surfaces.

11. Petitions, Communications, Public Input

- a) Council to receive a presentation from Marvin Planning Consultants on the Comprehensive Plan.

- b) Council to remove from the table approving ten Special Designated Liquor Licenses for P.R.E.S., Inc. d/b/a Rosita's to serve distilled spirits at the Bands on Broadway Summer Series at the 18th Street Plaza.
- c) Council to discuss and consider action on ten Special Designated Liquor Licenses for P.R.E.S., Inc. d/b/a Rosita's to serve distilled spirits at the Bands on Broadway Summer Series 6/5; 6/12; 6/19; 6/26; 7/3; 7/10; 7/17; 7/24; 7/31 & 8/7 from 5:30 to 9:30 p.m. at the 18th Street Plaza.
- d) Mayor to read the Proclamation Naming May 11th through May 17th, 2025 as Police Week and May 15, 2025 as Police Officers' Memorial Day in the City of Scottsbluff.

12. **Bids & Awards**

- a) Council to discuss and consider action on awarding the bid for One, New, Half Ton, Crew Cab 4 X 4 Pickup Truck for the Public Works Department to Transwest Ford, LLC in the amount of \$44,330.84.
- b) Council to discuss and consider action on awarding the bid for the Public Works Hail Damage Repair to Schank Roofing in the amount of \$158,679.88.

13. **Reports from Staff, Boards & Commissions**

- a) Council to receive the 2024 Annual Police Department Report.
- b) Council to discuss and consider action on the Master Short Form Owner-Engineer Agreement, for the Landfill, between the City of Gering, City of Scottsbluff, and HDR Engineering Inc., and authorize the Mayor to sign the Agreement.

14. **Council reports (informational only):** This item is intended for Council Members to update and inform other Council Members of meetings attended since the last City Council meeting.

15. **Adjournment**

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 6.a

Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.

Staff Contact:

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 7.a

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 for placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person.

Staff Contact: Kevin E Spencer

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 8.a

Council to approve the minutes of the April 21, 2025 Regular Meeting.

Staff Contact: Kimberley Wright

Regular Meeting
April 21, 2025

The Scottsbluff City Council met in a regular meeting on April 21, 2025 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 April 17, 2025 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 the Star Herald. The notice was also available on the city's website on April 18, 2025. Mayor Vidlak presided and City Clerk Wright recorded the proceedings. The meeting was called to order and The Pledge of Allegiance was recited. Mayor Vidlak 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: Betsy Vidlak, Jeanne McKerrigan, Matt Salomon, Jerry Stricker, and Scott Phillips. Also present were City Manager Kevin Spencer and City Attorney Kent Hadenfeldt. Absent: None.

Mayor Vidlak asked if there were any changes to the agenda. There was none. Mayor Vidlak 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 was none.

Moved by Council Member Stricker, seconded by Council Member Salomon,

- a) The minutes of the April 7, 2025 Regular Meeting be approved,
- b) A public hearing be set for May 5, 2025 at 6:00 p.m. to consider the Rezone of part of Lot 1, Tax Lot 13 and Accreted Lands in Section 27, Township 22 North, Range 55 West of the 6th PM, commonly identified as 1902 W. Overland Drive, from R-1A Single-Family Residential to C-3 Heavy Commercial,
- c) A public hearing be set for May 5, 2025 at 6:00 p.m. to consider the Rezone of Blocks 2 & 4, Whistle Creek Subdivision, commonly identified as a tract of land southeast of US Highway 26 and City Route, from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial,
- d) A public hearing be set for May 5, 2025 at 6:00 p.m. to consider the Zoning Text Amendments to Chapter 25, Articles 2 & 3 regarding Adult Day Service Facilities and Respite Care Facilities and to Chapter 25, Article 5 regarding Off-Street Parking Surfaces,
- e) A public hearing be set for May 5, 2025 at 6:00 p.m. to receive comment concerning the City's application to the Nebraska Department of Economic Development for the Owner-Occupied Housing Community Development Block Grant,
- f) The appointment of Spencer Rien to the LB840 Citizen Review Committee be approved,
- g) The bid specifications for Veteran's Park Mini-Pitch Concrete Improvements and authorizing the city clerk to advertise for bids to be received by May 12, 2025 at 2:00 p.m. be approved,
- h) The claims, be approved and paid as provided by law out of the respective funds designated in the list of claims dated April 21, 2025 as on file with the City Clerk and submitted to the City Council, "YEAS," Phillips, Salomon, McKerrigan, Stricker, and Vidlak. "NAYS," None. Absent: None.

CLAIMS

3M COMPANY,ALL WEATHER WHITE 24" TAPE,6144.28;ACCELERATED RECEIVABLES SOLUTIONS,WAGE ATTACHMENT,225.53; ADAMS L REGIS,EVIDENCE CASH-PD,1874; ADOLPH KIEFER & ASSOC LLC,DEPARTMENT SUPPLIES-REC,186.6;ANITA'S GREENSCAPING INC,TREE PRUNING-SW,2150; B&C STEEL CORPORATION,IRONFORMOWINGTRACTOR,194.86;BEDROCKLLC, GROUND MAINT PARK,4912.5;BENCHMARK GOVERNMENT SOLUTIONS LLC,SCHOOLS & CONF-PD,1356.35;BUDGET DRAIN SERVICES LLC, BLDG MAINT PARK, 289.15; CAPITAL BUSINESS SYSTEMS INC., CONTRACTUAL-PD,92.7;CELLCO PARTNERSHIP,TABLETS, IPADS, CELL PHONES, GRIDSMART FOR TRANS.,1612.88; CITY OF GERING,DISPOSAL FEES-SAN,42421.04; CLARK PRINTING LLC, PRGRMG., 773.91; COLUMN SOFTWAREPBC, LEGAL PUBLICATIONS,908.44;COMPLIANCEGO LLC,MUNICIPAL SW TRAINING 2025,2480; CONTRACTORS MATERIALS INC.,SUPP - LEATHER GLOVES,772.47; CREDIT BUREAU OF COUNCIL BLUFFS,MONTHLY MEMBERSHIP FEE - MARCH 2025,50;CRESCENT ELECT. SUPPLY COMP INC,SUPP - LED BULBS,195.87;CROELL INC,DEPT SUP,1348.73; CROSS NICOLE,LEGAL FEES-PD,20;DINGES FIRE COMPANY,AUTO CHARGER AND AIRPUMPSYSTEM - ENGINE 1,1860.51; DOWNEY DRILLING INC,EQUIPMENT,11303.59; ESSENTIAL FUEL LLC STORE #003,VEH MAINT-PD,138;FEDERAL EXPRESS CORPORATION,POSTAGE,-120.72;FERGUSON SIGNS,INC,SOCCER COMPLEX SCOREBOARD PROJECT, 21624.44; GALLS PARENT HOLDINGS, LLC,UNIFORMS-PD,516.31;GORSUCH AND SONS INC,SPECIAL PROJECT PARK,3173;HOLTZ INDUSTRIES, INC,DEPARTMENT SUPPLIES-SAN,1649.6;HQ COMPOST HOLDINGS LLC,DEPT SUP,9800;HULLINGER GLASS & LOCKS INC.,SUPP - PADLOCKS,93;INLAND TRUCK PARTS & SERVICE,EQUIP MAINT,2064.44; INTERNAL REVENUE SERVICE,FEDERAL,76557.87; INTOXIMETERS INC,#6-FY24-CIP-DATAMASTER,6595; INTRALINKS, INC,DATTO ALTO APRIL 2025 & ANTIVIRUS (ADM/WA),16728.66;J G ELLIOTT CO INC,BOND,422.5;JERRY STRICKER,TREE REBATE,187.96;JOHNSON CONTROLS, LIBRARY COOLING TOWER REPLACEMENT, 27843.5; KIRK BERNHARDT, CONTRACTUAL,700;KNOW HOW LLC,DEPARTMENT SUPPLIES-SAN,3703.03;LEAGUE OF NEBRASKA MUNICIPALITIES,WORK COMP,726.12;LEAL NOHEMI,CONSULTING-PD,35;LEGACYCOOPERATIVE,FUEL,24742.43;LEXISNEXISRISKDATAMANAGEMENT, CONSULTING-PD,200; LOGAN CONTRACTORS SUPPLY INC,ALT/GEN HOSE FOR TAR KETTLE,1753.32;MACQUEEN EQUIPMENT INC,EQUIP MAINT,1949.95;MADISON NATIONAL LIFE,INSURANCE,3907.22;MARQUEE BROADCASTING WEST INC,TRI-CITY SW PSA TV & INTERNET- MARCH,2500;MCMASTER-CARR SUPPLY COMPANY, DEPT SUP, 3063.97; MENARDS, INC, DEPT SUP, 1451.79; MIDLANDS CONTRACTING, INC,FACILITY REPAIR,11275;MIDWEST CONNECT, LLC,UB PROCESSING MARCH 2025, 5157.06; MOBIUS COMMUNICATIONS COMPANY, BLDG MAINT ADM, 180; MUNIMETRIX SYSTEMS CORP,CONTRACTUAL,39.99;MUNIZ REINA,SCHOOLS &

CONF-PD,102;NATIONAL TELEPHONE MESSAGE CORP,DEPT SUPPL-PD,362;NE CHILD SUPPORT PAYMENT CENTER,NE CHILD SUPPORT PYBLE,1388;NE DEPT OF HLTH&HUMANSVCS,LICENSE/PERMITSREC,80; NE DEPT OF REVENUE, TAXES, 19777.71; NE LAW ENFORCEMENT TRAINING CENTER,SCHOOLS & CONF-PD,284;NEBRASKA DEPT OF ENVIRONMENT & ENERGY,LICENSE/PERMITS-REC,80;NEBRASKA INTERACTIVE, LLC,DRIVER LICENSE REQ,7.5;NEBRASKA MUNICIPAL CLERKS' ASSOCIATION,MEMBERSHIP,195; NEBRASKA PUBLIC POWER DISTRICT, ELECTRIC, 43573; NEBRASKA RURAL RADIO ASSOCIATION,TRI-CITY SW PSA TV & INTERNET-MARCH,500; NEBRASKALAND TIRE, INC,EQUIP MAINT,1305.46;NEMNICHAUTOMOTIVE,VEHMAINTPD,6734.14; OROZCO JENNIFER, LEGAL FEES-PD,24.2; OROZCO VICTORIA,LEGAL FEES-PD,20;PANHANDLE AUTOMOTIVE GROUP LLC,EQUIP MAINT CEM,193.24;PANHANDLE CONCRETE PRODUCTS, INC,DEPT SUP,756;PANHANDLE ENVIRONMENTAL SERVICES INC,SAMPLES,184;PAPA MOON VINEYARDS & WINERY, LLC,REIMBUSE OVERPYMT LIQ LIC,50;PAUL REED CONSTRUCTION & SUPPLY, INC,GROUND MAINT PARK,882.4;PLATTE VALLEY BANK,HEALTH SAVINGS ACCT,17289.8;QUILL CORPORATION,DEPT SUPPL-PD,386.62; RAPID FIRE PROTECTION IN,BLDG MAINT-PD,836;REAMS SPRINKLER SUPPLY CO.,GROUND MAINT PARK,363.4; RECREATION SUPPLY CO., INC.,DEPARTMENT SUPPLIES-REC,730.85;REGIONALCARE INC,HEALTH INS PREMIUM APRIL 2025,78772.16;REGISTER OF DEEDS,PLAT FAIRWAY ESTATES,22;REZPLOTSYSTEMLLC,CONTRACTUAL PARK, 203.5; RICE KIMBERLY, UNIFORMS-PD,25.5;RUSSEL'S AUTOMOTIVE,VEH MAINT-PD,639.69;S M E C,EMPLOYEE DEDUCTION,83.5; SANDBERG IMPLEMENT, INC, EQUIP MAINT PARK, 951.31; SAYLER SCREEN PRINTING, UNIFORMS-PD,254;SCB FIREFIGHTERS UNION LOCAL 1454,FIRE EE DUES,300;SCB IBEW 1597 UNION DUES,SCB IBEW 1597 UNION DUES,383.62; SCOTTS BLUFF COUNTY COURT,LEGAL FEES-PD,425;SCOTTSBLUFF POLICEOFFICERSASSOCIATION,POLICE EE DUES, 975; SCOTTSBLUFF SCREEN PRINTING&EMBROIDERY, LLC,UNIFORMS-PD,44;SEILER INSTRUMENT MFG. CO., INC,GIS SOFTWARE SUBSCRIPTION, 460; SHERIFF'S OFFICE, LEGAL FEES PD, 204.26; SHERWIN WILLIAMS, DEPT SUPP PARK,5.59; SIMMONS OLSEN LAW FIRM, P.C.,CONTRACTUAL,13750;SOUNDSLEEPER SECURITY INC.,CIP-EOC UPGRADES-PD,656.98;THE PEAVEY CORP,INVEST SUPPL-PD,499.58;THOMPSON GLASS, INC,VEH MAINT PARK,60;TITAN MACHINERY, INC.,EQUIP MAINT CEM,8.8;TYLER TECHNOLOGIES, INC,UB FEES 1/1/25-3/31/25,8732.5;U AND U TRUCKING LLC, CONTRACTUAL SERVICES SAN, 1102; UNIONBANK & TRUST, RETIREMENT, 49050.16; US BANK,GO HWY ALLOC BOND 2023,63145; W & R INC,STRUCTURES,8461; WASH-IT LLC,VEHICLE MAINT,66.5;WESTERN NE COMMUNITY COLLEGE,SCHOOL & CONFERENCE-SAN,400;WESTERN PATHOLOGY CONSULTANTS, INC,DRUG/DOT TESTING MARCH 2025,183;WESTERN SURETY

COMPANY,BOND,950;WHITING SIGNS,DEPOSIT FOR FRONT SIGNS IN ENTRY WAY - ADM,2700;WYOMINGCHILD SUPPORT ENFORCEMENT, CHILD SUPPORT, 738.08; YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE,YMCA,1049;CITY OF SCOTTSBLUFF PAYROLL, 728,331.65; REFUNDS; LILIANA GALINDO, 26.92

Concerning the claim removed from the Consent Calendar to Intralinks in the amount of \$16,728.66, Council Member Phillips informed this has been removed because he needs to declare a conflict of interest due to a financial share in the business and be excused from voting.

Council Member Salomon moved, seconded by Council Member McKerrigan to accept Council Member Phillips' conflict of interest regarding the claim to Intralinks in the amount of \$16,728.66 and excuse him from voting, "YEAS," Salomon, McKerrigan, Stricker, and Vidlak. "NAYS," None. Absent: None. Abstain: Phillips.

Council Member Stricker made a motion, seconded by Council Member Salomon to approve the claim to Intralinks in the amount of \$16,728.66, "YEAS," Stricker, Vidlak, Salomon, and McKerrigan. "NAYS," None. Absent: None. Abstain: Phillips.

Concerning the claim removed from the Consent Calendar to Jerry Stricker for a tree rebate in the amount of \$187.96, Council Member Stricker informed this has been removed because he needs to declare a conflict of interest due to a reimbursement and be excused from voting. He added he received a tree rebate form from the City to add some replacement trees in his backyard, commenting it is a program that is not very well used, but available to every citizen in the City of Scottsbluff.

Council Member Phillips moved, seconded by Council Member McKerrigan to accept Council Member Stricker's conflict of interest due to a reimbursement for a tree rebate in the amount of \$187.96 and excuse him from voting, "YEAS," McKerrigan, Phillips, Vidlak, and Salomon. "NAYS," None. Absent: None. Abstain: Stricker

Council Member Salomon made a motion, seconded by Council Member Phillips to approve the claim to Jerry Stricker in the amount of \$187.96, "YEAS," Vidlak, Phillips, McKerrigan, and Salomon. "NAYS," None. Absent: None. Abstain: Stricker

Ms. Caroline Stutsman, Auditor with berganKDV, appeared via Zoom to present the 2024 annual audit. She explained the City received an unmodified opinion which is the highest level that can be received, commenting the Financial Statements are clearly stated in all material respect dated September 30, 2024.

In addition, she explained one primary component in Accordance with Government Auditing Standards is the internal control findings. They found the City lacks the segregation of accounting duties, but stated this is not uncommon, as many City's of our size face the same problem. She added this is adherently present when duties overlap and specified there is not a recommendation of a change of any source, but just an awareness.

Council Member Stricker asked, with our limited staff, if there is anything that can be done to overcome this with the staff we have. Ms. Stutsman stated from their standpoint they recommend getting another set of eyes on things whenever possible, and to fully eliminate the finding you should have at least four people touching all the different processes. Finance Director Kizzire also came forward explaining that the journal entry process is probably the biggest issue, as the only eyes that see those are himself and City Manager Spencer. In regards to Utility Billing, they did implement an additional

approval process where he has to approve changes made by the Account Clerk.

At the end of the presentation, Council thanked Ms. Stutsman, Finance Director Kizzire and both their staff for their hard work in helping complete the audit.

Council Member Phillips made a motion, seconded by Council Member Stricker to accept the 2024 Annual Audit Report from berganKDV, “YEAS,” Phillips, Salomon, McKerrigan, Stricker, and Vidlak. “NAYS,” None. Absent: None.

Lane Kizzire, Finance Director, approached to present the March 2025 Financial Report. He pointed out on page two of the report, regarding the Transportation and Debt Service funds, payments will now come out of the Debt Service fund instead of Transportation, so we can get the debt service money spent down like it is supposed to be. In addition, the City received the last of its grant reimbursement for the CDBG housing fund and David Welanko from PADD will be here at the next meeting to speak in regards to closing the grant. Regarding expenditures, all departments are under 50% and we are at the middle of the year; everyone is doing a good job staying in line with the budget.

Council Member Stricker made a motion, seconded by Council Member Salomon to approve the March 2025 Financial Report, “YEAS,” Salomon, McKerrigan, Stricker, Vidlak, and Phillips. “NAYS,” None. Absent: None.

Regarding the Ordinance removing certain term requirements of members serving on the Economic Development Citizen Advisory Commission, City Manager Spencer explained as staff was reviewing the different committees it was found this board is the only board that contains term limits. Wording contained in the Ordinance states members are limited to serving two, two-year terms. Staff is asking to remove that verbiage from the Ordinance, explaining members will still serve a term, but there will not be term limits.

Council introduced the Ordinance removing certain term requirements of members serving on the Economic Development Citizen Advisory Commission and was read by title on first reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT SECTION 6-2-98 RELATING TO THE ECONOMIC DEVELOPMENT CITIZEN ADVISORY COMMISSION BY REMOVING CERTAIN TERM REQUIREMENTS, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

City Manager Spencer introduced Elaine Bleisch, Library Director, to Council. Ms. Bleisch came forward and explained she has been at the Library for four years, prior to that she was the Children’s Librarian at the Alliance Library, also serving for four years. She is very excited to be on board and invites everyone to visit the Library as they are planning some good things.

Mr. Kei Hodgson, Executive Director with Riverside Discovery Center, came forward to give an update to Council. He explained they are in the stages of finalizing their Master Plan which will help transition the Zoo into a premier attraction. The plan consists of seven steps. The first step is to introduce new revenue streams while they maximize current revenue streams. This will start taking place in April of 2025 by renovating the concession stand and introducing behind the scenes activities. The second step is to increase staff in key developments. This will take place May through November. They would like to bolster the maintenance departments to keep up with preventative maintenance and add a fundraiser/marketing position along with an Education Curator. The third step is readdressing everything that came up with the AZA report and meeting requirements. This will take place April 1st through December 31st. Regarding the fourth step, and taking place early next year, they will aim to start the process of AZA accreditation, which should take about six months. Step five deals with renovating

enclosures and zoo infrastructure, utilizing grants and fund raising. They want to create larger and more modern exhibits that are more inline with current standards. Step six is to become involved in numerous conservation and education programs. They would like to introduce breeding programs where they can release endangered species into the area. The final step, seven, has already begun as it started April 1st and will end in December 2027. The goal is to increase and diversify the marketing of Riverside Discovery Center. They have a new website and booking system in the works. They are also getting more involved in social media.

In conclusion, Mr. Hodgson invited Council to come and visit the zoo and see what they have to offer.

Regarding the agenda item of approving ten Special Designated Liquor Licenses for P.R.E.S., Inc. d/b/a Rosita's to serve distilled spirits at the Bands on Broadway Summer Series, Mayor Vidlak informed no one would be in attendance to speak on the item and would like a motion to table until the next meeting.

Council Member Salomon moved, seconded by Council Member Phillips to table approving ten Special Designated Liquor Licenses for P.R.E.S., Inc. d/b/a Rosita's to serve distilled spirits at the Bands on Broadway Summer Series 6/5; 6/12; 6/19; 6/26; 7/3; 7/10; 7/17; 7/24; 7/31 & 8/7 from 5:30 to 9:30 p.m. at the 18th Street Plaza, "YEAS," Stricker, Vidlak, Salomon, Phillips, and McKerrigan. "NAYS," None. Absent: None.

Ms. Debbie Wagner, representing the Bands on Broadway committee, approached Council regarding approval of a Community Festival Permit to block off parking stalls on the east side of the Plaza every Thursday from June 5th to August 7, 2025 to allow for musician and vendor access. She explained behind the stage on 1st Avenue, on Thursday nights during Bands on Broadway, they have been blocking off the three parking stalls for bands to unload and for the sound equipment, however, they were told policies have changed and they need permission from Council to formally block the stalls off. In addition to utilizing the three spaces for the unloading of equipment, Ms. Wagner stated they would also seek permission to allow for food trucks to park in the space as well, since the Plaza cannot accommodate some of the larger trucks. Furthermore, because of the popularity of the event, safety is a huge concern and they are limited to other restrictions inside the Plaza. Because of this they would like to be able to provide another space for the food trucks which would allow the committee to diversify and bring in new trucks as well as keeping space for the local ones also.

Council Member Stricker made a motion, seconded by Council Member Phillips to approve the Community Festival permit for Bands on Broadway to block off parking stalls on the east side of the 18th Street Plaza every Thursday from June 5th to August 7, 2025 from 12:00 p.m. to 12:00 a.m. to allow for musician and vendor access, "YEAS," McKerrigan, Phillips, Vidlak, Salomon, and Stricker. "NAYS," None. Absent: None.

Mayor Vidlak read the Proclamation naming April 25, 2025 as Arbor Day in the City of Scottsbluff. After the reading, Parks Director Matt Carpenter informed there will be an event on Wednesday, April 23rd with Lincoln Heights third graders involving a tree planting and movie. There will also be another event with the Scottsbluff High School FFA involving a demonstration on planting tree seedlings.

Parks Director Matt Carpenter approached Council and presented the bid for the Westmoor Park Pickleball Courts Paving Improvement Project. He explained there was one bid received from Mark Chrisman Trucking in the amount of \$85,000. The project includes sidewalk work around the east side to get from the Westmoor Pool parking lot, including an ADA ramp to the courts. In addition, there will be a sidewalk and patio area on the west side which will include a covered structure. There will also be an expansion to the parking off the alleyway and a paving of two handicap spots and a sidewalk to the

courts. Mr. Carpenter informed the bid did come in higher than the engineers estimate of \$55,000. This is attributed to the smaller jobs and higher labor costs. In addition, since this was the only bid received, he did ask if there were any reductions available and the contractor did provide a \$9,000 decrease to the original bid price.

Council Member McKerrigan moved, seconded by Council Member Phillips to approve awarding the bid for the Westmoor Park Pickleball Courts Paving Improvement Project to Mark Chrisman Trucking in the amount of \$85,000, “YEAS,” Vidlak, Phillips, Stricker, McKerrigan, and Salomon. “NAYS,” None. Absent: None.

Police Chief Krissa Brass came forward to present the Memorandum of Agreement between the Scotts Bluff County Sheriff’s Office and the Scottsbluff Police Department. She explained this is an updated Agreement; the Board completed the grant application two weeks ago and the final step is to be approved by Council. The Agreement runs from 2025-2027 and covers overtime for whoever is assigned to the Wing Task Force. Currently Scottsbluff does not have a fulltime person assigned, but next month will have someone dedicated part time.

Council Member Salomon made a motion, seconded by Council Member Stricker to approve the Memorandum of Agreement between the Scotts Bluff County Sheriff’s Office and the Scottsbluff Police Department and authorize the Mayor to sign the Agreement, “YEAS,” Phillips, Salomon, McKerrigan, Stricker, and Vidlak. “NAYS,” None. Absent: None

Under Council Reports, Council Member Phillips attended the Humane Society meeting. He reported they are in good shape financially. They have received more cat strays this year, but are doing good with adoptions. City Manager Spencer reported Senator Ricketts will be in the area for a Town Hall on Friday, April 25th.

Council Member Stricker moved, to adjourn the meeting at 7:01 p.m. The motion was seconded by Council Member Salomon, “YEAS,” Stricker, Vidlak, Salomon, Phillips, and McKerrigan. “NAYS,” None. Absent: None.

Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 8.b

Council to set a public hearing for May 19, 2025 at 6:00 p.m. to receive a report from the LB840 Citizen Review Committee.

Staff Contact: Sharaya Toof

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 8.c

Council to consider and take action on claims of the City.

Staff Contact: Lane Kizzire



City of Scottsbluff, NE

Expense Approval Report

By Vendor Name

Post Dates 4/22/2025 - 5/5/2025

Description (Payable)	Account Name	Amount
Vendor: 00460 - ACCELERATED RECEIVABLES SOLUTIONS		
Fund: 713 - CASH & INVESTMENT POOL		
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	225.53
Fund 713 - CASH & INVESTMENT POOL Total:		225.53
Vendor 00460 - ACCELERATED RECEIVABLES SOLUTIONS Total:		225.53
Vendor: 09021 - AIRGAS USA, LLC		
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	661.31
Department Supplies-SAN	DEPARTMENT SUPPLIES	33.66
Department Supplies-SAN	DEPARTMENT SUPPLIES	223.40
Fund 621 - ENVIRONMENTAL SERVICES Total:		918.37
Vendor 09021 - AIRGAS USA, LLC Total:		918.37
Vendor: 00602 - AK BROWN ENTERPRISES LLC		
Fund: 212 - STREETS		
SUPP - SWITCH PACK FOR TRA...	ELECTRICAL MAINTENANCE	516.00
Fund 212 - STREETS Total:		516.00
Vendor 00602 - AK BROWN ENTERPRISES LLC Total:		516.00
Vendor: 03936 - ANDERSON FORD INC		
Fund: 218 - PUBLIC SAFETY		
#2-CIP-PATROL CARS-PD	EQUIPMENT	44,497.00
#2-CIP-PATROL CARS-PD	EQUIPMENT	44,497.00
Fund 218 - PUBLIC SAFETY Total:		88,994.00
Vendor 03936 - ANDERSON FORD INC Total:		88,994.00
Vendor: 02118 - ANITA'S GREENSCAPING INC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	1,024.84
Fund 111 - GENERAL Total:		1,024.84
Vendor 02118 - ANITA'S GREENSCAPING INC Total:		1,024.84
Vendor: 00295 - B & H INVESTMENTS, INC		
Fund: 111 - GENERAL		
DEPT SUPP ADM	DEPARTMENT SUPPLIES	24.00
BLDG MAINT-PD	BUILDING MAINTENANCE	16.45
BLDG MAINT-PD	BUILDING MAINTENANCE	16.45
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	109.50
DEPT SUPP ADM	DEPARTMENT SUPPLIES	24.00
RENT	RENT-MACHINES	50.00
RENTAL-PD	RENT-MACHINES	15.00
RENTAL	RENT-MACHINES	50.00
Dep. Sup.	DEPARTMENT SUPPLIES	126.50
Fund 111 - GENERAL Total:		431.90
Fund: 212 - STREETS		
SUPP - WATER	DEPARTMENT SUPPLIES	62.00
SUPP - WATER	DEPARTMENT SUPPLIES	62.00
Fund 212 - STREETS Total:		124.00
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	43.00
Department Supplies-SAN	DEPARTMENT SUPPLIES	33.50
DEPT SUP	DEPARTMENT SUPPLIES	7.25
Contractual Services-SAN	CONTRACTUAL SERVICES	25.19
Fund 621 - ENVIRONMENTAL SERVICES Total:		108.94

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Description (Payable)	Account Name	Amount
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	7.25
Fund 631 - WASTEWATER Total:		7.25
Vendor 00295 - B & H INVESTMENTS, INC Total:		672.09
Vendor: 00538 - BARCO MUNICIPAL PRODUCTS INC		
Fund: 212 - STREETS		
SUPP - POSTS, BREAKAWAY A...	DEPARTMENT SUPPLIES	3,454.57
Fund 212 - STREETS Total:		3,454.57
Vendor 00538 - BARCO MUNICIPAL PRODUCTS INC Total:		3,454.57
Vendor: 10629 - Bergan KDV LTD		
Fund: 111 - GENERAL		
FY 24-25 AUDIT SERVICES FIN...	AUDIT	10,146.75
Fund 111 - GENERAL Total:		10,146.75
Fund: 212 - STREETS		
FY 24-25 AUDIT SERVICES FIN...	AUDIT	11,499.65
Fund 212 - STREETS Total:		11,499.65
Fund: 224 - ECONOMIC DEVELOPMENT		
FY 24-25 AUDIT SERVICES FIN...	AUDIT	11,499.65
Fund 224 - ECONOMIC DEVELOPMENT Total:		11,499.65
Fund: 621 - ENVIRONMENTAL SERVICES		
FY 24-25 AUDIT SERVICES FIN...	AUDIT	11,499.65
Fund 621 - ENVIRONMENTAL SERVICES Total:		11,499.65
Fund: 631 - WASTEWATER		
FY 24-25 AUDIT SERVICES FIN...	AUDIT	11,499.65
Fund 631 - WASTEWATER Total:		11,499.65
Fund: 641 - WATER		
FY 24-25 AUDIT SERVICES FIN...	AUDIT	11,499.65
Fund 641 - WATER Total:		11,499.65
Vendor 10629 - Bergan KDV LTD Total:		67,645.00
Vendor: 09716 - BLACK HILLS GAS DISTRIBUTION LLC		
Fund: 111 - GENERAL		
Monthly Energy Bill	HEATING FUEL	281.17
Monthly Energy Bill	HEATING FUEL	205.90
Monthly Energy Bill	HEATING FUEL	74.76
Monthly Energy Bill	HEATING FUEL	205.89
Monthly Energy Bill	HEATING FUEL	224.08
Monthly Energy Bill	HEATING FUEL	273.39
Monthly Energy Bill	HEATING FUEL	45.39
Monthly Energy Bill	HEATING FUEL	66.90
Fund 111 - GENERAL Total:		1,377.48
Fund: 212 - STREETS		
Monthly Energy Bill	HEATING FUEL	1,005.46
Fund 212 - STREETS Total:		1,005.46
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Energy Bill	HEATING FUEL	402.27
Fund 621 - ENVIRONMENTAL SERVICES Total:		402.27
Fund: 641 - WATER		
Monthly Energy Bill	HEATING FUEL	181.56
Fund 641 - WATER Total:		181.56
Vendor 09716 - BLACK HILLS GAS DISTRIBUTION LLC Total:		2,966.77

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Description (Payable)	Account Name	Amount
Vendor: 00091 - BSN SPORTS, INC		
Fund: 111 - GENERAL		
Department Supplies-REC	DEPARTMENT SUPPLIES	1,301.92
Fund 111 - GENERAL Total:		1,301.92
Vendor 00091 - BSN SPORTS, INC Total:		1,301.92
Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	92.70
Cont. Svcs.	CONTRACTUAL SERVICES	13.69
EQUIP MAINT ADM	EQUIPMENT MAINTENANCE	262.28
CONTRACTUAL-PD	CONTRACTUAL SERVICES	107.12
Fund 111 - GENERAL Total:		475.79
Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:		475.79
Vendor: 07911 - CELLCO PARTNERSHIP		
Fund: 111 - GENERAL		
CELL PHONE	CELLULAR PHONE	42.94
APRIL CELLULAR DATA	CELLULAR PHONE	279.74
CELL PHONES-PD	PHONE & INTERNET	1,480.22
Fund 111 - GENERAL Total:		1,802.90
Fund: 213 - CEMETERY		
CELL PHONE	PHONE & INTERNET	42.94
Fund 213 - CEMETERY Total:		42.94
Vendor 07911 - CELLCO PARTNERSHIP Total:		1,845.84
Vendor: 03785 - CENTRAL STATES WIRE PRODUCTS INC.		
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	2,991.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		2,991.00
Vendor 03785 - CENTRAL STATES WIRE PRODUCTS INC. Total:		2,991.00
Vendor: 01976 - CLARK PRINTING LLC		
Fund: 111 - GENERAL		
DEPT. SUPPLIES- DS ZOE	DEPARTMENT SUPPLIES	136.83
Fund 111 - GENERAL Total:		136.83
Vendor 01976 - CLARK PRINTING LLC Total:		136.83
Vendor: 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE		
Fund: 111 - GENERAL		
Monthly Long Distance	PHONE & INTERNET	3.29
Monthly Long Distance	PHONE & INTERNET	0.94
Monthly Long Distance	PHONE & INTERNET	0.47
Monthly Long Distance	PHONE & INTERNET	0.47
Monthly Long Distance	PHONE & INTERNET	2.35
Monthly Long Distance	PHONE & INTERNET	3.29
Monthly Long Distance	PHONE & INTERNET	19.74
Monthly Long Distance	PHONE & INTERNET	5.64
Monthly Long Distance	PHONE & INTERNET	2.35
Monthly Long Distance	PHONE & INTERNET	2.35
Fund 111 - GENERAL Total:		40.89
Fund: 212 - STREETS		
Monthly Long Distance	PHONE & INTERNET	6.58
Fund 212 - STREETS Total:		6.58
Fund: 213 - CEMETERY		
Monthly Long Distance	PHONE & INTERNET	0.94
Fund 213 - CEMETERY Total:		0.94
Fund: 224 - ECONOMIC DEVELOPMENT		
Monthly Long Distance	PHONE & INTERNET	0.47
Fund 224 - ECONOMIC DEVELOPMENT Total:		0.47

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Description (Payable)	Account Name	Amount
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Long Distance	PHONE & INTERNET	1.89
Fund 621 - ENVIRONMENTAL SERVICES Total:		1.89
Fund: 631 - WASTEWATER		
Monthly Long Distance	PHONE & INTERNET	1.89
Fund 631 - WASTEWATER Total:		1.89
Fund: 641 - WATER		
Monthly Long Distance	PHONE & INTERNET	1.89
Fund 641 - WATER Total:		1.89
Fund: 661 - STORMWATER		
Monthly Long Distance	PHONE & INTERNET	0.47
Fund 661 - STORMWATER Total:		0.47
Fund: 721 - GIS SERVICES		
Monthly Long Distance	PHONE & INTERNET	0.47
Fund 721 - GIS SERVICES Total:		0.47
Vendor 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE Total:		55.49
Vendor: 10581 - DINGES FIRE COMPANY		
Fund: 111 - GENERAL		
RETURN INCORRECT MOUNTI...	VEHICLE MAINTENANCE	-32.79
Fund 111 - GENERAL Total:		-32.79
Vendor 10581 - DINGES FIRE COMPANY Total:		-32.79
Vendor: 09703 - DOCU-SHRED LLC		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	120.00
Fund 111 - GENERAL Total:		120.00
Vendor 09703 - DOCU-SHRED LLC Total:		120.00
Vendor: 09692 - DOOLEY OIL INC		
Fund: 212 - STREETS		
1 DRUM TRANSFER OIL	OIL & ANTIFREEZE	752.06
Fund 212 - STREETS Total:		752.06
Vendor 09692 - DOOLEY OIL INC Total:		752.06
Vendor: 10362 - EAGLE ENGRAVING INC		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	296.95
Fund 111 - GENERAL Total:		296.95
Vendor 10362 - EAGLE ENGRAVING INC Total:		296.95
Vendor: 10279 - EAKES INC		
Fund: 111 - GENERAL		
Dep. Sup.	DEPARTMENT SUPPLIES	126.49
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	19.98
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	18.20
DEPT SUPP ADM	DEPARTMENT SUPPLIES	19.98
Fund 111 - GENERAL Total:		184.65
Vendor 10279 - EAKES INC Total:		184.65
Vendor: 01003 - ELLIOTT EQUIPMENT COMPANY INC.		
Fund: 621 - ENVIRONMENTAL SERVICES		
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	298.19
Fund 621 - ENVIRONMENTAL SERVICES Total:		298.19
Vendor 01003 - ELLIOTT EQUIPMENT COMPANY INC. Total:		298.19
Vendor: 03950 - ENERGY LABORATORIES, INC DEPT 6250		
Fund: 641 - WATER		
SAMPLES	SAMPLES	246.00
Fund 641 - WATER Total:		246.00
Vendor 03950 - ENERGY LABORATORIES, INC DEPT 6250 Total:		246.00

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Description (Payable)	Account Name	Amount
Vendor: 10634 - FAMILY DOLLAR 434100		
Fund: 111 - GENERAL		
LIQ LIC REFUND	LIQUOR LICENSE PAYABLE	100.00
LIQ LIC REFUND	OTHER OCCUPATION TAX	200.00
LIQ LIC REFUND	REFUND MISCELLANEOUS	5.00
Fund 111 - GENERAL Total:		305.00
Vendor 10634 - FAMILY DOLLAR 434100 Total:		305.00
Vendor: 00548 - FEDERAL EXPRESS CORPORATION		
Fund: 641 - WATER		
POSTAGE	POSTAGE	57.80
POSTAGE	POSTAGE	38.30
Fund 641 - WATER Total:		96.10
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:		96.10
Vendor: 10606 - FRANK POWERSPORTS LLC		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	298.49
EQUIP MAINT	EQUIPMENT MAINTENANCE	298.49
Fund 631 - WASTEWATER Total:		596.98
Vendor 10606 - FRANK POWERSPORTS LLC Total:		596.98
Vendor: 10330 - GERING MULITPURPOSE SENIOR CENTER		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	1,000.00
Fund 111 - GENERAL Total:		1,000.00
Vendor 10330 - GERING MULITPURPOSE SENIOR CENTER Total:		1,000.00
Vendor: 10621 - GORSUCH AND SONS INC		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	1,246.65
Fund 111 - GENERAL Total:		1,246.65
Fund: 215 - SPECIAL PROJECTS		
SPECIAL PROJECT	GRANT EXPENSE	1,586.50
Fund 215 - SPECIAL PROJECTS Total:		1,586.50
Vendor 10621 - GORSUCH AND SONS INC Total:		2,833.15
Vendor: 10657 - GUILA JANEEN PIERCE		
Fund: 111 - GENERAL		
TREE REBATE	MISCELLANEOUS	50.09
Fund 111 - GENERAL Total:		50.09
Vendor 10657 - GUILA JANEEN PIERCE Total:		50.09
Vendor: 10540 - GURROLA JUDY V		
Fund: 111 - GENERAL		
CONSULTING-PD	CONSULTING SERVICES	35.00
Fund 111 - GENERAL Total:		35.00
Vendor 10540 - GURROLA JUDY V Total:		35.00
Vendor: 10439 - HD SUPPLY INC		
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	1,351.13
Fund 631 - WASTEWATER Total:		1,351.13
Vendor 10439 - HD SUPPLY INC Total:		1,351.13
Vendor: 00299 - HULLINGER GLASS & LOCKS INC.		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	228.00
Fund 111 - GENERAL Total:		228.00
Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total:		228.00

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Description (Payable)	Account Name	Amount
Vendor: 08082 - IDEXX LABORATORIES, INC		
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	243.98
Fund 631 - WASTEWATER Total:		243.98
Vendor 08082 - IDEXX LABORATORIES, INC Total:		243.98
Vendor: 08154 - INTERNAL REVENUE SERVICE		
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDING	MEDICARE W/H EE PAYABLE	5,001.86
WITHHOLDING	MEDICARE W/H EE PAYABLE	4,832.36
WITHHOLDING	FICA W/H EE PAYABLE	18,825.51
WITHHOLDING	FICA W/H EE PAYABLE	18,100.55
WITHHOLDING	FED W/H EE PAYABLE	29,083.44
Fund 713 - CASH & INVESTMENT POOL Total:		75,843.72
Vendor 08154 - INTERNAL REVENUE SERVICE Total:		75,843.72
Vendor: 06131 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
PREMIX FUEL FOR CHAINSAWS	DEPARTMENT SUPPLIES	39.99
Fund 111 - GENERAL Total:		39.99
Fund: 212 - STREETS		
SUPP - GRINDING WHEEL, CUT...	DEPARTMENT SUPPLIES	22.86
APRON CHAPS	DEPARTMENT SUPPLIES	240.00
Fund 212 - STREETS Total:		262.86
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	551.01
DEPT SUP	DEPARTMENT SUPPLIES	320.98
Fund 641 - WATER Total:		871.99
Vendor 06131 - JOHN DEERE FINANCIAL Total:		1,174.84
Vendor: 08067 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	54.98
DEPT SUPP PARK	DEPARTMENT SUPPLIES	21.09
DEPT SUPP PARK	DEPARTMENT SUPPLIES	19.99
DEPT SUPP PARK	DEPARTMENT SUPPLIES	74.99
DEPT SUPP PARK	DEPARTMENT SUPPLIES	-21.09
Fund 111 - GENERAL Total:		149.96
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	17.99
Department Supplies-SAN	DEPARTMENT SUPPLIES	22.99
Department Supplies-SAN	DEPARTMENT SUPPLIES	7.37
Department Supplies-SAN	DEPARTMENT SUPPLIES	6.99
Department Supplies-SAN	DEPARTMENT SUPPLIES	-7.37
Fund 621 - ENVIRONMENTAL SERVICES Total:		47.97
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	42.19
Fund 641 - WATER Total:		42.19
Vendor 08067 - JOHN DEERE FINANCIAL Total:		240.12
Vendor: 09474 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	670.64
Fund 111 - GENERAL Total:		670.64
Vendor 09474 - JOHN DEERE FINANCIAL Total:		670.64

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Description (Payable)	Account Name	Amount
Vendor: 09371 - KIRK BERNHARDT		
Fund: 111 - GENERAL		
Contractual Services-REC	CONTRACTUAL SERVICES	700.00
Fund 111 - GENERAL Total:		700.00
Vendor 09371 - KIRK BERNHARDT Total:		700.00
Vendor: 07607 - LINCOLN JOURNAL STAR		
Fund: 111 - GENERAL		
Sbscrp.	SUBSCRIPTIONS	825.00
Fund 111 - GENERAL Total:		825.00
Vendor 07607 - LINCOLN JOURNAL STAR Total:		825.00
Vendor: 10228 - LORE LORI		
Fund: 111 - GENERAL		
CONTRACTUAL PARK	CONTRACTUAL SERVICES	1,550.00
Fund 111 - GENERAL Total:		1,550.00
Vendor 10228 - LORE LORI Total:		1,550.00
Vendor: 00242 - M.C. SCHAFF & ASSOCIATES, INC		
Fund: 111 - GENERAL		
HAILSTORM & PROF SERV APR...	CONTRACTUAL SERVICES	836.25
Fund 111 - GENERAL Total:		836.25
Fund: 215 - SPECIAL PROJECTS		
HAILSTORM & PROF SERV APR...	INSURED REPAIRS/REPLACE	332.50
Fund 215 - SPECIAL PROJECTS Total:		332.50
Fund: 621 - ENVIRONMENTAL SERVICES		
HAILSTORM & PROF SERV APR...	CONTRACTUAL SERVICES	1,338.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,338.00
Vendor 00242 - M.C. SCHAFF & ASSOCIATES, INC Total:		2,506.75
Vendor: 09358 - MAXWELL PRODUCTS, INC		
Fund: 212 - STREETS		
18,000 LBS. JOINT FILLER	STREET REPAIR SUPPLIES	11,500.00
Fund 212 - STREETS Total:		11,500.00
Vendor 09358 - MAXWELL PRODUCTS, INC Total:		11,500.00
Vendor: 07628 - MENARDS, INC		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	253.92
DEPT SUPP PARK	DEPARTMENT SUPPLIES	23.47
DEPT SUPP PARK	DEPARTMENT SUPPLIES	13.36
DEPT SUPP PARK	DEPARTMENT SUPPLIES	118.95
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	43.14
Fund 111 - GENERAL Total:		452.84
Fund: 212 - STREETS		
SUPP - KNEE PADS, SYRINGERS	DEPARTMENT SUPPLIES	33.06
SUPP - FLEX LINE	DEPARTMENT SUPPLIES	7.48
SUPP - MATS, GEL SOAP	DEPARTMENT SUPPLIES	151.23
SUPP - BLACK SPRAY PAINT	DEPARTMENT SUPPLIES	41.28
WIRE,LITE PANEL,ACRYC SHEE...	DEPARTMENT SUPPLIES	159.10
SUPP - HOSE BARB, ADHESIVE	DEPARTMENT SUPPLIES	15.28
SUPP - HEX KEY SET, EXTRA T...	DEPARTMENT SUPPLIES	20.98
SUPP - HEX LOCK, WIRE	DEPARTMENT SUPPLIES	118.99
SUPP - LED BATTERY TESTER	DEPARTMENT SUPPLIES	6.99
SUPP - PVC PIPE, ELBOW, VLV ...	DEPARTMENT SUPPLIES	48.59
Fund 212 - STREETS Total:		602.98
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	54.63
Fund 213 - CEMETERY Total:		54.63

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Description (Payable)	Account Name	Amount
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	2,029.74
DEPT SUP	DEPARTMENT SUPPLIES	11.96
DEPT SUP	DEPARTMENT SUPPLIES	37.92
DEPT SUP	DEPARTMENT SUPPLIES	43.91
DEPT SUP	DEPARTMENT SUPPLIES	19.98
DEPT SUP	DEPARTMENT SUPPLIES	14.88
DEPT SUP	DEPARTMENT SUPPLIES	31.85
Fund 631 - WASTEWATER Total:		2,190.24
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	3.23
DEPT SUP	DEPARTMENT SUPPLIES	34.72
DEPT SUP	DEPARTMENT SUPPLIES	90.38
DEPT SUP	DEPARTMENT SUPPLIES	12.82
Fund 641 - WATER Total:		141.15
Vendor 07628 - MENARDS, INC Total:		3,441.84
Vendor: 07938 - MIDWEST CONNECT, LLC		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	271.00
Fund 111 - GENERAL Total:		271.00
Vendor 07938 - MIDWEST CONNECT, LLC Total:		271.00
Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER		
Fund: 713 - CASH & INVESTMENT POOL		
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,604.87
Fund 713 - CASH & INVESTMENT POOL Total:		1,604.87
Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:		1,604.87
Vendor: 02509 - NE MOSQUITO & VECTOR CONTROL ASSN.		
Fund: 212 - STREETS		
2 MEN ATTEND MOSQUITO ...	SCHOOL & CONFERENCE	115.00
Fund 212 - STREETS Total:		115.00
Vendor 02509 - NE MOSQUITO & VECTOR CONTROL ASSN. Total:		115.00
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 631 - WASTEWATER		
ELECTRICITY	ELECTRIC POWER	12,431.11
ELECTRICITY	ELECTRIC POWER	156.36
Fund 631 - WASTEWATER Total:		12,587.47
Fund: 641 - WATER		
ELECTRICITY	ELECTRIC POWER	3,863.82
ELECTRICITY	ELECTRIC POWER	3,158.82
Fund 641 - WATER Total:		7,022.64
Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:		19,610.11
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	135.75
GROUND MAINT PARK	GROUNDS MAINTENANCE	25.38
GROUND MAINT PARK	GROUNDS MAINTENANCE	41.57
GROUND MAINT PARK	GROUNDS MAINTENANCE	24.50
GROUND MAINT PARK	GROUNDS MAINTENANCE	26.10
GRUND MAINT PARK	EQUIPMENT MAINTENANCE	108.92
Fund 111 - GENERAL Total:		362.22
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	61.26
DEPT SUPP CEM	DEPARTMENT SUPPLIES	64.93

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Description (Payable)	Account Name	Amount
DEPT SUPP CEM	DEPARTMENT SUPPLIES	66.63
Fund 213 - CEMETERY Total:		192.82
Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:		555.04
Vendor: 09172 - O'REILLY AUTO ENTERPRISES, LLC		
Fund: 111 - GENERAL		
VEH MAINT PARK	VEHICLE MAINTENANCE	163.02
VEH MAINT PARK	VEHICLE MAINTENANCE	97.97
VEH MAINT PARK	VEHICLE MAINTENANCE	203.32
VEH MAINT PARK	VEHICLE MAINTENANCE	-22.00
VEH MAINT PARK	VEHICLE MAINTENANCE	74.99
Fund 111 - GENERAL Total:		517.30
Vendor 09172 - O'REILLY AUTO ENTERPRISES, LLC Total:		517.30
Vendor: 10483 - PANHANDLE AUTOMOTIVE GROUP LLC		
Fund: 213 - CEMETERY		
EQUIPMENT	EQUIPMENT	15,340.00
Fund 213 - CEMETERY Total:		15,340.00
Vendor 10483 - PANHANDLE AUTOMOTIVE GROUP LLC Total:		15,340.00
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC		
Fund: 641 - WATER		
SAMPLES	SAMPLES	120.00
Fund 641 - WATER Total:		120.00
Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:		120.00
Vendor: 00314 - PANHANDLE GEOTECHNICAL & ENVIRONMENTAL INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	1,804.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,804.00
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	1,804.00
Fund 631 - WASTEWATER Total:		1,804.00
Vendor 00314 - PANHANDLE GEOTECHNICAL & ENVIRONMENTAL INC Total:		3,608.00
Vendor: 00017 - PANHANDLE HUMANE SOCIETY		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	6,117.05
Fund 111 - GENERAL Total:		6,117.05
Vendor 00017 - PANHANDLE HUMANE SOCIETY Total:		6,117.05
Vendor: 10342 - PETERSON JUSTUS		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	280.00
Fund 111 - GENERAL Total:		280.00
Vendor 10342 - PETERSON JUSTUS Total:		280.00
Vendor: 01276 - PLATTE VALLEY BANK		
Fund: 713 - CASH & INVESTMENT POOL		
HEALTH SAVINGS ACCOUNT	HSA EE PAYABLE	10,649.80
HEALTH SAVINGS ACCOUNT	YMCA PAY ER	6,465.00
Fund 713 - CASH & INVESTMENT POOL Total:		17,114.80
Vendor 01276 - PLATTE VALLEY BANK Total:		17,114.80
Vendor: 07838 - QUADIENT LEASING USA INC		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	429.35
Fund 111 - GENERAL Total:		429.35
Vendor 07838 - QUADIENT LEASING USA INC Total:		429.35
Vendor: 00266 - QUILL CORPORATION		
Fund: 111 - GENERAL		
DEPT SUPP ADM	DEPARTMENT SUPPLIES	27.01

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Description (Payable)	Account Name	Amount
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	246.59
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	20.65
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	290.33
DEPT SUPP ADM	DEPARTMENT SUPPLIES	248.89
DEPT SUPP ADM	DEPARTMENT SUPPLIES	59.84
Fund 111 - GENERAL Total:		893.31
Vendor 00266 - QUILL CORPORATION Total:		893.31
Vendor: 04089 - REGIONAL CARE INC		
Fund: 812 - HEALTH INSURANCE		
CLAIMS	CLAIMS EXPENSE	56,260.47
FLEX FUNDING	FLEXIBLE BENFT EXPENSES	200.79
Fund 812 - HEALTH INSURANCE Total:		56,461.26
Vendor 04089 - REGIONAL CARE INC Total:		56,461.26
Vendor: 03067 - RICHARD CELLI		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	588.45
Fund 111 - GENERAL Total:		588.45
Vendor 03067 - RICHARD CELLI Total:		588.45
Vendor: 09564 - ROCKSTEP SCOTTSBLUFF LLC		
Fund: 215 - SPECIAL PROJECTS		
RBOT TAX	CONTRACTUAL SERVICES	177,986.81
Fund 215 - SPECIAL PROJECTS Total:		177,986.81
Vendor 09564 - ROCKSTEP SCOTTSBLUFF LLC Total:		177,986.81
Vendor: 10235 - RUSSEL'S AUTOMOTIVE		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	47.15
VEH MAINT-PD	VEHICLE MAINTENANCE	45.59
VEH MAINT-PD	VEHICLE MAINTENANCE	47.15
Fund 111 - GENERAL Total:		139.89
Vendor 10235 - RUSSEL'S AUTOMOTIVE Total:		139.89
Vendor: 00026 - S M E C		
Fund: 713 - CASH & INVESTMENT POOL		
EMPLOYEE DEDUCTION	SMEC EE PAYABLE	83.50
Fund 713 - CASH & INVESTMENT POOL Total:		83.50
Vendor 00026 - S M E C Total:		83.50
Vendor: 10661 - SALAZAR JASON		
Fund: 111 - GENERAL		
EVID CASH-PD	MISCELLANEOUS	7.00
Fund 111 - GENERAL Total:		7.00
Vendor 10661 - SALAZAR JASON Total:		7.00
Vendor: 10658 - SAM & LOUIS ITALIAN RESTAURANT		
Fund: 111 - GENERAL		
OVERPAYMENT LIQ LIC	LIQUOR LICENSE PAYABLE	250.00
OVERPAYMENT LIQ LIC	OTHER OCCUPATION TAX	500.00
OVERPAYMENT LIQ LIC	REFUND MISCELLANEOUS	5.00
Fund 111 - GENERAL Total:		755.00
Vendor 10658 - SAM & LOUIS ITALIAN RESTAURANT Total:		755.00
Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454		
Fund: 713 - CASH & INVESTMENT POOL		
FIRE EE DUES	FIRE UNION DUES EE PAY	300.00
Fund 713 - CASH & INVESTMENT POOL Total:		300.00
Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total:		300.00

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Description (Payable)	Account Name	Amount
Vendor: 08615 - SCOTTS BLUFF COUNTY		
Fund: 111 - GENERAL		
COMMUNICATIONS INTER-LO...	CONTRACTUAL SERVICES	6,345.14
Fund 111 - GENERAL Total:		6,345.14
Fund: 212 - STREETS		
COMMUNICATIONS INTER-LO...	CONTRACTUAL SERVICES	9,870.22
Fund 212 - STREETS Total:		9,870.22
Fund: 218 - PUBLIC SAFETY		
COMMUNICATIONS INTER-LO...	CONTRACTUAL SERVICES	75,122.86
COMMUNICATIONS INTER-LO...	CONTRACTUAL SERVICES	84,795.66
Fund 218 - PUBLIC SAFETY Total:		159,918.52
Fund: 621 - ENVIRONMENTAL SERVICES		
COMMUNICATIONS INTER-LO...	CONTRACTUAL SERVICES	7,755.19
Fund 621 - ENVIRONMENTAL SERVICES Total:		7,755.19
Fund: 631 - WASTEWATER		
COMMUNICATIONS INTER-LO...	CONTRACTUAL SERVICES	6,697.65
Fund 631 - WASTEWATER Total:		6,697.65
Fund: 641 - WATER		
COMMUNICATIONS INTER-LO...	CONTRACTUAL SERVICES	4,582.60
Fund 641 - WATER Total:		4,582.60
Vendor 08615 - SCOTTS BLUFF COUNTY Total:		195,169.32
Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION		
Fund: 713 - CASH & INVESTMENT POOL		
POLICE EE DUES	POL UNION DUES EE PAY	936.00
Fund 713 - CASH & INVESTMENT POOL Total:		936.00
Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:		936.00
Vendor: 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC		
Fund: 641 - WATER		
UNIFORM & CLOTHING	UNIFORMS & CLOTHING	255.73
Fund 641 - WATER Total:		255.73
Vendor 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC Total:		255.73
Vendor: 00786 - SHERWIN WILLIAMS		
Fund: 212 - STREETS		
NEW WALK BEHIND PAINT G...	EQUIPMENT	13,820.00
Fund 212 - STREETS Total:		13,820.00
Vendor 00786 - SHERWIN WILLIAMS Total:		13,820.00
Vendor: 09663 - SOUNDSLEEPER SECURITY INC.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	14.95
Fund 111 - GENERAL Total:		14.95
Vendor 09663 - SOUNDSLEEPER SECURITY INC. Total:		14.95
Vendor: 00054 - STATE HEALTH LAB		
Fund: 641 - WATER		
SAMPLES	SAMPLES	140.00
Fund 641 - WATER Total:		140.00
Vendor 00054 - STATE HEALTH LAB Total:		140.00
Vendor: 01235 - STATE OF NE.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	840.00
Fund 111 - GENERAL Total:		840.00
Vendor 01235 - STATE OF NE. Total:		840.00

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Description (Payable)	Account Name	Amount
Vendor: 10449 - STEPHENS TAYLOR		
Fund: 721 - GIS SERVICES		
GIS/LIS Conference- Reim	SCHOOL & CONFERENCE	141.00
Fund 721 - GIS SERVICES Total:		141.00
Vendor 10449 - STEPHENS TAYLOR Total:		141.00
Vendor: 00677 - TERRY D SCOTT		
Fund: 111 - GENERAL		
VEH MAINT PARK	VEHICLE MAINTENANCE	180.00
VEH MAINT PARK	VEHICLE MAINTENANCE	659.61
Fund 111 - GENERAL Total:		839.61
Vendor 00677 - TERRY D SCOTT Total:		839.61
Vendor: 01325 - THE PEAVEY CORP		
Fund: 111 - GENERAL		
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	82.11
Fund 111 - GENERAL Total:		82.11
Vendor 01325 - THE PEAVEY CORP Total:		82.11
Vendor: 09865 - UNION BANK & TRUST		
Fund: 111 - GENERAL		
DEFFERRED COMP PLAN 3-31-...	CONTRACTUAL SERVICES	168.00
FIREFIGHTERS PENSION PLAN...	CONTRACTUAL SERVICES	632.01
GENERAL CITY EMPLOYEE PEN...	CONTRACTUAL SERVICES	1,064.01
POLICE OFFICERS PENSION PL...	CONTRACTUAL SERVICES	734.01
Fund 111 - GENERAL Total:		2,598.03
Fund: 713 - CASH & INVESTMENT POOL		
RETIREMENT	REGULAR RETIRE EE PAY	10,389.06
RETIREMENT	REGULAR RETIRE EE PAY	11,166.63
RETIREMENT	DEFERRED COMP EE PAY	1,450.00
RETIREMENT	DEFERRED COMP EE PAY	623.81
RETIREMENT	DEFERRED COMP EE PAY	1,462.00
RETIREMENT	RETIRE FIRE EE PAYABLE	4,078.06
RETIREMENT	RETIRE FIRE EE PAYABLE	5,724.60
RETIREMENT	RETIRE POLICE EE PAY	7,485.40
RETIREMENT	RETIRE POLICE EE PAY	6,900.02
Fund 713 - CASH & INVESTMENT POOL Total:		49,279.58
Vendor 09865 - UNION BANK & TRUST Total:		51,877.61
Vendor: 08828 - US BANK		
Fund: 111 - GENERAL		
DEPT. SUPPLIES-DS/ADM	DEPARTMENT SUPPLIES	34.95
DEPT. SUPPLIES-DS/ADM	DEPARTMENT SUPPLIES	16.99
HOTEL ROOM - PERALES ICC ...	SCHOOL & CONFERENCE	76.03
Bldg. Main.	BUILDING MAINTENANCE	40.73
DEPT SUPP ADM	DEPARTMENT SUPPLIES	17.00
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	53.30
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	59.97
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	9.08
MEDICAL SUPPLIES- I/O NEED...	DEPARTMENT SUPPLIES	282.58
Dep. Sup.	DEPARTMENT SUPPLIES	58.27
Dep. Sup.	DEPARTMENT SUPPLIES	128.92
GASOLINE-PD	GASOLINE	25.77
FIRE ON THE PLAINS REGISTR...	SCHOOL & CONFERENCE	110.00
Coll.	COLLECTIONS	43.58
Coll.	COLLECTIONS	726.92
Coll.	COLLECTIONS	938.26
DEPT SUPP PARK	DEPARTMENT SUPPLIES	85.99
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	38.44
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	58.06
GASOLINE-PD	GASOLINE	34.19

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Description (Payable)	Account Name	Amount
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	760.12
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	52.55
Coll.	COLLECTIONS	19.98
BUSINESS CARDS - FPO PERAL...	DEPARTMENT SUPPLIES	21.99
Prgmg.	PROGRAMMING	96.34
Dep. Sup.	DEPARTMENT SUPPLIES	51.06
POSTAGE-PD	POSTAGE	40.45
SWIFTWATER FINS	DEPARTMENT SUPPLIES	64.19
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	288.87
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	40.38
DEPT SUPP ADM	DEPARTMENT SUPPLIES	63.17
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	40.96
DEPT. SUPPLIES-ADM	DEPARTMENT SUPPLIES	5.93
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	372.00
DEPT SUPP ADM	DEPARTMENT SUPPLIES	144.86
NEWSPAPER SUBSCRIPTION- ...	SUBSCRIPTIONS	29.46
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	75.29
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	63.33
OFFICE SUPP.- CHAIR CAMI	STRUCTURES	134.98
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	54.51
GASOLINE-PD	GASOLINE	37.86
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	57.77
Coll.	COLLECTIONS	267.68
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	61.98
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	64.00
HOTEL FOR FIRE SCHOOL - RO...	SCHOOL & CONFERENCE	585.30
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	40.00
Special Events-REC	SPECIAL EVENTS	27.99
Department Supplies-REC	DEPARTMENT SUPPLIES	336.98
SCHOOL & CONF HR	SCHOOL & CONFERENCE	125.00
VEH MAINT-PD	VEHICLE MAINTENANCE	9.75
Special Events-REC	SPECIAL EVENTS	150.00
DEPT SUPP ADM	DEPARTMENT SUPPLIES	64.98
BLDG MAINT-PD	BUILDING MAINTENANCE	59.72
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	46.96
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	69.53
RETURN DAMAGED ITEM REF...	DEPARTMENT SUPPLIES	-64.95
RETURN ITEM REFUND - SWIF...	DEPARTMENT SUPPLIES	-64.19
Fund 111 - GENERAL Total:		7,135.81
Fund: 212 - STREETS		
SUPP - OFFICE CHAIR FOR NE...	DEPARTMENT SUPPLIES	129.99
SUPP - BUFF DEFENSE	DEPARTMENT SUPPLIES	146.94
SUPP - T. TISSUE	DEPARTMENT SUPPLIES	19.99
POSTAGE TO MAIL PKG. TO L...	POSTAGE	20.46
SUPP - FILM - PAPER CRAFTS	DEPARTMENT SUPPLIES	5.49
Fund 212 - STREETS Total:		322.87
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	54.99
DEPT SUPP CEM	DEPARTMENT SUPPLIES	131.89
Fund 213 - CEMETERY Total:		186.88
Fund: 215 - SPECIAL PROJECTS		
SPECIAL PROJECT	CONTRACTUAL SERVICES	695.45
K9 SUPPLIES-PD	DEPARTMENT SUPPLIES	68.31
Fund 215 - SPECIAL PROJECTS Total:		763.76
Fund: 218 - PUBLIC SAFETY		
#1-CIP-EOC EQUIP-PD	EQUIPMENT	76.29
#1-CIP-EOC EQUIP-PD	EQUIPMENT	76.29
#1-CIP-EOC EQUIP-PD	EQUIPMENT	31.35

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Description (Payable)	Account Name	Amount
#1-CIP-EOC EQUIP-PD	EQUIPMENT	31.34
Fund 218 - PUBLIC SAFETY Total:		215.27
Fund: 224 - ECONOMIC DEVELOPMENT		
SCHOOL & CONF ED	SCHOOL & CONFERENCE	32.68
SCHOOL & CONF ED	SCHOOL & CONFERENCE	12.84
SCHOOL & CONF ED	SCHOOL & CONFERENCE	6.56
SCHOOL & CONF ED	SCHOOL & CONFERENCE	12.27
SCHOOL & CONF ED	SCHOOL & CONFERENCE	4.10
SCHOOL & CONF ED	SCHOOL & CONFERENCE	8.78
SCHOOL & CONF ED	SCHOOL & CONFERENCE	11.06
SCHOOL & CONF ED	SCHOOL & CONFERENCE	1,298.08
Fund 224 - ECONOMIC DEVELOPMENT Total:		1,386.37
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	73.99
Fund 621 - ENVIRONMENTAL SERVICES Total:		73.99
Fund: 641 - WATER		
ELECTRIC POWER	ELECTRIC POWER	1,738.11
SCHOOLS & CONF	SCHOOL & CONFERENCE	975.00
DEPT SUP	DEPARTMENT SUPPLIES	28.34
CONTRACTUAL SVC	CONTRACTUAL SERVICES	19.63
DEPT SUP	DEPARTMENT SUPPLIES	39.69
POSTAGE	POSTAGE	120.72
Fund 641 - WATER Total:		2,921.49
Fund: 721 - GIS SERVICES		
TSTEPHENS-FUEL-TRAINING	SCHOOL & CONFERENCE	43.20
TSTEPHENS-FUEL-TRAINING	SCHOOL & CONFERENCE	35.80
Fund 721 - GIS SERVICES Total:		79.00
Vendor 08828 - US BANK Total:		13,085.44
Vendor: 00022 - WALMART		
Fund: 111 - GENERAL		
Prgmg.	PROGRAMMING	35.72
LAUNDRY DETERGENT	DEPARTMENT SUPPLIES	33.93
Prgmg.	PROGRAMMING	146.56
DEPT SUPP ADM	DEPARTMENT SUPPLIES	507.88
DEPT SUPP ADM	DEPARTMENT SUPPLIES	29.88
DEPT. SUPPLIES-DS/ADM	DEPARTMENT SUPPLIES	105.65
DEPT. SUPPLIES-DS/ADM	DEPARTMENT SUPPLIES	43.07
LAUNDRY DRYER SHEETS	DEPARTMENT SUPPLIES	14.31
Fund 111 - GENERAL Total:		917.00
Vendor 00022 - WALMART Total:		917.00
Vendor: 06089 - WESTERN COOPERATIVE COMPANY		
Fund: 621 - ENVIRONMENTAL SERVICES		
Other Fuel-SAN	OTHER FUEL	97.90
Other Fuel-SAN	OTHER FUEL	41.48
Fund 621 - ENVIRONMENTAL SERVICES Total:		139.38
Vendor 06089 - WESTERN COOPERATIVE COMPANY Total:		139.38
Vendor: 10660 - WORTHMAN JON		
Fund: 111 - GENERAL		
EVID CASH-PD	MISCELLANEOUS	100.00
Fund 111 - GENERAL Total:		100.00
Vendor 10660 - WORTHMAN JON Total:		100.00
Vendor: 03709 - WYOMING CHILD SUPPORT ENFORCEMENT		
Fund: 713 - CASH & INVESTMENT POOL		
CHILD SUPPORT	CHILD SUPPORT EE PAY	738.08
Fund 713 - CASH & INVESTMENT POOL Total:		738.08
Vendor 03709 - WYOMING CHILD SUPPORT ENFORCEMENT Total:		738.08

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Description (Payable)	Account Name	Amount
Vendor: 10659 - ZERO9 SOLUTIONS LTD		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	22.50
Fund 111 - GENERAL Total:		22.50
Vendor 10659 - ZERO9 SOLUTIONS LTD Total:		22.50
Vendor: 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	24.00
DEPT SUPP PARK	DEPARTMENT SUPPLIES	16.00
DEPT SUPP PARK	DEPARTMENT SUPPLIES	19.18
DEPT SUPP PARK	DEPARTMENT SUPPLIES	20.78
GROUND MAINT PARK	GROUNDS MAINTENANCE	14.99
Fund 111 - GENERAL Total:		94.95
Fund: 212 - STREETS		
SUPP - HEM FIR 2 X 6	DEPARTMENT SUPPLIES	167.04
Fund 212 - STREETS Total:		167.04
Vendor 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT Total:		261.99
Grand Total:		862,559.90

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	54,748.20	0.00
212 - STREETS	54,019.29	0.00
213 - CEMETERY	15,818.21	0.00
215 - SPECIAL PROJECTS	180,669.57	0.00
218 - PUBLIC SAFETY	249,127.79	0.00
224 - ECONOMIC DEVELOPMENT	12,886.49	0.00
621 - ENVIRONMENTAL SERVICES	27,378.84	0.00
631 - WASTEWATER	36,980.24	0.00
641 - WATER	28,122.99	0.00
661 - STORMWATER	0.47	0.00
713 - CASH & INVESTMENT POOL	146,126.08	146,126.08
721 - GIS SERVICES	220.47	0.00
812 - HEALTH INSURANCE	56,461.26	56,461.26
Grand Total:	862,559.90	202,587.34

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-21216	LIQUOR LICENSE PAYABLE	350.00	0.00
111-41116-000	OTHER OCCUPATION TAX	700.00	0.00
111-49121-115	REFUND MISCELLANEOUS	10.00	0.00
111-52111-111	DEPARTMENT SUPPLIES	1,369.23	0.00
111-52111-121	DEPARTMENT SUPPLIES	875.16	0.00
111-52111-141	DEPARTMENT SUPPLIES	327.85	0.00
111-52111-142	DEPARTMENT SUPPLIES	1,768.82	0.00
111-52111-151	DEPARTMENT SUPPLIES	491.24	0.00
111-52111-171	DEPARTMENT SUPPLIES	2,100.19	0.00
111-52111-172	DEPARTMENT SUPPLIES	1,638.90	0.00
111-52134-172	SPECIAL EVENTS	177.99	0.00
111-52163-142	INVESTIGATIVE EXPENSES	134.66	0.00
111-52222-151	COLLECTIONS	1,996.42	0.00
111-52223-151	PROGRAMMING	278.62	0.00
111-52225-112	SUBSCRIPTIONS	29.46	0.00
111-52225-151	SUBSCRIPTIONS	825.00	0.00
111-52411-142	POSTAGE	40.45	0.00
111-52511-142	GASOLINE	97.82	0.00
111-52999-142	MISCELLANEOUS	107.00	0.00
111-52999-171	MISCELLANEOUS	50.09	0.00
111-53111-112	CONTRACTUAL SERVICES	1,232.01	0.00
111-53111-121	CONTRACTUAL SERVICES	836.25	0.00
111-53111-141	CONTRACTUAL SERVICES	632.01	0.00
111-53111-142	CONTRACTUAL SERVICES	7,905.83	0.00
111-53111-151	CONTRACTUAL SERVICES	443.04	0.00
111-53111-171	CONTRACTUAL SERVICES	7,895.14	0.00
111-53111-172	CONTRACTUAL SERVICES	1,700.00	0.00
111-53121-142	CONSULTING SERVICES	35.00	0.00
111-53311-111	AUDIT	10,146.75	0.00
111-53421-141	BUILDING MAINTENANCE	16.45	0.00
111-53421-142	BUILDING MAINTENANCE	76.17	0.00
111-53421-151	BUILDING MAINTENANCE	40.73	0.00
111-53441-111	EQUIPMENT MAINTENA...	262.28	0.00
111-53441-142	EQUIPMENT MAINTENA...	22.50	0.00
111-53441-171	EQUIPMENT MAINTENA...	1,368.01	0.00
111-53451-141	VEHICLE MAINTENANCE	-32.79	0.00
111-53451-142	VEHICLE MAINTENANCE	149.64	0.00
111-53451-171	VEHICLE MAINTENANCE	1,356.91	0.00
111-53471-171	GROUND MAINTENAN...	1,372.11	0.00
111-53521-111	HEATING FUEL	281.17	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53521-141	HEATING FUEL	205.90	0.00
111-53521-142	HEATING FUEL	280.65	0.00
111-53521-151	HEATING FUEL	224.08	0.00
111-53521-171	HEATING FUEL	273.39	0.00
111-53521-172	HEATING FUEL	112.29	0.00
111-53561-111	PHONE & INTERNET	3.29	0.00
111-53561-112	PHONE & INTERNET	0.94	0.00
111-53561-114	PHONE & INTERNET	0.47	0.00
111-53561-115	PHONE & INTERNET	0.47	0.00
111-53561-121	PHONE & INTERNET	2.35	0.00
111-53561-141	PHONE & INTERNET	3.29	0.00
111-53561-142	PHONE & INTERNET	1,499.96	0.00
111-53561-151	PHONE & INTERNET	5.64	0.00
111-53561-171	PHONE & INTERNET	2.35	0.00
111-53561-172	PHONE & INTERNET	2.35	0.00
111-53571-141	CELLULAR PHONE	279.74	0.00
111-53571-171	CELLULAR PHONE	42.94	0.00
111-53631-111	RENT-MACHINES	50.00	0.00
111-53631-142	RENT-MACHINES	15.00	0.00
111-53631-171	RENT-MACHINES	50.00	0.00
111-53711-112	SCHOOL & CONFERENCE	125.00	0.00
111-53711-141	SCHOOL & CONFERENCE	771.33	0.00
111-53711-142	SCHOOL & CONFERENCE	1,553.68	0.00
111-54311-111	STRUCTURES	134.98	0.00
212-52111-212	DEPARTMENT SUPPLIES	4,913.86	0.00
212-52171-212	STREET REPAIR SUPPLIES	11,500.00	0.00
212-52411-212	POSTAGE	20.46	0.00
212-52531-212	OIL & ANTIFREEZE	752.06	0.00
212-53111-212	CONTRACTUAL SERVICES	9,870.22	0.00
212-53311-212	AUDIT	11,499.65	0.00
212-53431-212	ELECTRICAL MAINTENA...	516.00	0.00
212-53521-212	HEATING FUEL	1,005.46	0.00
212-53561-212	PHONE & INTERNET	6.58	0.00
212-53711-212	SCHOOL & CONFERENCE	115.00	0.00
212-54411-212	EQUIPMENT	13,820.00	0.00
213-52111-213	DEPARTMENT SUPPLIES	434.33	0.00
213-53561-213	PHONE & INTERNET	43.88	0.00
213-54411-213	EQUIPMENT	15,340.00	0.00
215-52111-142	DEPARTMENT SUPPLIES	68.31	0.00
215-52931-111	INSURED REPAIRS/REPL...	332.50	0.00
215-53111-111	CONTRACTUAL SERVICES	177,986.81	0.00
215-53111-171	CONTRACTUAL SERVICES	695.45	0.00
215-54991-113	GRANT EXPENSE	1,586.50	0.00
218-53111-141	CONTRACTUAL SERVICES	75,122.86	0.00
218-53111-142	CONTRACTUAL SERVICES	84,795.66	0.00
218-54411-141	EQUIPMENT	107.64	0.00
218-54411-142	EQUIPMENT	89,101.63	0.00
224-53311-111	AUDIT	11,499.65	0.00
224-53561-113	PHONE & INTERNET	0.47	0.00
224-53711-113	SCHOOL & CONFERENCE	1,386.37	0.00
621-52111-621	DEPARTMENT SUPPLIES	4,115.08	0.00
621-52521-621	OTHER FUEL	139.38	0.00
621-53111-621	CONTRACTUAL SERVICES	10,922.38	0.00
621-53311-621	AUDIT	11,499.65	0.00
621-53451-621	VEHICLE MAINTENANCE	298.19	0.00
621-53521-621	HEATING FUEL	402.27	0.00
621-53561-621	PHONE & INTERNET	1.89	0.00
631-52111-631	DEPARTMENT SUPPLIES	3,792.60	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
631-53111-631	CONTRACTUAL SERVICES	8,501.65	0.00
631-53311-631	AUDIT	11,499.65	0.00
631-53441-631	EQUIPMENT MAINTENA...	596.98	0.00
631-53531-631	ELECTRIC POWER	12,587.47	0.00
631-53561-631	PHONE & INTERNET	1.89	0.00
641-52111-641	DEPARTMENT SUPPLIES	1,123.36	0.00
641-52117-641	SAMPLES	506.00	0.00
641-52181-641	UNIFORMS & CLOTHING	255.73	0.00
641-52411-641	POSTAGE	216.82	0.00
641-53111-641	CONTRACTUAL SERVICES	4,602.23	0.00
641-53311-641	AUDIT	11,499.65	0.00
641-53521-641	HEATING FUEL	181.56	0.00
641-53531-641	ELECTRIC POWER	8,760.75	0.00
641-53561-641	PHONE & INTERNET	1.89	0.00
641-53711-641	SCHOOL & CONFERENCE	975.00	0.00
661-53561-661	PHONE & INTERNET	0.47	0.00
713-21512	MEDICARE W/H EE PAY...	9,834.22	9,834.22
713-21513	FICA W/H EE PAYABLE	36,926.06	36,926.06
713-21514	FED W/H EE PAYABLE	29,083.44	29,083.44
713-21517	POL UNION DUES EE PAY	936.00	936.00
713-21518	FIRE UNION DUES EE PAY	300.00	300.00
713-21524	SMEC EE PAYABLE	83.50	83.50
713-21527	WAGE ATTACHMENT EE ...	225.53	225.53
713-21528	REGULAR RETIRE EE PAY	21,555.69	21,555.69
713-21529	DEFERRED COMP EE PAY	3,535.81	3,535.81
713-21531	RETIRE FIRE EE PAYABLE	9,802.66	9,802.66
713-21533	RETIRE POLICE EE PAY	14,385.42	14,385.42
713-21539	CHILD SUPPORT EE PAY	2,342.95	2,342.95
713-21541	HSA EE PAYABLE	10,649.80	10,649.80
713-21740	YMCA PAY ER	6,465.00	6,465.00
721-53561-721	PHONE & INTERNET	0.47	0.00
721-53711-721	SCHOOL & CONFERENCE	220.00	0.00
812-53862-112	CLAIMS EXPENSE	56,260.47	56,260.47
812-53863-112	FLEXIBLE BENFT EXPENS...	200.79	200.79
Grand Total:		862,559.90	202,587.34

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	682,478.31	202,587.34
1420152999142	107.00	0.00
2122152111	68.31	0.00
21552931111	332.50	0.00
40001-53111	177,986.81	0.00
5001054991	1,586.50	0.00
6002053561	0.47	0.00
Grand Total:	862,559.90	202,587.34

UTILITY REFUNDS 5-5-25

Account #	Contact	Service Address	Refund Amount
<u>050-0925-03</u>	CARLY BLACK	1711 9TH AVE SCOTTSBLUFF NE 69361	2.6
<u>050-5296-15</u>	KIMBERLY MASON	1620 10TH AVE SCOTTSBLUFF NE 69361	67.99
<u>070-5673-02</u>	FRED KRIEG	1917 CHEYENNE DR SCOTTSBLUFF NE 69361	66.98
3			\$137.57

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 9.a

Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Rezone of Part of Lot 1, Tax Lot 13 and Accreted Lands in Section 27, Township 22 North, Range 55 West of the 6th P.M., commonly identified as 1902 W. Overland Drive, from R-1A Single-Family Residential to C-3 Heavy Commercial.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 5/5/2025

AGENDA TITLE: Council to conduct a public hearing set for this date at 6:00 PM to consider the Rezone of Part of Lot 1, Tax Lot 13, and Accreted Lands in Section 27, Township 22 North, Range 55 West of the 6th PM, commonly identified as 1902 W. Overland Drive, from R-1A Single-Family Residential to C-3 Heavy Commercial

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: At the April 14 Planning Commission meeting, the Commission made a positive recommendation on approval of the rezone of 1902 W. Overland (6-0). While the Comprehensive Plan identifies the land as a residential future land use, Zoning Code and guidance from NDNR suggests commercial and industrial uses are more favorable in the floodplain compared to residential uses. Property owner, Travis Allen, is requesting the waiving of the three ordinance reading in order to continue improving the property.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive Recommendation on Approval by Planning Commission

Does this item require the expenditure of funds? yes x no
Are funds budgeted? yes x no

If no, comments: _____

Estimated Amount _____

Amount Budgeted _____

Department _____

Account Description _____

Approval of funds available _____

City Finance Director

EXHIBITS

Resolution ☐ Ordinance ☒ Contract ☐ Minutes ☐ Plan/Map ☐
Other (specify) _____

NOTIFICATION LIST: Yes ☐ No ☒ Further Instructions ☐
Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____

City Manager



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2025-6Z

Applicant Name Travis Allen Applicant Address 2801 18th Ave
Scottsbluff, Nebraska
Applicant Email allentravis1984@gmail.com Applicant Phone 3086729746

Contact Name Contact Address
Contact Email Contact Phone

Property Information

General Location/Address 1902 W OVERLAND DR
Legal Description PT LT 1 TL 13 & ACCR, UNPL LANDS, 27-22-55 (2.41)
Current Zoning District(s) R-1A
Proposed Zoning District: C-3 Heavy Commercial
Does the proposed zoning district abut the property: No
Total Area (square feet or acre): 2.41 acres

Required Information (\$25-15-2)

What is the reason for/intent of the rezone request?
Relocate tree removal business

Would the proposed zoning district provide a service required by the neighborhood and community?

Yes, it would replace residential land
with commercial land in the floodplain

Would the proposed zoning district be consistent with sound principles of land?
Yes

Describe how the proposed zoning district would not be injurious to neighboring properties and buildings?

There is industrial to the west and there will landscaped bufferyard along R properties.

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

No

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

The area is identified as residential in the comprehensive plan. However it is located in the floodplain.

Why should the rezone request be granted?

To allow the relocation of a business and to remove residential land from the floodplain.

Issued By

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: April 4, 2025 For Hearing of: April 14, 2025



I. GENERAL INFORMATION

- A. Applicant:** Travis Allen
2801 18th Avenue
Scottsbluff, NE 69361
- B. Property Owner:** Same as applicant
- C. Proposal:** Rezone property from R-1A Single-Family Residential to C-3 Heavy Commercial
- D. Legal Description:** Part of Lot 1 Tax Lot 13 & ACCR, 27-22-55
- E. Location:** 1902 W. Overland Drive
- F. Existing Zoning & Land Use:** R-1A Single-Family Residential & Vacant Land
- G. Size of Site:** Approximately 2.41 acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	A Agricultural	Farmland
East	Residential	R-1A Single-Family Residential	Acreage
South	Automotive Commercial	A Agricultural	Single-Family Dwelling/Vacant Commercial Building
West	Automotive Commercial	M-1 Light Manufacturing and Industrial	Concrete Plant

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential.
- B. Traffic & Access:**

1. Access to the property is via South Beltline Highway West to the south and W. Overland Drive to the north

C. Utilities:

1. A sewer main is located in the right-of-way of South Beltline Highway West
2. A water main is located in the right-of-way of West Overland Drive
3. Stormwater infrastructure is limited in this area.

IV. STAFF COMMENTS

- A. The rezone is the creation of a new C-3 District.
- B. Staff recommended the rezone to C-3 instead of the expansion of the existing M-1 zone.
- C. The C-3 zone will serve as a buffer between the more intensive M-1 zone and less intensive R-1A zone.
- D. The purpose of the rezone is to allow the owner to relocate his tree removal business to the site.
- E. Although the Comprehensive Plan identifies this area as Residential, City Staff recommend this rezone to C-3 Commercial for the following reasons:
 - a. The property is located in the floodplain and per ordinance, the City prefers commercial, agricultural, and industrial uses in the floodplain over residential uses.
- F. As the City considers Tax Lots as unplatted land, the property will need to be platted prior to future development.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The proposed rezone reduces the amount of residential land in the floodplain.
2. The rezone would not be injurious to adjacent properties as the lot will serve as a buffer between the M-1 and R-1A districts.
3. No special hazards or problems will be created from the rezone as the lot is adjacent to an industrial area.

B. Findings of Fact to Not Recommend Approval May Include:

1. The Comprehensive Plan future land use map identifies the land as Residential.
2. The rezone is the creation of a new C-3 district rather than an expansion of an existing district.

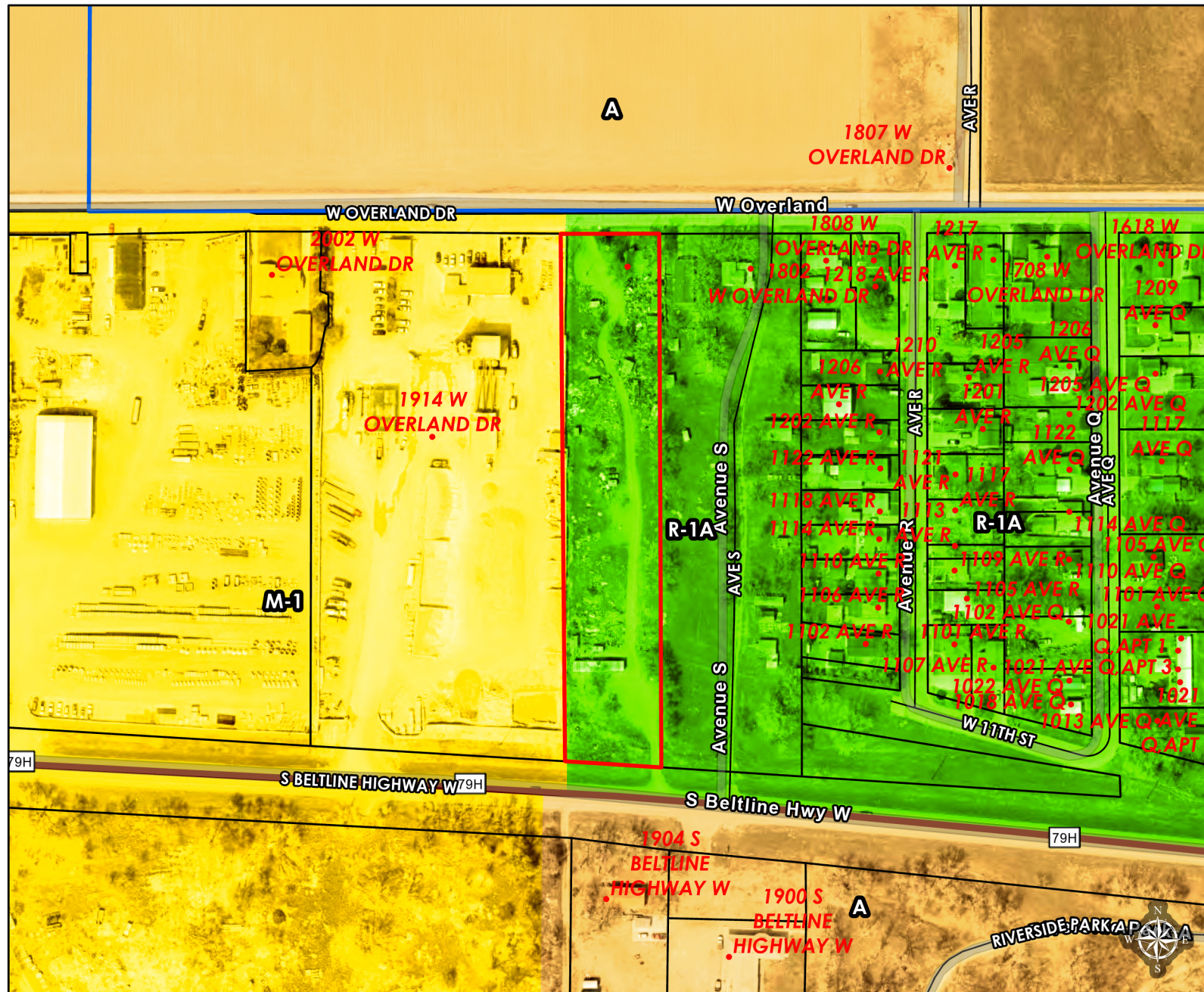
VI. STAFF RECOMMENDATION

- A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the Part of Lot 1 Tax Lot 13 & ACCR, 27-22-55, commonly identified as 1902 W. Overland by City Council.

1902 W Overland Rezone

Zone change from R-1A to C-3

Zoning Overview



- Property Location(s)
- Street Centerlines**
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning**
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home
- Parcels
- Corporate and ETJ Boundaries**
 - Scottsbluff Corporate Limits
 - Scottsbluff ETJ
 - Address

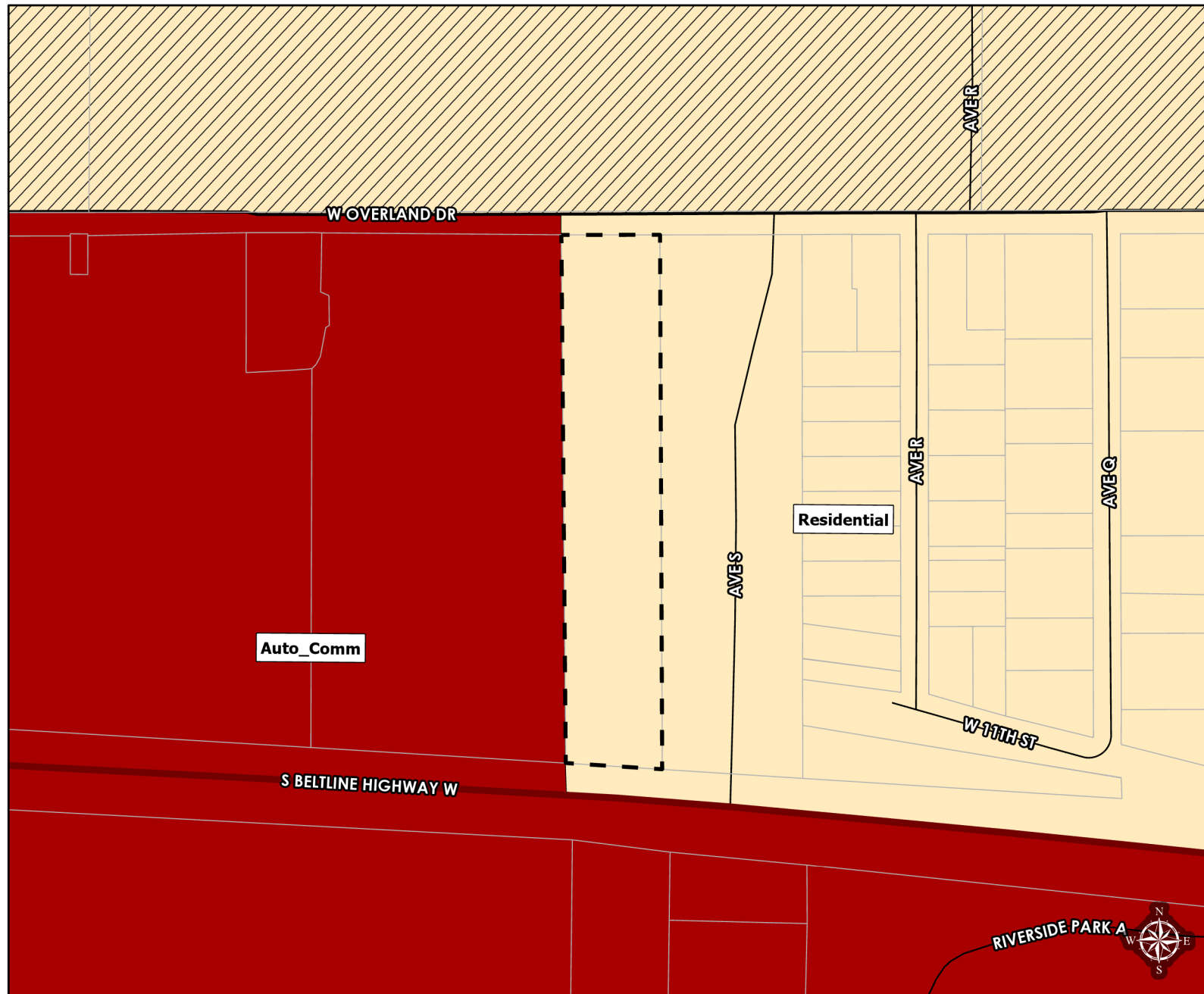
Taylor Stephens
City of Scottsbluff GIS
Created on 4/4/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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.

1902 W Overland Rezone

Zone change from R-1A to C-3

2016 Comp. Plan Future Land Use Overview



Proposed Changes

Parcel Boundaries

2016 Comp. Plan Land Use

Automobile Commercial

Avenue B and Hospital Campus

Central Business District

East Overland

Highway 26 Commercial

Northwest Commercial

Residential

Rural

Rural Residential

SE Industrial and Commercial

South Broadway

WNCC and Surrounding Area

Street Centerlines

Highway

Main Road

Residential/Rural

2016 Comp. Plan Development

LTD (10 - 20 yrs)

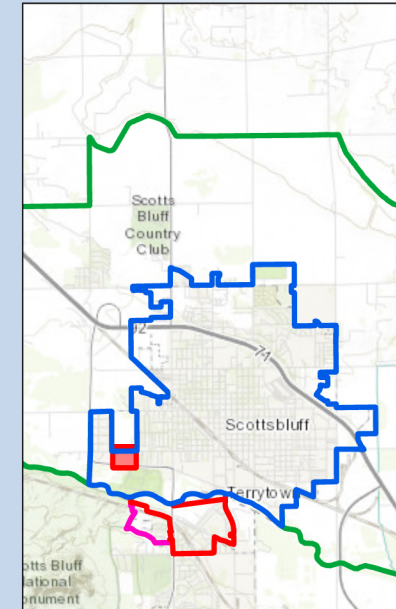
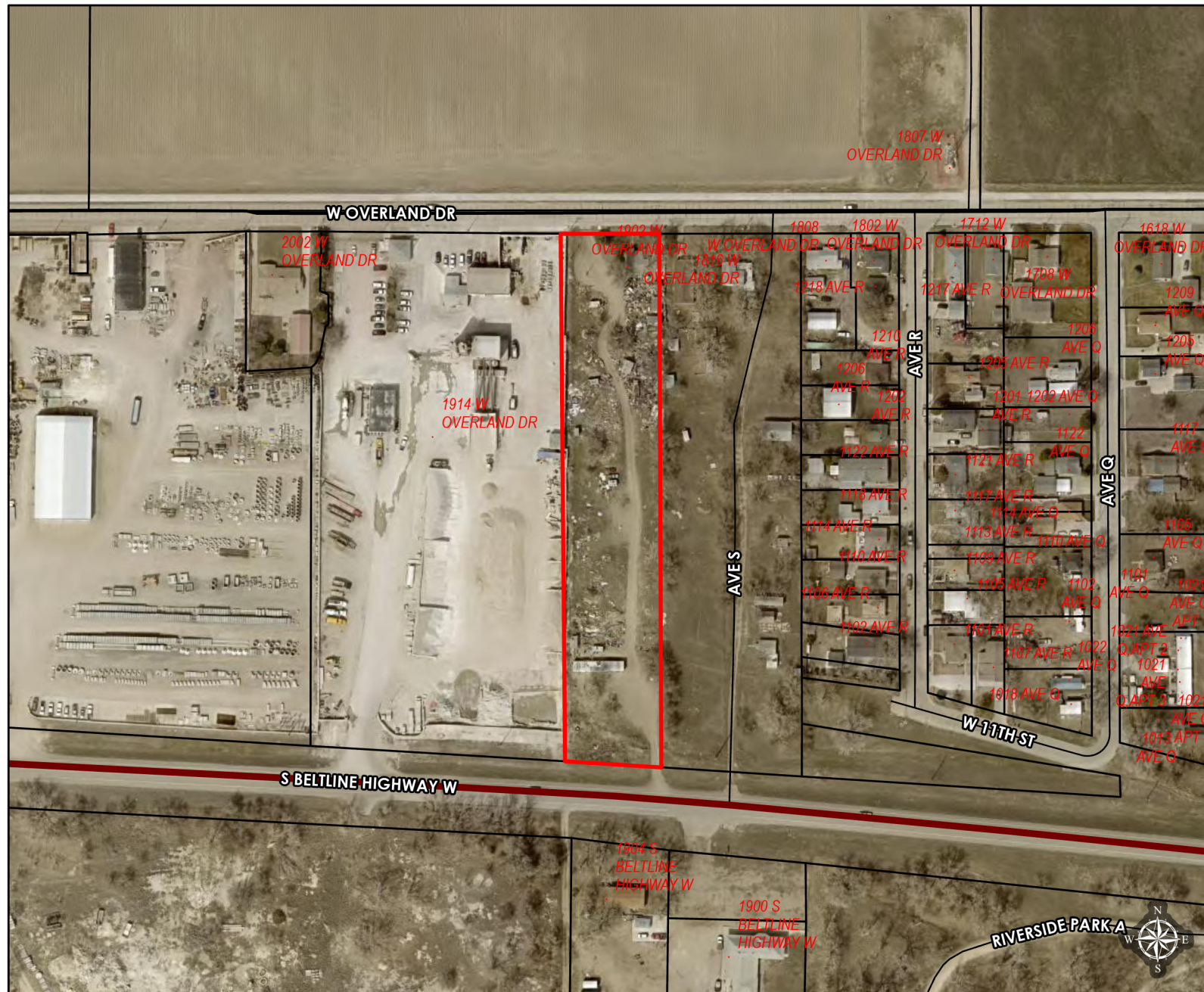
NTD (Less than 5 yrs)

STD (5 - 10 yrs)

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Created on 4/4/2025

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StatePlane Nebraska FIPS 2600 Feet
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Proposed Changes

Street Centerlines

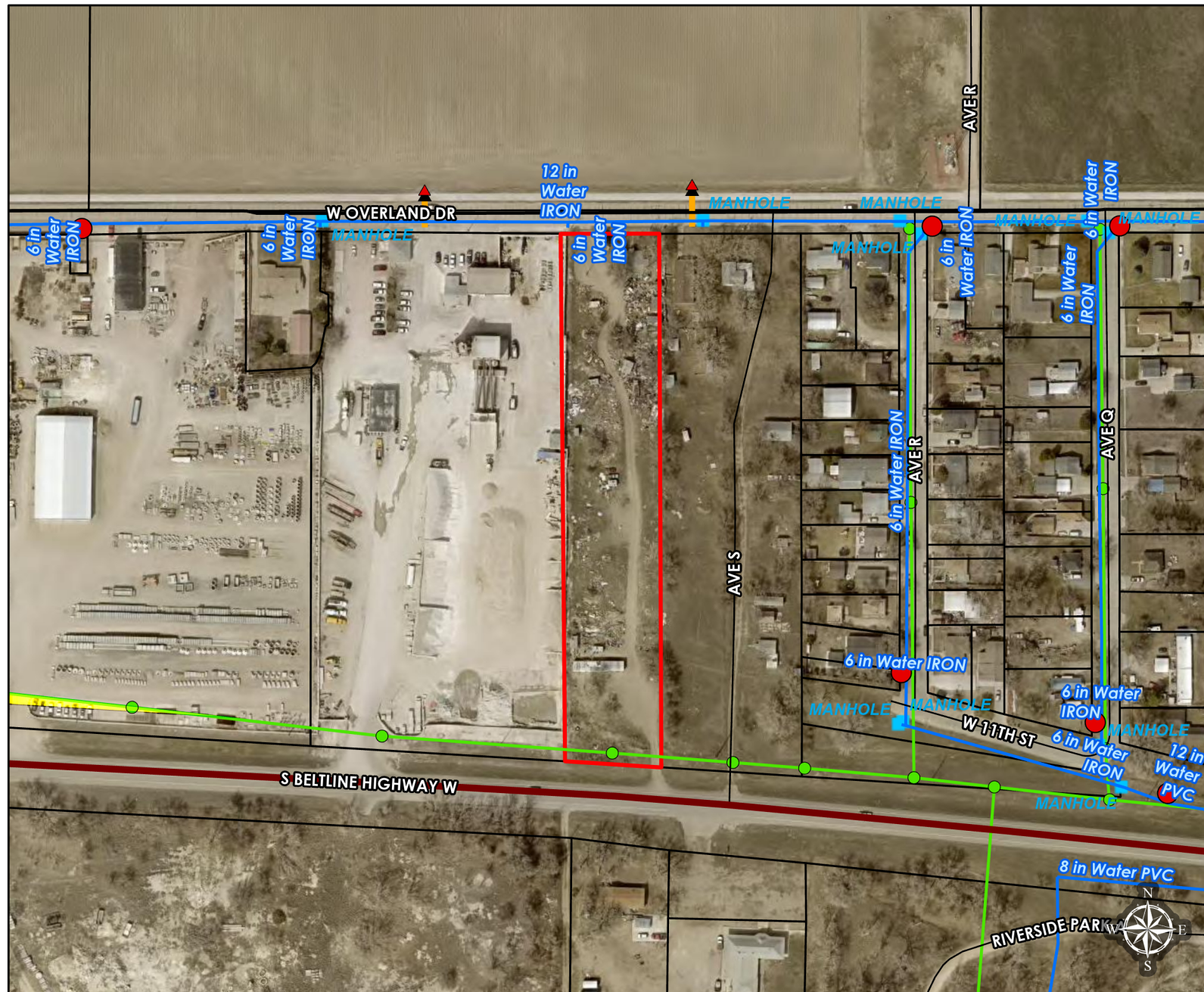
CLASS

-  Highway
-  Main Road
-  Residential/Rural
-  Parcels
-  Address

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City of Scottsbluff GIS
Created on 4/4/2025

Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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-  Highway
-  Main Road
-  Residential/Rural
-  Water Curbstop
-  Wastewater MH
-  Wastewater Lines
-  Outfall
-  Stormwater Inlet
-  Stormwater Manhole
-  Stormwater Arc
-  Concerning Parcel(s)
-  Parcels
-  Water_Lines
-  Easements

Taylor Stephens
City of Scottsbluff GIS
Created on 4/4/2025

Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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, May 5, 2025

Regular Meeting

Item 9.b

Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Rezone of Blocks 2 & 4, Whistle Creek Subdivision, commonly identified as a tract of land southeast of US Highway 26 and City Route, from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 5-5-25

AGENDA TITLE: Council to conduct a public hearing set for this date at 6:00 PM to consider the Rezone of Blocks 2 and 4, Whistle Creek Subdivision, commonly identified as a tract of land southeast of US Highway 26 and City Route from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: On April 14, the Planning Commission motioned for a negative recommendation on approval for the rezone of Blocks 2 and 4, Whistle Creek Subdivision from C-3 to M-1 because it is not in accordance with the comprehensive plan future land use map. The Commission voted 4 yeas-2 nays on the negative recommendation (4 against the rezone and 2 for the rezone). Per Commission Rules, a majority of the Planning Commission (5 members) is required to make a recommendation, therefore no action was formally taken. PHS Land and Cattle, property owner, is requesting the rezone on behalf of Simplot. Simplot has provided the City with information stating the property would be used for a fertilizer mixing and storage plant. The Comprehensive Plan is not aligned with the rezone as it identifies the land as Automobile Commercial (appropriate zones C-2, C-3, PBC, and R-4). Additionally, the Comprehensive Plan identifies beautification of the city's entryways and heavily trafficked community corridors as part of the City's Development Principles. An industrial use at this entryway does not align with this principle.

On May 2, 2025, PHS requested a withdrawal of the rezone request.

BOARD/COMMISSION/STAFF RECOMMENDATION: No action per PC Rules
4 yeas-2 nays on the negative recommendation (4 against the rezone and 2 for the rezone)

Does this item require the expenditure of funds? _____yes _____x____no
Are funds budgeted? _____yes _____x____no

If no, comments: _____

Estimated Amount _____

Amount Budgeted _____

Department _____

Account Description _____

Approval of funds available _____

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☒

Contract ☐

Minutes ☒

Plan/Map ☒

Rev: 12/14/ City Clerk

Other (specify)

Exhibit 1: Report from Development Services Department

- Planning Commission Agenda Packet Documents (April 14, 2025)
 - Application
 - PHS Land and Cattle Letter (property owner)
 - Staff Report
 - Property Maps
- Unapproved Minutes from April 14, 2025 Planning Commission Meeting
- Site Plan and Operational Statement from Simplot Grower Solutions
- Scottsbluff Code of Ordinance Sections
 - 25-2-46 Fertilizer Storage and Mixing Plant Definition
 - 25-3-16 M-1 Light Manufacturing and Industrial District

Exhibit 2: Email requesting withdrawal of rezone request from PHS Land and Cattle

NOTIFICATION LIST: Yes ☐ No ☒ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____
City Manager



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2025-9Z

Applicant Name	PHS Land and Cattle	Applicant Address	9920 US 385 Bridgeport, NE
Applicant Email	arainc@hotmail.com	Applicant Phone	308-225-2232
Contact Name		Contact Address	
Contact Email		Contact Phone	

Property Information

General Location/Address	City Route and Hwy 26
Legal Description	BLK 4, WHISTLE CREEK SUB
Current Zoning District(s)	C-3
Proposed Zoning District:	M-1
Does the proposed zoning district abut the property:	No
Total Area (square feet or acre):	23 acres

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?

Allow for fertilizer plant to be constructed in future

Would the proposed zoning district provide a service required by the neighborhood and community?

Yes

Would the proposed zoning district be consistent with sound principles of land?

Yes, it is adjacent to the railroad

Describe how the proposed zoning district would not be injurious to neighboring properties and

buildings?

Reputable industry

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

Property is located further out than current fertilizer plant

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

No, the area is proposed to be Automobile Commercial

Why should the rezone request be granted?

The rezone would benefit the economy of the area.

Issued By

To Whom it May Concern,

In Regards to the option of rezoning Block 2 and Block 4 of the Whistle Creek Subdivision.

We are requesting that this 22.52 acre plot be rezoned to allow for heavy commercial traffic along with a special permit for the storage of bulk fertilizer in both dry, and liquid form, as well as chemical storage.

We currently have an offer on this property from a well known, reputable company that provides services that are vitally important in an area that is heavily reliant on both agriculture, and agribusinesses to sustain our local economy!!

They have explored options around the area and decided this location would best suit their needs.

There are currently no options locally listed for sale that would meet their zoning requirements, so wherever they choose there will need to be property rezoned to accommodate them.

The company intends to build an entirely new, state of the art, multi-million dollar bulk fertilizer and chemical storage facility, Complete with office space, shop and trailer/ equipment storage areas.

The company has chosen this location due to the hiway access on both the north and west sides, as well as railroad access for bulk shipments to the south.

This location would move their current “in town” location from near the intersections of Avenue I and west 27th street to almost a half a mile OUT of town. This should greatly reduce the amount of heavy commercial traffic, wear and tear on the city streets, and congestion on one of the busier intersections in the Scottsbluff area.

I understand this may not fit with the proposed plan of development for this area, however, Walmart moved to their current location in 2002 followed by Home Depot in 2005. There are 56 acres between this property and the Walmart /Home Depot locations that could still fit the development plan. This 56 acres has been listed in one form or another consistently for 20 years, without there being any new development or activity in that time.

We have always operated on the principle that “the best time to sell anything is when you have a party interested in buying what you have. NOW is that time!! I for one would rather see a growing/ thriving state of the art facility as I came in to town as opposed to a bare field and weeds.

I believe that we need to stand behind any and all businesses and industries that are looking to develop in the Scottsbluff area. We should welcome the jobs they provide, the construction and development dollars they are willing to put in and the show of growth in the community.

Thank you for your consideration,

P.H.S. Land & Cattle llp.

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: April 7, 2025 For Hearing of: April 14, 2024



I. GENERAL INFORMATION

- A. Applicant:** PHS Land & Cattle LLP
10573 Road 94A
Bridgeport, NE 69336
- B. Property Owner:** Same as applicant
- C. Proposal:** Rezone Blocks 2 & 4, Whistle Creek Subdivision
- D. Legal Description:** Blocks 2 & 4, Whistle Creek Subdivision
- E. Location:** City Route and US Highway 26
- F. Existing Zoning & Land Use:** C-3 Heavy Commercial - Farmland
- G. Proposed Zoning & Land Use:** M-1 Light Manufacturing & Industrial – Fertilizer Mixing and Storage Plant
- H. Size of Site:** Approximately 22.52 acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Rural	C-3 Heavy Commercial	Farmland
East	Automobile Commercial	A Agricultural	Farmland
South	Rural	C-3 Heavy Commercial/ A Agricultural	Jane's Greenhouse, BNSF Railroad, Farmland
West	Automobile Commercial	C-3 Heavy Commercial	Truck and Trailer Dealership

B. Relevant History

1. Per the 2015 Plat, the owners and future grantees and owners agree to participate in and not object to the creation of any special improvement districts that may be subsequently created.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Automobile Commercial.

1. Appropriate zones for Automobile Commercial are:
 - i. C-2 Neighborhood and Retail Commercial
 - ii. C-3 Heavy Commercial
 - iii. PBC Planned Business Center
 - iv. R-4 Heavy Density Residential

B. Traffic & Access:

1. Access to the subdivision will be via City Route
2. Per the 2015 plat, the existing utility and access easements will become an alley when future platting and subdivision occurs.
3. Block 4 abuts Highway 26; however, it is anticipated no access would be granted by NDOT.

C. Utilities:

1. Water, sewer, and stormwater do not serve the site as it is located in the ETJ.
2. The closest water main is at 31st Street and Avenue O (approximately 495 feet)
3. The closest sewer main is at 31st and the alley between Avenue N & O (approximately 865 feet)
4. The closest stormwater main is at Avenue O and W. 27th Street (approximately 1,000 feet)

IV. STAFF COMMENTS

- A. The rezone is a creation of a new M-1 District (22.52 acres).
- B. The rezone request does not align with the 2016 Comprehensive Plan Future Land Use Map, which identifies the area as Automobile Commercial, which M-1 is not listed as an appropriate zoning district
- C. The rezone is being requested in order to potentially allow a fertilizer mixing and storage plant.
 - a. This use is only permitted in M-1 Light Manufacturing & Industrial and M-2 Heavy Manufacturing & Industrial with a Special Use Permit.
- D. The Comprehensive Plan lists the beautification of the city's entryway and heavily trafficked community corridors as part of the City's Development Principles.
 - a. An industrial use at this entryway could be considered as not aligning with this principle.
- E. Block 4 is contiguous to the corporate limits of the city. The City will request annexation.
- F. Block 2 and Block 4 may need to be consolidated into a single lot in the future, which could lead to the requirement of extending water, sewer, and stormwater. Additionally, a public street may need to be dedicated/constructed due to the distance between City Route and Avenue O exceeding 1,250 feet.
- G. The City and city staff support the project, however not in the proposed location based off of the Comprehensive Plan.
 - a. M-1 is an appropriate zone in the Southeast Industrial.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The rezone is the creation of a new district with substantial size (22.52 acres)
2. The proposed rezone is further from existing development such as residential neighborhoods than most other existing M-1 districts.

B. Findings of Fact to Not Recommend Approval May Include:

1. The Comprehensive Plan future land use map identifies the land as Automobile Commercial.
2. An industrial use is contrary to the development principle of beautification of the city's entryways and heavily trafficked corridors.
3. The rezone is the creation of a new M-1 zone rather than the expansion of an existing district.
4. A fertilizer mixing and storage plant could pose special hazards or problems for the neighborhood.

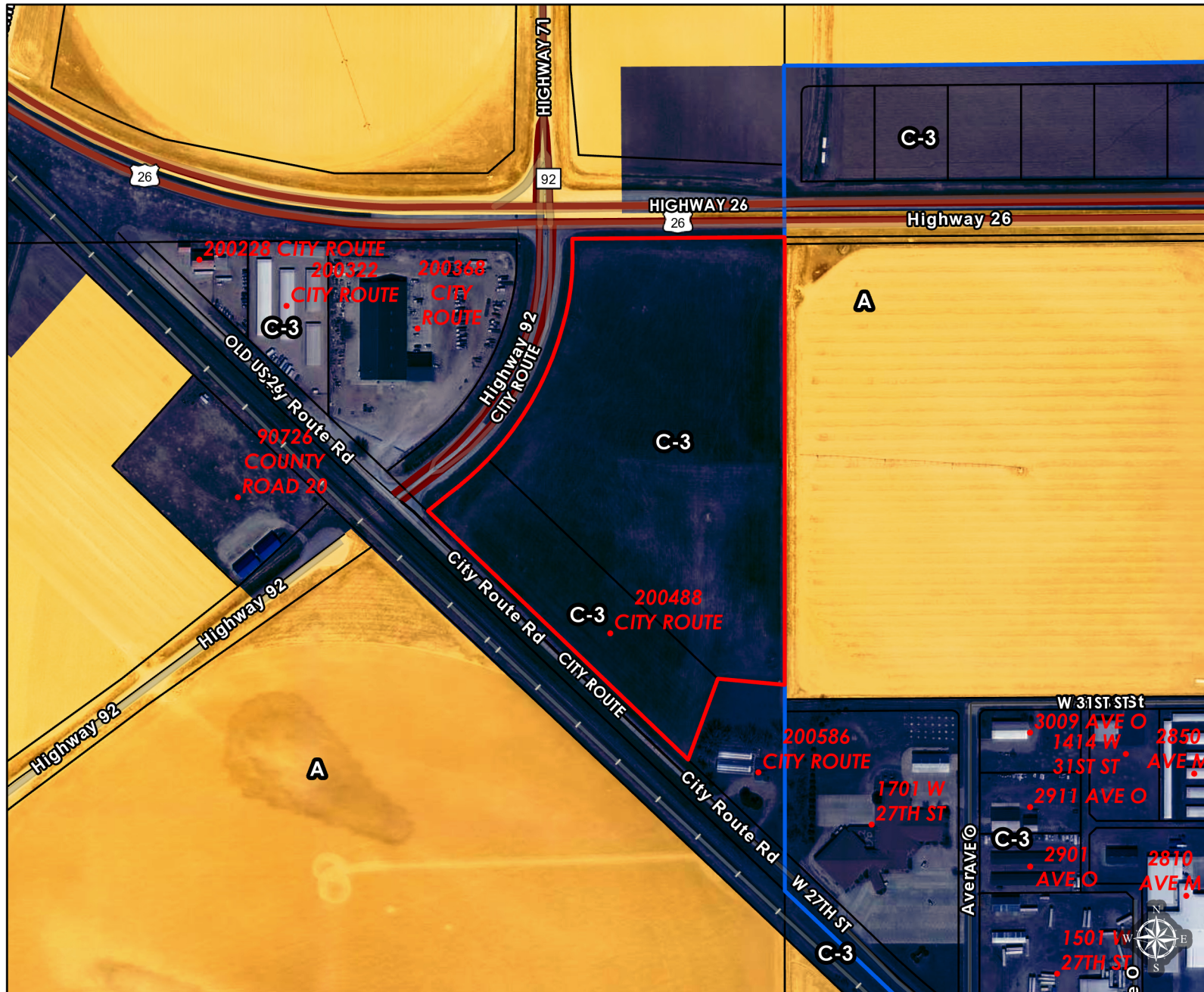
VI. STAFF RECCOMENDATION

- A.** Staff recommends Planning Commission make a negative recommendation on approval of the rezone of Blocks 2 and 4, Whistle Creek Subdivision to the City Council.

Whistle Creek Sub Rezone

Zone change from C-3 to M-1

Zoning Overview

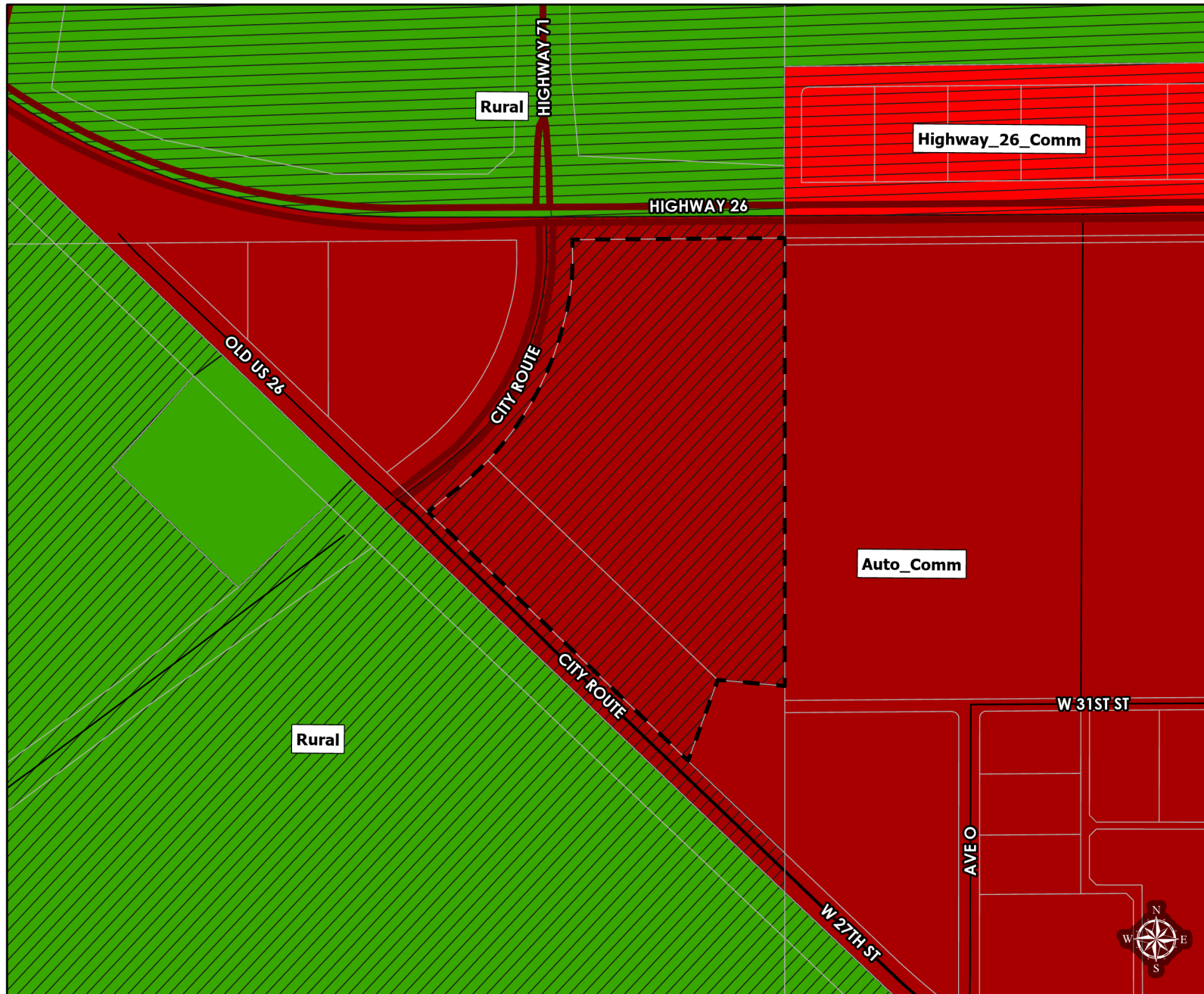


- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home
- Parcels
- Corporate and ETJ Boundaries
 - Scottsbluff Corporate Limits
 - Scottsbluff ETJ
- Address

Whistle Creek Sub Rezone

Zone change from C-3 to M-1

2016 Comp. Plan Future Land Use Overview



Proposed Changes

Parcel Boundaries

2016 Comp. Plan Land Use

Automobile Commercial

Avenue B and Hospital Campus

Central Business District

East Overland

Highway 26 Commercial

Northwest Commercial

Residential

Rural

Rural Residential

SE Industrial and Commercial

South Broadway

WNCC and Surrounding Area

Street Centerlines

Highway

Main Road

Residential/Rural

2016 Comp. Plan Development

LTD (10 - 20 yrs)

NTD (Less than 5 yrs)

STD (5 - 10 yrs)

Taylor Stephens
City of Scottsbluff GIS
Created on 4/4/2025

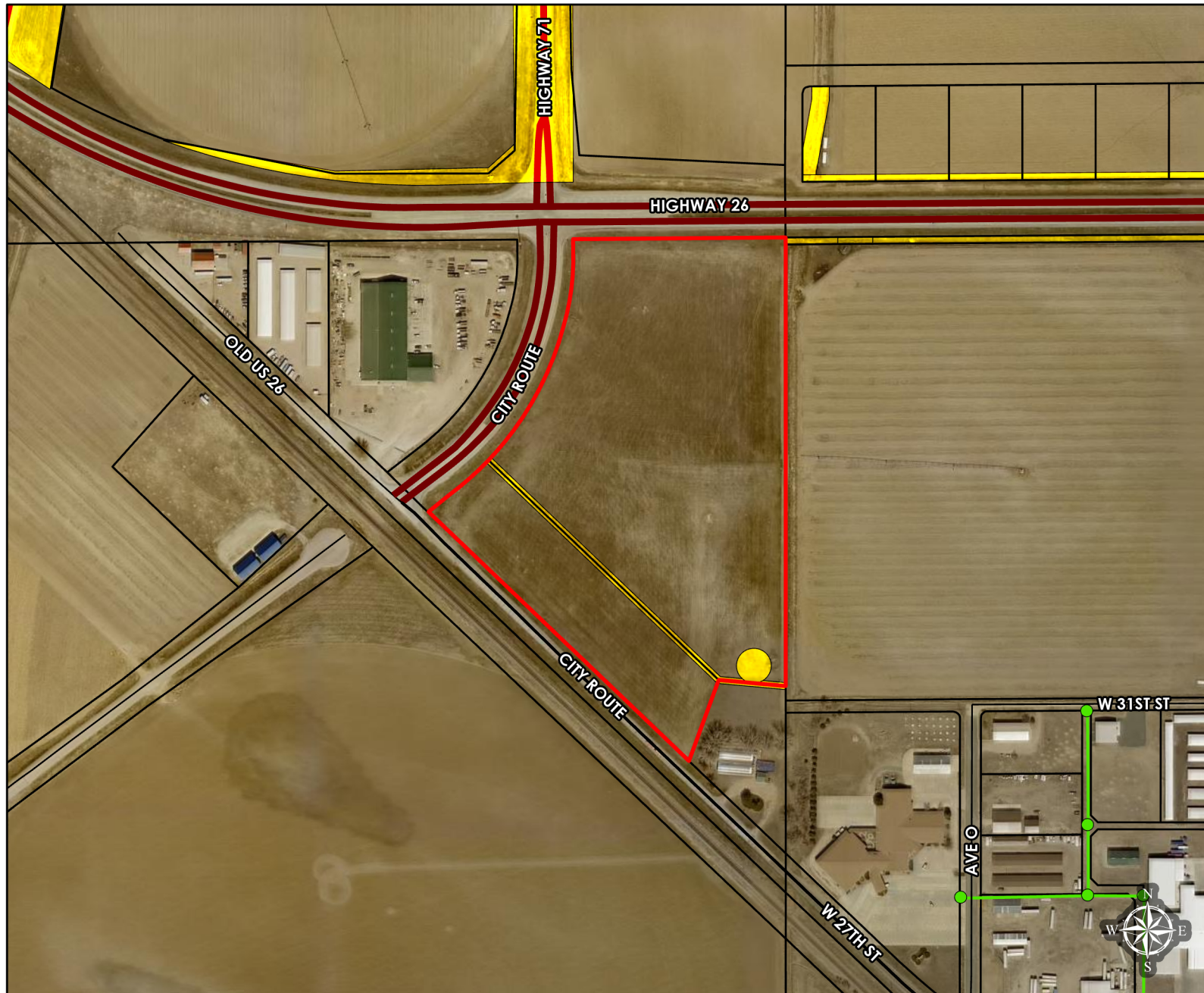
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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.

Whistle Creek Sub Rezone

Zone change from C-3 to M-1

Utilities Overview

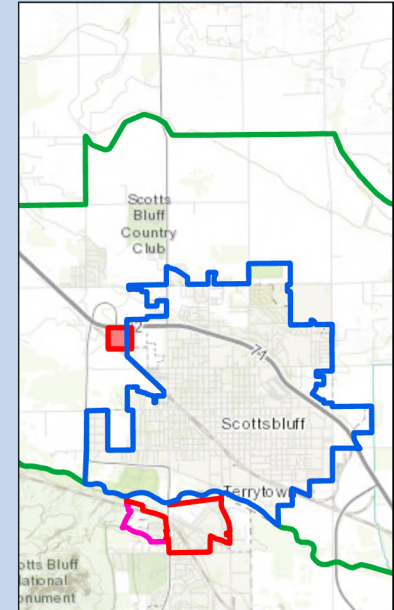


- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Concerning Parcel(s)
- Parcels
- Easements

Whistle Creek Sub Rezone

Zone change from C-3 to M-1

Aerial Overview



Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

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Created on 4/4/2025
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
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OPERATIONAL STATEMENT

SIMPLOT GROWER SOLUTIONS

Proposed Location:

Scottsbluff City PIN: 010361372 & 010361379

BLK 2 & BLK 4, Whistle Creek Sub

Scottsbluff, NE

March 13, 2025

Simplot AB Retail, Inc., dba Simplot Grower Solutions, proposes to construct a facility to warehouse and distribute crop production inputs to farmers within an approximately 100-mile radius, located at PIN location listed in title.

The proposed property Simplot wishes to purchase is owned by PHS Land & Cattle LLP, and this real estate sales transaction is contingent upon Simplot successfully obtaining the required Conditional Use Permit or Re-Zoning of property to construct and operate the proposed facility.

Simplot plans to construct an office, truck scale, packaged goods/seed warehouse, and liquid fertilizer storage and blending facility.

The proposed facility will operate 12 months per year, 6 days a week, usually between 7:00 am to 5:00 pm, employee 30 to 40 full-time employees, working in the areas of salesman, office, shop, delivery drivers, farm tractor applicators, warehousing, and fertilizer blending. Simplot offers competitive wages, health, vacation, and retirement benefits to every employee.

There will be an estimated 25 daily vehicles at Simplot's proposed Scottsbluff location for product delivery, field services, and sales. The table below indicates the average trips during peak periods:

<u>Type</u>	<u>Number</u>	<u>Trips/ Day</u>
Trucks w/Trailer	12	3
Agriculture Application Tractors	3	1
Passenger Trucks	8	2

An estimated 5 visitors will come to the facility per day. Most of our customers submit their orders to our office via phone and email, and our employees will deliver these products and services to the customer's farm via our Simplot delivery trucks. Note: This proposed facility is not a retail cash and carry store with shopping carts.

No manufacturing of products will occur at this location. Our portfolio of crop nutrition and crop protection items we sell to Growers are purchased from national wholesale suppliers, who manufacture and package at their facility and then ship to our location by truck. The Simplot facility will have fertilizer blenders that create NPK (nitrogen, phosphorus, and potassium) fertilizer blends to address nutrient deficiencies identified in soil and plant tissue sampling.

A water well and septic system will be installed. Storm water will be contained on-site and will naturally evaporate or percolate through the soil. Fertilizer rinsate water will be agronomically applied as part of a fertility program to a farmer's crop. Oils and grease collected in the maintenance shop will be stored in EPA approved containers and sent to our environmental recycling contractor. All refuse collected will

be sent to the local waste hauler servicing this location. Adjoining properties will have no significantly adverse effects of noise, glare, odor, fumes, or vibrations.

About Simplot

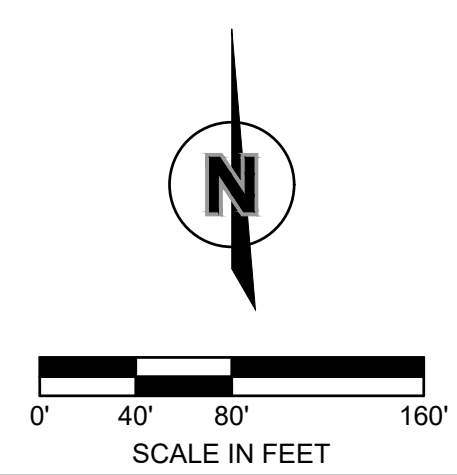
The J.R. Simplot Company was started by an energetic entrepreneur in 1929, and grew from a one-man farming operation into a food and agribusiness empire. Based in Boise, Idaho, the J.R. Simplot Company is one of the largest privately held food and agribusiness companies in the United States.

The Company's vertical integration – seed production, farming, fertilizer manufacturing, frozen-food processing, and food brands and distribution – has nurtured a diverse array of internal talents and resources, creating a symbiosis that few other organizations achieve. Our phosphate reserves and large land holdings are a storehouse of valuable physical resources that embody the company's solid financial base.

J.R. Simplot was an innovator from the start, but our founder's accomplishments accelerated after creating the first commercially-viable frozen french fries in the 1940s. That momentum continues today, with technology improvements that are revolutionizing plant research and food production.

The company has invested significant resources to ensure that our operations are sustainable and environmentally friendly. J.R. always understood that most resources are finite. Our goal as a company has been to be the finest stewards possible of the air, water, land, and other resources on which we all rely.

Even though J.R. is gone, his legacy has been perpetuated by members of his family, four of whom comprise the executive committee of our board of directors. They have continued the tradition of plowing profits back into the enterprise, responsibly advancing J.R.'s lifelong mission of Bringing Earth's Resources to Life.



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FAX 402.474.5063
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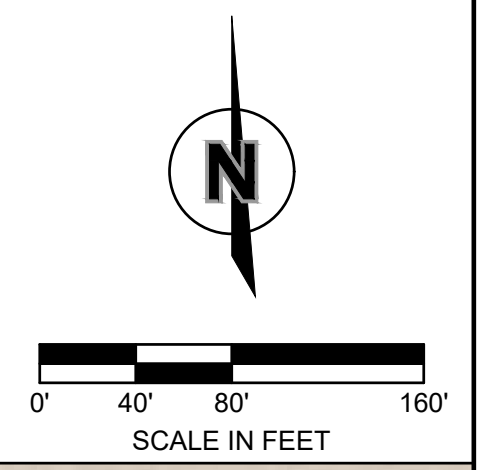
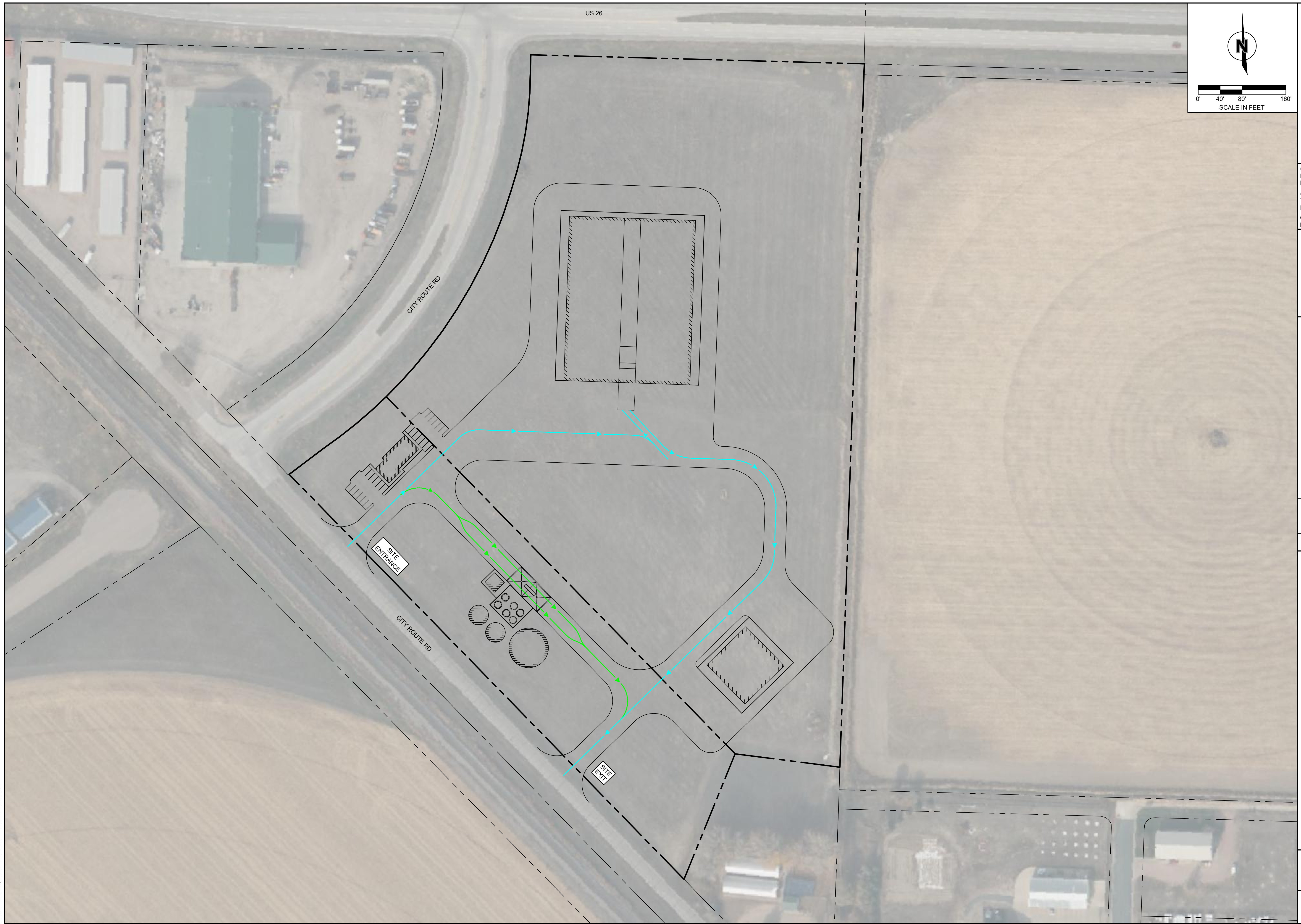
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MASTER PLAN	
SIMPLOT	
SCOTTSBLUFF, NEBRASKA	2025

drawn by: _____ THS
designed by: _____ THS
project no.: _____ #
date: _____ 3/26/2025

SHEET
1 of 2

SIMPLIT - SCOTTSBLUFF, NE		
MASTER PLAN		
NUMBER	ITEM	DESCRIPTION
1	Office	Proposed Office - 2,952 SF - 82' x 36' - Same as Rupert
2	Customer Parking	Proposed Customer Parking - 12 Stalls
3	Employee Parking	Proposed Employee Parking - 12 Stalls
4	Control Room	Proposed Control Room - 625 SF - 25' x 25' - Same as Bunkie
5	Tank Farm	Proposed Tank Farm and Large Diameter Tanks - Same as Bunkie
6	Liquid Load-Out/Receiving	Proposed Liquid Load-Out and Receiving - Covered - Same as Albion - 2 Trucks
7	Warehouse	Proposed Warehouse - 60k SF (30k SF ea.) - 300' x 230' - Similar to Gibson
8	Shop	Proposed Shop - 10,000 SF - 100' x 100' - 3 Pull Through Bays - Same as Tulare



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MASTER PLAN	
SIMPLET	
SCOTTSBLUFF, NEBRASKA	2025

drawn by: _____ THS
designed by: _____ THS
project no.: _____ #
date: _____ 3/26/2025

SHEET
2 of 2

§ 25-2-46 FERTILIZER STORAGE AND MIXING PLANT.

FERTILIZER STORAGE AND MIXING PLANT. A facility where fertilizer or raw materials used in the mixing or manufacturing of fertilizer are stored and the component parts are mixed to make liquid and dry fertilizers or various combinations or blends of fertilizer. **FERTILIZER STORAGE AND MIXING PLANT** shall not include the storage or sale of prepackaged fertilizer which does not require any mixing or blending prior to sale or distribution.

(Ord. 3639, passed - -2000; Ord. 4187, passed - -2016; Ord. 4208, passed - -2017)

§ 25-3-16 M-1 LIGHT MANUFACTURING AND INDUSTRIAL.

(A) *Intent.* The intent of on M-1 Light Manufacturing and Industrial District is a zone permitting most fabricating activities except heavy manufacturing and processing of raw materials.

(B) *Principle permitted uses.*

- (1) Accounting, auditing, and bookkeeping services;
- (2) Ambulance service;
- (3) Amusement centers; indoor only;
- (4) Animal clinic; indoor only;
- (5) Animal clinic; indoor/outdoor;
- (6) Arts and crafts studio;
- (7) Auction house;
- (8) Auto sales and service;
- (9) Auto storage and rental;
- (10) Automated or coin-operated car wash;
- (11) Bakery or bakery goods store;
- (12) Bank automated teller facilities; outdoor;
- (13) Bank automated teller facilities; indoor;
- (14) Bank and savings and loan;
- (15) Barber and beauty shop;
- (16) Beverage bottling plant;
- (17) Billboard. Billboards may not be placed everywhere in this zone. See special provisions dealing with billboards in Article 6 of this chapter;
- (18) Boat building (small);
- (19) Book and stationery store;
- (20) Brewery;
- (21) Brew pub;
- (22) Bus depot;
- (23) Business college and trade school;
- (24) Cabinet shop;
- (25) Church;
- (26) Cleaning plant; commercial;
- (27) Cleaning and laundry agency;
- (28) Clinic;
- (29) Communication facilities including communication tower, such tower not to exceed 150 feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower;
- (30) Community center (public);
- (31) Concrete batch plant;
- (32) Construction storage yard;
- (33) Confectionery stores;
- (34) Convenience stores without dispensing gasoline;
- (35) Convenience stores with dispensing gasoline;
- (36) Convenience warehouse storage facilities;
- (37) Dairy product processing;

- (38) Dance, music, or voice studio;
- (39) Day care center (child care center) or preschool;
- (40) Delicatessen;
- (41) Distillery;
- (42) Drive-thru photo facility;
- (43) Drive-thru (fast food) restaurant;
- (44) Educational and scientific research service;
- (45) Equipment rental and sales yard;
- (46) Feed mill;
- (47) Florist;
- (48) Food processing plant; oilier than meat;
- (49) Food store and delicatessen;
- (50) Fuel yard;
- (51) Furniture refinishing;
- (52) Furniture/appliance store;
- (53) Gift shop;
- (54) Gymnasium; private;
- (55) Grocery store;
- (56) Hardware store;
- (57) Hospital;
- (58) Hotel;
- (59) Ice manufacture cold storage plant;
- (60) Insurance agency/services;
- (61) Jewelry store;
- (62) Laboratory, medical, dental, and optical;
- (63) Laundry; commercial plant;
- (64) Laundromat; self-service;
- (65) Library;
- (66) Lodge or club;
- (67) Lumber yard;
- (68) Machine shop;
- (69) Marriage and family counseling;
- (70) Metal finishing;
- (71) Micro brewery;
- (72) Micro distillery;
- (73) Monument works; stone;
- (74) Mortuary;
- (75) Motel;
- (76) Municipal uses;
- (77) Nursery for children;
- (78) Nursery for flowers/plants;
- (79) Offices; professional and service;

- (80) Parking lot, garage, or facility;
- (81) Pharmacy;
- (82) Photographic studio;
- (83) Planning mill;
- (84) Printing and blueprinting;
- (85) Processing, packaging, or fabricating. All processing, packaging, or fabricating to be conducted wholly inside a building. Nuisance-producing processing, packaging, or lubricating not permitted;
- (86) Professional membership organizations;
- (87) Professional schools;
- (88) Public garage;
- (89) Public scale;
- (90) Railroad station;
- (91) Recreational vehicle sales lot;
- (92) Recreational vehicle storage lot; outside;
- (93) Recycling center;
- (94) Reducing/suntanning;
- (95) Restaurant, bar, and tavern;
- (96) Retail stores and services;
- (97) Sandblasting;
- (98) Service station; full service;
- (99) Service station; mixed use;
- (100) Service station; self service dispensing of gas only;
- (101) Shoe store;
- (102) Shop for building contractor;
- (103) Sign shop;
- (104) Single-family dwellings for living quarters for watchperson of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone;
- (105) Tattoo/body piercing establishment;
- (106) Temporary medical housing;
- (107) Terminal yard; trucking;
- (108) Theater; indoor;
- (109) Theater; drive-in;
- (110) Tire shop and recapping;
- (111) Tourist information booth;
- (112) Tractor/trailer parking lot;
- (113) Travel trailer, mobile home, and manufactured housing sales lot;
- (114) Truck and tractor repair;
- (115) Used car lot;
- (116) Utility business offices;
- (117) Warehousing/wholesaling facilities; and
- (118) Wholesale stores and distributors.

(C) *Special permit uses.*

- (1) Fertilizer mixing and storage plant;

- (2) Junk yard;
- (3) Petroleum storage;
- (4) Scrap metal processing facility;
- (5) Solid waste transfer station;

(6) Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements;

(7) Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one, with all use requirements for the zone; and

(8) Temporary storage of grain, for not to exceed 60 consecutive days (and a permit for which may be renewed for not to exceed 60 consecutive days), outside a building or structure subject the following additional conditions, to be set forth in the permit.

(a) The grain shall be placed on a concrete floor or some other type of waterproof material that, as determined by the Development Services Director, is equal to a concrete floor.

(b) No part of the grain shall be placed, or caused or permitted to be closer to any property line than any building setback line that has been platted or is required in the zone to which the tract of land is subject.

(c) The permit shall be subject to revocation by the Commission, if the Commission, subsequent to granting the permit, shall determine that the grain, or conditions incidental thereto, or the manner in which the grain is being handled constitutes a public nuisance; and, upon such a determination, the holder of the permit shall promptly comply with any order of the Commission concerning removal or other disposition of the grain.

(d) Provided, no permit for such a use shall be issued and delivered until the permittee shall have executed and delivered to the Development Services Director a written agreement which, as determined by the Director, indemnifies and holds harmless the city, its officers, and employees and members of the Planning Commission, against any and all claims of liability for injuries or damages to persons or property caused, in whole or in part, by the presence of the grain; by conditions occurring, in whole or in part, because of presence of the grain or the manner in which the grain is delivered, piled, moved, removed, or otherwise handled; and by any acts of commission or omission on the part of any persons, whether or not the permittee or third persons for whose acts or omissions liability otherwise might or might not be imputable to the permittee. The terms "warehousing" and "wholesaling" shall not be construed to apply to the storage of grain outside a building or structure.

(D) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (Sq. Ft.)	Minimum Lot Width (Sq. Ft.)	Maximum Coverage (%)	Maximum # of Dwelling Units	Setbacks			Side Street (Ft.)	Area (Sq. Ft.)	Floor Maximum Height (Ft.)
					Front (Ft.)	Rear (Ft.)	Interior or Side (Ft.)			
	None	*	*	0	C or 20	A	B	0	0	20
Garage								12.5		
* Minimum lot area/dwelling unit = not allowed A No minimum rear yard setback is required except for a lot abutting the side of a lot in either an R or O-P District, in which case the minimum rear yard setback is 15 feet. If a public alley separates such lots, no rear yard is required. B No minimum interior side yard setback is required except for a lot whose side abuts the side of a lot in either an R or O-P District, in which latter case, the minimum interior side yard setback is five feet. If a public alley separates such lots, no side yard is required. C The required minimum R District setback applies if the frontage between two streets separates an R District and either a C District, M District, or O-P District. If all frontage between two streets is in either a C or M District, no front setback is required.										

(2) *Accessory building/garage; detached.*

(a) A detached accessory building must be located at least ten feet from the main building.

(b) On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street, the garage must be set back from the side street property line a distance of not less than 20

feet.

(3) *Accessory building; attached.* A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building.

(Ord. 3951, passed - -2007; Ord. 3985, passed - -2009; Ord. 4187, passed - -2016; Ord. 4198, passed - -2016; Ord. 4241, passed 12-17-2018)

From: arainc@hotmail.com
Sent: Friday, May 2, 2025 11:42 AM
To: Zachary Glaubius
Subject: RE: Rezone - Whistle Creek Subdivision

We at PHS land and cattle wish to withdraw our application for rezoning of blocks 2 and 4 of the whistle creek subdivision property effective immediately. May 2 2025

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
April 14, 2025
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, April 14, 2025 at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on April 3, 2025. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member

- 1 Chair Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber "Absent" Dave Gompert, Dana Weber, Jim Zitterkopf, "Excused" Linda Redfern. City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, Chris Perales, Fire Marshal, Kent Hadenfeldt, City Attorney, and Gary Batt, Code Administrator
- 2 Estrada informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the March 10, 2025 meeting were reviewed. **Conclusion:** a motion was made by Palu and seconded by Bowman to approve the minutes. "Yeas" Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber "Nays" None "Absent" Jim Zitterkopf, Dana Weber, Dave Gompert "The motion carried.
- 6 Estrada introduced Item 6A, Planning Commission to conduct a public hearing to consider a plat vacation of Lots 2 and 3, Block 3, Northeast Second Addition, Replat #3, commonly identified as 2302 and 2410 Frontage Road. Estrada opened the public hearing at 6:01 PM. Glaubius stated the plat vacation was submitted by JEO Consulting on behalf of Rockstep Capital. Glaubius stated the property is where the mall is located. Glaubius stated the property has had over three replats, and ordinance requires a plat vacation when replatting more two times. Glaubius stated it is still being determined how many plats need to be vacated. Glaubius stated typically the City requests a plat vacation to unplatted land, however there are vacated streets involved in the past subdivisions. Glaubius stated that the existing 10' stormwater easement and 40' utility easement will be vacated as they run under the mall building. Glaubius stated a replacement 40' utility easement will be dedicated along the northwest property line. Glaubius stated staff recommended a positive recommendation on approval to City Council. Estrada closed the public hearing at 6:02 PM.
- 7 **Conclusion:** A motion was made by Bowman and seconded by Wayman to make a positive recommendation on approval of plat vacation Lot 2, Block 3, Northeast Second Addition Replat No. 2, Lot 3, Block 3 Northeast Second Addition Replat No. 3, and preceding plats as determined by the Scott Bluff County Register of Deeds to City Council. "Yeas" Becky Estrada, Angie Aguallo,

Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.

- 8 Estrada introduced Item 6B, Planning Commission to conduct a public hearing to consider a preliminary plat and final plat of Blocks 1, 2, & 3, Rockstep Subdivision, commonly identified as 2302 and 2410 Frontage Road. Estrada opened the public hearing at 6:03 PM. Glaubius stated that due to the plat vacation, a preliminary plat and final plat are needed. Glaubius pointed out where the easement to be vacated is located as well as the new utility easement. Glaubius stated all utilities exist in the subdivision. Glaubius stated staff recommended the property owner plat the parcels as blocks instead of lots. Glaubius stated this would simplify replatting in the future. Glaubius stated the plats meet all requires of city code. Glaubius stated staff recommends a positive recommendation on approval of the preliminary and final plat of Blocks 1, 2, & 3, Rockstep Subdivision to City Council. Estrada closed the public hearing at 6:04 PM.
- 9 **Conclusion:** A motion was made by Bowman and seconded by Aguillo to make a positive recommendation on approval of the preliminary and final plat of Blocks 1, 2, & 3, Rockstep Subdivision to City Council. “Yeas” Becky Estrada, Angie Aguillo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.
- 10 Estrada introduced Item 6C, Planning Commission to conduct a public hearing to consider a rezone of Blocks 2 & 4, Whistle Creek Subdivision from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial, commonly identified as tracts of land located west of the City of Scottsbluff and southeast of the intersection of US Highway 26 and Nebraska Highway 92. Estrada opened the public hearing at 6:05 PM. Glaubius stated the rezone is located in the extra-territorial zoning jurisdiction (ETJ) adjacent to the corporate limits. Glaubius stated the purpose of the rezone is being requested to potentially allow the potential buyer to construct a fertilizer mixing and storage plant on the properties. Glaubius stated a fertilizer mixing and storage plant is a special use permit in the M-1 District. Glaubius stated the Comprehensive Plan identifies the land as Automobile Commercial which does not include M-1 as an appropriate zone. Glaubius stated access the site is via City Route. Glaubius also stated the 2015 plat of the subdivision notes the existing access and utility easements are to become an alley when future platting occurs. Glaubius stated that since the subdivision is located in the ETJ, no water, sewer, or stormwater mains serve the site. Glaubius stated the rezone is a creation of a new M-1 zone instead of the typical expansion of existing districts. Glaubius stated this is a sizeable rezone as it consists of 22 acres. Glaubius stated again that the rezone request does not align with the Comprehensive Plan Future Land Use Map. Glaubius stated the map identifies the land as Automobile Commercial which recommends C-2, C-3, PBC, and R-4 districts as appropriate zones. Glaubius stated the rezone could be considered as not aligning with the beautification of the city’s entry ways and heavily trafficked community corridors, which is a principle of the 2016 Comprehensive Plan. Glaubius stated this is due to the industrial use. Glaubius stated Block 4 is contiguous to the corporate limits, and the City will request annexation in the future. Glaubius stated Block 2 and Block 4 may need to be consolidated into a single lot in the future. Glaubius stated this could result in the need to extend water, sewer, and stormwater mains to the subdivision and potentially another street. Glaubius stated the City and City Staff support the project, however not in the proposed location based off of the Comprehensive Plan. Glaubius stated staff recommends the Planning Commission make a negative recommendation on approval of the rezone. Glaubius stated the property owner is in the audience. Clint McQuistan of Oxford, Nebraska, Aaron Foster of Kearney, Nebraska, and Mark Van Slyke of Kearney, Nebraska, stated they were representatives from Simplot and came to the podium. McQuistan stated three other representatives were present via his cell phone. McQuistan stated they are

requesting the rezone be approved. McQuistan stated they are currently trapped in their current location near Ashley Furniture and they have no room for growth and expansion. McQuistan stated their current location cannot take them into the future. McQuistan stated the opportunity to grow with the community is important to Simplot as they have been in Scottsbluff for many years. McQuistan stated they would not be doing any new processes at the new site compared to their current site. McQuistan stated they bring in product, store it, and take it out to farms. McQuistan stated they are not a retail location and will not have shoppers. McQuistan stated they should not have a lot of customer traffic as they will not be like a Walmart or Target. McQuistan stated the proposed location will help keep their truck traffic out of the City and residential areas. Foster and Van Slyke provided photos to the Planning Commission showing what the site may look like. Foster stated they like to be "Simplot Ready" which means the facility will look nice. Foster stated they have drawings of what the site may look like as well. Huber asked if the facility would be accessed from Highway 26. Foster stated they would not. Huber asked if one of the photographs is similar to what the proposed facility would look like. Foster stated yes, and that the landscaping had not been installed yet. Foster stated there would be the fertilizer mixing plant, a warehouse, and shop. Huber asked if they would plant trees along Highway 26. Van Slyke stated everything would be landscaped. Bowman asked if the storage tanks would be along City Route. McQuistan stated they would and they tried to keep everything to the south side of the property. Huber asked Hadenfeldt how long a special use permit is good for. Hadenfeldt stated it is good for as long as the applicant owns the property. Aguillo asked if Simplot would be requesting a special use permit for their current property or the proposed rezone property. McQuistan stated it would be for the proposed rezone property. Bowman asked Perales if the Fire Department had any concerns about the location and storage of fertilizer. Perales stated it would be dependent on what is stored at the site. Perales stated Simplot has a good safety record in Scottsbluff, and that Simplot knows they will have to meet certain standards regarding storage and hazard mitigation. McQuistan stated Simplot was aware the warehouse would be required to have a fire suppression system. John Mulholland, a pastor at Westway Christian Church (1701 W. 27th Street) came to the podium. Mulholland asked for clarity on which agenda item the Planning Commission was reviewing. Estrada stated they were on Item 6C. Mulholland asked if there was any thought of the land being rezoned for residential uses as how the land is used has an impact on the church. Mulholland asked if there was thought or concern on making it residential as there is a housing shortage in the community. Glaubius stated the Comprehensive Plan suggests that the area could be R-4 Heavy Density Multifamily Residential, but no plans to rezone it to residential have been presented in recent history. Mulholland stated he had been at the church for eight years and the subject has come up numerous times. Mulholland stated he had never attended a Planning Commission meeting and wanted to see what it entailed as well as see what other plans have been discussed for the land. Jane Moran of rural Scottsbluff, owner of Jane's Greenhouse (200856 City Route) came to the podium. Moran stated when she sold the field where the rezone is proposed, the buyers stated they were going to build storage units. Moran stated that greenhouses pull everything outside through the greenhouse. Moran stated a former business near Westway Church burnt pallets which created a lot of smoke. Moran stated a wind from the east blew the smoke through the greenhouse which is a hazard to a person's health to breathe in all day. Moran stated she was wondering if an environmental study would be conducted to ensure water and air quality are maintained. Moran stated Simplot is a good company, but one time they fumigated the field where the rezone is proposed. Moran stated Simplot spilled chemical in her parking lot and she was not told about it. Moran stated she smelled it and got a headache, so she called the company to see when they were going to clean

it up. Moran stated Simplot did not know about the spill. Moran stated it is people's tendency to not talk about mistakes. Moran stated this is a big concern for her as the water quality is important to her greenhouse business as it is basically an agricultural use. Moran stated she is also concerned about air quality. Moran stated Simplot did remove four inches of soil, and nothing grew in that area for over 10 years. Moran stated in May that the current property owners sprayed for weeds and her daughter was working in the greenhouse. Moran stated the chemical was to kill broadleaf plants which all of the plants in the greenhouse are. Moran stated she also was aware of a past incident where a farmer's pesticide drifted and killed vines and trees in a Scottsbluff neighborhood. Moran stated she is concerned about the rezone as even though Simplot is a good company and would not likely make fertilizer at the property, another company could eventually come in and change that. Moran also stated the city is to east of the property and the winds usually come from the north and west. Moran stated if there is air pollution it will go across town. Moran stated water quality needs to be considered as all across the country people are learning what chemicals do to water. Moran stated an environmental impact study should occur prior to a facility like this being built. Moran stated when there is the problem, the people who create the problems don't want to fix it. Moran stated a person living the area of the problem is just stuck. Lee Pinet came to the podium. Pinet stated his wife's family owns the farmland across Highway 26 from the proposed rezone. Pinet stated he was a Scottsbluff police officer for 21 years. Pinet stated he has been in the area long enough to witness the sugar factor explosion, train derailment, and things of that nature. Pinet stated he has nothing against Simplot, but has issue with the location. Pinet stated his vision of the area around the proposed rezone is retail and commercial. Pinet stated Highway 26 frontage and value of the land seems to be more of a retail type than industrial type. Pinet stated another concern, barring an incident, if something was terrible to happen like an explosion or fire, was the effect of the prevailing wind. Pinet stated when he was an officer during the methamphetamine days, police were concerned about the anhydrous tanks. Pinet stated one of the worries was someone trying to steal anhydrous causing a rupture or spill. Pinet stated he wasn't sure if anhydrous would be at the proposed location. Pinet stated Simplot did a good job reporting these incidents when they were aware of it. Pinet stated his vision for the area was retail and not industrial. Perales stated the last fire at Simplot was at the elevator due to a mechanical issue. Perales stated he wanted to clear up the previous statements. Brad Bode came to the podium. Bode stated he lived three-quarters of a mile north of the proposed rezone on 42nd Stret. Bode stated his understanding the City Planner recommended the Planning Commission make a negative recommendation to City Council on the rezone. Aguallo confirmed. Bode asked if the Planning Commission followed staff recommendations and stated that was a rhetorical question. Bode stated he hoped the Planning Commission would follow the recommendation of people doing their job. Bode stated he did not know much about Simplot other than their presence in the community for years. Bode stated he did not know why they were not expanding in their existing location or if they did not have room. Bode stated to put a fertilizer plant right where people are coming into town is not a good look for the city aesthetically. Estrada closed the public hearing at 6:29 PM.

- 11 **Conclusion:** A motion was made by Bowman and seconded by Aguallo to make a negative recommendation on approval of the Rezone of Blocks 2 & 4, Whistle Creek Subdivision from C-3 to M-1 to City Council. "Yeas" Becky Estrada, Angie Aguallo, Mary Bowman, Henry Huber "Nays" Callan Wayman, Kendall Palu "Absent" Jim Zitterkopf, Dana Weber, Dave Gompert. No action was taken.
- 12 Estrada introduced Item 6D, Planning Commission to hold a public hearing regarding a rezone of Part of Lot 1, Tax Lot 13, and Accreted Lands in Section 27, Township 22 North, Range 55 West

of the 6th PM from R-1A Single-Family Residential to C-3 Heavy Commercial, commonly identified as 1902 W. Overland Drive. Estrada opened the public hearing at 6:31 PM. Glaubius stated the property owner, Travis Allen, is requesting a rezone from R-1A to C-3. Glaubius stated this rezone would be the creation of a new C-3 district as it does not abut an existing C-3 one. Glaubius stated the rezone for the creation of the C-3 district instead of extending the M-1 district is to prevent an industrial district from touching a residential district. Glaubius stated the Comprehensive Plan calls for the area to be residential, but similar to the recent rezone of the ABC Nursery property, this property is located in the floodplain. Glaubius stated zoning code promotes commercial and industrial uses in the floodplain over residential uses. Glaubius stated access to the property is via both W. Overland Drive and South Beltline Highway. Glaubius stated the property is served by both water and sewer in the streets right-of-way. Glaubius stated the purpose of the rezone is to allow the property owner to relocate his tree removal and landscaping business to the property. Glaubius stated staff recommends Planning Commission make a positive recommendation on approval of the rezone to City Council. Glaubius stated Mr. Allen was present. Estrada closed the public hearing at 6:33PM.

- 13 **Conclusion:** A motion was made by Wayman and seconded by Huber to make a positive recommendation on approval of the Rezone of 1902 W. Overland from R-1A to C-3 to City Council. “Yeas” Becky Estrada, Angie Aguillo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.
- 14 Estrada introduced Item 6E, Planning Commission to conduct a public hearing regarding a Zoning Text Amendment regarding the Definitions of Adult Day Service Facility & Respite Care Facility, in addition to permitting said uses in the C-1, C-2, C-3, and O-P zoning districts as Principal Permitted Uses. Estrada opened the public hearing at 6:34. Glaubius stated Ray Misner, owner of Compass Health, approached the City to see if adult day service and respite care service were allowed in C-2 District. Glaubius stated staff reviewed code and could not find an existing use which the uses could fall under. Glaubius stated staff worked with Mr. Misner to come up with definitions for adult day service facility and respite care service facility as well as allowing the uses in as principal permitted uses in all three C Districts and the O-P District. Glaubius stated the definition for Agricultural Attractions would be moved to a different code number to maintain alphabetical order. Glaubius stated the definitions for the two facilities are borrowed from the Nebraska Department of Health and Human Services website. Glaubius stated staff discussed the uses with NE DHHS staff. Glaubius stated the text amendment has been reviewed and approved by both the City Attorney and the applicant. Glaubius stated staff recommends Planning Commission make a positive recommendation on approval of the zoning text change to City Council. Glaubius stated staff combined this zoning text amendment with the next proposed zoning text amendment to reduce the number of ordinances needed. Glaubius stated he was not sure if Mr. Misner was present. Estrada closed the public hearing at 6:36 PM. Bowman asked if the change would be referenced in the Comprehensive Plan. Glaubius stated he was not sure if it would be in the Comprehensive Plan, but it would be part of the zoning code. Wayman stated he had a question regarding the off-street parking surface change. Glaubius stated that change would be discussed in the following public hearing (Item 6F).
- 15 **Conclusion:** A motion was made by Bowman and seconded by Palu to make a positive recommendation on approval of the zoning text amendment regarding the revised Chapter 25 Article 2 regarding the definitions of adult day service facility and respite care service facility in addition to adding the two uses to the C-1, C-2, C-3, and O-P Districts as principal permitted uses to City Council. “Yeas” Becky Estrada, Angie Aguillo, Callan Wayman, Kendall Palu, Mary

Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.

- 16 Estrada introduced Item 6F, Planning Commission to conduct a public hearing regarding a zoning text amendment regarding the Required Surface Material of Off-Street Parking Facilities. Estrada opened the public hearing at 6:37 PM. Glaubius stated staff was reviewing code on parking. Glaubius stated from the current code Walmart could have an entire gravel parking lot. Glaubius stated staff reviewed other first class cities codes for off-street parking surfaces. Glaubius stated staff found most other cities to be fairly strict, however Kearney’s code seeming flexible, logical, and practical. Glaubius stated the topic of removing gravel as an acceptable surface material for parking in 2006. Glaubius stated leaving gravel as an acceptable parking surface can be problematic for reasons such as dust, mud, gravel entering the stormwater system and streets, and being somewhat unaesthetic. Glaubius stated staff modeled the revised code off of Kearney. Glaubius stated gravel would be allowed in several exceptions. Glaubius stated gravel would still be an acceptable parking surface in the Agricultural, Agricultural Residential (AR), and R-1B Rural Residential Districts. Glaubius stated gravel would be permitted in the M-1 and M-2 Districts for industrial uses with the exception of accessible parking and driveway approaches needing to be paved. Glaubius stated surplus parking would exempt from the gravel requirement in the R Districts. Glaubius stated the driveway would still need to be paved, but a space to park a boat or camper could be rocked. Glaubius stated in the commercial zones (C-1, C-2, C-3, PBC, and O-P), storage areas, service area, and excess parking could be gravel surface. Glaubius stated staff recommends a positive recommendation on the zoning text amendment regarding off-street parking surface materials. Wayman asked for clarification that only required parking would be required to be paved. Wayman stated he was unaware someone could gravel a large parking lot. Wayman asked what brought up the proposed text change. Glaubius stated staff was reviewing some building plans and the developer was looking to cut some costs. Glaubius stated he informed the developer they could gravel the parking, but got to thinking and thought the gravel possibility should be limited to excess parking. Wayman asked if this would be detrimental to small businesses. Glaubius stated he did not see an instance where that would happen. Glaubius stated maybe a warehouse in a C-3 zone. Glaubius stated also a developer could use a parking exception to reduce the number of required parking stalls. Glaubius stated an example of a small business being required to pave 10 parking stalls, and they only wanted to pave five to save money. Glaubius stated the small business could come before the Planning Commission with evidence showing they only need 5 parking stalls, then Planning Commission can grant the exception. Glaubius stated with the exception the other five parking stalls could then be graveled. Estrada closed the public hearing at 6:41 PM.
- 17 **Conclusion:** A motion was made by Wayman and seconded by Bowman to make a positive recommendation on approval of the zoning text amendment regarding the revision to 25-5-9 to remove gravel as an acceptable paving material except in certain instances to City Council. “Yeas” Becky Estrada, Angie Aguillo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber “Nays” None “Absent” Jim Zitterkopf, Dana Weber, Dave Gompert “The motion carried.
- 18 Estrada introduced Item 7A, Staff to provide an update on the Comprehensive Plan to Planning Commission. Glaubius stated he had a relatively minor update on the Comprehensive Plan. Glaubius stated Marvin Planning Consultants would be in Scottsbluff on May 5th and 6th. Glaubius stated MPC would be presenting to City Council on May 5th. Glaubius stated MPC would be meeting with local realtors as well as a potential open house meeting on May 6th at the library.
- 19 Planning Commission confirmed the next meeting date of May 12, 2025.
- 20 Item 9: Adjournment

- 21 Adjournment: Motion was made by Bowman and seconded by Palu to adjourn the meeting at 6:05 PM. "Yeas:" Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Henry Huber "Nays" None "Absent" Jim Zitterkopf, Dana Weber, Dave Gompert. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 9.c

Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Zoning Text Amendments to Chapter 25, Articles 2 & 3 regarding Adult Day Service Facilities and Respite Care Facilities and to Chapter 25, Article 5 regarding Off-Street Parking Surfaces.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 5-5-25

AGENDA TITLE: Council to conduct a public hearing set for this date at 6:00 PM to consider the Zoning Text Amendment to Chapter 25 Articles 2 & 3 regarding Adult Day Service Facilities and Respite Care Facilities, and to Chapter 25 Article 5, regarding Off-Street Parking Surfaces.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: At the April 14 Planning Commission meeting, the Commission made a positive recommendation on approval of the zoning text amendments to Chapter 25 Articles 2, 3, and 5 (6-0, two public hearings). The change adds definitions for Adult Day Service Facility and Respite Care Facility as well as makes them principal permitted uses in the C-1, C-2, C-3, and O-P Districts. The change also removes gravel as an acceptable off-street parking surface unless a listed exception is met.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive Recommendation on Approval by Planning Commission

Does this item require the expenditure of funds? _____yes _____x_no

Are funds budgeted? _____yes _____x_no

If no, comments: _____

Estimated Amount _____

Amount Budgeted _____

Department _____

Account Description _____

Approval of funds available _____

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☒

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) _____

NOTIFICATION LIST: Yes ☐ No ☒ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____

City Manager



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2025-8Z

Applicant Name	Ray Misner	Applicant Address	2621 5th Avenue Scottsbluff, Nebraska
Applicant Email	ray@compassshc.com	Applicant Phone	308-316-4608
Contact Name		Contact Address	
Contact Email		Contact Phone	

Property Information

General Location/Address	2621 5TH AVE
Legal Description	LT 1A, 5TH & 27TH SUB, REPL 1 & 2

Current Zoning District(s)

Proposed Zoning District:

Does the proposed zoning district abut the property:

Total Area (square feet or acre):

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?

Zoning Amendment to Commercial Zones and
Definition for Adult Day Service

Would the proposed zoning district provide a service required by the neighborhood and community?

Yes, it adds a needed service.

Would the proposed zoning district be consistent with sound principles of land?

Yes

Describe how the proposed zoning district would not be injurious to neighboring properties and buildings?

No, adult service day service will be only in commercial districts

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

No

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

Yes

Why should the rezone request be granted?

Allow adult day service. Fullfills major medical need in community, which is not addressed in current zoning code

Issued By



Ray Misner, Business Manager
Compass Respite and Day Center LLC
2621 5th Avenue, Suite 2
Scottsbluff, Nebraska 69361

March 4, 2025

CITY OF SCOTTSBLUFF
City Council/Planning Commission
2525 Circle Drive
Scottsbluff, Nebraska 69361

Honorable Council Members & Plan Commissioners,

Compass Home Healthcare and our affiliated divisions are committed to providing Scottsbluff with exceptional licensed medical services. With that in mind, I would like to extend our gratitude to the City of Scottsbluff and its leadership for working with us to improve the lives of its residents by expanding access to critical healthcare services.

Adult day services meet the needs of frail and functionally impaired adults of all ages by providing a supervised and secure setting. Our services include a wide range of group activities to increase or maintain independent living skills and self-sufficiency. As a licensed healthcare provider, we believe in a comprehensive model of services, one that provides for social interaction, medical monitoring, and overall care management.

Over the past six months, Compass Home Healthcare has been working on the launch of our newest division, Compass Respite and Day Center, the only facility of its kind in the State of Nebraska, as well as the blueprint of what we will be implementing in our other service areas. Today, I am asking for your support in clarifying the Zoning ordinance, as currently it is extremely vague as to the existence of Adult Day Services within commercial zones. We know that this is a valuable service that will be of great benefit to the Scottsbluff and Gering communities, it is our hope that you will join us in making this service a reality in our community.



Additionally, we would ask for an expedited process in our zoning request, including the waiving of the three (3) meeting rule, we are currently working with difficult timelines in gaining regulatory approval of which will require this change prior to those approvals being received.

It is my understanding that we will be doing an "after Hours" social in early April through the Chamber of Commerce, it is my hope that you will join us during this event to both learn about our organization and review our operations in person. We lease much of the building at 2621 5th Avenue and have recently submitted an intent to purchase letters to the current building ownership. As part of our purchase, we would be looking to beautify the parking lot with greenery and better signage that will certainly bring great admiration from our surrounding neighbors.

Thank you for your time and attention, we look forward to addressing you and your questions when invited to do so. Please feel free to contact me in the meantime with any questions you may have, my email is Ray@Compassshhc.com, or I can be reached by phone at (308) 316-4608.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Misner", written over a horizontal line.

Ray Misner
Business Manager

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: April 3, 2025 For Hearing of: April 14, 2025



I. GENERAL INFORMATION

- A. Ray Misner, Business Manager of Compass Home Healthcare, approached the city regarding whether zoning code permitted adult day service facilities and respite care service facility in the C-2 Neighborhood and Retail Commercial District.
- B. After review of Chapter 25 of the Scottsbluff Code of Ordinances, staff determined neither use met the definitions of existing uses in zoning code.
- C. The propose zoning text amendment includes the following:
 - i. Definition of Adult Day Service Facility
 - ii. Definition of Respite Care Service Facility
 - iii. Addition of Adult Day Service Facility and Respite Care Service Facility as a Principal Permitted Use in the following districts:
 - 1. C-1 Central Business District
 - 2. C-2 Neighborhood and Retail Commercial District
 - 3. C-3 Heavy Commercial District
 - 4. O-P Office and Professional District
 - iv. Renumbering of Agricultural Attractions definition to maintain alphabetical order in Chapter 25 Article 2

II. STAFF COMMENTS

- A. Staff reviewed the definitions of adult day service and respite care service on the Nebraska Department of Health and Human Services website and discussed with NE DHHS staff on what the uses include.
- B. Staff modified the definitions from NE DHHS for both uses.
- C. The proposed zoning text amendment has been reviewed and approved by the City Attorney.
- D. The proposed zoning text amendment has been reviewed and approved by the applicant, Ray Misner.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the adoption of the revised Chapter 25 Article 2 regarding the definitions of adult day service facility and respite care service facility in addition to adding the two uses to the C-1, C-2, C-3, and O-P Districts as principle permitted uses.

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: April 4, 2025 For Hearing of: April 14, 2025



I. GENERAL INFORMATION

- A. Per 25-5-9, all weather surfacing is required on all off-street parking, loading, storage, sales, rental and service areas for motor vehicles, including service stations and used car lots.
- B. Per 25-2-5, all weather surfacing is a surface consisting of four inches of stabilized base overlaid with at least two inches of gravel, concrete, or asphaltic surfacing.
- C. From reviewing past files, it appears a zoning text amendment regarding the removal of gravel as an acceptable surface was proposed in 2006.

II. STAFF COMMENTS

- A. With current code, any off-street parking facility could consist of all gravel. This could be problematic for several reasons:
 - i. Dust
 - ii. Safety hazard from gravel/mud in the street
 - iii. Increased maintenance to stormwater drains and mains due to gravel/mud entering
 - iv. Unaesthetic image of the city and its neighborhoods
- B. Staff reviewed the required surfaces of other first-class cities in Nebraska for comparison.
- C. Most reviewed cities required paved parking with minimal exceptions.
- D. Staff preferred the parking surface requirements of Kearney which provided practical exceptions. After a positive conversation with the City Planner of Kearney, staff recommends revising 25-5-9 and modelling it after Kearney's parking surface requirement code.
- E. Instead of outright removing gravel as an acceptable parking surface, staff is proposing to allow it in only four instances:
 - i. Gravel would be a permitted surface in AG, R-1B, and AR
 - ii. Gravel would be a permitted surface in M-1 and M-2
 - 1. Except accessible parking and driveway approaches
 - iii. Extra parking in the R zones could be gravel
 - iv. Storage areas, service areas, and excess parking could be gravel in the commercial zones

III. STAFF RECOMMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the adoption of the revised Chapter 25 Article 2 regarding the definitions of adult day service facility and respite care service facility in addition to adding the two uses to the C-1, C-2, C-3, and O-P Districts as principle permitted uses.

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 9.d

Council to conduct a public hearing set for this date at 6:00 p.m. to receive comment concerning the City's application to the Nebraska Department of Economic Development for the Owner-Occupied Housing Community Development Block Grant.

Staff Contact: Kevin E Spencer

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 10.a

Council to consider action on the second reading of the Ordinance removing certain term requirements of members serving on the Economic Development Citizen Advisory Commission.

Staff Contact: Kevin E Spencer

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT SECTION 6-2-98 RELATING TO THE ECONOMIC DEVELOPMENT CITIZEN ADVISORY COMMISSION BY REMOVING CERTAIN TERM REQUIREMENTS, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 6-2-98 of the Scottsbluff Municipal Code is now amended to provide as follows:

“§ 6-2-98 ECONOMIC DEVELOPMENT CITIZEN ADVISORY COMMISSION; ESTABLISHED; MEMBERSHIP:

An Economic Development Citizen Advisory Commission is established. This Commission shall consist of five registered voters of the city. At least one member of the Commission shall have expertise or experience in the field of business finance or accounting. No member of the Commission shall be an elected or appointed city official, an employee of the city, a participant in a decision-making position regarding expenditures of program funds, or an official or employee of any qualifying business receiving financial assistance under the city economic development program or any financial institution participating directly in the program. Provided, the City Manager or his or her designee shall serve as Program Liaison Officer and shall be an ex-officio member of the Commission with responsibility for assisting the Commission and providing it with necessary information and advice on the program. In addition, the City Manager is designated as the Program Administrator for the program with duties and responsibilities as provided for in the economic development plan.”

Section 2: Any prior section 6-2-98 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, however, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2025.

Mayor

ATTEST:

City Clerk

(Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 10.b

Council to consider action on the first reading of the Ordinance dealing with the Rezone of a tract of land in Section 27, Township 22 North, Range 55 West of the 6th P.M. more commonly described as 1902 West Overland Drive, Scottsbluff, NE from R-1A Single Family to C-3 Heavy Commercial.

Staff Contact: Zachary Glaubius

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT PART OF LOT ONE, TAX LOT THIRTEEN AND ACCRETION IN SECTION 27, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED BY METES AND BOUNDS IN DEED, WHICH IS MORE COMMONLY KNOWN AS 1902 WEST OVERLAND DRIVE, SCOTTSBLUFF, NEBRASKA CURRENTLY ZONED AS R-1A-SINGLE FAMILY, WILL NOW BE INCLUDED IN C-3 HEAVY COMMERCIAL, REPEALING PRIOR SECTION 25-1-4, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 25-1-4 of the Municipal Code is amended to provide as follows:

“25-1-4. Zones; location; maps. The boundaries of the zoning districts created in this chapter are shown on the zoning district map which is made a part of this municipal code. The zoning district map and all information shown thereon shall have the same force and effect as if fully set forth and described herein. The official zoning district map shall be identified by the signature of the Mayor, attested by the City Clerk under the following statement:

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this ____ day of _____, 2025.”

Section 2. Previously existing Section 25-1-4 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2025.

Betsy Vidlak, Mayor

ATTEST:

City Clerk (Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 10.c

Council to consider action on the first reading of the Ordinance dealing with the Rezone of Blocks 2 & 4, Whistle Creek Subdivision, commonly identified as a tract of land southeast of US Highway 26 and City Route from C-3 Heavy Commercial to M-1 Light Manufacturing and Industrial.

Staff Contact: Zachary Glaubius

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT BLOCKS 2 AND 4, WHISTLE CREEK SUBDIVISION SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, CURRENTLY ZONED AS C-3 HEAVY COMMERCIAL, WILL NOW BE INCLUDED IN M-1 LIGHT MANUFACTURING AND INDUSTRIAL, REPEALING PRIOR SECTION 25-1-4, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Section 25-1-4 of the Municipal Code is amended to provide as follows:

“25-1-4. Zones; location; maps. The boundaries of the zoning districts created in this chapter are shown on the zoning district map which is made a part of this municipal code. The zoning district map and all information shown thereon shall have the same force and effect as if fully set forth and described herein. The official zoning district map shall be identified by the signature of the Mayor, attested by the City Clerk under the following statement:

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this ____ day of _____, 2025.”

Section 2. Previously existing Section 25-1-4 and all other Ordinances and parts of Ordinances in conflict with this Ordinance, are repealed. Provided, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2025.

Betsy Vidlak, Mayor

ATTEST:

City Clerk (Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 10.d

Council to consider action on the first reading of the Ordinance to consider Zoning Text Amendments to Chapter 25, Articles 2 & 3 regarding Adult Day Service and Respite Care Facilities and Article 5 regarding Off-Street Parking Surfaces.

Staff Contact: Zachary Glaubius

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE SCOTTSBLUFF MUNICIPAL CODE RELATING TO ZONING AT CHAPTER 25, ARTICLE 2, BY ADDING ADDITIONAL SECTIONS FOR THE DEFINITION OF ADULT DAY SERVICE FACILITY AT §25-2-3.1, DEFINITION OF AGRICULTURAL ATTRACTIONS AT §25-2-3.2 AND DEFINITION FOR RESPITE CARE SERVICE FACILITY AT §25-2-95.1; AND AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT CHAPTER 25, ARTICLE 3 IN THE OFFICE AND PROFESSIONAL DISTRICT, CENTRAL BUSINESS DISTRICT, NEIGHBORHOOD AND RETAIL COMMERCIAL DISTRICT AND HEAVY COMMERCIAL DISTRICT BY ADDING ADULT DAY SERVICE FACILITY AND RESPITE CARE SERVICE FACILITY AS PRINCIPLE PERMITTED USES; AND AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT §25-5-9, TO AMEND THE SURFACE REQUIREMENTS FOR OFF-STREET PARKING FACILITIES; TO PROVIDE FOR AN EFFECTIVE DATE AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. Chapter 25, Article 2, of the Scottsbluff Municipal Code is amended to add the following section:

“§ 25-2-3.1 ADULT DAY SERVICE FACILITY:

A place which provides care and an array of social, medical, or other support services for a period of less than 12 consecutive hours to four (4) or more persons who require or request such services due to age or functional impairment. An Adult Day Service Facility must obtain and hold appropriate licensure through the Nebraska Department of Health and Human Services.”

Section 2. Chapter 25, Article 2, of the Scottsbluff Municipal Code is amended to add the following section:

“§25-2-3.2 AGRICULTURAL ATTRACTIONS:

A premises used primarily for agricultural for the purpose of raising and harvesting crops for sale, that also includes a limited amount of area devoted to the provision of entertainment for a period of no more than four months per year. Examples of agricultural attractions include, but are not limited to, Pumpkin Patch, Apple Orchard, or Corn Maze. The sale of other goods and entertainment is permitted in areas of the premises during the allowable operating period. Attractions shall not include mechanical rides other than hayrack and sightseeing vehicles.”

Section 3. Chapter 25, Article 2 of the Scottsbluff Municipal Code is amended to add the following section:

“§25-2-95.1 RESPITE CARE SERVICE FACILITY:

A place that provides short-term temporary care on an intermittent basis to persons with special needs for a period of more than 12 hours, when the person's primary caregiver is unavailable to provide such care. Provided:

- 1) A Respite Care Service Facility will not and cannot provide services listed under 25-2-55.1 regarding Emergency Shelters and are therefore excluded from this definition.
- 2) A Respite Care Service Facility must obtain and hold appropriate licensure through the Nebraska Department of Health and Human Services.”

Section 4. Chapter 25, Article 3, Section 11 (B) of the Scottsbluff Municipal Code is amended to provide as follows:

“§25-3-11 O-P OFFICE AND PROFESSIONAL:

- (B) Principle permitted uses.
- (1) Accounting, auditing, and bookkeeping services;
 - (2) Adult Day Service Facility
 - (3) Arts and crafts studio;
 - (4) Bank automated teller facilities; indoor;
 - (5) Bank and saving and loan;
 - (6) Barber/beauty shop;
 - (7) Church;

- (8) Clinic;
- (9) Communication facilities including communication tower, such tower not to exceed 150 feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower;
- (10) Community center;
- (11) Educational or charitable institutions and educational or scientific research services;
- (12) Florist;
- (13) Gift shop;
- (14) Home occupations;
- (15) Hospital;
- (16) Insurance agency/services;
- (17) Laboratory, medical, dental, and optical;
- (18) Library;
- (19) Marriage and family counseling;
- (20) Mortuary;
- (21) Multi-family dwellings. Whenever a lot or tract of land is used in whole or part for residential purposes, preliminary and final site plans of a proposed development must be submitted to the Planning Commission for review and approval;
- (22) Municipal uses;
- (23) Offices and professional services;
- (24) Permanent cosmetic facility;
- (25) Pharmacy;
- (26) Professional membership organizations;
- (27) Professional schools;
- (28) Respite Care Service Facility
- (29) Rooming/boarding house;
- (30) School;
- (31) Single-family dwelling. Whenever a lot or tract of land is used in whole or part for residential purposes, preliminary and final site plans of a proposed development must be submitted to the Planning Commission for review and approval;
- (32) Tourist information booth; and
- (33) Two-family dwelling. Whenever a lot or tract of land is used in whole or part for residential purposes, preliminary and final site plans of a proposed development must be submitted to the Planning Commission for review and approval;”

Section 5. Chapter 25, Article 3, Section 13 (B) of the Scottsbluff Municipal Code is amended to provide as follows:

“§ 25-3-13 C-1 CENTRAL BUSINESS DISTRICT:

- (B) Principle permitted uses.
 - (1) Accounting, auditing, and bookkeeping services;
 - (2) Adult Day Service Facility
 - (3) Ambulance service;
 - (4) Amusement centers; indoor only;
 - (5) Animal clinic; indoor only;
 - (6) Arts and crafts studio;
 - (7) Auto storage and rental;
 - (8) Bakery or bakery goods store. The maximum gross floor area of a building permitted for this use is 6,400 square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building;
 - (9) Bank automated teller facilities; outdoor;
 - (10) Bank automated teller facilities; indoor;
 - (11) Bank and savings and loan;
 - (12) Barber and beauty shop;
 - (13) Book and stationery store;
 - (14) Brew pub;
 - (15) Bus depot;
 - (16) Business college and trade school;
 - (17) Automated or coin-operated car wash;
 - (18) Church;
 - (19) Cleaning and laundry agency;
 - (20) Clinic;
 - (21) Communication facilities including communication tower, such tower not to exceed 150 feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower;

- (22) Community center (public);
- (23) Condominium with three or fewer apartments;
- (24) Confectionery stores;
- (25) Convenience stores without dispensing gasoline;
- (26) Convenience stores with dispensing gasoline;
- (27) Convenience warehouse storage facilities;
- (28) Day care center (child care center) or preschool;
- (29) Delicatessen;
- (30) Drive-thru photo facility;
- (31) Dwelling unit; two unit and multiple family within the confines of a building in which a business enterprise, retail sales, or service business may be conducted;
- (32) Educational and charitable institutions;
- (33) Educational and scientific research service;
- (34) Florist;
- (35) Food store and delicatessen;
- (36) Furniture refinishing. The entire business must be conducted within a building;
- (37) Furniture/appliance store;
- (38) Gift shop;
- (39) Grocery store;
- (40) Hardware store;
- (41) Hospital;
- (42) Hotel;
- (43) Insurance agency/services;
- (44) Jewelry store;
- (45) Laboratory, medical, dental, and optical;
- (46) Laundromat; self-service;
- (47) Library;
- (48) Lodge or club;
- (49) Marriage and family counseling;
- (50) Mortuary;
- (51) Motel;
- (52) Municipal uses;
- (53) Nursery for children;
- (54) Nursery for flowers/plants;
- (55) Offices; professional and service;
- (56) Parking lot, garage, or facility;
- (57) Pharmacy;
- (58) Photographic studio;
- (59) Printing and blueprinting;
- (60) Professional membership organizations;
- (61) Professional schools;
- (62) Railroad station;
- (63) Reducing/sun tanning;
- (64) Respite Care Service Facility;
- (65) Restaurant, bar, and tavern;
- (66) Retail stores and services;
- (67) Rooming/boarding house. Residential use is permitted above the ground floor and within the confines of a business building;
- (68) School;
- (69) Service station; full service;
- (70) Service station; mixed use;
- (71) Service station; self-service dispensing of gas only;
- (72) Shoe store;
- (73) Tattoo/body piercing establishment;
- (74) Temporary medical housing;
- (75) Theater; indoor;
- (76) Tire shop and recapping;
- (77) Tourist information booth;
- (78) Upholstery shops, provided till work is completed inside the building;
- (79) Utility business offices;
- (80) Warehousing facilities. Warehouse or storage facilities are permitted as the primary use on a lot or property only if a special permit is granted. A lot or property will not be eligible for consideration of the issuance of a special permit unless the proposed facility will be located on a lot immediately adjoining (or directly across an alley from) a property with an allowed C-1 District use; the proposed facility is necessary to and will be used as an accessory to the allowed use on the adjoining lot; and both lots are under the same ownership; and

(81) Wholesale stores and distributors. The maximum gross floor area of a building permitted for this use is 6,410 square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building.”

Section 6. Chapter 25, Article 3, Section 14 (B) of the Scottsbluff Municipal Code is amended to provide as follows:

“§ 25-3-14 C-2 NEIGHBORHOOD AND RETAIL COMMERCIAL:

(B) Principal permitted uses.

- (1) Accounting, auditing, and bookkeeping services;
- (2) Adult Day Service Facility
- (3) Ambulance service;
- (4) Amusement centers; indoor only;
- (5) Animal clinic; indoor only;
- (6) Arts and crafts studio;
- (7) Automated or coin-operated car wash;
- (8) Bakery or bakery goods store;
- (9) Bank automated teller facilities; outdoor;
- (10) Bank automated teller facilities; indoor;
- (11) Bank and savings and loan;
- (12) Barber and beauty shop;
- (13) Book and stationery store;
- (14) Brew pub;
- (15) Church;
- (16) Cleaning and laundry agency;
- (17) Clinic;
- (18) Communication facilities including communication tower, such tower not to exceed 150 feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower;
- (19) Community center (public);
- (20) Confectionery stores;
- (21) Convenience stores with dispensing gasoline;
- (22) Convenience stores without dispensing gasoline;
- (23) Convenience warehouse storage facilities;
- (24) Dance, music, or voice studio;
- (25) Day care center (childcare center) or preschool;
- (26) Delicatessen;
- (27) Domestic violence shelter;
- (28) Drive-thru;
- (29) Educational and charitable institutions;
- (30) Educational and scientific research service;
- (31) Equipment rental and sales yard;
- (32) Florist;
- (33) Food store and delicatessen;
- (34) Furniture refinishing (the entire business must be conducted within a building);
- (35) Furniture/appliance store;
- (36) Gift shop;
- (37) Gymnasium; private;
- (38) Grocery store;
- (39) Hardware store;
- (40) Hospital;
- (41) Hotels/motels;
- (42) Insurance agency/services;
- (43) Jewelry store;
- (44) Laboratory, medical, dental, and optical;
- (45) Laundromat; self-service;
- (46) Library;
- (47) Lodge or club;
- (48) Marriage and family counseling;
- (49) Municipal uses;
- (50) Nursery for children;
- (51) Offices; professional and service;
- (52) Pharmacy;
- (53) Photographic studio;

- (54) Priming and blueprinting;
- (55) Professional membership organizations;
- (56) Professional schools;
- (57) Reducing/sun tanning;
- (58) Respite Care Service Facility;
- (59) Restaurant, bar, and tavern;
- (60) Retail stores and services;
- (61) Rooming/boarding house. Residential use is permitted above the ground floor and within the ground floor if to the back or side of a business building;
- (62) School;
- (63) Service station; full service;
- (64) Service station; mixed use;
- (65) Shoe store;
- (66) Tattoo/body piercing establishment;
- (67) Temporary medical housing;
- (68) Theater; indoor;
- (69) Tourist information booth;
- (70) Upholstery shop provided all work is completed within the building;
- (71) Utility business offices; and
- (72) Warehousing and wholesaling.”

Section 7. Chapter 25, Article 3, Section 15 (B) of the Scottsbluff Municipal Code is amended to provide as follows:

“§ 25-3-15 C-3 HEAVY COMMERCIAL:

- (B) Principle permitted uses.
 - (1) Accounting, auditing, and bookkeeping services;
 - (2) Adult Day Service Facility;
 - (3) Ambulance service;
 - (4) Amusement centers; indoor only;
 - (5) Animal clinic; indoor only;
 - (6) Animal clinic; indoor/outdoor;
 - (7) Arts and crafts studio;
 - (8) Auction house;
 - (9) Auto sales and service;
 - (10) Auto storage and rentals. All processing, packaging, or fabricating to be conducted wholly inside a building. Nuisance-producing processing, packaging, or fabricating not permitted;
 - (11) Automated or coin-operated car wash;
 - (12) Bakery or bakery goods store;
 - (13) Bank automated teller facilities; outdoor;
 - (14) Bank automated teller facilities; indoor
 - (15) Bank and savings and loan;
 - (16) Barber and beauty shop;
 - (17) Beverage bottling plant;
 - (18) Billboard. Billboards may not be placed everywhere in this zone. Sec special provisions dealing with billboards in Article 6 of this chapter;
 - (19) Boat building (small);
 - (20) Book and stationery store;
 - (21) Brewery;
 - (22) Brew pub;
 - (23) Bus depot;
 - (24) Business college and trade school;
 - (25) Cabinet shop. The entire business must be conducted within a building;
 - (26) Campground;
 - (27) Church;
 - (28) Cleaning plant; commercial. The maximum gross floor area of a building permitted for this use is 6,400 square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building;
 - (29) Cleaning and laundry agency;
 - (30) Clinic;
 - (31) Communication facilities including communication tower, such tower not to exceed 150 feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the lower;
 - (32) Community center (public);

- (33) Confectionery stores;
- (34) Construction storage yard. Yard must be enclosed in Class 3 fence;
- (35) Convenience warehouse storage facility;
- (36) Convenience stores without dispensing gasoline;
- (37) Convenience stores with dispensing gasoline;
- (38) Dairy product processing;
- (39) Dance, music, or voice studio;
- (40) Day care center (childcare center) or preschool;
- (41) Delicatessen;
- (42) Distillery;
- (43) Drive-thru photo facility;
- (44) Drive-thru (fast food) restaurant;
- (45) Educational and scientific research service;
- (46) Equipment rental and sales yard;
- (47) Florist;
- (48) Food store and delicatessen;
- (49) Furniture refinishing. The entire business must be conducted within a building;
- (50) Furniture/appliance store;
- (51) Gift shop;
- (52) Gymnasium; private;
- (53) Grocery store;
- (54) Hardware store;
- (55) Hospital;
- (56) Insurance agency/services;
- (57) Jewelry store;
- (58) Laboratory, medical, dental, and optical;
- (59) Laundry; commercial plant. The maximum gross floor area of a building permitted for this use is 6,400 square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building;
- (60) Laundromat; self-service;
- (61) Library;
- (62) Lodge or club;
- (63) Lumber yard;
- (64) Machine shop;
- (65) Marriage and family counseling;
- (66) Metal finishing. Retail and wholesale metal finishing permitted, providing the metal finishing equipment shall be used, and all parts to be or which have been processed, together with all materials and supplies, shall be stored, wholly within a building; and in addition, if metal plating is done, not more than three persons may function in the metal plating line, the metal plating line shall not use a floor area in excess of 1,500 square feet, and only a self-contained processing system shall be used. A metal plating line constitutes a metal plating process commencing with racking of a part to be plated and ending with unranking of such part;
- (67) Micro brewery;
- (68) Micro distillery;
- (69) Monument works; stone;
- (70) Mortuary;
- (71) Motel;
- (72) Municipal uses;
- (73) Nursery for children;
- (74) Nursery for flowers/plants;
- (75) Offices; professional and service;
- (76) Parking lot, garage or facility;
- (77) Pharmacy;
- (78) Photographic studio;
- (79) Printing and blueprinting;
- (80) Professional membership organizations;
- (81) Professional schools;
- (82) Public garage;
- (83) Railroad station;
- (84) Recreational vehicle sales lot;
- (85) Recreational vehicle storage lot; outside;
- (86) Reducing/sun tanning;
- (87) Respite Care Service Facility;
- (88) Restaurant, bar, and tavern;
- (89) Retail stores and services;

(90) Sandblasting. All commercial sandblasting of moveable objects to be conducted wholly inside a building;

(91) Service station; full service;

(92) Service station; mixed use;

(93) Service station; self-service dispensing of gas only;

(94) Shoe store;

(95) Shop for building contractor. The entire business must be conducted within a building;

(96) Sign shop;

(97) Tack shop;

(98) Tattoo parlor meeting the following conditions.

(a) Prior to operating a tattoo parlor, the operator/practitioner must first apply for and receive a permit and certificate of occupancy from the Development Services Director. The permit is subject to revocation if the permittee at any time fails to comply with the conditions set forth herein.

(b) The operator/practitioner must comply with any and all federal, state, and local regulations pertaining to the activity of tattoo artistry on the human skin.

(c) The operator/practitioner must submit to regular and/or unannounced inspections by the Department of Planning, Building and Development, the County Department of Health, and any other authority empowered to regulate such activities.

(d) All instruments and equipment must be cleaned and sterilized before use. Sterilization of equipment shall be accomplished by exposure to live steam for at least 30 minutes at a minimum pressure of 15 pounds per square inch, temperature of 240°F or 116°C.

(e) The operator/practitioner must positively identify each client and keep record of the client's name, age, mailing address, and phone number and not dispose of such information for a period of at least ten years. Any transfer in ownership or operation of the business will result in revocation of the permit. All records shall be relinquished to the Development Services Director at that time.

(f) The operator/practitioner may not perform work on anyone 18 years of age or younger without written permission from the minor's parent or legal guardian.

(g) The operator/practitioner shall comply with the OSHA (Occupation Safety and Health Act) blood borne pathogen rules as it relates to the disposition of hazardous waste materials.

(h) To prevent the cause and/or spread of infection or disease, any and all tattoo needles used for each client shall be disposed of properly and not reused.

(99) Temporary medical housing;

(100) Terminal yard; trucking;

(101) Theater; indoor;

(102) Theater; drive-in;

(103) Tire shop and recapping (the entire business must be conducted within a building);

(104) Tourist information booth;

(105) Tractor/trailer parking lot;

(106) Trailer parks;

(107) Travel trailers;

(108) Travel trailer, mobile home, and manufactured housing sales lot;

(109) Truck and tractor repair;

(110) Upholstery shop, provided all work is completed inside the building;

(111) Used car lot;

(112) Utility business offices; and

(113) Warehousing/wholesaling facilities.”

Section 8. Section 25-5-9 of the Scottsbluff Municipal Code is now amended to provide as follows:

“§ 25-5-9 SURFACE.

All off-street parking facilities, including approaches and maneuvering areas, shall be surfaced with concrete, asphalt, asphaltic concrete, or brick, and shall be maintained with materials sufficient to prevent mud, dust, or loose materials except as provided below:

1. Sites in the A, AR, and R-1B districts are exempt from this requirement
2. In residential districts (R-1, R-1A, R-4, R-6) all required parking spaces and driveways used for parking shall be paved, including driveways that lead to paved parking spaces.
3. In M-1 and M-2 Districts, the paving requirement for parking and loading areas serving industrial uses is not required. The approach from the public right-of-way plus an additional ten (10) foot of driveway on private property must be paved. In addition, disability accessible parking spaces must be paved.

In commercial and mixed-use districts (C-1, C-2, C-3, PBC, O-P), paving is not required for areas that are used for designated storage areas, service areas, or off-street parking areas which exceed the required number of parking stalls.”

Section 9. Any prior Sections 25-2-3.1, 25-2-3.2, 25-2-95.1, 25-3-11(B), 25-3-13(B), 25-3-14(B), 25-3-15(B) and 25-5-9 and all other ordinances and parts of ordinances in conflict herein are repealed. Provided, however, this Ordinance shall not be construed to effect any rights, or duties existing at the time when this Ordinance becomes effective.

Section 10: This Ordinance shall become effective upon its passage and approval as provided by law, and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2025.

Attest:

Mayor

City Clerk (Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 11.a

Council to receive a presentation from Marvin Planning Consultants on the Comprehensive Plan.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 5-5-25

AGENDA TITLE: Council to receive a presentation from Marvin Planning Consultants on the Comprehensive Plan

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Keith Marvin, Owner of Marvin Planning Consultants

SUMMARY EXPLANATION: MPC will present an update on the progress of the new Comprehensive Plan

BOARD/COMMISSION/STAFF RECOMMENDATION:

Does this item require the expenditure of funds?

_____yes _____x____no

Are funds budgeted?

_____yes _____x____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) _____

NOTIFICATION LIST: Yes ☐ No ☒ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL:

City Manager

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 11.b

Council to remove from the table approving ten Special Designated Liquor Licenses for P.R.E.S., Inc. d/b/a Rosita's to serve distilled spirits at the Bands on Broadway Summer Series at the 18th Street Plaza.

Staff Contact: Kimberley Wright

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 11.c

Council to discuss and consider action on ten Special Designated Liquor Licenses for P.R.E.S., Inc. d/b/a Rosita's to serve distilled spirits at the Bands on Broadway Summer Series 6/5; 6/12; 6/19; 6/26; 7/3; 7/10; 7/17; 7/24; 7/31 & 8/7 from 5:30 to 9:30 p.m. at the 18th Street Plaza.

Staff Contact: Kimberley Wright

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711
License #

PRES Inc DBA ROSITA'S Restaurant
Licensee Name/Non-Profit Organization

Event location name: Banks on Broadway 18th Street Downtown Plaza

Event address/location: 1801 Broadway Scottsbluff, Ne 68361

Event Type: Live music

Event date(s): 6/5/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits X

Event contact name: ROSEmary Flores Event contact phone number: 308-641-0038

Event contact Email: Rosyflr2@gmail.com

*Signature Authorized Representative: [Signature]

Local Governing Body completes below:

The local governing body for the City of _____
County of _____ approves the issuance of a Special Designated License as
requested above. **OR**

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711
License #

PRES Inc DBA Rosita's Restaurant
Licensee Name/Non-Profit Organization

Event location name: 18th Street Plaza

Event address/location: 1801 Broadway Scottsbluff, Ne 69361

Event Type: live music

Event date(s): 6/12/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits X

Event contact name: Rosemary Flores Event contact phone number: 308-765-1291

Event contact Email: Rosyflr2@gmail.com

*Signature Authorized Representative: [Signature]

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711 License # PRES Inc DBA ROSA'S Restaurant Licensee Name/Non-Profit Organization

Event location name: 18th Street Plaza

Event address/location: 1801 Broadway Scottsbluff, NE 69361

Event Type: Live music

Event date(s): 6/19/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits X

Event contact name: Rosemary Flores Event contact phone number: 308-641-0038

Event contact Email: Rosef1r2@gmail.com

*Signature Authorized Representative: RJ

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711 License # PRES Inc DBA Rosita's Restaurant Licensee Name/Non-Profit Organization

Event location name: 18th Street Plaza

Event address/location: 1801 Broadway Scottsbluff, NE 69361

Event Type: Live music

Event date(s): 6/26/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

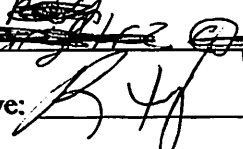
Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits ☒

Event contact name: Rosemary Flores Event contact phone number: 308-641-0038

Event contact Email: ~~rosemary.flores@presinc.com~~ RosyFlr@smail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711

License #

PRES Inc DBA Rositas Restaurant

Licensee Name/Non-Profit Organization

Event location name: 18th Street Plaza

Event address/location: 1801 Broadway Scottsbluff, NE 69361

Event Type: live music

Event date(s): 7/3/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

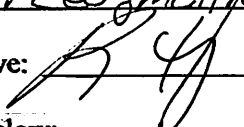
Alternate dates/times: -

Alternate location name/location: -

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits ☒

Event contact name: Rosemary Flores Event contact phone number: 308-641-0038

Event contact Email: Rosemary.flores@gmail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ ^{OR}
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

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WEBSITE: www.lcc.nebraska.gov

025711
License #

PRES Inc DBA Rosita's Restaurant
Licensee Name/Non-Profit Organization

Event location name: 18th Street plaza

Event address/location: 1801 Broadway, Scottsbluff, NE 69361

Event Type: Live music

Event date(s): 7/10/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

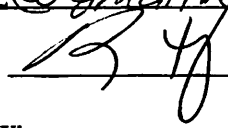
Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits ☒

Event contact name: Rosemary Flores Event contact phone number: 308-641-0038

Event contact Email: Rose.flore@gmail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711 PRES Inc DBA Rositas Restaurant
License # Licensee Name/Non-Profit Organization

Event location name: 18th Street Plaza

Event address/location: 1801 Broadway Scottsbluff, NE 68361

Event Type: Live Music

Event date(s): 7/17/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

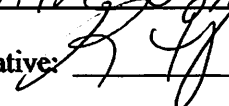
Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits ☒

Event contact name: Rosemary Flores Event contact phone number: 308-641-0038

Event contact Email: RosyFlores@gmail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

025711 License # PRES Inc DBA Nostri's Restaurant Licensee Name/Non-Profit Organization

Event location name: 18th Street Plaza

Event address/location: 1801 Broadway Scottsbluff, NE 69361

Event Type: Live Music

Event date(s): 7/24/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits X

Event contact name: Rosemary Florec Event contact phone number: 308-641-0038

Event contact Email: Rosefire@smc.il.com

*Signature Authorized Representative: [Signature]

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711 PRES Inc DBA ROSA'S RESTAURANT
License # Licensee Name/Non-Profit Organization

Event location name: 18th Street Plaza

Event address/location: 1801 Broadway Scottsbluff, NE 69361

Event Type: live music

Event date(s): 2/3/25

Event start time(s): 5:30

Event end time(s): 9:30

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 300 X 145 (Must submit a diagram)

Estimated number of attendees: 500

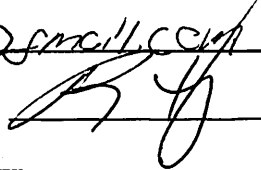
Alternate dates/times: _____

Alternate location name/location: _____

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits ☒

Event contact name: Rosemary Flores Event contact phone number: 308-641-0038

Event contact Email: Rosemary@fmail.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of _____ OR
County of _____ approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION

301 CENTENNIAL MALL SOUTH

PO BOX 95046

LINCOLN, NE 68509-5046

PHONE: (402) 471-2571

FAX: (402) 471-2814

EMAIL: lcc.sdl.licensing@nebraska.gov

WEBSITE: www.lcc.nebraska.gov

025711

License #

Rosita's Restaurant - PRES Inc

Licensee Name/Non-Profit Organization

Event location name:

18th Street Plaza

Event address/location:

1801 Broadway Scottsbluff, Ne 69361

Event Type:

Live music

Event date(s):

8/17/25

Event start time(s):

5:30

Event end time(s):

9:30

Indoor area to be licensed in length & width:

X

Outdoor area to be licensed in length & width:

300

X

145

(Must submit a diagram)

Estimated number of attendees:

500

Alternate dates/times:

—

Alternate location name/location:

—

Type of alcohol to be served: Beer

Wine

Distilled Spirits

X

Event contact name:

Rosemary Florec

Event contact phone number:

308-641-0058

Event contact Email:

Rosflr2@gmail.com

*Signature Authorized Representative:

[Signature]

Local Governing Body completes below:

The local governing body for the City of

OR

County of

approves the issuance of a Special Designated License as

requested above.

Local Governing Body Authorized Signature

Date

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 11.d

Mayor to read the Proclamation Naming May 11th through May 17th, 2025 as Police Week and May 15, 2025 as Police Officers' Memorial Day in the City of Scottsbluff.

Staff Contact: Krisa Brass



POLICE WEEK PROCLAMATION

WHEREAS: Today, the word "FREEDOM" is as important to our history as it was in 1776, and the unalienable rights to LIFE, LIBERTY, and the PURSUIT OF HAPPINESS, as guaranteed by the constitution to every American Citizen, is being challenged on many fronts, and,

WHEREAS: May 15th of each year is designated by law as National Peace Officers' Memorial Day and the week in which it occurs as National Police Week, and,

WHEREAS: Understanding is the watchword to compatibility, and it is important that the people of our City know and understand the problems, duties and responsibilities of their police department,

NOW, THEREFORE, I, BETSY VIDLAK, as Mayor of the City of Scottsbluff, do hereby,

PROCLAIM: Sunday May 11th through Saturday May 17th, 2025 as "POLICE WEEK" and May 15th, 2025 as "POLICE OFFICERS' MEMORIAL DAY" in the City of Scottsbluff and urge all citizens to take advantage of this opportunity to honor the Police Officers of our community and to provide a wider base of understanding of their daily work.

Betsy Vidlak, Mayor
City of Scottsbluff



City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 12.a

Council to discuss and consider action on awarding the bid for One, New, Half Ton, Crew Cab 4 X 4 Pickup Truck for the Public Works Department to Transwest Ford, LLC in the amount of \$44,330.84.

Staff Contact: Doug Gompert

BID FORM
FOR FURNISHING
ONE, NEW, HALF TON, CREW CAB 4 x 4 PICKUP TRUCK

Mayor and City Council
Scottsbluff, Nebraska

I (we) have examined the Notice to Bidders, dated April 7, 2025, Instructions to Bidders, and the Specifications, and submit the following bid to furnish one, new, Half Ton, Crew Cab 4 x 4 pickup truck.

One	<u>2025</u>	<u>Ram</u>	<u>1500 (DT6L91)</u>	<u>\$ 49,000⁰⁰</u>
	Year	Make	Model #	Bid Price

My Bid for the above described Half Ton, Crew Cab 4 x 4 pickup truck is:

forty Nine thousand dollars ⁰⁰/₁₀₀
(amount written out fully)

If the City places an order with my dealership for the specified truck, I hereby certify I will deliver a new unit on or before:

9 1 2025 which meets the specifications included with this proposal.
Month Day Year

Signature of Bidder: Glenn York

Name of Bidder: Glenn York

Company Represented by Bidder: Reganis Auto Center

Address of Bidder: 2006 East Overland, Scottsbluff, NE 69361

Telephone & Fax Number of Bidder: 308-632-8200 store 308-635-3431 FAX

BID FORM

FOR FURNISHING ONE, NEW, HALF TON, CREW CAB 4 x 4 PICKUP TRUCK

Mayor and City Council
Scottsbluff, Nebraska

I (we) have examined the Notice to Bidders, dated April 7, 2025. Instructions to Bidders, and the Specifications, and submit the following bid to furnish one, new, Half Ton, Crew Cab 4 x 4 pickup truck.

One 2025 Ford F-150 Crew Cab \$ 44,330.84
Year Make Model # 4x4 Bid Price

My Bid for the above described Half Ton, Crew Cab 4 x 4 pickup truck is:

Forty-Four Thousand Three Hundred Thirty dollars & 84/100
(amount written out fully)

If the City places an order with my dealership for the specified truck, I hereby certify I will deliver a new unit on or before:

July 30 2025 which meets the specifications included with this proposal.
Month Day Year

Signature of Bidder:

Brian S. Collar

Name of Bidder:

BRIAN S. COLLAR

Company Represented by Bidder:

Transwest Ford LLC

Address of Bidder:

1515 East 20th St. Scottsbluff NE 69361

Telephone & Fax Number of Bidder:

308-635-3701

Fax 308-635-2773

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 12.b

Council to discuss and consider action on awarding the bid for the Public Works Hail Damage Repair to Schank Roofing in the amount of \$158,679.88.

Staff Contact: Mark Bohl



May 1, 2025

Honorable Mayor and City Council
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Public Works Hail Damage Repair

Dear Mayor and City Council:

Bids were received and opened at 1:00 p.m. on April 29, 2025 at City Hall, Scottsbluff, Nebraska for the above referenced project. Two (2) bids were received. The number of bids received is typical for licensed, bonded roofing contractors. The bids received were as follows:

	<u>Total Bid</u>
Twin City Roofing & Sheet Metal, Inc.	\$188,193.13
Shank Roofing	\$158,679.88
Engineers Estimate	\$211,736.33

The Engineer's Estimate was based upon the insurance adjuster's estimate. We have reviewed the contractor's bid documents and would recommend awarding the project to Shank Roofing in the amount of \$158,679.88.

Sincerely,

FOR THE FIRM OF
M.C. SCHAFF & ASSOCIATES, INC.

David Schaff, P.E.

G:\Jobs\RM240125-00 2023 City of Scottsbluff Hail Damage\007 Public Works\RecommendofAward.doc

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 13.a

Council to receive the 2024 Annual Police Department Report.

Staff Contact: Krisa Brass

2024

Scottsbluff Police Department

1801 Avenue B

e-mail policeinfo@scottsbluff.org

Website www.scottsbluff.org



Annual Report

SCOTTSBLUFF POLICE DEPARTMENT'S VISION AND MISSION STATEMENTS

VISION

To serve our community with **honesty, compassion** and **respect**.

MISSION

The mission of the Scottsbluff Police Department is to enhance **safety, service**, and **trust** with our community.

Keep our community **safe** by preventing citizens from becoming victims of crime or from being injured in traffic collisions. This is our highest priority.

Provide excellent **service** to the numerous requests we receive from the community.

Our principal duty is to serve.

Maintain the **trust** of our community. This trust provides every department member with the foundation required to carry out our duties. Without trust we simply do not have the authority to serve our public.

THE SCOTTSBLUFF POLICE DEPARTMENT'S CORE VALUES

To help in achieving our mission, the Scottsbluff Police Department has outlined the department's **core values**, or characteristics important to being a successful officer:

Integrity: The Scottsbluff Police Department is built upon a foundation of ethical and professional conduct. We are committed to the highest level of moral principles and ethics. All members of the department will adhere to the Law Enforcement Code of Ethics.

Honesty: We will be truthful and trustworthy at all times.

Candor: The freedom from prejudice or malice; fairness. We are committed to equal application of the law to offenders and members of the public as well as the equal application of rules and regulations to all members of the department.

Commitment: The trait of sincere and steadfast fixity on a purpose; the act of binding yourself (intellectually or emotionally) to a course of action. We are dedicated to meeting the demands of our profession and performing all duties to the best of our ability.

Courage: The ability to confront real or perceived fear in the face of pain, danger, uncertainty or intimidation. We are dedicated to meeting all challenges with the courage needed to accomplish our mission.

Competence: Properly or sufficiently qualified, capable, or efficient of performing the task; adequate for the purpose. We are committed to being qualified to handle the tasks which society expects from the police department.

Compassion: We understand our role as community caretakers, and temper our application of the law with compassion and empathy.

Department Goals

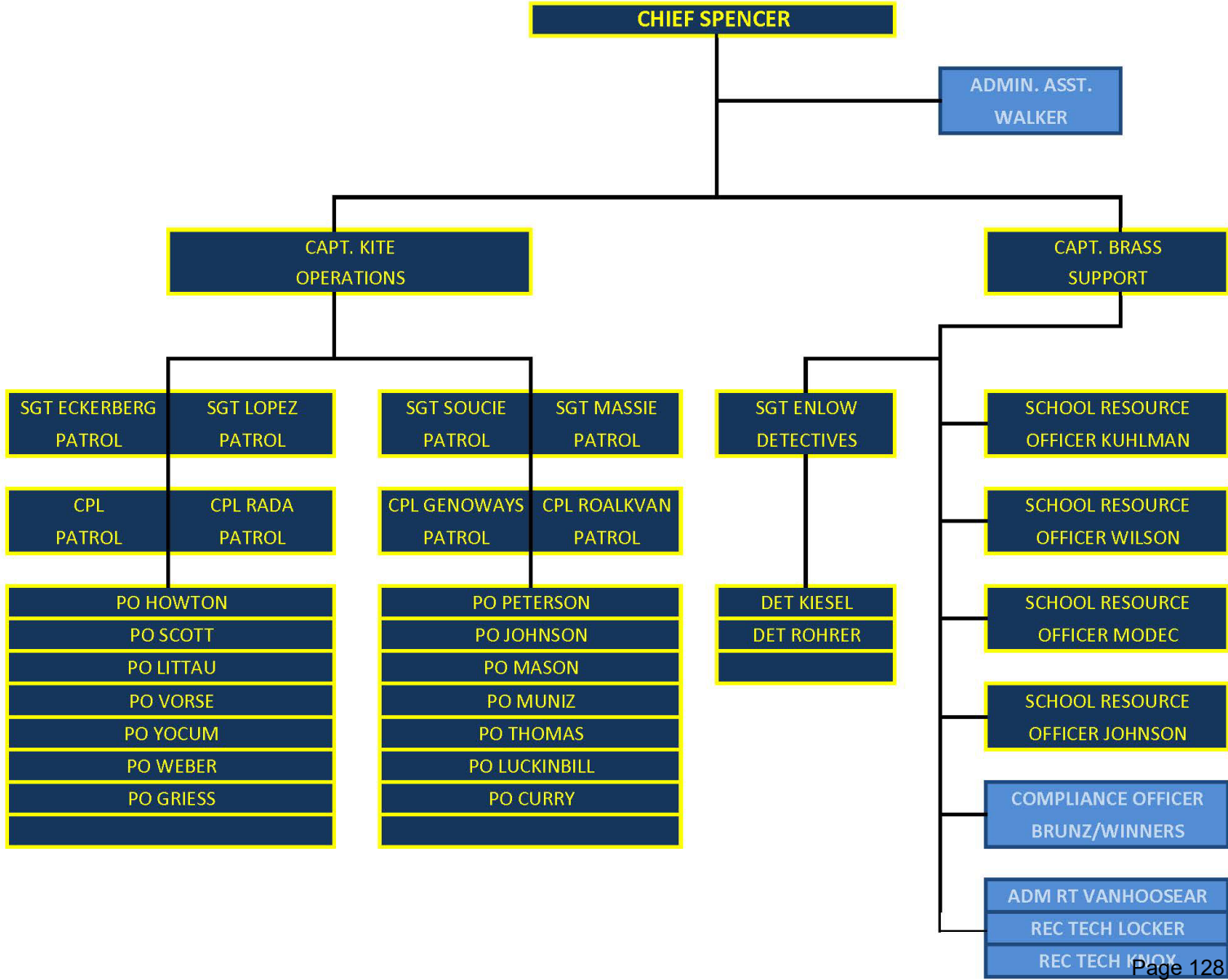
- Continue to evaluate and implement policy and procedural changes that enhance the guidance and accountability of the department.
- Recruit and retain the best possible police officers.
- Provide quality training for all employees.
- Promote police conduct that is responsive and sensitive to the needs of the community.
- Require aggressive crime fighting to improve the utilization of patrol and investigative resources in the identification, arrest, and conviction of individuals committing criminal activity within our jurisdiction.
- Require a professional work ethic and professional work product by officers engaged in routine police duties, and preliminary and follow-up investigations.
- Enhance the role of department personnel in the planning and development process.
- Recognize exceptional work by police employees.
- Stress the responsibility of all employees to be accountable to the department and the community for all his/her actions.

Age and Experience

Average Age of Sworn Personnel	38.8
Average Years of Police Experience/All Sworn Personnel	12.2
Average Years of Police Experience/Command Officers	31.3
Average Years of Police Experience/Sergeants	19.4
Average Years of Police Experience/Corporals	5.5
Average Years of Police Experience/Detectives	30.3
Average Years of Police Experience/Patrol	8.4

2024 Department Age & Experience

Organizational Chart



2024 Revenues

Scottsbluff Police Department provides several services by administrative staff and officers. These services are provided for fees charged by the department to assist in recovering the cost of providing them. The monies earned in this area are then returned to the City's General Fund.

Also shown is the service contract amount with Terrytown for providing all police functions. Not shown is the amount that the department shares with Scottsbluff School District and Western Nebraska Community College for providing crossing guards and school resource officers.

Police Service/Terrytown	\$137,540	Alcohol Tests	\$4,432
Vehicle Impound/Tow	\$19,076	Photo copies	\$3,986
DUI Grants	\$6,913	Alarms	\$475
Seat Belt Grants	\$5,019	Firearms Range Use Fees	\$1,720
Speed Grants	\$11,964	Handgun Permits	\$1,773
Drug Impaired Grants	\$1,044	Fingerprinting	\$750
U Text U Drive Grants	\$7,064	ATV Permits	\$950
Alcohol Compliance Grants	\$1,547	Witness Fees	\$91
Car Auctions	\$23,902	Security	\$1,175
WING Task Force	\$34,143	Total:	\$263,564

2024 Department Activity

Operations Division

The Operations Division consists of Patrol, K-9 Program, Fleet Maintenance, Special Weapons and Tactics (S.W.A.T.), Explosives Ordinance Disposal (E.O.D.), Grant Coordinator, Training, and High School and/or College Internships.

These functions are the responsibility of Captain Lance Kite. lkite@scottsbluff.org

The patrol division consists of 4 Patrol Sergeants, 4 Patrol Corporals and 16 Patrol Officers. The patrol division is responsible for handling daily calls for service, proactive traffic enforcement as well as initiating and completing criminal investigations .

Training requirements for Nebraska law enforcement officers has evolved in the past several years and remains a priority within the department.

STEP Grant Project

The purpose of the Special Traffic Enforcement Program (STEP) grant is to provide funding assistance to Law Enforcement Agencies for selective overtime enforcement, community engagement/outreach, and education overtime in the emphasis areas of Occupant Protection, Impaired Driving, Distracted Driving, or General Traffic. Funding assistance will provide reimbursement for overtime salaries.

Each month we submit an activity report for:

- Presentations
- Community Programs
- School Programs
- Media Contacts
- Booth Displays
- Enforcements
- Distributed Materials
- Number of People Reached

\$120,000

Oct 24 – Sep 25



**SPEEDING CATCHES
UP WITH YOU**

Scottsbluff Police Department K9 Team



2024 K9 Duke

- K9 Handler: Officer Tyler Weber
- K9: DUKE

K-9 Team Statistics

- 20 Narcotic Deployments with 61.5g methamphetamine located, along with multiple residue cases with methamphetamine and marijuana
- 10 Patrol Deployments
- 1 Evidence Recovery Deployment
- 1 Tracking Deployment
- Officer Weber and Duke have maintained a consistent 16 hours of training per month.

The Scottsbluff Police Department had one intern in 2024. Interns experience a full immersion into the workings of the Scottsbluff Police Department.

- Records
- Administration
- Investigations
- Patrol

Ella entered our High School Internship program this year. She is attending Scottsbluff High School and will graduate in May 2025. She will be attending the University of Nebraska-Omaha in the fall. She will be studying Criminal Justice and Criminology, and possibly minoring in Psychology. Ella plans on doing another internship with local police there also.

Ella said she loved having the internship; "It was such a fun experience getting to see things people throughout the community don't often see. I got to meet many new people and created bonds with a lot of the officers. It was nerve racking at first going into it, not knowing anyone and running around and following everyone to see what they were doing. But as I got closer and formed bonds with everyone, I got a lot more comfortable. I was sad to leave. It was such a good opportunity and I'm glad I got the opportunity to do it. Overall, this helped me realize that I want to continue to go into criminology and criminal justice."



Ella Johnson
Scottsbluff High School
Class of 2025

2024 Internship Program

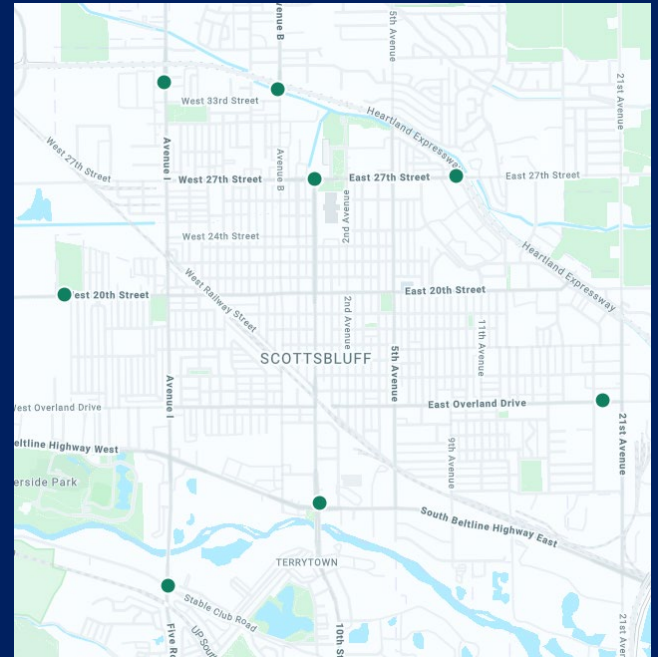
Support Services Division

The Support Services Division consists of Investigative Services, Records, School Resource Officer (SRO) and College Resource Officer (CRO) Programs, Code Compliance & Animal Control, and Crime Prevention Programs.

These functions are the responsibility of Captain Krisa Brass kbrass@scottsbluff.org

The primary focus of the Support Services Division in 2024 has continued with the acquisition and implementation of technology. Work has continued with the Computer Aided Dispatch (CAD) and law enforcement Records Management System (RMS) to report crime statistics to the state and federal government. This has brought technology into the police patrol vehicle as well and has enhanced the cooperation and interoperability between all public safety agencies within Scotts Bluff County. E-Citations were fully implemented in the spring of 2024. This process remains in development between the RMS Vendor and the Nebraska Crime Commission. The department secured funding in 2022 and worked to create an Automated License Plate Recognition (ALPR) Program within the department to assist in crime prevention.



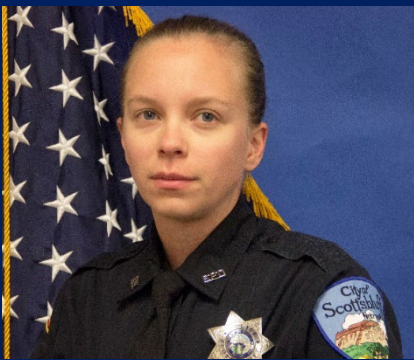


- In 2023 the City of Scottsbluff Police Department began the process of purchasing and implementing ALPR's.
- The ALPR system consists of a series of cameras designed to capture images of motor vehicle plates at six arterial intersections in the City. One of the devices is portable.
- Implementing the seven camera system, this allows us to join the national coverage of Flock Safety.
- Flock Safety communities have reported overall crime reductions of over 70% after a period of time utilizing the ALPR system.
- Today, there are over 1,500 Flock Safety communities with 1,200+ law enforcement agencies.



2024 ALPR-Automated License Plate Readers

The School Resource Officer Program began in 2002 with funding from the United States Department of Justice COPS in Schools grant program. Through the years and with diminishing grant funds, partnerships were expanded with the Scottsbluff Public School District to maintain and enhance the program. In 2014 this partnership grew with the addition of a second School Resource Officer within the district. The program was enhanced again in 2019 with the addition of a third School Resource Officer position within the department. This third officer serves on the campus of the Western Nebraska Community College, Scottsbluff Campus.



Officer Bobbi Kuhlman
WNCC Scottsbluff Campus



Officer Ron Wilson
Scottsbluff Senior High School



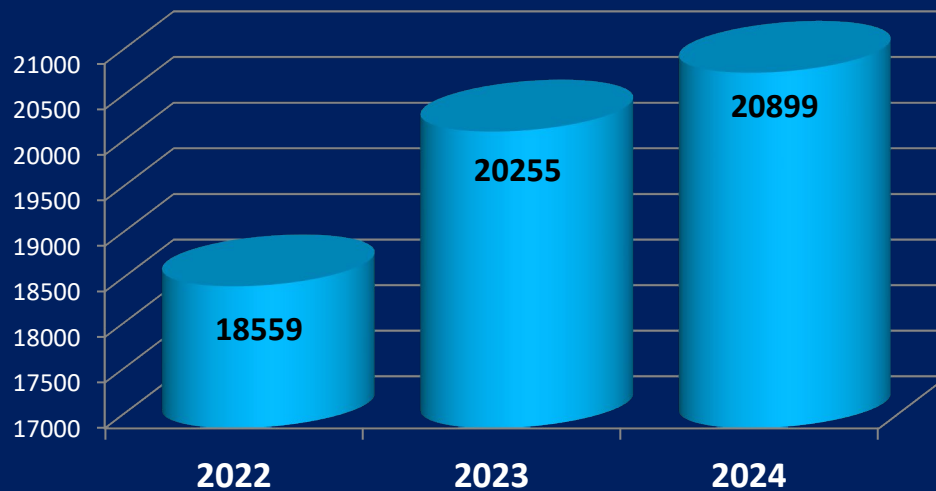
Officer Mike Modoc
Scottsbluff Senior High School



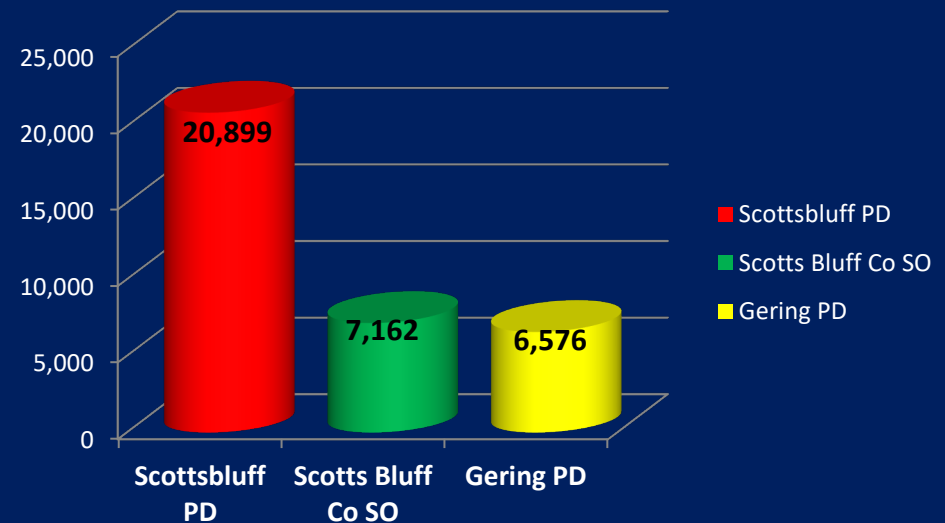
Officer Kaleb Johnson
Bluffs Middle School

2024 School Resource Officer Program

3-year Calls for Service Comparison

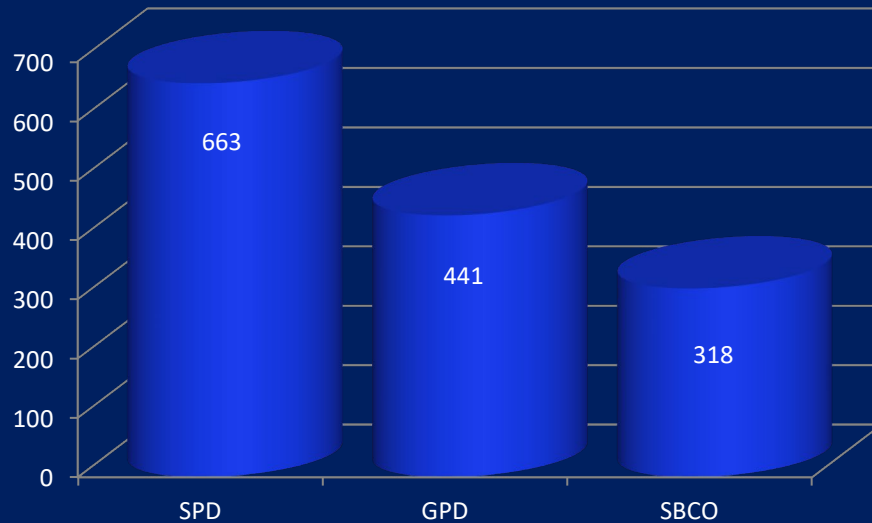


2024 Local Agency Total Call Comparison



2024 Activity Summary

2024 Total Arrest – Local Agency Comparison



This graph compares the three larger agencies arrest statistics in Scotts Bluff County.

Of the total arrests for Scottsbluff Police Department in 2024, the below arrests were made for serious crimes.

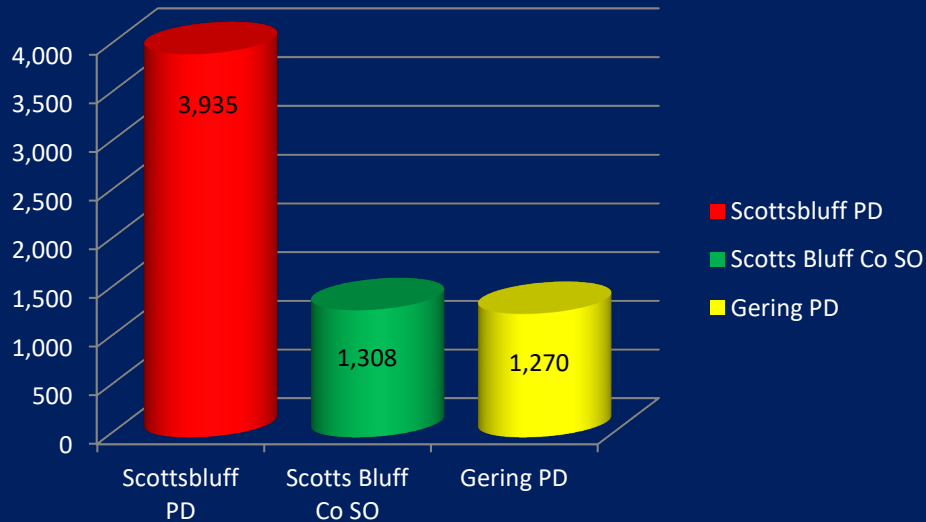
- **0** Homicide Arrest
- **2** Robbery Arrests
- **5** Arson Arrest
- **21** Aggravated Assault Arrests
- **23** Assault on Officer Arrests (2 with bodily fluids)

154 Warrant Arresting Agency Jurisdiction

31 Warrant Outside Agency

2024 Activity Summary

2024 Written Report Agency Comparison



Written reports are completed to document investigative efforts as well as document evidence collected during investigations. Not all calls for service (CFS) require a written report. Of the total calls for services received, this reflects 18% (3935/20899) of those calls required written reports.

The total number of reports written by Scottsbluff Police officers in 2024 reflects an average of 136 written reports per officer. Some reports take minimal time while others take several hours and even shifts to complete.

A sample of a police report form titled "POLICE REPORT". The form includes fields for "Case No.", "Date", "Reporting Officer", and "Prepared By". Below these fields is a section for "Detail of Event" and another for "Actions Taken". At the bottom is a "Summary" section. The form is designed for detailed documentation of an incident.

2024 Activity Summary

2024 Scottsbluff Police Department drug related activity

- In 2024 the WING Task Force and Scottsbluff Police Department continued to see significant increase in the number of opiates seized and possessed by offenders within their areas of operation. This included the seizure of numerous counterfeit prescription pills containing fentanyl. These drugs are very dangerous to users as they are most often created in clandestine labs without any control or oversight. The department also investigated several deaths caused by fentanyl poisoning in 2024.

2024 Drug Seizure Amounts

- 1,030 grams (36 ounces or 2.3 lbs.) of Methamphetamine seized
- 297.3 grams of Cocaine seized
- 105 Pills containing suspected and confirmed fentanyl
- 1,511 grams of Marijuana seized
- 1,907 grams/dosage units of all other drugs
 - This amount does not include edibles containing THC



*Some arrests were released on citations and the subjects were not jailed

2024 Activity Summary

2024 Scottsbluff Police Department drug related activity

- 173 subjects were arrested for Possession of Controlled Subs. (includes marijuana)
- 132 subjects arrested for possession of Drug Paraphernalia
- The Scottsbluff Police Department provides an investigator to the WING / HIDTA Drug Task Force. This task force focuses on the investigation of mid to upper level drug distributors throughout the 13 counties of the Nebraska Panhandle. Other agencies throughout the panhandle also provide investigators for this effort.

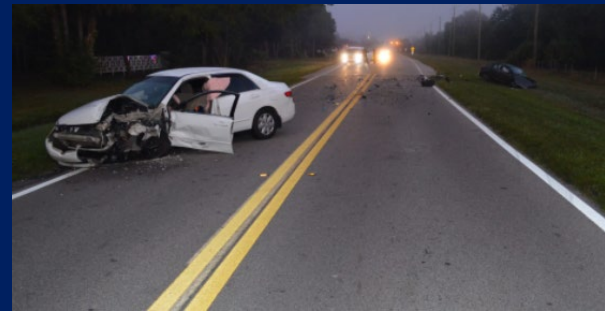


*Some arrests were released on citations and the subjects were not jailed

2024 Activity Summary

2024 Scottsbluff Police Department alcohol related activity

- 42 subjects were arrested or cited for Driving Under the Influence (DUI)
 - 8 of these were also charged with Refusal of a Chemical Test or PBT
- 4 subjects were arrested/cited for Minor In Possession (MIP)
- 9 Open Container violations
- Of the 149 Liquor License Checks conducted within the City of Scottsbluff in 2024, there were 3 compliance failures including the sale of alcohol to a minor, and 146 that were in compliance.



2024 Activity Summary

2024 Scottsbluff Police Department Code Compliance & Animal Control

CODE ENFORCEMENT

- 151 Code Compliance Calls



ANIMAL CONTROL

- 568 Animal Complaints
- 42 Animal Bites
- 27 Citations for Leash Law
 - 4 Warnings
- 0 Citations for Kennel License
 - 0 Warning
- 3 Citations for Animal Cruelty
 - 0 Warning
- 9 Citations for No Rabies



2024 Activity Summary



Tabitha McCloud



193 victims

- 187 Female
- 6 Male

1,518 services provided

126 unsolicited phone calls
(phone calls made after a
referral from the Police Officers)

Caring, trained advocates * Immediate, Ongoing, & Long-Term Support
* One on one support * Group support * Holistic healing * Coping skills
* Connections to other community agencies * Connections & referrals
for professional counseling * Legal Advocacy * Assistance with
Protection Order Applications * Immigration assistance * Attorney
referrals * Court system information & support * Medical Advocacy *
Medical system information & support * Accompaniment to hospital,
doctor, or clinic * Emergency & Short-Term Financial Assistance *
Transportation assistance * Food pantry * Emergency cell phones *
Emergency safe shelter

DOVES Advocate

2024 Motor Vehicle Accident Summary / Traffic Enforcement

Traffic enforcement is important in reducing the number of motor vehicle accidents and increasing public safety. Below is the number of traffic accidents investigated within the city in 2024. The totals of violations listed below are some of the most common violations contributing to motor vehicle accidents. Scottsbluff police officers conducted 3,796 traffic stops in 2024. Of these, 990 citations and 1,827 warning citations were issued.

ACCIDENTS

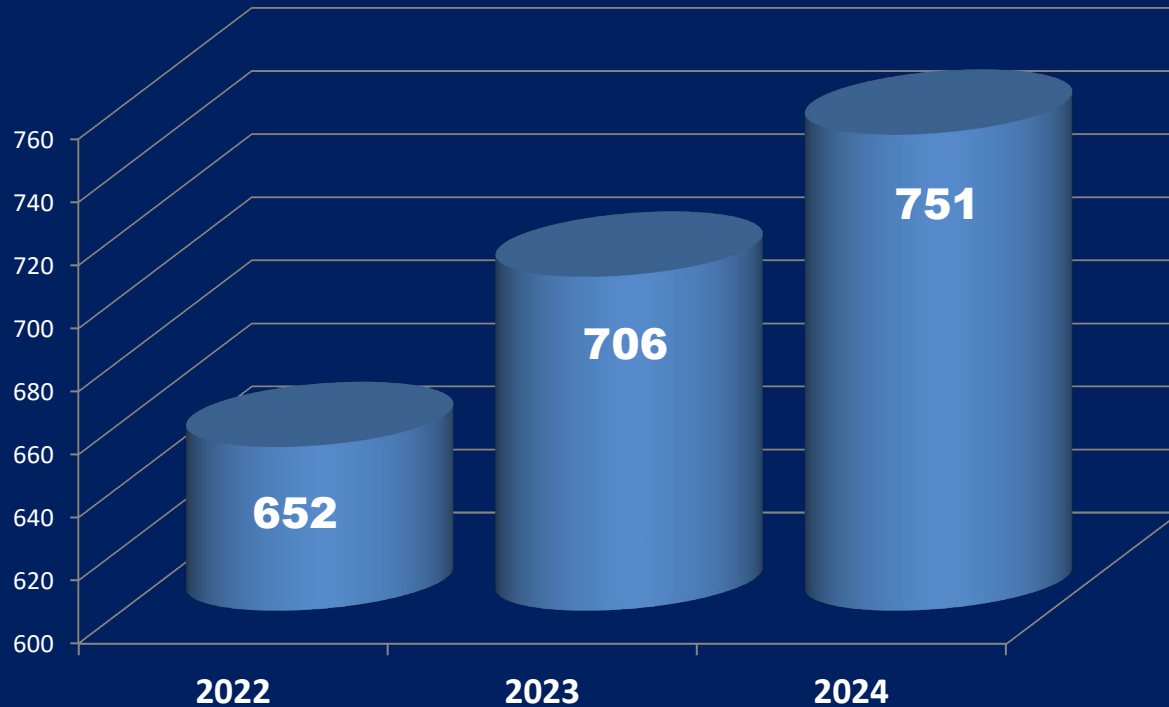
Non-Injury Accidents
609
Injury Accidents
140
Fatal Accidents
2

TRAFFIC ENFORCEMENT

		(WARNINGS)
Driving Under Suspension	65	
Stop Sign Violations	47	(30)
Speeding Violations	153	(339)
Failure to Yield	35	(22)
Following too Closely	36	(1)
Negligent / Reckless Driving	24	(1)

* Violations addressed with both written citations and warnings

2024 Motor Vehicle Accident Summary / Traffic Enforcement



2024 Activity Summary

2024 Crimes Summary

Many crimes that occur fall within designations of Crimes Against Property and Crimes Against Persons. Below is a snapshot of some of these crime types that were investigated by the department in 2024. The department continues to see significant increases in fraud related crimes targeting vulnerable groups within the community.

These crimes can result in significant monetary losses and pose significant challenges to investigate.

<u>Property</u>		<u>Persons</u>	
Arson	8	Animal Bites	62
Bad Check	6	Assaults (includes domestic)	273
Burglary	34	Agg. Assault (includes domestic)	36
Criminal Mischief	27	Child Abuse	71
Forgery	12	Disorderly Conduct	40
Fraud	76	Lewd & Lascivious	4
Thefts	507	Protection Order Viol.	59
Theft – Vehicle	53	Robbery	1
Trespassing	501	Sex Offenses	23
Vandalism	146		
Total:	1,370	Total:	569

2024 Activity Summary

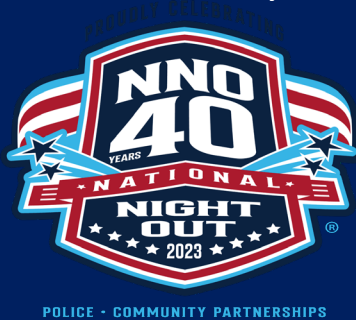
Ask a cop



The Police Department has worked to enhance community engagement through various outreach activities. The police department looks forward to these events and activities.

- National Night Out
- Coffee with a Cop
- Shop with a Cop
- Pink Patch Project

Each week, Scottsbluff Police Sgt. Phil Eckerberg will answer questions submitted by Star-Herald readers.



2024 Community Outreach



Detective
Joe Rohrer
30 years



Captain
Lance Kite
25 years



Officer
Bobbi Kuhlman
15 years

**THANK YOU FOR YOUR DEDICATION AND
SERVICE TO OUR DEPARTMENT**

2024 Milestone Anniversaries



Officer Griess has served our department for 4 years.

- Commitment to duty
- Hard work
- Dedication to our community
- Trust with our citizens
- Calm demeanor
- Above & beyond what is expected
- Positive attitude & morale

Officer Spencer Griess

Awarded to any member of our department for outstanding job accomplishments that has contributed to a more effective and efficient police department. This may involve improved administration, improved operations, substantial cost savings, or other benefits to the department that have materially facilitated the effective performance of the department's mission.

This award is presented in the form of a medal, a ribbon bar, and a framed citation.

2024 Chief of Police Award



Sgt. Eckerberg has served our department for over 30 years.

- Traffic grants
- AED's
- E-Citations
- Accident Reconstructionist
- Compliance checks / MIP Task Force
- Preliminary Breath Tests
- Ask A Cop
- Anti-Bias Instructor
- Color guard

Sergeant Phil Eckerberg

This officer is selected by the Sergeants. The department member must show exceptional achievement in any police endeavor, either on-duty or off-duty, crime prevention, investigative work, community policing, traffic safety, drug control and prevention, juvenile programs and training programs.

This award will be presented in the form of a medal, a ribbon bar, and a framed citation.

2024 Officer of the Year Award



National Police Week became a designated observance under President John F. Kennedy's administration in 1962, with the designation of May 15 as Peace Officers Memorial Day.



2024 Law Enforcement Memorial Ceremony

City of Scottsbluff, Nebraska

Monday, May 5, 2025

Regular Meeting

Item 13.b

Council to discuss and consider action on the Master Short Form Owner-Engineer Agreement, for the Landfill, between the City of Gering, City of Scottsbluff, and HDR Engineering Inc., and authorize the Mayor to sign the Agreement.

Staff Contact: Kevin E Spencer

MASTER SHORT FORM AGREEMENT FOR PROFESSIONAL SERVICES
AGREEMENT NUMBER 1

THIS AGREEMENT is made as of this _____ day of _____, 20____, between City of Gering and City of Scottsbluff, hereinafter referred to as "OWNER", and HDR Engineering, Inc., hereinafter referred to as "ENGINEER" or "CONSULTANT," for engineering services as described in this Agreement.

WHEREAS, OWNER desires to retain ENGINEER, a professional engineering firm, to provide professional engineering, consulting and related services ("Services") on one or more projects in which the OWNER is involved; and

WHEREAS, ENGINEER desires to provide such services on such projects as may be agreed, from time to time, by the parties;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION I. PROJECT TASK ORDER

- 1.1 This Agreement shall apply to as many projects as OWNER and ENGINEER agree will be performed under the terms and conditions of this Agreement. Each project ENGINEER performs for OWNER hereunder shall be designated by a "Task Order." A sample Task Order is attached to this Agreement and marked as Exhibit "A". No Task Order shall be binding or enforceable unless and until it has been properly executed by both OWNER and ENGINEER. Each properly executed Task Order shall become a separate supplemental agreement to this Agreement.
- 1.2 In resolving potential conflicts between this Agreement and the Task Order pertaining to a specific project, the terms of this Agreement shall control.
- 1.3 ENGINEER will provide the Scope of Services as set forth in Part 2 of each Task Order.

SECTION II. RESPONSIBILITIES OF OWNER

In addition to the responsibilities described in paragraph 6 of the attached "HDR Engineering, Inc. Terms and Conditions for Professional Services," OWNER shall have the responsibilities described in Part 3 of each Task Order.

SECTION III. COMPENSATION

Compensation for ENGINEER's Services shall be in accordance with Part 5 of each Task Order, and in accordance with paragraph 11 of the attached HDR Engineering, Inc. Terms and Conditions.

SECTION IV. TERMS AND CONDITIONS OF ENGINEERING SERVICES

The HDR Engineering, Inc. Terms and Conditions, which are attached hereto in Exhibit B, are incorporated into this Agreement by this reference as if fully set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

City of Gering
"OWNER"

BY: _____
NAME: _____
TITLE: _____
ADDRESS _____

City of Scottsbluff
"OWNER"

BY: _____
NAME: _____
TITLE: _____
ADDRESS _____

HDR ENGINEERING, INC.
"ENGINEER"

BY: Ann Williams
NAME: Ann Williams, P.E.
TITLE: Senior Vice President
ADDRESS 1917 S. 67th Street
Omaha, NE 68106

EXHIBIT A
TASK ORDER

This Task Order pertains to an Agreement by and between _____, (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated _____, 20____, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER:
PROJECT NAME:

PART 1.0 PROJECT DESCRIPTION:

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

PART 3.0 OWNER’S RESPONSIBILITIES:

PART 4.0 PERIODS OF SERVICE:

PART 5.0 ENGINEER’S FEE:

PART 6.0 OTHER:

This Task Order is executed this _____ day of _____, 20__.

"OWNER"

BY: _____

NAME: _____

TITLE: _____

ADDRESS _____

"OWNER"

BY: _____

NAME: _____

TITLE: _____

ADDRESS _____

HDR ENGINEERING, INC.
"ENGINEER"

BY: _____

NAME: _____

TITLE: _____

ADDRESS _____

EXHIBIT B
TERMS AND CONDITIONS

HDR Engineering, Inc. Terms and Conditions for Professional Services

1. STANDARD OF PERFORMANCE

The standard of care for all professional engineering, consulting and related services performed or furnished by ENGINEER and its employees under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under the same or similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

2. INSURANCE/INDEMNITY

ENGINEER agrees to procure and maintain, at its expense, Workers' Compensation insurance as required by statute; Employer's Liability of \$250,000; Automobile Liability insurance of \$1,000,000 combined single limit for bodily injury and property damage covering all vehicles, including hired vehicles, owned and non-owned vehicles; Commercial General Liability insurance of \$1,000,000 combined single limit for personal injury and property damage; and Professional Liability insurance of \$1,000,000 per claim for protection against claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER is legally liable. If flying an Unmanned Aerial System (UAS or drone), ENGINEER will procure and maintain aircraft unmanned aerial systems insurance of \$1,000,000 per occurrence. OWNER shall be made an additional insured on Commercial General and Automobile Liability insurance policies and certificates of insurance will be furnished to the OWNER. ENGINEER agrees to indemnify OWNER for third party personal injury and property damage claims to the extent caused by ENGINEER's negligent acts, errors or omissions. However, neither Party to this Agreement shall be liable to the other Party for any special, incidental, indirect, or consequential damages (including but not limited to loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; and/or fines or penalties), loss of profits or revenue arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, errors or omissions, strict liability or breach of contract. The employees of both parties are intended third party beneficiaries of this waiver of consequential damages.

3. OPINIONS OF PROBABLE COST

Any opinions of probable project cost or probable construction cost provided by ENGINEER are made on the basis of information available to ENGINEER and on the basis of ENGINEER's experience and qualifications, and represents its judgment as an experienced and qualified professional engineer. However, since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s) methods of determining prices, or over competitive bidding or market conditions, ENGINEER does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost ENGINEER prepares.

4. CONSTRUCTION PROCEDURES

ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve the contractor from its responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. ENGINEER shall not be responsible for the acts or omissions of the contractor or other parties on the project. ENGINEER shall be

entitled to review all construction contract documents and to require that no provisions extend the duties or liabilities of ENGINEER beyond those set forth in this Agreement. OWNER agrees to include ENGINEER as an indemnified party in OWNER's construction contracts for the work, which shall protect ENGINEER to the same degree as OWNER. Further, OWNER agrees that ENGINEER shall be listed as an additional insured under the construction contractor's liability insurance policies.

5. CONTROLLING LAW

This Agreement is to be governed by the law of the state where ENGINEER's services are performed.

6. SERVICES AND INFORMATION

OWNER will provide all criteria and information pertaining to OWNER's requirements for the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations. OWNER will also provide copies of any OWNER-furnished Standard Details, Standard Specifications, or Standard Bidding Documents which are to be incorporated into the project.

OWNER will furnish the services of soils/geotechnical engineers or other consultants that include reports and appropriate professional recommendations when such services are deemed necessary by ENGINEER. The OWNER agrees to bear full responsibility for the technical accuracy and content of OWNER-furnished documents and services.

In performing professional engineering and related services hereunder, it is understood by OWNER that ENGINEER is not engaged in rendering any type of legal, insurance or accounting services, opinions or advice. Further, it is the OWNER's sole responsibility to obtain the advice of an attorney, insurance counselor or accountant to protect the OWNER's legal and financial interests. To that end, the OWNER agrees that OWNER or the OWNER's representative will examine all studies, reports, sketches, drawings, specifications, proposals and other documents, opinions or advice prepared or provided by ENGINEER, and will obtain the advice of an attorney, insurance counselor or other consultant as the OWNER deems necessary to protect the OWNER's interests before OWNER takes action or forebears to take action based upon or relying upon the services provided by ENGINEER.

7. SUCCESSORS, ASSIGNS AND BENEFICIARIES

OWNER and ENGINEER, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither OWNER nor ENGINEER will assign, sublet, or transfer any interest in this Agreement or claims arising therefrom without the written consent of the other. No third party beneficiaries are intended under this Agreement.

8. RE-USE OF DOCUMENTS

All documents, including all reports, drawings, specifications, computer software or other items prepared or furnished by ENGINEER pursuant to this Agreement, are instruments of service with respect to the project. ENGINEER retains ownership of all such documents. OWNER may retain copies of the documents for its information and reference in connection with the project; however, none of the documents are intended or represented to be suitable for reuse by OWNER or others on extensions of the project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER, and OWNER will defend, indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses, including attorney's fees,

arising or resulting therefrom. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

9. TERMINATION OF AGREEMENT

OWNER or ENGINEER may terminate the Agreement, in whole or in part, by giving seven (7) days written notice to the other party. Where the method of payment is "lump sum," or cost reimbursement, the final invoice will include all services and expenses associated with the project up to the effective date of termination. An equitable adjustment shall also be made to provide for termination settlement costs ENGINEER incurs as a result of commitments that had become firm before termination, and for a reasonable profit for services performed.

10. SEVERABILITY

If any provision of this agreement is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term or condition.

11. INVOICES

ENGINEER will submit monthly invoices for services rendered and OWNER will make payments to ENGINEER within thirty (30) days of OWNER's receipt of ENGINEER's invoice.

ENGINEER will retain receipts for reimbursable expenses in general accordance with Internal Revenue Service rules pertaining to the support of expenditures for income tax purposes. Receipts will be available for inspection by OWNER's auditors upon request.

If OWNER disputes any items in ENGINEER's invoice for any reason, including the lack of supporting documentation, OWNER may temporarily delete the disputed item and pay the remaining amount of the invoice. OWNER will promptly notify ENGINEER of the dispute and request clarification and/or correction. After any dispute has been settled, ENGINEER will include the disputed item on a subsequent, regularly scheduled invoice, or on a special invoice for the disputed item only.

OWNER recognizes that late payment of invoices results in extra expenses for ENGINEER. ENGINEER retains the right to assess OWNER interest at the rate of one percent (1%) per month, but not to exceed the maximum rate allowed by law, on invoices which are not paid within thirty (30) days from the date OWNER receives ENGINEER's invoice. In the event undisputed portions of ENGINEER's invoices are not paid when due, ENGINEER also reserves the right, after seven (7) days prior written notice, to suspend the performance of its services under this Agreement until all past due amounts have been paid in full.

12. CHANGES

The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement. The execution of the change shall be authorized and signed in the same manner as this Agreement. Adjustments in the period of services and in compensation shall be in accordance with applicable paragraphs and sections of this Agreement. Any proposed fees by ENGINEER are estimates to perform the services required to complete the project as ENGINEER understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. ENGINEER will inform OWNER of such situations so that changes in scope and adjustments to the time of performance and compensation can be made as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance

of the services, an equitable adjustment shall be made, and the Agreement modified accordingly.

13. CONTROLLING AGREEMENT

These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document.

14. EQUAL EMPLOYMENT AND NONDISCRIMINATION

In connection with the services under this Agreement, ENGINEER agrees to comply with the applicable provisions of federal and state Equal Employment Opportunity for individuals based on color, religion, sex, or national origin, or disabled veteran, recently separated veteran, other protected veteran and armed forces service medal veteran status, disabilities under provisions of executive order 11246, and other employment, statutes and regulations, as stated in Title 41 Part 60 of the Code of Federal Regulations § 60-1.4 (a-f), § 60-300.5 (a-e), § 60-741 (a-e).

15. HAZARDOUS MATERIALS

OWNER represents to ENGINEER that, to the best of its knowledge, no hazardous materials are present at the project site. However, in the event hazardous materials are known to be present, OWNER represents that to the best of its knowledge it has disclosed to ENGINEER the existence of all such hazardous materials, including but not limited to asbestos, PCB's, petroleum, hazardous waste, or radioactive material located at or near the project site, including type, quantity and location of such hazardous materials. It is acknowledged by both parties that ENGINEER's scope of services do not include services related in any way to hazardous materials. In the event ENGINEER or any other party encounters undisclosed hazardous materials, ENGINEER shall have the obligation to notify OWNER and, to the extent required by law or regulation, the appropriate governmental officials, and ENGINEER may, at its option and without liability for delay, consequential or any other damages to OWNER, suspend performance of services on that portion of the project affected by hazardous materials until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the hazardous materials; and (ii) warrants that the project site is in full compliance with all applicable laws and regulations. OWNER acknowledges that ENGINEER is performing professional services for OWNER and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the project site in connection with ENGINEER's services under this Agreement. If ENGINEER's services hereunder cannot be performed because of the existence of hazardous materials, ENGINEER shall be entitled to terminate this Agreement for cause on 30 days written notice. To the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER, its officers, directors, partners, employees, and subconsultants from and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from hazardous materials, provided that (i) any such cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate OWNER to indemnify any individual or entity from and against the consequences of that individual's or entity's sole negligence or willful misconduct.

16. EXECUTION

This Agreement, including the exhibits and schedules made part hereof, constitute the entire Agreement between ENGINEER and

OWNER, supersedes and controls over all prior written or oral understandings. This Agreement may be amended, supplemented or modified only by a written instrument duly executed by the parties.

17. ALLOCATION OF RISK

OWNER AND ENGINEER HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING ENGINEER'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS, SO, TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF ENGINEER (AND ITS RELATED CORPORATIONS, SUBCONSULTANTS AND EMPLOYEES) TO OWNER AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE LESSER OF \$1,000,000 OR ITS FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF ENGINEER'S SERVICES OR THIS AGREEMENT REGARDLESS OF CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. ENGINEER'S AND SUBCONSULTANTS' EMPLOYEES ARE INTENDED THIRD PARTY BENEFICIARIES OF THIS ALLOCATION OF RISK.

18. LITIGATION SUPPORT

In the event ENGINEER is required to respond to a subpoena, government inquiry or other legal process related to the services in connection with a legal or dispute resolution proceeding to which ENGINEER is not a party, OWNER shall reimburse ENGINEER for reasonable costs in responding and compensate ENGINEER at its then standard rates for reasonable time incurred in gathering information and documents and attending depositions, hearings, and trial.

19. NO THIRD PARTY BENEFICIARIES

Except as otherwise provided in this Agreement, no third party beneficiaries are intended under this Agreement. In the event a reliance letter or certification is required under the scope of services, the parties agree to use a form that is mutually acceptable to both parties.

20. UTILITY LOCATION

If underground sampling/testing is to be performed, a local utility locating service shall be contacted to make arrangements for all utilities to determine the location of underground utilities. In addition, OWNER shall notify ENGINEER of the presence and location of any underground utilities located on the OWNER's property which are not the responsibility of private/public utilities. ENGINEER shall take reasonable precautions to avoid damaging underground utilities that are properly marked. The OWNER agrees to waive any claim against ENGINEER and will indemnify and hold ENGINEER harmless from any claim of liability, injury or loss caused by or allegedly caused by ENGINEER's damaging of underground utilities that are not properly marked or are not called to ENGINEER's attention prior to beginning the underground sampling/testing.

21. UNMANNED AERIAL SYSTEMS

If operating UAS, ENGINEER will obtain all permits or exemptions required by law to operate any UAS included in the services. ENGINEER's operators have completed the training, certifications and licensure as required by the applicable jurisdiction in which the UAS will be operated. OWNER will obtain any necessary permissions for ENGINEER to operate over private property, and assist, as necessary, with all other necessary permissions for operations.

22. OPERATIONAL TECHNOLOGY SYSTEMS

OWNER agrees that the effectiveness of operational technology systems and features designed, recommended or assessed by ENGINEER (collectively "OT Systems") are dependent upon OWNER's continued operation and maintenance of the OT Systems

in accordance with all standards, best practices, laws, and regulations that govern the operation and maintenance of the OT Systems. OWNER shall be solely responsible for operating and maintaining the OT Systems in accordance with applicable laws, regulations, and industry standards (e.g. ISA, NIST, etc.) and best practices, which generally include but are not limited to, cyber security policies and procedures, documentation and training requirements, continuous monitoring of assets for tampering and intrusion, periodic evaluation for asset vulnerabilities, implementation and update of appropriate technical, physical, and operational standards, and offline testing of all software/firmware patches/updates prior to placing updates into production. Additionally, OWNER recognizes and agrees that OT Systems are subject to internal and external breach, compromise, and similar incidents. Security features designed, recommended or assessed by ENGINEER are intended to reduce the likelihood that OT Systems will be compromised by such incidents. However, ENGINEER does not guarantee that OWNER's OT Systems are impenetrable and OWNER agrees to waive any claims against ENGINEER resulting from any such incidents that relate to or affect OWNER's OT Systems.

23. FORCE MAJEURE

ENGINEER shall not be responsible for delays caused by factors beyond ENGINEER's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, government ordered industry shutdowns, power or server outages, acts of nature, widespread infectious disease outbreaks (including, but not limited to epidemics and pandemics), failure of any governmental or other regulatory authority to act in a timely manner, failure of the OWNER to furnish timely information or approve or disapprove of ENGINEER's services or work product, or delays caused by faulty performance by the OWNER's or by contractors of any level or any other events or circumstances not within the reasonable control of the party affected, whether similar or dissimilar to any of the foregoing. When such delays beyond ENGINEER's reasonable control occur, the OWNER agrees that ENGINEER shall not be responsible for damages, nor shall ENGINEER be deemed in default of this Agreement, and the parties will negotiate an equitable adjustment to ENGINEER's schedule and/or compensation if impacted by the force majeure event or condition.

24. EMPLOYEE IMMUNITY

The parties to this Agreement acknowledge that an individual employee or agent may not be held individually liable for negligence with regard to services provided under this Agreement. To the maximum extent permitted by law, the parties intend i) that this limitation on the liability of employees and agents shall include directors, officers, employees, agents and representatives of each party and of any entity for whom a party is legally responsible, and ii) that any such employee or agent identified by name in this Agreement shall not be deemed a party. Specifically, in the event that all or a portion of the services is performed in the State of Florida, the following provision shall be applicable:

THE PARTIES ACKNOWLEDGE THAT PURSUANT TO APPLICABLE FLORIDA STATUTES AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE WITH REGARD TO SERVICES PROVIDED UNDER THIS AGREEMENT. To the maximum extent permitted by law, the Parties intend i) that this limitation on the liability of employees

and agents shall include directors, officers, employees, agents and representatives of each Party and of any entity for whom a Party is legally responsible, and ii) that any such employee or agent identified by name in this Agreement shall not be deemed a Party. The Parties further acknowledge that the Florida statutes referred to above include but are not limited to: §558.0035(1)(a)-(e); §471.023(3) (an engineer is personally liable for negligence except as provided in § 558.0035); §472.021(3) (surveyor and mapper); §481.219(11) (architect and interior designer); §481.319(6) (landscape architect); and §492.111(4) (geologist).

TASK ORDER 01

This Task Order pertains to an Agreement by and between the City of Gering and City of Scottsbluff (Cities), (“OWNER”), and HDR Engineering, Inc. (HDR), (“ENGINEER”), dated _____, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: **001**

PROJECT NAME: **Conditional Use Permit Application & Landfill Rate Modeling**

PART 1.0 PROJECT DESCRIPTION:

The City of Gering and City of Scottsbluff (Cities) together are taking the first step in evaluating the future of waste management within the region as the current City of Gering landfill reaches its permitted landfill capacity. This proposal has been prepared to assist the Cities to pursue local siting approval through development of a county specific conditional use permit (CUP), as well as develop anticipated landfill tipping rates, based on costs required to permit, construct, and operate a newly sited landfill to serve the waste management needs of the area. In addition, both Cities have requested On-Call Educational & Strategic Communication associated with the CUP process. At the request of both Cities, this project is being proposed to be conducted on an accelerated schedule. With this, HDR is proposing to concurrently move forward with **Task 200** and **Task 300**, in order to attempt to meet the schedule needs of the Cities. This project is anticipated to be up to 6 months.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

HDR has prepared the following scope of services which provides a structure for data gathering, analysis, and communication of findings to develop a document for use in determining the future of waste management:

Task 100 – Project Management

Objective: This task is to monitor and control scope, schedule, and budget; provide monthly status reporting, accounting, and invoicing for the project.

HDR Services: HDR will prepare an internal Project Management Plan outlining the project scope, team organization, schedule, and communication information. This plan is to coordinate and manage the project team to maintain project schedule, objectives, activities, constraints, guidelines, and procedures.

HDR’s Project Manager will also prepare monthly progress reports that describe:

- Services completed during the current billing period.
- Services planned for the next billing period.
- Needs for additional information.
- Scope, schedule, and/or budget issues.
- Schedule update and financial status summary.
- Prepare monthly invoices.

HDR will schedule and coordinate regular monthly conference calls with the Cities’ personnel, via Microsoft Teams or other virtual meeting format, and review the status of key project deliverables and the Cities’ progress with their activities. Other project management communications will include calls, emails and other communication appropriate based on the activity.

Assumptions:

- HDR has budgeted to support this project with project management oversight for 6 months. This includes project kick-off by mid-May 2025 and completion by late November 2025. Additional budget may be required for project management if the schedule exceeds the assumed duration.
- The monthly project check-in meetings will be summarized with an email to document and gain written alignment of all project decisions. With this task, meetings will be virtual.
- Progress reports and invoices will be in standard HDR format.
- Expense backup will not be provided with invoices but will be available for review if required.
- All plans, maps, drawings, and associated documents will be provided electronically. A cloud-based site such as OneDrive folder or project SharePoint will be created to share working and final documents.
- This project is an accelerated schedule. Maintaining the schedule of work relies on both City of Gering and City of Scottsbluff providing requested data, responding to questions/inquiries, and providing bilateral consensus on decisions in a timely manner. HDR will not proceed with work in the absence of bilateral direction from both City of Gering and City of Scottsbluff. These delays, if present, could result in the project missing the targeted accelerated schedule.

Deliverables:

- Monthly progress reports (6).
- Client and project management monthly conference call meeting minutes (up to 6 calls, 1 hour duration each, attended by 2 HDR staff).

Task 200 – Conditional Use Permit

Objective: Pursue local approvals for siting and development of a municipal solid waste landfill through develop a CUP application, development and coordination of local public notice, submittal of CUP application, representation by HDR for both City of Gering and City of Scottsbluff at up to two (2) public hearings, and coordination of the CUP application process through Sioux County Board of Commissioners.

HDR Services: HDR will prepare a detailed evaluation of requirements for the CUP application process. The CUP application will be guided by the Sioux County Board of Commissioners CUP application process, as well as must meet the requirements set forth within Nebraska's State Statute 13-1703. Requirements set forth within Nebraska's State Statute 13-1703 are as follows:

- The solid waste disposal area is necessary to accommodate the solid waste management needs of the area which the solid waste disposal area is intended to serve.
- The solid waste disposal area is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected. The applicant shall provide an evaluation of the potential for adverse health effects that could result from exposure to pollution, in any form, due to the proper or improper construction, operation, or closure of the proposed solid waste disposal area or solid waste processing facility.
- The solid waste disposal area is located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property. The County Board shall consider the advice of the planning and zoning department regarding the application.
- The plan of operations for the solid waste disposal area is designed to minimize the danger to the surrounding area from fire, spills, or other operational accidents.
- The traffic patterns to or from the solid waste disposal area are designed to minimize the impact on existing traffic flows; and

- Information regarding the previous operating experience of a private agency applicant and its subsidiaries or parent corporation in the area of solid waste management or related activities are made available to the Sioux County Board of Commissioners.
- Provide written notice of request for local siting approval to neighbors.
- The notice shall state the name and address of the applicant, the location of the proposed site, the nature and size of the solid waste disposal area, the probable life of the proposed solid waste disposal area, the date when the request for siting approval will be submitted, and a description of the right of persons to comment on the request.
- Publish written notice in newspaper in the county in which site is proposed
- Within 180 days of request: County must provide final action (approval or disapproval).
- If an amended application is submitted to provide additional information, the County may extend the final action deadline for an additional 90 days
- If siting is approved, construction must commence within 2 calendar years from date of approval.

In addition, HDR will coordinate with Sioux County Board of Commissioners to ensure application requirements are met prior to final CUP application submittal.

Provide professional engineering and strategic communication support during two (2) public hearings associated with the CUP application process.

Assumptions:

- One (1) virtual CUP findings review meeting with up to two (2) HDR staff.
- Two (2) in-person public hearing meetings with up to three (3) HDR staff.
 - If additional meetings are requested by Cities or Sioux County, HDR can provide services outside of this scope of work for additional fee.
- All review documentation will be provided electronically. A cloud-based site such as OneDrive folder or project SharePoint will be created to share working and final documents.
- City of Gering and City of Scottsbluff to provide requested information in a timely manner.
- Maintaining the accelerated schedule of work relies on both City of Gering and City of Scottsbluff providing requested data, responding to questions/inquiries, and providing bilateral consensus on decisions in a timely manner. HDR will not proceed with work in the absence of bilateral direction from both City of Gering and City of Scottsbluff. These delays, if present, could result in the project missing the targeted accelerated schedule.
- Services provided within this task do not guarantee successful obtainment of a CUP. CUP is granted by local entities and cannot be guaranteed.

Deliverables:

- DRAFT CUP application.
- FINAL CUP application.
- Public Notification of CUP application and public hearing announcement.
- Meeting agenda prior to each meeting associated with **Task 200**.
- Meeting minutes following each meeting associated with **Task 200**.

Task 300 – Landfill Rate Financial Modeling

Objective: It is HDR's understanding that the Cities have not conducted a previous analysis of infrastructure options associated with the management of solid waste. The objective of this task is to evaluate the costs associated with a singular option to determine applicable tipping fee associated with landfill permitting, design, construction and initial transition of operations.

HDR Services: Conduct analysis of landfill infrastructure by discussing with the Cities' staff pertinent information to gain consensus on options identified. Once consensus is achieved on the landfill infrastructure, HDR will determine spatial requirements, facility components and quantity for the singular option.

HDR will identify the basic requirements necessary to permit, construct, operate and maintain the singular option, including materials, personnel, and equipment. This will include a discussion on how the option may be implemented or procured, including basic funding frameworks utilized by other waste Agencies that represent multiple communities.

The singular option reviewed will consider the regulatory jurisdictions and permitting requirements at the local and State of Nebraska level. Assumptions will be made based on efforts associated with permitting. No current permit document review is included as part of this task.

Planning, permitting, construction, and start-up will be evaluated utilizing the assumed most time conscious timeframes.

Develop a risk assessment of the singular option and identify potential roadblocks. By identifying these roadblocks early in the process, it will help narrow the Cities' risk tolerance. One potential roadblock may include potential tipping fee increases associated with additional local siting efforts, educational outreach requirements, and permitting efforts.

Develop an understanding of USDA bonding funding options being pursued by the Cities. An understanding of the requirements of these bonds will be required to understand the requirements and feasibility of obtaining the funding opportunity.

A draft Technical Memorandum will be prepared summarizing the findings of this task for the Cities' review and comment. The HDR project team will discuss the findings with the Cities in a virtual meeting and address comments. A final technical memorandum will be prepared based on comments and feedback from the Cities.

This report will include a cost estimate for the singular option, that will estimate the following:

1. Anticipated cost to permit.
2. Anticipated cost to construct – including recommended temporary facilities, if any.
3. Anticipated cost to transition operations.
4. Anticipated cost to operate from years 1-5.
5. Long term projection of cost to operate from years 5-20. Estimates beyond 20-yrs can be made, but level of accuracy is not supported by waste industry historic data.
6. Anticipated rate structure associated with singular option.

Assumptions:

- One (1) in-person stakeholder engagement workshop with up to three (3) HDR staff. Both Cities will be represented in person at the stakeholder engagement workshop.
- Three (3) virtual review meetings with up to two (2) HDR staff.
- City of Gering and City of Scottsbluff will provide requested information in a timely manner which allows for HDR progression of work.
- Maintaining the accelerated schedule of work relies on both City of Gering and City of Scottsbluff providing requested data, responding to questions/inquiries, and providing bilateral consensus on decisions in a timely manner. HDR will not proceed with work in the absence of bilateral direction from both City of Gering and City of Scottsbluff. These delays, if present, could result in the project missing the targeted accelerated schedule.

- All anticipated costs developed (including, but not limited to, permitting, construction, transition of operations, cost to operate, and required tipping fees) are for planning purposes only and are not guaranteed.

Deliverables:

- DRAFT technical memorandum summarizing singular option analysis and financial modeling findings.
- FINAL technical memorandum summarizing singular option analysis and financial modeling findings.

Task 400 – On-Call Educational Strategic Communication

Objective: This task includes up to \$15,000 in additional on-call Strategic Communications services to support educating efforts to educate and build consensus throughout the Gering and Scottsbluff communities about the future of waste management.

HDR Services: HDR may provide the following services as requested by the Cities:

- Communication and engagement strategy support
- Presentation content, graphics and talking points
- Designed brochures and/or handouts
- Meeting facilitation
- Social media monitoring, content and graphics
- Website content and graphics support

Deliverables:

- TBD as requested by the cities

Assumptions:

- HDR will work with the City of Gering and City of Scottsbluff to determine deliverables commensurate with budget.
- Up to one (1) in-person meeting for educational engagement with up to two (2) HDR staff.
- Up to two (2) virtual meetings for educational engagement with up to two (2) HDR staff.

PART 3.0 OWNER'S RESPONSIBILITIES:

City of Gering and City of Scottsbluff will provide HDR with all necessary documents and records pertinent to the project, in a timely fashion. Maintaining the schedule of work relies on both City of Gering and City of Scottsbluff providing requested data, responding to questions/inquiries, and providing bilateral consensus on decisions in a timely manner. HDR will not proceed with work in the absence of bilateral direction from both City of Gering and City of Scottsbluff.

PART 4.0 PERIODS OF SERVICE:

Services will occur from date of execution of contract (anticipated May 2025) through November 31, 2025, which is the anticipated duration of the project. As stated, this project has been requested to be accelerated by both Cities.

PART 5.0 PAYMENTS TO ENGINEER:

Compensation for the services described herein shall be on a time and materials basis using project specific hourly rates in general accordance with the tasks and estimated budgets included in the table below. On-call educational services will not be billed unless explicitly requested by both City of Gering and City of Scottsbluff.



Engineer will submit invoices to City of Gering and City of Scottsbluff on a monthly basis along with a monthly progress report documenting monthly project status.

Task Description	HDR Services	Expenses	Total Budget
Task 100 – Project Management	\$7,350	\$150	\$7,500
Task 200 – Conditional Use Permit & Local Siting	\$33,480	\$1,520	\$35,000
Task 300 – Landfill Rate Financial Modeling	\$54,290	\$710	\$55,000
Task 400 – On-Call Educational Strategic Communication	\$14,370	\$630	\$15,000
Total Approved Budget	\$109,490	\$3,010	\$112,500

This Task Order is executed this _____ day of _____, 20____.

City of Gering

“OWNER”

BY: _____

NAME: _____

TITLE: _____

ADDRESS: _____

City of Scottsbluff

“OWNER”

BY: _____

NAME: _____

TITLE: _____

ADDRESS: _____

HDR ENGINEERING, INC.

“ENGINEER”

BY: _____

Ann Williams

NAME: _____

Ann Williams, P.E.

TITLE: _____

Senior Vice President

ADDRESS: _____

1917 S. 67th Street
Omaha, NE 68106

2025 HDR Engineering			
Title	Range		
Project Principal	\$270.00	-	\$300.00
Sr. Project Manager	\$230.00	-	\$275.00
Project Manager	\$150.00	-	\$230.00
Sr Advisor/QC Reviewer	\$240.00	-	\$300.00
Sr. Engineer	\$225.00	-	\$250.00
Engineer V	\$200.00	-	\$225.00
Engineer IV	\$175.00	-	\$200.00
Engineer III	\$150.00	-	\$175.00
Engineer II	\$120.00	-	\$150.00
Engineer I	\$90.00	-	\$120.00
Waste Planner II	\$120.00	-	\$155.00
Waste Planner I	\$80.00	-	\$120.00
Field Technician III	\$105.00		\$120.00
Field Technician II	\$85.00	-	\$105.00
Field Technician I	\$65.00	-	\$85.00
Project Coordinator II	\$100.00	-	\$160.00
Project Coordinator I	\$70.00	-	\$100.00
Environmental Scientist IV	\$190.00	-	\$240.00
Environmental Scientist III	\$160.00	-	\$210.00
Environmental Scientist II	\$130.00	-	\$160.00
Environmental Scientist I	\$100.00	-	\$150.00
Public Involvement Specialist II	\$140.00	-	\$180.00
Public Involvement Specialist I	\$100.00	-	\$140.00
BIM/CADD/GIS Technician III	\$100.00	-	\$140.00
BIM/CADD/GIS Technician II	\$80.00	-	\$120.00
BIM/CADD/GIS Technician I	\$60.00	-	\$100.00
Accountant	\$110.00	-	\$140.00
Sr. Administrative Assistant	\$80.00	-	\$125.00
Administrative Assistant	\$60.00	-	\$95.00
Sr. Economist	\$180.00	-	\$220.00
Economist	\$120.00		\$180.00
Sr. Communications Specialist	\$160.00	-	\$220.00
Communications Specialist	\$100.00	-	\$160.00
*Rates are based on 2025 hourly rates and may be adjusted annually			